

CITY OF ELBERTON**SPLASH PAD FACILITY**

Engineer's Project No. 448-10A

ADDENDUM NO. 2

January 10, 2025

Bid Opening: 10:00 AM on January 15, 2024

This **ADDENDUM** is issued to institute the included changes and/or deletions to the Drawings and Specifications for the **SPLASH PAD FACILITY** project and hereby becomes a part of said Drawings and Specifications.

Where an item on the original Drawings and Specifications is amended, voided, or superseded by a modification contained in the **ADDENDUM**, the provisions of such item not specifically amended, voided, or superseded shall remain in effect.

TO ALL BIDDERS: The bidding documents are hereby modified as follows:

PROJECT MANUAL

Replace – Section FP Agreement with Section FM Agreement
Add - Section 10810 – Bathrooms, Locker Rooms, and Showers

DRAWINGS

Replace Drawing sheets 13, 14, 15, and 16 with revised.

QUESTIONS AND ANSWERS

1. The site drawings do not show a temporary security fence. However, there is an existing fence. Can we use the existing fence and install some openings to secure the site?

The existing fence may be used as a security fence during construction. The Contractor will be responsible for any modifications needed for the fence and the demolition of the fence upon the conclusion of the project.

2. Page 16 does not show a drain in the pit. Will this be required?

No drain is required in the pit. The pit is sloped down at a rate of 0.125" per foot to facilitate the use of a sump pump per call out on sheets 13 and 14.

3. On page 13, the window details for Window F and Window G show two of each required, but the floor plan only shows one of each. Where is the second window located?

Quantities are 1 each per detail on sheet 13.

4. Will there be access to the attic space? It is not shown on the drawings.

See drawings and details on sheet 15.

5. There is no ceiling detail provided. Will one be issued?

See drawings and details on sheet 15.

6. Page 16 does not show a water fountain. Is one required?

A stub out and valve should be installed on the waterline for future connection per callout on sheet 16.

7. On page 16, under the accessory schedule, Item #19 indicates a baby changing station, but it is not located on the drawings. How many baby changing stations are required?

One changing station per restroom is required.

8. On page 16, the floor drains in the building appear to be connected to the roof drains and draining out to grade. Is this correct and allowable?

The floor drains in the covered patio, outside showers, and concessions area are connected to roof drain system and are allowed. All other floor drains are connected to SS lines.

9. On page 16, there are four showers shown. Could the two showers in each restroom be deleted and the space converted into changing rooms?

The two interior showers, one in each restroom, should be included in the bid estimate.

10. The electrical conduit specifies aluminum. Can PVC be used instead to reduce costs?

No.

11. The restrooms set for demolition are they functional? Can they be used during the construction process?

The status of the existing restrooms is unknown. The Owner can turn on the water to the restrooms and, if they are functional, the contractor may use the restrooms during construction. If the restrooms are not functional, the Contractor may still use the restrooms if preferred, but any needed repairs will be the responsibility of the Contractor at no additional cost to the Owner.

12. Will a State Pool inspection be required?

Elbert County pools are subject to county pool regulations. Per the Owner's permit with the Elbert County Environmental Health Services, the following stipulations apply.

- A. ***The pool contractor must provide written documentation from the pool designer that all pool plumbing was installed as designed and the plumbing passed the hydraulic pressure test inspections: one to be conducted prior to the construction of the shell and deck, and one after the shell and deck construction has been completed.***
- B. ***Approved plans, approval letter and specifications must stay at the construction site until the project is completed. The pool and all associated facilities must be constructed as per the approved plans unless changes have been approved by the Barrow County Health Department.***
- C. ***Written evidence shall be provided from a licensed electrical contractor or electrical inspector of compliance with all electrical codes.***
- D. ***A letter from the professional engineer stating that the pool was built in compliance with the Elbert County Pool regulations and all applicable codes is required before final construction approval can be given.***
13. There appears to be a conflict between the concession water and the fire panel. We cannot place an ice maker in front of the fire panel. How should this be resolved?
- Fire panel location should be coordinated with the Owner. See construction notes on sheet 16.***
14. PL400 shows an eye wash station and states "by plumber." However, drawing 16 (plumbing) does not indicate an eye wash or a water line to supply it. Will an eyewash station and water line be required?
- Yes, an eye wash station with water line is required, see detail on sheet 16.***
15. PL403, Detail 6, shows a floor drain and instructions that are not indicated on the plumbing drawings. Will clarification be provided?
- See drain detail on sheet 16.***
16. PL403, Detail 6, needs a determination for the size of the drain line. What size is required?
- The drain line should be 4". See sheet 16.***
17. The plumbing accessory schedule T8 does not include an 8" vertical grab bar. Will one be required?
- Per ADA guidelines and local guidelines vertical grab bars are not required.***
18. Will grab bars be required in the showers?
- Grab bars have been added to the three walls of the interior shower units, as shown on Sheet 16.***

19. Bathroom benches are not detailed. Will specifications for them be provided?

The benches shown on Sheet 16 are designated for future installation. They will be installed by the Owner at a later date.

20. Louvers L1 are not detailed on the Elevation drawings. Will details be issued?

L1 HVAC louvers are not required. The exhaust fans should still be tied to light switches. Provide Door louvers where shown on Drawings. Door louvers should be 24" x 24" screened louvers, adjustable, with stainless steel insect screen, installed in the bottom half of each door. This change is not reflected on the most recent HVAC drawings.

21. The electrical drawings do not indicate the interlock for the powered louvers. Will this be included?

L1 HVAC louvers are not required. The exhaust fans should still be tied to light switches. Provide Door louvers where shown on Drawings. Door louvers should be 24" x 24" screened louvers, adjustable, with stainless steel insect screen, installed in the bottom half of each door. This change is not reflected on the most recent HVAC drawings.

22. There is no hose bib in the mechanical room. Will one be required?

See updated drawings on sheet 16.

23. Does the City have a preferred fire alarm provider?

ACG Solutions located in Cornelia, GA or Engineer approved equal is acceptable.

24. The project includes significant liquidated damages of \$500.00 per day for delays and has a shortened timeline for completion. Is it possible to extend the project schedule?

Time is of the essence for this project, particularly given the scheduled opening of the City Splash Pad. It is crucial to understand the importance of completing the project on time to avoid financial impacts to the OWNER resulting from delays. Timely completion is essential to meet the scheduled opening and ensure the project's success. In accordance with Section 3.2 of the Agreement (FM), the liquidated damages of \$500 per day are not intended as a penalty, but rather as a reasonable estimate of the costs the OWNER is likely to incur due to delays.

25. The concrete pool deck callout on page 4 refers you to a detail on Page 6 that does not exist. Please provide this detail.

Callout on sheet 4 should refer to the splashpad deck detail on sheet 19.

26. There are no specs for division 10 for the restrooms, toilet compartments and toilet accessories. Please provide specs for these items.

See supplementary specification 10810.

27. Can PEX water lines be used for the water lines in the building?

Yes.

28. Can the commodes be changed to floor mount instead of wall mounted?

No.

29. We request you use the 180 days as shown on the original scope.

As outlined in Addendum No. 1, the project is scheduled for completion within the contract period of 120 days.

30. Page 13 notes Door B shows 3 doors required and the drawing only shows 1 door.

See updated drawings on sheet 13.

31. Page 13 notes Door C shows 8 doors required and the drawing only has 5 doors.

See updated drawings on sheet 13.

32. Page 13 Door hardware need clarification on the type of hardware to be provided for each door.

Type 1 should be in/out of the electrical room, and type 2 should be for the maintenance closet and bathrooms.

33. Page 13 Bathroom partitions we need the specifications for them.

See supplementary specification 10810.

Acknowledge the receipt of ADDENDUM NO. 2 by signing and entering your company name in the spaces below. Please email the acknowledgment to tbarry@dccm.com .

YES, _____, of _____
(Signature) (Company Name)

has received **ADDENDUM NO. 2.**

END OF ADDENDUM

SECTION FM

AGREEMENT

THIS AGREEMENT is dated as of the ____ day of _____ in the year 20__ by and between _____ (hereinafter called OWNER) and _____ (hereinafter called CONTRACTOR). OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

Article 2. ENGINEER

The Project has been designed by PeoplesQuigley | DCCM who is hereinafter called ENGINEER and who will assume all duties and responsibilities and will have the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

Article 3. CONTRACT TIME

3.1 The work will be completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions within __ days after the date when the Contract Time commences to run as provided in paragraph 2.03 of the General Conditions.

3.2 Liquidated Damages - OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not complete within the time specified in paragraph 3.1 above, plus any extensions thereof allowed in accordance with paragraph 12.02 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not complete on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER \$500 for each day that expires after the time specified in paragraph 3.1 for substantial completion until the Work is substantially complete.

Article 4. CONTRACT PRICE

4.1 OWNER shall pay CONTRACTOR for performance of the Work in accordance with the Contract Documents in current funds the unit prices and lump sum amounts provided in the attached BID FORM for a total price of _____

_____ Dollars (\$_____).

Article 5. PAYMENT PROCEDURES

Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

5.1 Progress Payments - OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment as recommended by ENGINEER, on or about the 10th day of each month during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values provided for in paragraph 14.01 of the General Conditions.

5.1.1 For the duration of the work, progress payments will be in an amount equal to 95% of the Work completed and 95% of materials and equipment not incorporated in the Work but delivered and suitably stored, less in each case the aggregate of payments previously made.

5.1.2 Upon substantial completion, total payments to Contractor will equal 95% of the Contract Price, less such amounts as Engineer shall determine in accordance with paragraph 14.02.B.5 of the General Conditions.

5.2 Final Payment - Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

Article 6. INTEREST

All moneys not paid when due hereunder shall bear interest at the maximum rate allowed by law at the place of the Project.

Article 7. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

7.1 CONTRACTOR has familiarized himself with the nature and extent of the Contract Documents, Work, locality, and with all local conditions and federal, state and local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the Work.

7.2 CONTRACTOR has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work which were relied upon by ENGINEER in the preparation of the Drawings and Specifications and which have been identified in the Supplementary Conditions.

7.3 CONTRACTOR has made or caused to be made examinations, investigations and tests and studies of such reports and related data in addition to those referred to in paragraph 7.2 as he deems necessary for the performance of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are or will be required by CONTRACTOR for such purposes.

7.4 CONTRACTOR has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

7.5 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

Article 8. CONTRACT DOCUMENTS

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR are attached to this Agreement, made a part hereof, and consist of the following:

- 8.1 Notice to Proceed (1 page).
- 8.2 Notice of Award (1 page).
- 8.3 Addendum No. _ (_ pages).
- 8.4 Copy of CONTRACTOR'S Bid, Section CM (_ pages).
- 8.5 Federal Work Authorization, Section CM1 (4 pages).
- 8.6 This Agreement, Section FM (_ pages).
- 8.7 Performance Bond, Section G (3 pages).
- 8.8 Payment Bond, Section H1 (3 pages).
- 8.9 Standard General Conditions of the Construction Contract, Section J (76 pages).
- 8.10 Supplementary Conditions, Section K (4 pages).
- 8.11 Affidavit of Contractor, Section L (3 pages).
- 8.12 Duties, Responsibilities, and Limitations of the Authority of the Resident Project Representative, Section M (2 pages).
- 8.13 Technical Specifications, Section __ (See Table of Contents).

8.14 Drawings (___ sheets) each bearing the following general title and date:

CLIENT: _____
PROJECT NAME: _____
PROJECT No. _____
Date: _____

8.15 Documents submitted by CONTRACTOR prior to Notice to Award (___ pages), marked Exhibit(s) _____.

8.16 Change Orders, duly delivered after execution of Agreement listed as follows:

There are no Contract Documents other than those listed above in this Article 8.

Article 9. MISCELLANEOUS

9.1 Terms used in this Agreement which are defined in Article 1 of the General Conditions shall have the meanings indicated in the General Conditions.

9.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law); and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 CONTRACTOR agrees to comply with all provisions of the "Georgia Security and Immigration Compliance Act" (O.C.G.A. § 13-10-91 and O.C.G.A. § 50-36-1 et seq) and the Immigration Reform and Control Act of 1986 (8 USC § 1621 (c)) and to provide the required documentation regarding said compliance. CONTRACTOR affirms it has registered with, is authorized to use, and uses the federal work authorization program (also known as E-Verify), and shall provide its user identification number and date of authorization; that it will continue to use the federal work authorization program throughout the contract period; and that it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to CONTRACTOR with the same information required of CONTRACTOR. CONTRACTOR also affirms it will designate a person to provide the required SAVE affidavit and associated secure and verifiable document.

9.4 OWNER and CONTRACTOR each binds himself, his partners, successors, assigns and legal representatives to the other party hereto, his partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement. One counterpart each has been delivered to OWNER, CONTRACTOR and ENGINEER. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or by ENGINEER on their behalf.

ATTEST:

OWNER

Signature

By: _____

Name (typed or printed)

Name _____
(typed or printed)

Title

Title _____

(Seal)

Address _____

ATTEST:

CONTRACTOR

Signature

By: _____

Name (typed or printed)

Name _____
(typed or printed)

Title

Title _____

(Seal)

Address _____

END OF SECTION

SECTION 10810 – BATHROOMS, LOCKER ROOMS, AND SHOWERS

PART 1 – GENERAL

- 1.1 Work Included: The Work covered by this Section consists of furnishing and installing the miscellaneous equipment and accessories for bathrooms and showers, as specified.
- 1.2 Quality Assurance: Names and model numbers of manufacturers set forth hereunder are specified to indicate the minimum standard of quality which will be acceptable and for sizes used in the design.
- 1.3 Submittals:
- A. Submit product data under provisions of Section 01340.
 - B. Submit manufacturer's catalogs, data sheets, complete parts lists, installation, and maintenance data for each accessory.
 - C. Complete schedule of warranties. Include information on any extended warranties available.
 - D. Submit a certification of verification by an independent testing organization of the grab bar strength and installation and that it meets or exceeds code requirements.
 - E. List of required and recommended spare parts, as applicable.
- 1.4 Delivery, Storage and Handling:
- A. Deliver items in manufacturer's original unopened protective packaging.
 - B. Store material to prevent soiling, physical damage, or wetting.
 - C. Handle to prevent damage to finished surfaces.

PART 2 – PRODUCTS

- 2.3 Paper Towel Dispenser / Waste Receptacle:
- A. Shall be Bobrick Model No. B-3949 or equal.
 - B. Surface mounted, satin finish stainless steel, tumbler lock & piano hinge. 12-gallon removable waste receptacle locked into cabinet.
 - C. Height and location to meet applicable ADA standards.

2.4 Toilet Roll Holder:

- A. Shall be Bobrick Model No. B-2892 or equal.
- B. Surface mounted, twin jumbo roll, satin finish stainless steel.
- C. Height and location to meet applicable ADA standards.

2.5 Mirror:

- A. Shall be Bobrick Model No. B-165 1830 or equal.
- B. Polished finish stainless steel, theft resistant mount.
- C. 18" W x 30" H. Mounted above sink.

2.6 Soap Dispenser:

- A. Shall be Bobrick Model No. B-2112 or equal.
- B. Satin finish stainless steel, concealed wall fastening, vandal resistant.
- C. Height and location to meet applicable ADA standards.

2.7 Shower Curtain:

- A. Rod shall be Bobrick Model No. B-6047 x 60 or equal.
- B. Satin finish stainless steel, concealed wall fastening, 1-1/4" diameter, 60" length.
- C. Curtain shall be Bobrick Model No. B-204-3 or equal.
- D. Opaque, white vinyl, 0.008" thick. 70" wide x 72" high.
- E. Hooks shall be Bobrick Model No. B-204-1 or equal.

2.8 Bathroom Partitions:

- A. Commode partitions shall be Global Partition Stainless Steel Dividers Model No. 9TPSSXX or equal.
- B. Urinal partitions shall be Global Partition Stainless Steel Floor Mounted Urinal Dividers Model No. 9SFASSXX or equal.
- C. Color determined by Owner.

2.9 Mop and Broom Holder:

- A. Shall be Bobrick Model No. B-233x24 or equal.
- B. Satin finish stainless steel, holds 3 mops. 24" length.

2.9 Grab Bars:

- A. Shall be Bobrick Model No. B-9806 or equal.
- B. Satin finish stainless steel, 1-1/2" diameter. 36" length on back wall and 42" length on side wall.
- C. Height and location to meet applicable ADA standards

PART 3 – EXECUTION

3.1 Examination

- A. Check areas to receive surface mounted units for conditions that would affect quality and execution of work.
- B. Verify spacing of plumbing fixtures and toilet partitions that affect installation of accessories.
- C. Do not begin installation of washroom accessories until surfaces are acceptable.

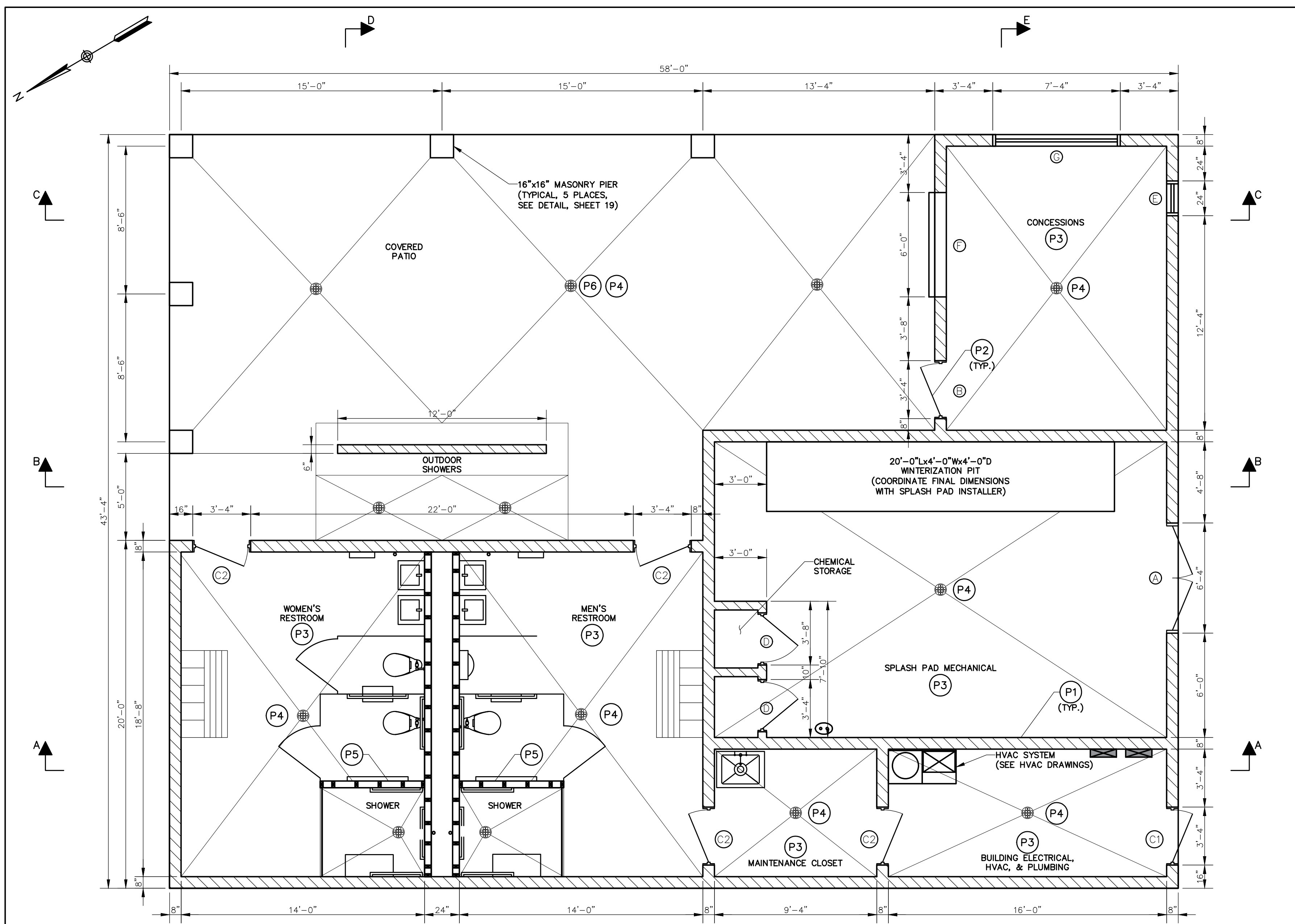
3.2 Installation

- A. Drill holes to correct size and application that is concealed by item, with ¼ inch tolerance.
- B. Mount surface mounted accessories to backup with toggle bolts or expansion bolts, plumb and align.
- C. Follow Manufacturers' instructions for installing all equipment and accessories.

3.3 Adjusting and Cleaning

- A. Adjust accessories for proper operation.
- B. After completion of installation, clean and polish all exposed surfaces.
- C. Deliver keys and instruction sheets to owner.

END OF SECTION



FLOOR PLAN
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

- (P1) PAINT ALL INTERIOR WALL SURFACES. COLOR BY OWNER.
- (P2) PAINT ALL INTERIOR & EXTERIOR DOORS, INCLUDING FRAMES. COLOR TO MATCH ROOF.
- (P3) PROVIDE RESINOUS FLOORING SYSTEM THROUGHOUT BUILDING INTERIOR. CONCRETE SHALL BE POURED WITH SMOOTH TROWELED FINISH. COLOR BY OWNER. FINISH SHALL BE NON-SLIP TEXTURED.
- (P4) PROVIDE AND PAINT CONCRETE BOARD CEILING SURFACES THROUGHOUT BUILDING, COLOR BY OWNER.
- (P5) INSTALL TILE ON ALL INTERIOR STUDWALL FACES (EXCLUDING PIPE CHASE). TILE SHALL BE 4"x8" GLAZED CERAMIC WALL TILE EQUAL TO DALTILE. GROUT SHALL BE EPOXY GROUT EQUAL TO CEG-LITE. STANDARD COLOR BY OWNER.
- (P6) BROOM FINISH IN COVERED SITTING AREA.

CONSTRUCTION NOTES

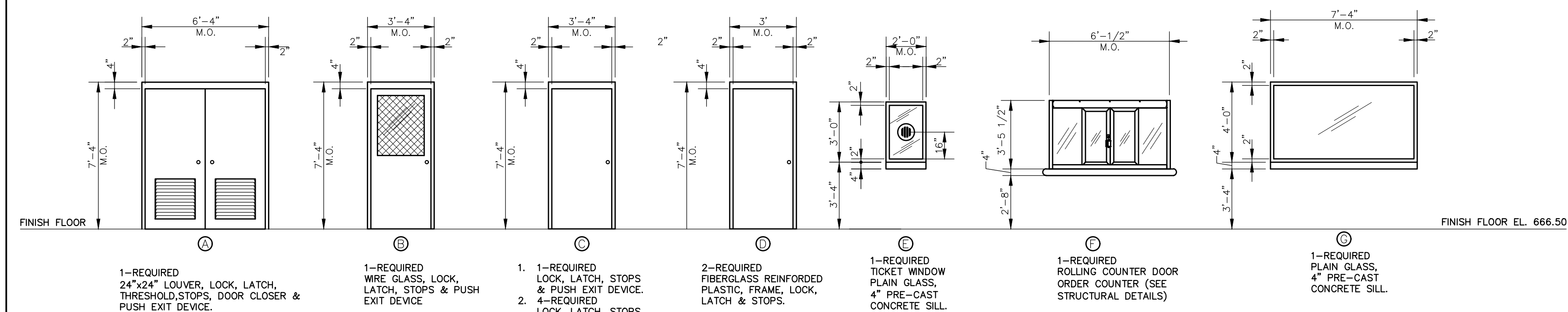
1. SEE STRUCTURAL DETAILS (SHEETS 18) FOR REFERENCE.
2. PROVIDE 8" SPLIT FACE CMU FOR ALL EXTERIOR WALLS INCLUDING BREEZEWAY.
3. PROVIDE 8" REGULAR CMU FOR INTERIOR WALLS, UNLESS OTHERWISE NOTED.
4. PROVIDE 6" REGULAR CMU FOR CHEMICAL STORAGE CLOSET IN SPLASH PAD MECHANICAL.

SPECIAL NOTES

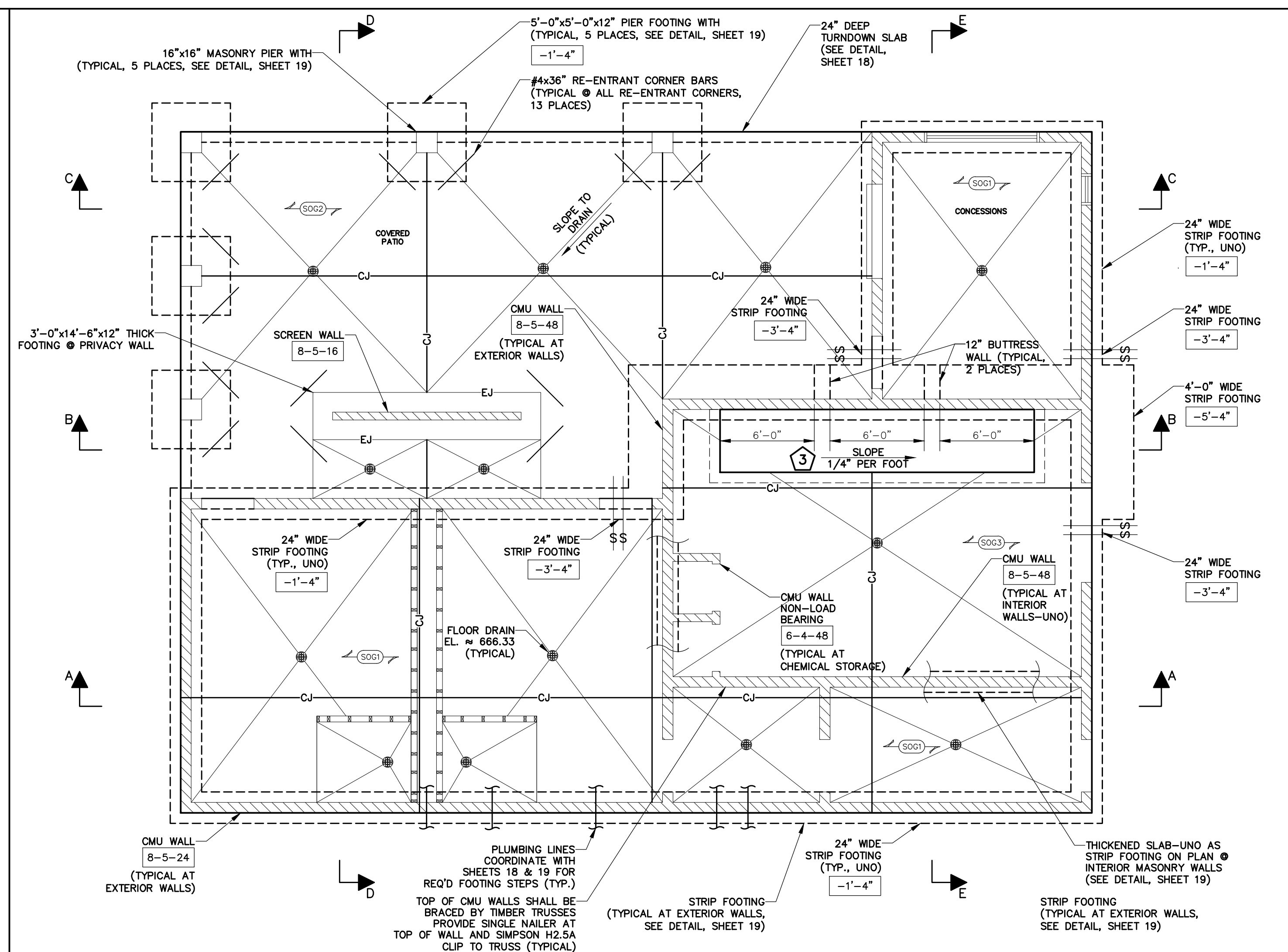
1. COORDINATE ALL MEP LAYOUTS & REQUIREMENTS WITH RESPECTIVE DRAWINGS. INFORM ENGINEER OF ANY CONFLICTS.

COORDINATION NOTES

1. COORDINATE PIPING AND PENETRATION REQUIREMENTS WITH ELECTRICAL, HVAC AND SPLASH PAD MANUFACTURER DRAWINGS (SEE DRAWING INDEX, COVER SHEET).



WINDOW & DOOR SCHEDULE 3
NTS



FOUNDATION NOTES

1. SLOG1 SLAB ON GRADE SHALL BE 4" CONC. SLAB (3000 PSI) ON 10 MIL (MIN) VAPOR RETARDER ON 4" AGGREGATE BASE COARSE STONE W/ (1) LAYER 6x6-WI.4x1.4 1" FROM TOP OF SLAB, UNO ON PLAN. ALL SLOPES TO DRAIN SHALL BE ACCOMMODATED BY SLOPING BOTTOM AND TOP OF SLAB AT SAME RATE. FFE = 666.50 UNO
2. SLOG2 EXTERIOR SLAB ON GRADE SHALL BE 4" CONC. SLAB (4000 PSI) ON 10 MIL (MIN) VAPOR RETARDER ON 4" AGGREGATE BASE COARSE STONE W/ (1) LAYER 6x6-WI.4x1.4 1 1/2" FROM TOP OF SLAB, UNO ON PLAN. ALL SLOPES TO DRAIN SHALL BE ACCOMMODATED BY SLOPING BOTTOM AND TOP OF SLAB AT SAME RATE. FFE = 666.50
3. SLOG3 SLAB ON GRADE SHALL BE 8" CONC. SLAB (3000 PSI) ON 10 MIL (MIN) VAPOR RETARDER ON 4" AGGREGATE BASE COARSE STONE W/ #4 EW @ 12" OC (MAX), NO CONTROL JOINTS REQUIRED. ALL SLOPES TO DRAIN SHALL BE ACCOMMODATED BY SLOPING BOTTOM AND TOP OF SLAB AT SAME RATE. FFE = 666.50
4. X-XX INDICATES TOP OF FOOTING ELEVATION BELOW FFE.

FLOOR FRAMING NOTES

1. INDICATES PARTIALLY GROUTED, PARTITION MASONRY SHEAR WALLS. SEE SHEET 19 FOR ADDITIONAL INFORMATION WITH REGARD TO CONTROL JOINT REQUIREMENTS.
2. X-X-XX INDICATES CMU WALL REINFORCEMENT. ALL REINFORCEMENT TO BE CENTERED IN CELLS, UNO. AT MINIMUM, ALL REINFORCED CELLS SHALL BE GROUTED SOLID. SEE PLAN LOCATIONS OF SOLIDLY GROUTED WALLS. ALL MASONRY WALLS SHALL HAVE LADDER TYPE HORIZONTAL REINFORCING (MIN #9 SIDE RODS) AT 16" OC, UNO. BAR SPACING (INCHES) BAR SIZE NOMINAL WALL SIZE (INCHES)
3. "CJ" INDICATES CONTROL/CONSTRUCTION JOINTS IN SLAB ON GRADE. SEE SHEET 18 FOR ADDITIONAL INFORMATION WITH REGARD TO CONTROL JOINT REQUIREMENTS.
4. "EJ" INDICATES EXPANSION JOINTS IN SLAB ON GRADE. SEE SHEET 18 FOR ADDITIONAL INFORMATION WITH REGARD TO EXPANSION JOINT REQUIREMENTS.
5. INDICATES STEP FOOTING, SEE DETAIL, SHEET 18.
6. INDICATES FLOOR DRAINS, SEE DETAIL, SHEET 19. COORDINATE FINAL LOCATION IN FIELD.

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. THIS DRAWING, AS AN INSTRUMENT OF SERVICE, WAS PREPARED BY PEOPLES & QUIGLEY, INC. FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON. NO WARRANTY, EXPRESSED OR IMPLIED IS INTENDED TO EXTEND TO ANY UNNAMED THIRD PARTY. THIS DRAWING REMAINS THE PROPERTY OF PEOPLES & QUIGLEY, INC., IS COPYRIGHTED, AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PEOPLES & QUIGLEY, INC.

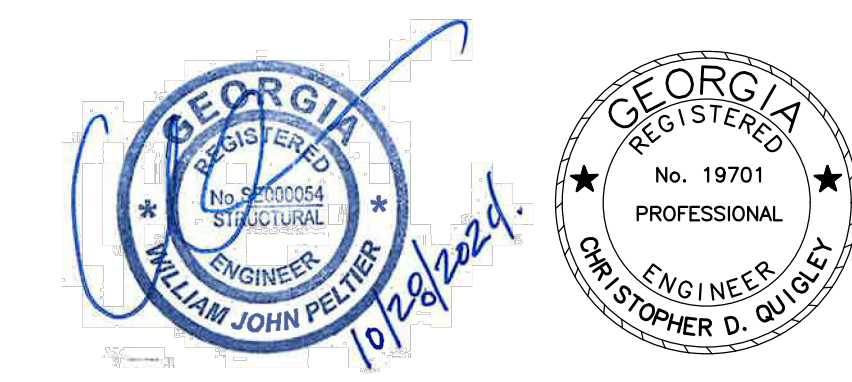
NO.	DATE	BY	REVISION
1	01/09/25	CDQ	ADDENDUM NO. 2
2	10/25/24	CDQ	RE-RELEASED FOR BID
1	09/20/24	CDQ	REVISED FOR NEW BUILDING LAYOUT

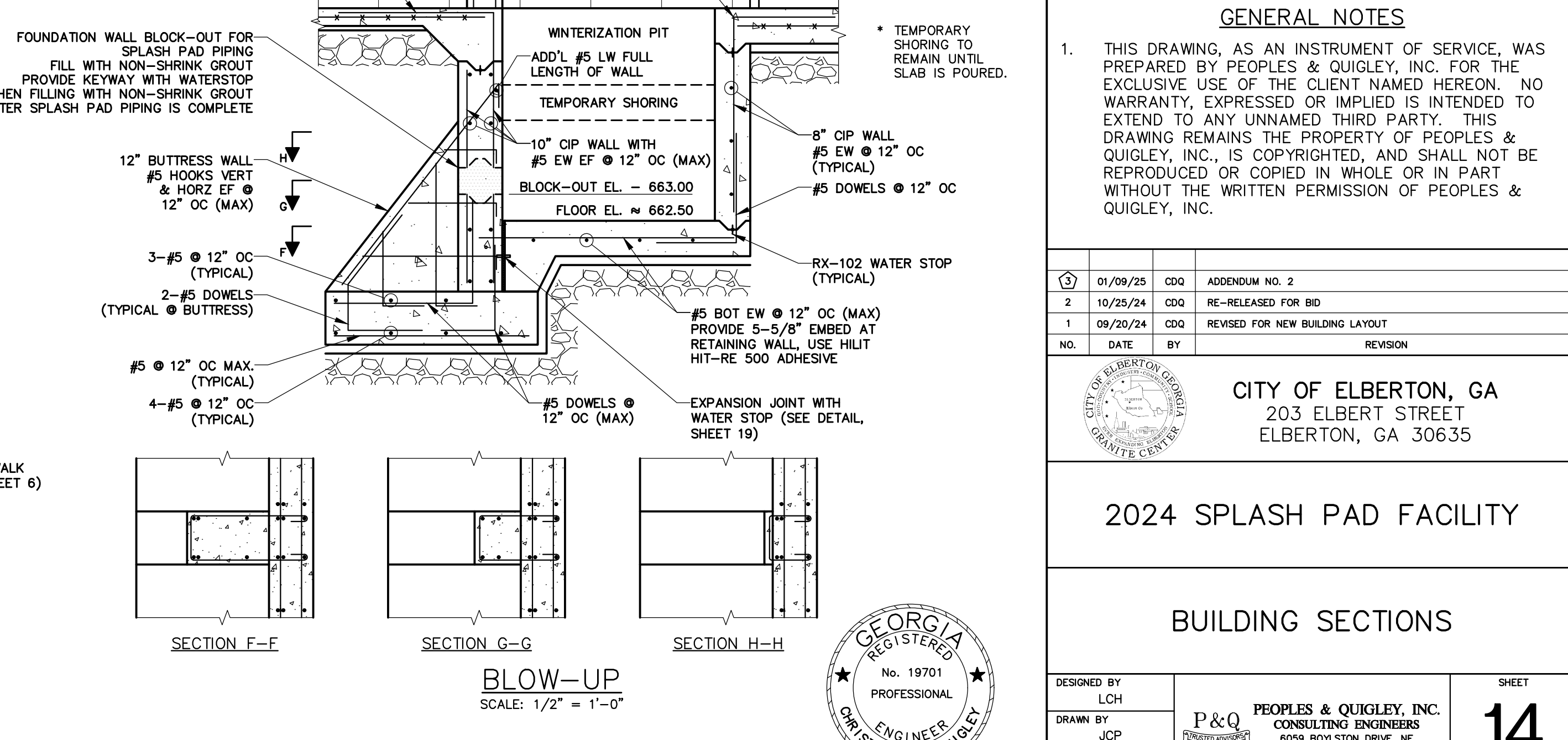
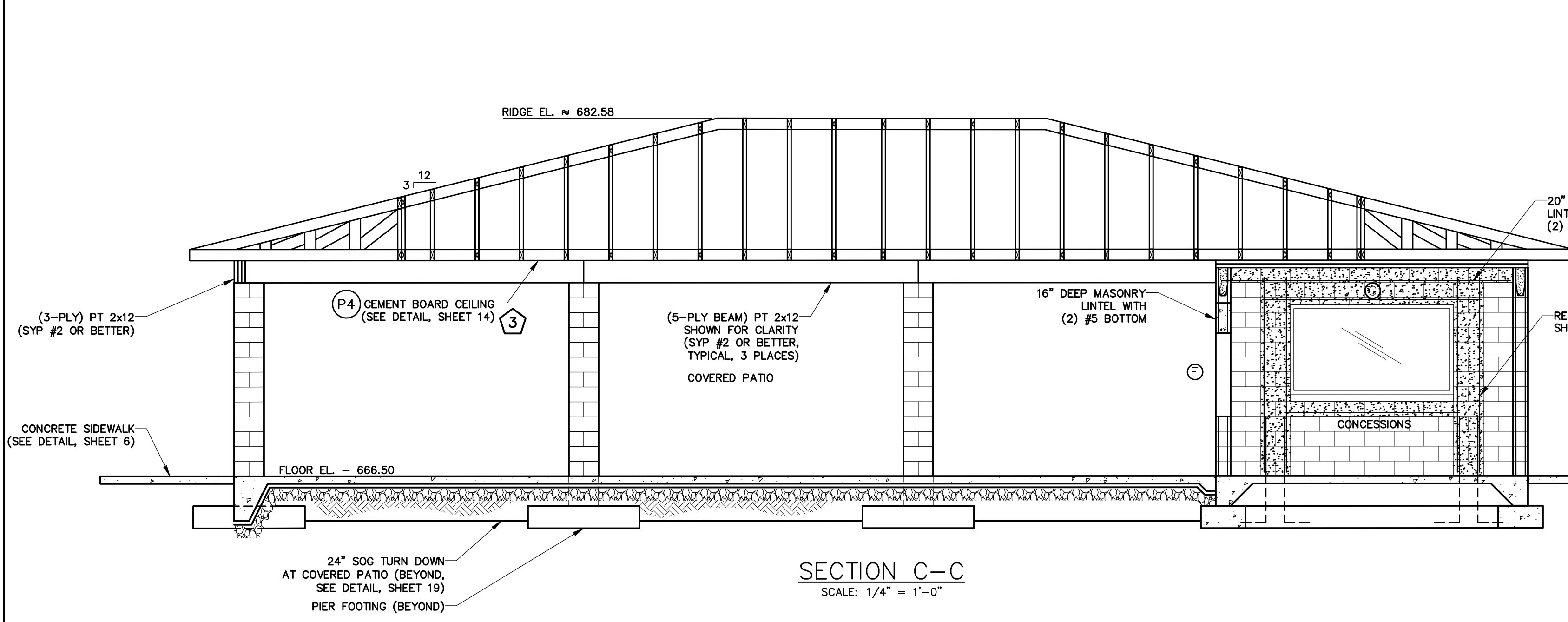
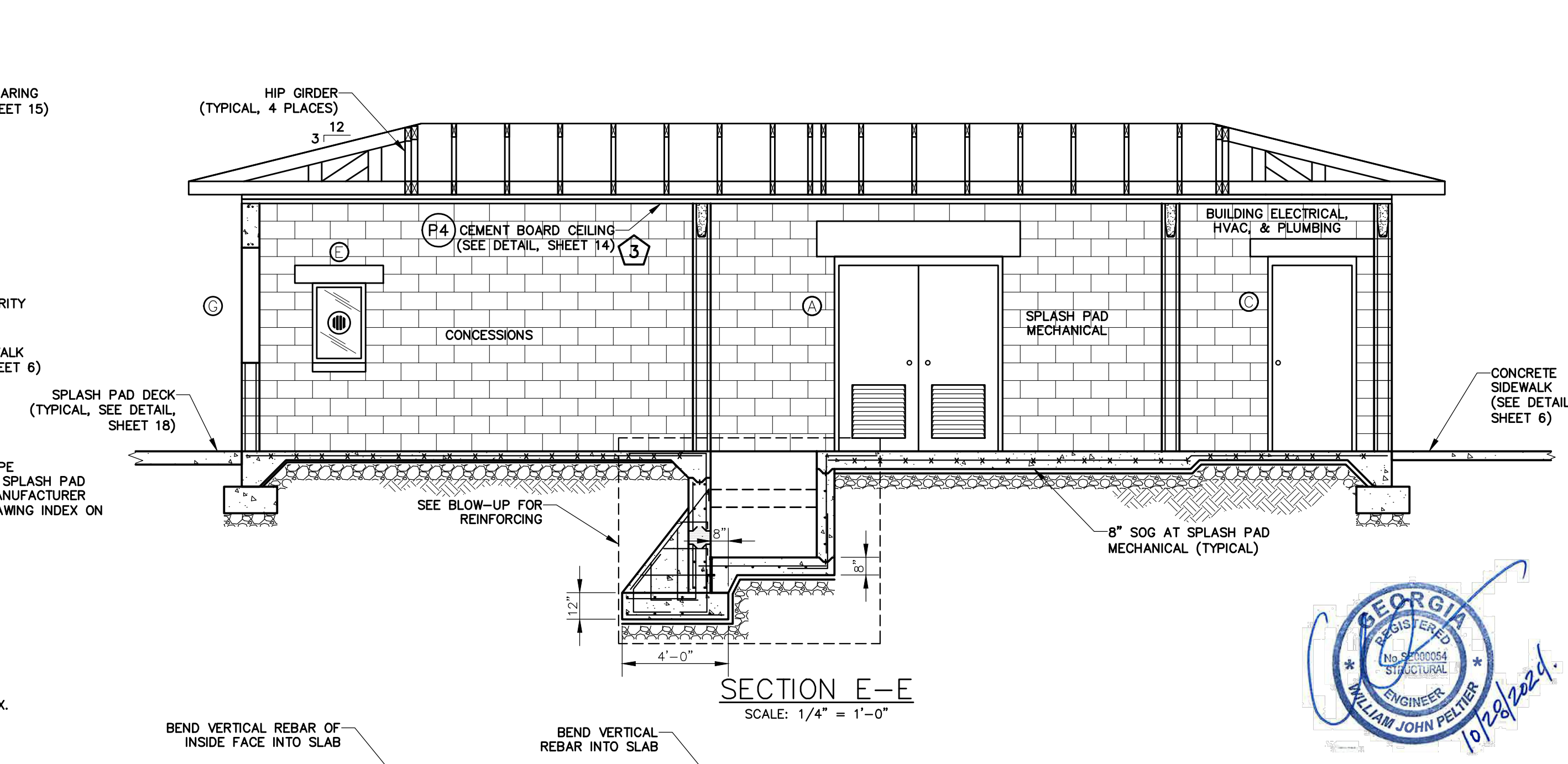
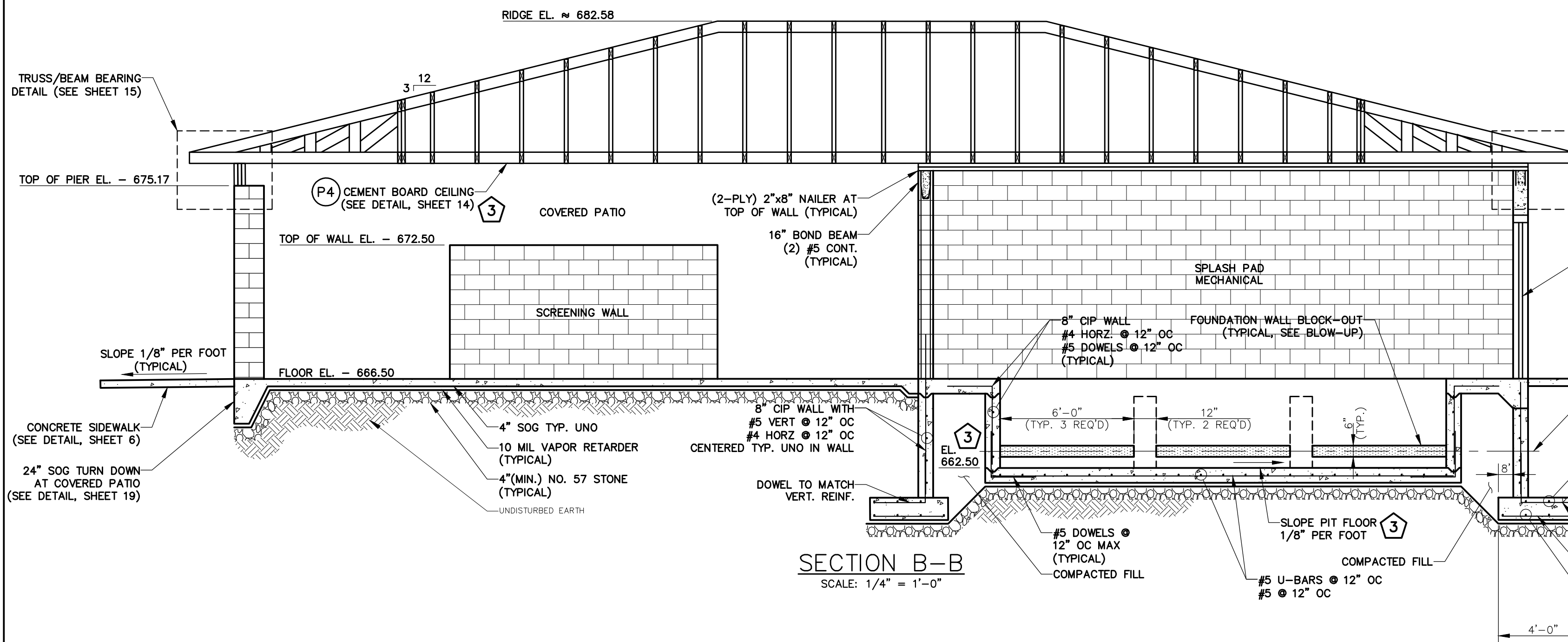
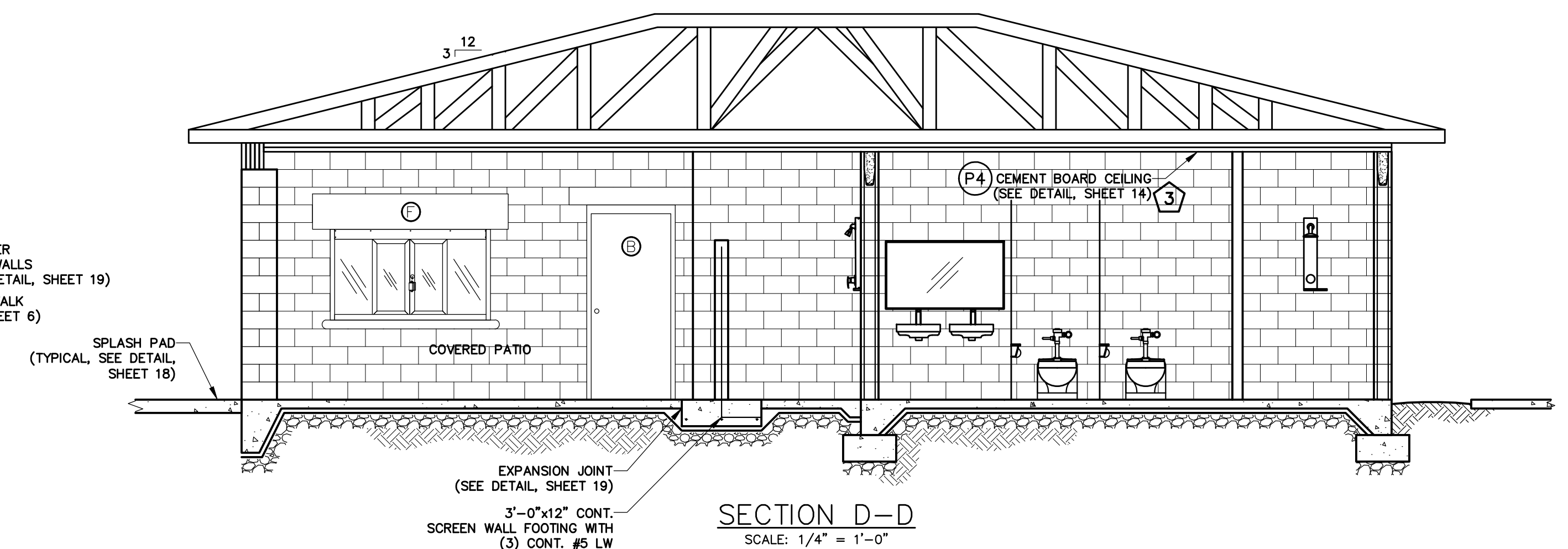
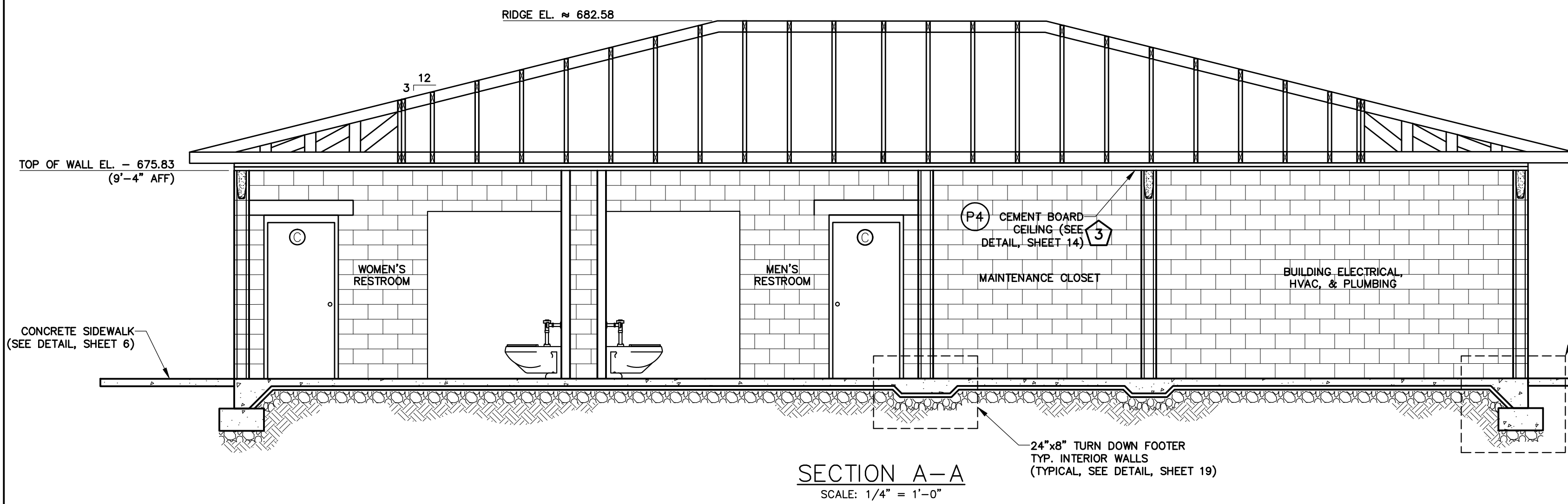
CITY OF ELBERTON, GA
203 ELBERT STREET
ELBERTON, GA 30635

2024 SPLASH PAD FACILITY

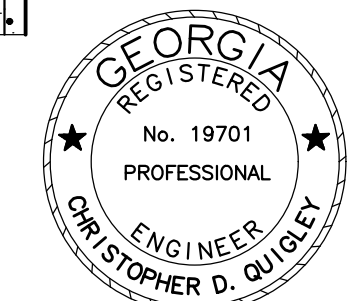
BUILDING FLOOR PLAN

DESIGNED BY LCH	SCALE AS SHOWN	DATE SEP. 30, 2024	SHEET 448-10A3-04
DRAWN BY JCP	APPROVED BY CDQ	PEOPLES & QUIGLEY, INC. CONSULTING ENGINEERS 6059 BOYLSTON DRIVE, NE SANDY SPRINGS, GEORGIA 30328 TELEPHONE (404) 255-2650	13
CHECKED BY KAB			

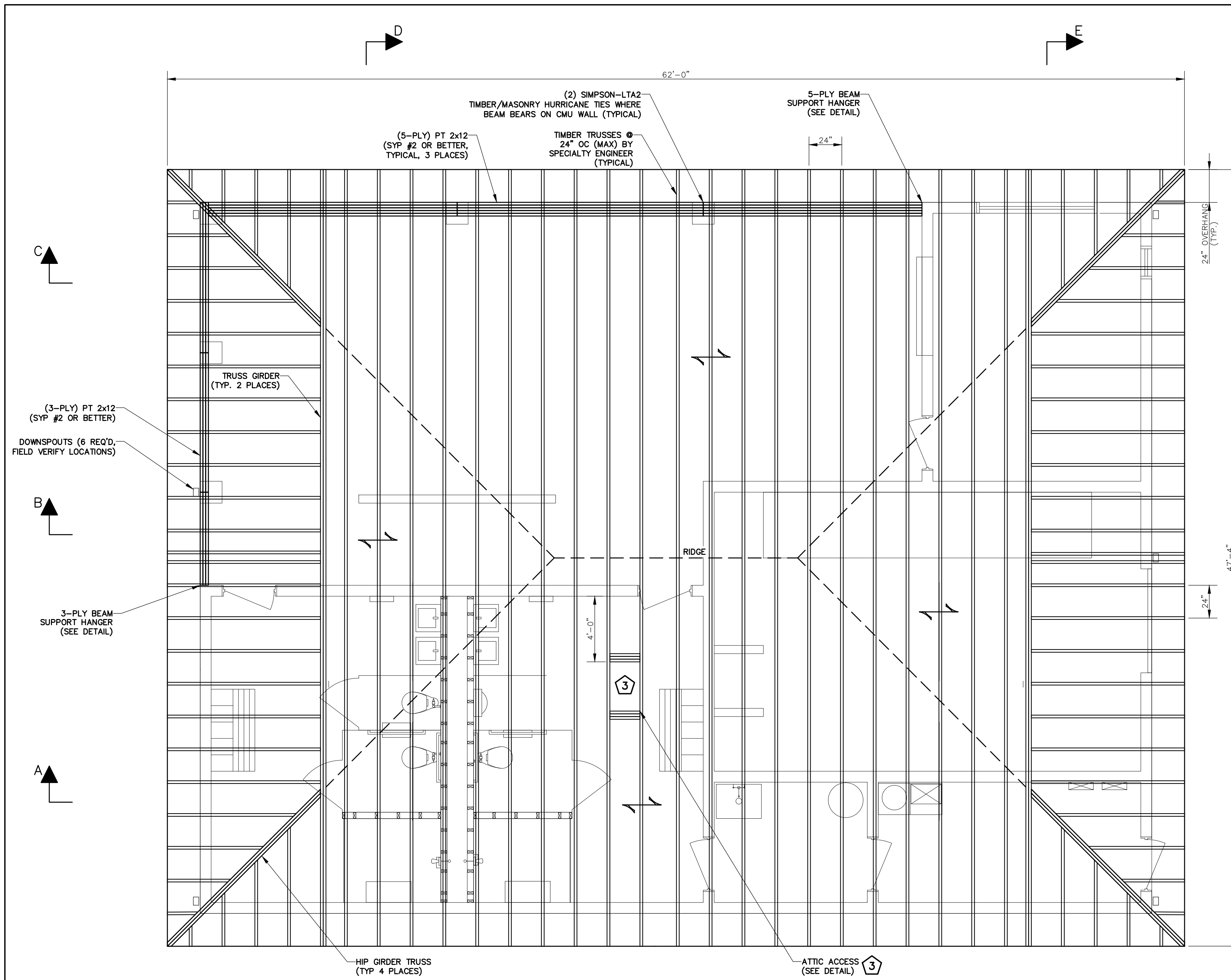




GENERAL NOTES				
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01/09/25	CDQ	ADDENDUM NO. 2		
10/25/24	CDQ	RE-RELEASED FOR BID		
09/20/24	CDQ	REVISED FOR NEW BUILDING LAYOUT		
NO.	DATE	BY	REVISION	
 CITY OF ELBERTON, GA 203 ELBERT STREET ELBERTON, GA 30635				
2024 SPLASH PAD FACILITY				
BUILDING SECTIONS				
DESIGNED BY LCH	 PEOPLES & QUIGLEY, INC. CONSULTING ENGINEERS 6059 BOYLSTON DRIVE, NE SANDY SPRINGS, GEORGIA 30328 TELEPHONE (404) 255-2650	SHEET 14	APPROVED BY CDQ	
DRAWN BY JCP			SCALE AS SHOWN	DATE SEP. 30, 2024
CHECKED BY KAB				DRAWING NO. 448-10A3-D4

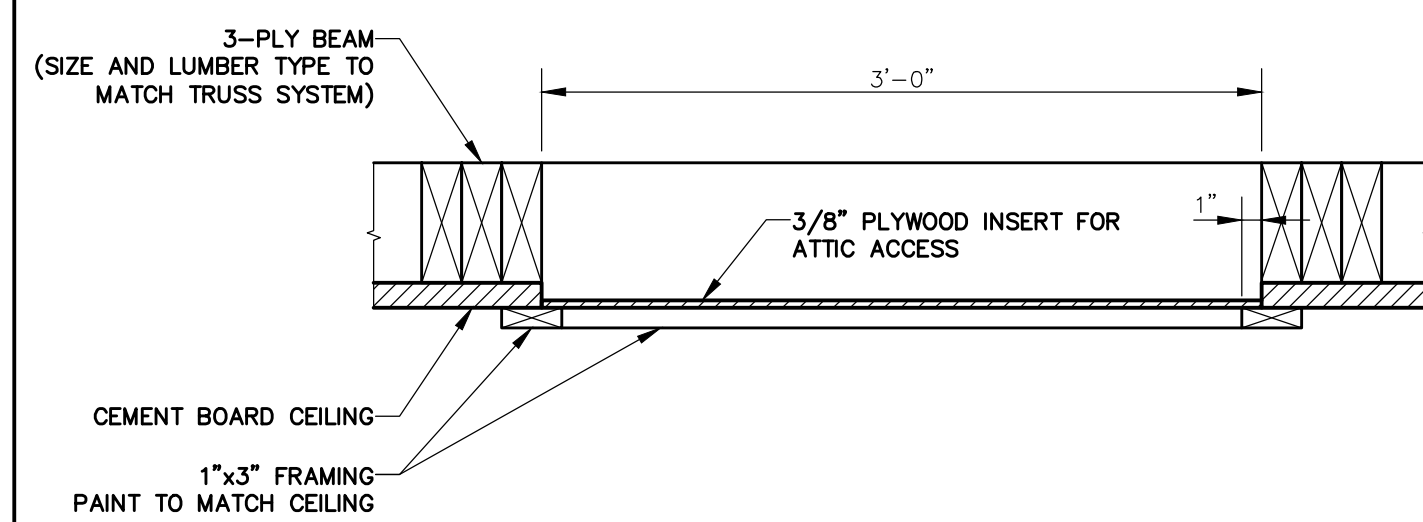


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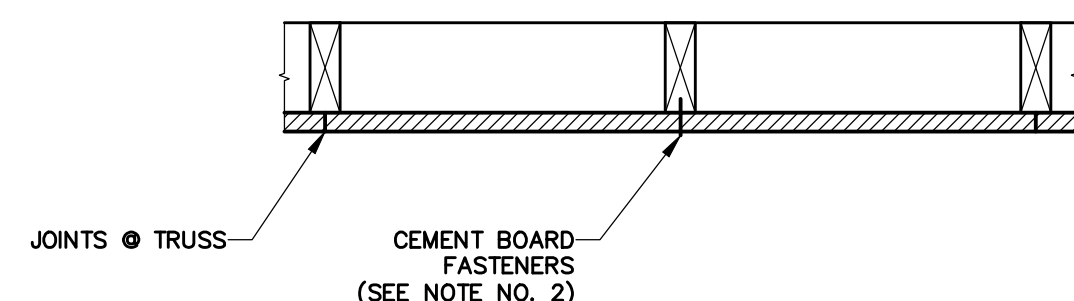
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	200 COMMON (4" X 0.192")	32" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	100 BOX (3" X 0.128"), OR 5" X 0.131" NAILS, OR 3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE BAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-200 COMMON (4" X 0.192"), OR 3-100 BOX (3" X 0.128"), OR 3-3" X 0.131" NAILS, OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPICE, FACE NAIL



ATTIC ACCESS
NTS

- NOTES**
- USE 1/4" CEMENT BOARD CEILING EQUAL TO USG DUROCK BRAND.
 - FASTENERS SHALL BE #9x1 1/2" SELF TAPPING CEMENT BOARD SCREWS INSTALLED @ 8" O.C. ALONG TRUSSES.
 - TAPE AND FILL JOINTS WITH THIN-SET MORTAR, SURFACE PREP AND PAINT PER SPECIFICATIONS.



CEMENT BOARD CEILING
NTS

PLYWOOD ROOF DECKING

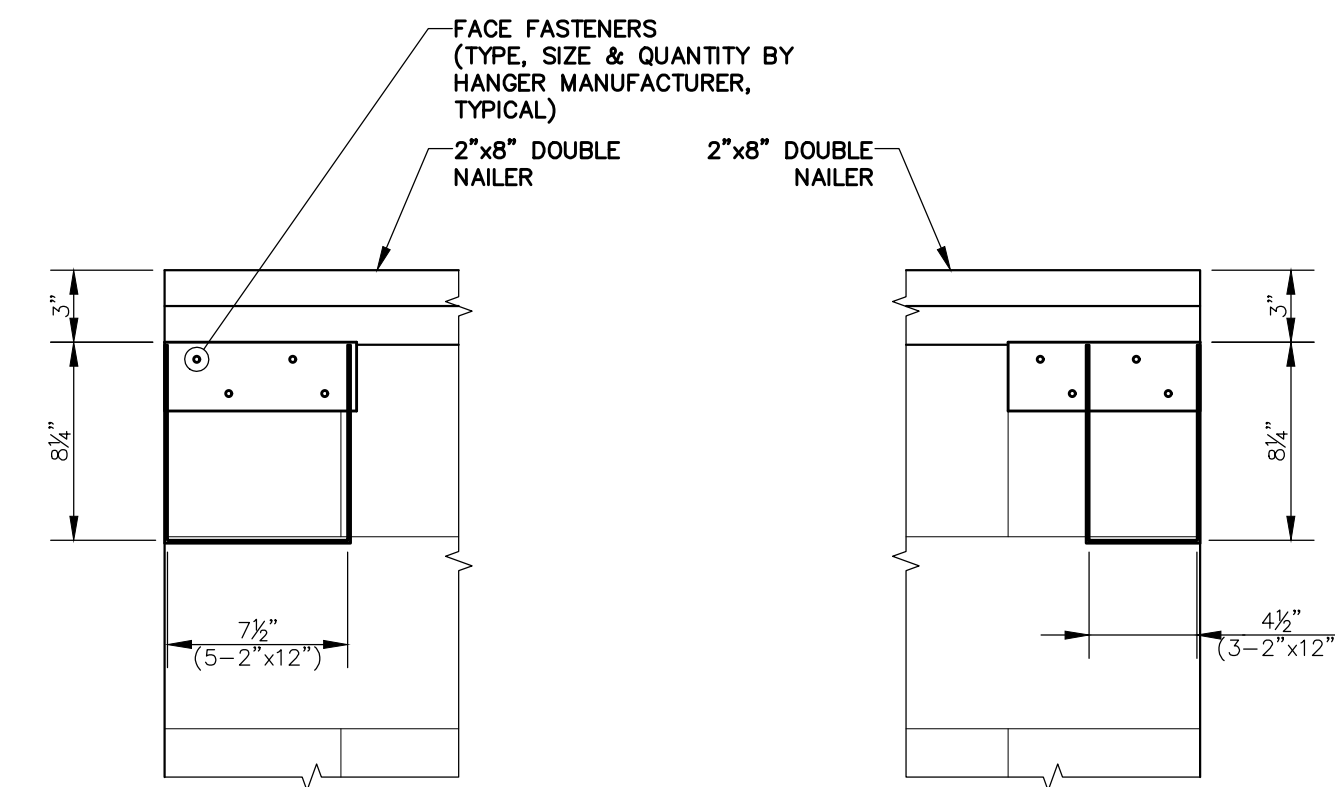
- DECKING SHALL BE 5/8" APA-CDX RATED PLYWOOD SHEATHING 32/16 (EXPOSURE 1).
- ORIENT LONG SIDE OF PANEL PERPENDICULAR TO SUPPORT. END JOINT SHALL BE ALIGNED WITH THE MIDPOINT OF THE TWO ADJACENT PANELS. NO CONTINUOUS PANEL JOINTS ARE PERMITTED. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS (NO SINGLE SPAN CONDITIONS).
- ATTACHMENT OF PANEL TO WOOD FRAMING MEMBERS SHALL BE 10d NAILS AT THE FOLLOWING SPACINGS, UNLESS OTHERWISE NOTED:
4" AT ROOF PERIMETER
6" AT PANEL EDGES
12" AT INTERMEDIATE SUPPORTS
- EDGE SUPPORTS SHALL BE PROVIDED AS RECOMMENDED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) BY USE OF PANEL CLIPS OR WOOD BLOCKING BETWEEN TRUSSES PANEL END JOINTS SHALL OCCUR OVER FRAMING. PANELS SHALL BE BLOCKED AT PERIMETER OF ROOF AND AT DIRECTIONAL CHANGES.

PRE-ENGINEERED WOOD TRUSSES

- TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 2303.4 OF THE INTERNATIONAL BUILDING CODE, THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANS/AWC NDS-2018) & RELATED SUPPLEMENTS.
- WOOD TRUSSES SHALL BE FULLY DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE LOAD CONDITIONS AND DESIGN PARAMETERS INDICATED ON THE STRUCTURAL DRAWINGS. THE MANUFACTURER'S ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN, ADEQUACY AND SAFETY OF INSTALLATION.
- MANUFACTURER SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS BEARING SEAL AND SIGNATURE OF MANUFACTURER'S ENGINEER WITH ENGINEER'S SEAL FOR PROJECT STATE. SHOP DRAWINGS SHALL INCLUDE:
 - PLACEMENT DIAGRAM AND DETAILS NECESSARY FOR DETERMINING FIT AND PLACEMENT OF TRUSS IN THE BUILDING.
 - SUPPORT ATTACHMENTS AND CONNECTIONS.
 - PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING METHOD.
 - DETAILS AND ANY OTHER STRUCTURAL DETAILS GERMANE TO THE TRUSSES.
- UNLESS NOTED OTHERWISE, WOOD TRUSSES SHALL BE DESIGNED AS SIMPLY SUPPORTED UNIFORMLY LOADED TRUSSES WITH THE TOP CHORD BRACED AGAINST LATERAL BUCKLING.
- TRUSS MANUFACTURER SHALL DETERMINE AND PROVIDE ALL NECESSARY END BLOCKING AND/OR BRIDGING BETWEEN TRUSSES.
- GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS WITH WOOD TRUSS MANUFACTURER. OPENINGS AND ADDITIONAL LOADS REQUIRED FOR PLACEMENT OF THESE COMPONENTS SHALL BE INCORPORATED INTO DESIGN AND COORDINATED ON SHOP DRAWINGS. NO NOTCHES, CUTS OR OTHER MODIFICATIONS MAY BE MADE TO WOOD TRUSS IN FIELD WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND THE MANUFACTURER'S ENGINEER.
- MINIMUM TRUSS CHORD MEMBERS SHALL BE 2x4.
- WOOD ROOF TRUSSES SHALL BE DESIGNED FOR A LIVE LOAD DEFLECTION OF SPAN / 360 AND A DEAD PLUS LIVE LOAD DEFLECTION OF SPAN / 240.
- TRUSSES SHALL BE DESIGNED FOR A TOP CHORD DEAD LOAD OF 10 POUNDS PER SQUARE FOOT AND A ROOF LIVE LOAD AS INDICATED ON THE PLAN. TRUSSES SHALL BE DESIGNED FOR A BOTTOM CHORD DEAD LOAD OF 5 PSF AND NO LIVE LOAD - UNO.
- WHERE CONCENTRATED LOADS OR OTHER NON-TYPICAL LOADS ARE INDICATED, GENERAL CONTRACTOR SHALL INSURE LOAD IS APPLIED AT TRUSS PANEL POINT, OR ACCEPTABLE DISTANCE FROM PANEL POINT TO BE DETERMINED BY TRUSS DESIGNER. WHERE THIS DISTANCE IS EXCEEDED, GENERAL CONTRACTOR SHALL REINFORCE TRUSS PER DIRECTION AND APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND THE MANUFACTURER'S ENGINEER.
- DOUBLE TOP PLATES ((2)-2x) AT ALL WALLS SHALL BE LAPPED AT CORNERS AND INTERSECTIONS AND FASTENED IN ACCORDANCE WITH TABLE 2304.10.1 FASTENING SCHEDULE IN THE INTERNATIONAL BUILDING CODE, UNLESS NOTED OTHERWISE. OFFSET DOUBLE PLATE END JOINTS 24" (MIN.).

TIMBER TRUSS FRAMING

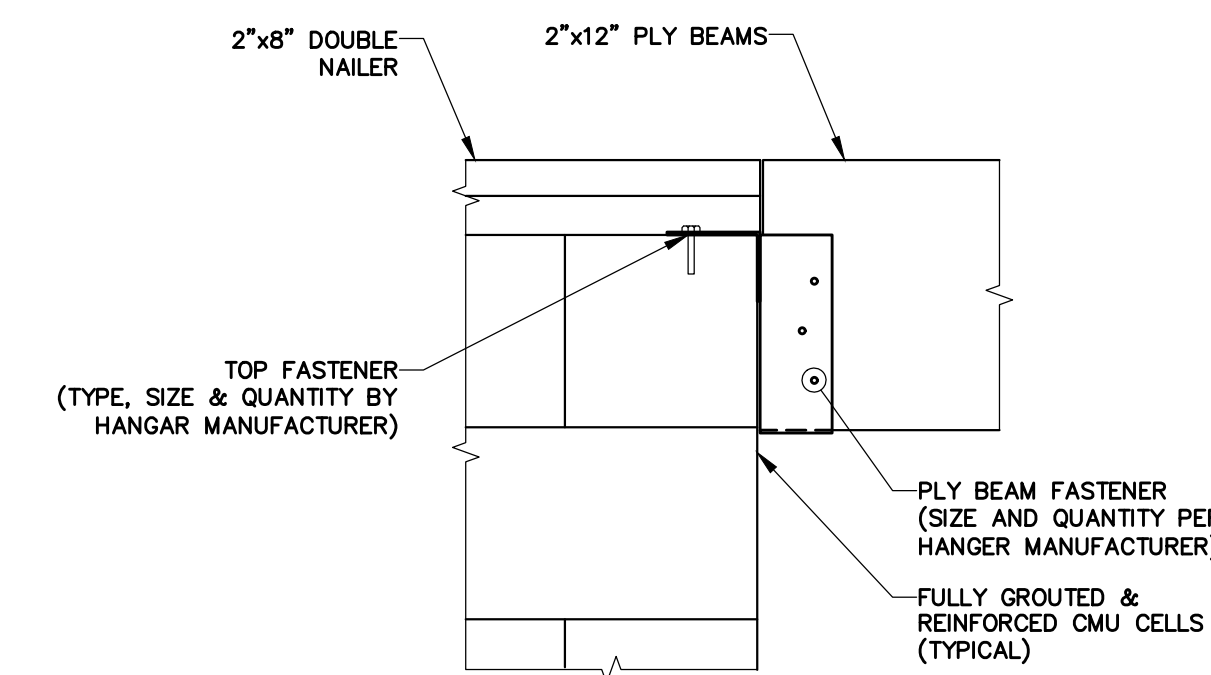
- PRE-ENGINEERED TIMBER TRUSSES @ 24" O.C. (MAX) - TRUSS DESIGN BY SPECIALTY ENGINEER. TRUSSES/BRIDGING/BLOCKING TO BE DESIGNED FOR LOADS SHOWN BELOW MIN DEPTH OF 18" AT LOW SIDE - BY SPECIALTY ENGINEER.
- INDICATES SPAN OF 8" PLYWOOD ROOF DECK - FASTENED @ 6" OC EDGE & 12" OC FIELD W/ 10d COMMON NAILS (TYP-UNO).
- "TBE" INDICATES TRUSS BEARING ELEVATION ABOVE FFE. TBE = 9'-7" AFF.
- UNLESS NOTED OTHERWISE - ALL TIMBER MEMBERS SHALL BE SOUTHERN YELLOW PINE (SYP) OR (#2 OR BETTER).
- INDICATES TIMBER BEAM - SEE PLAN FOR ADD'L INFORMATION T/ BEAM = TBE
- WRITTEN GRAPHIC AND PICTORIAL DEPICTIONS OF EACH INDIVIDUAL TRUSS SHALL BE PROVIDED TO THE ENGINEER AND APPROVED PRIOR TO INSTALLATION. THE TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF THE TRUSSES DELIVERED TO THE JOB SITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE INFORMATION REQUIRED IN ACCORDANCE WITH 2018 IBC SECTION 2303.4.1.1.



5 PLY BEAM HANGER (RIGHT OFFSET)
3 PLY BEAM HANGER (LEFT OFFSET)

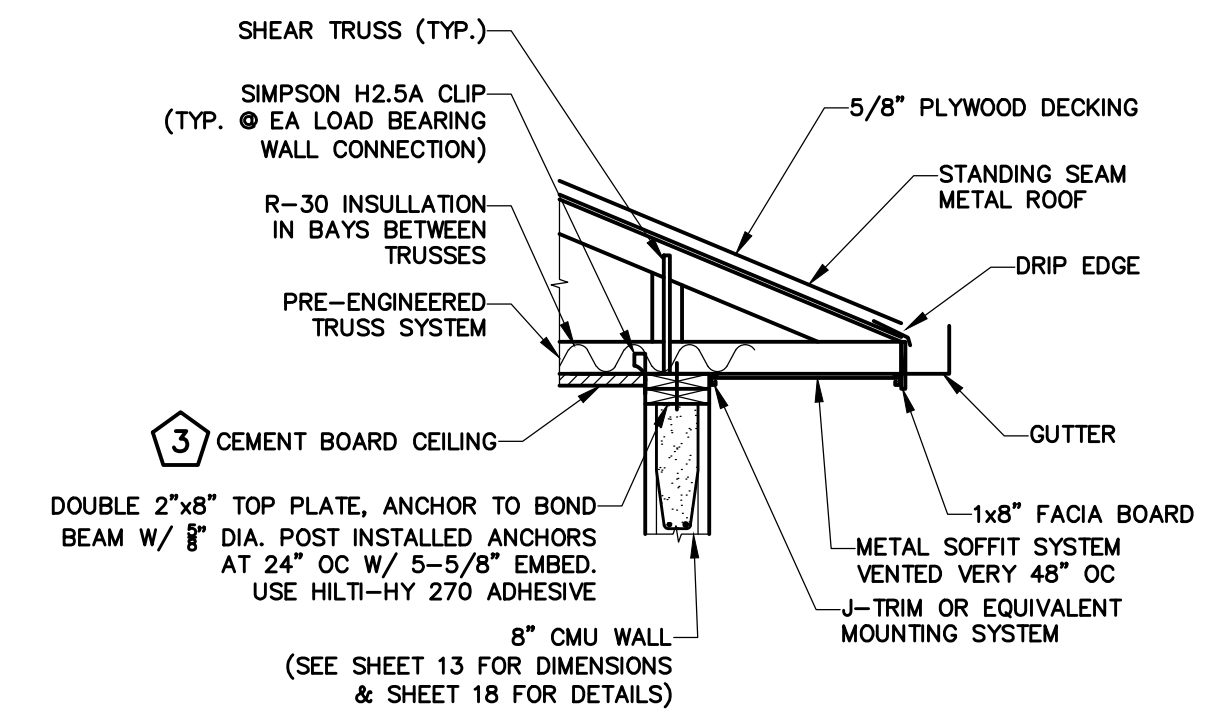
NOTE

- HANGARS SHALL BE EQUAL TO SIMPSON STRONG-TIE WML GFCMU TOP-FLANGE HANGERS WITH OFFSETS. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

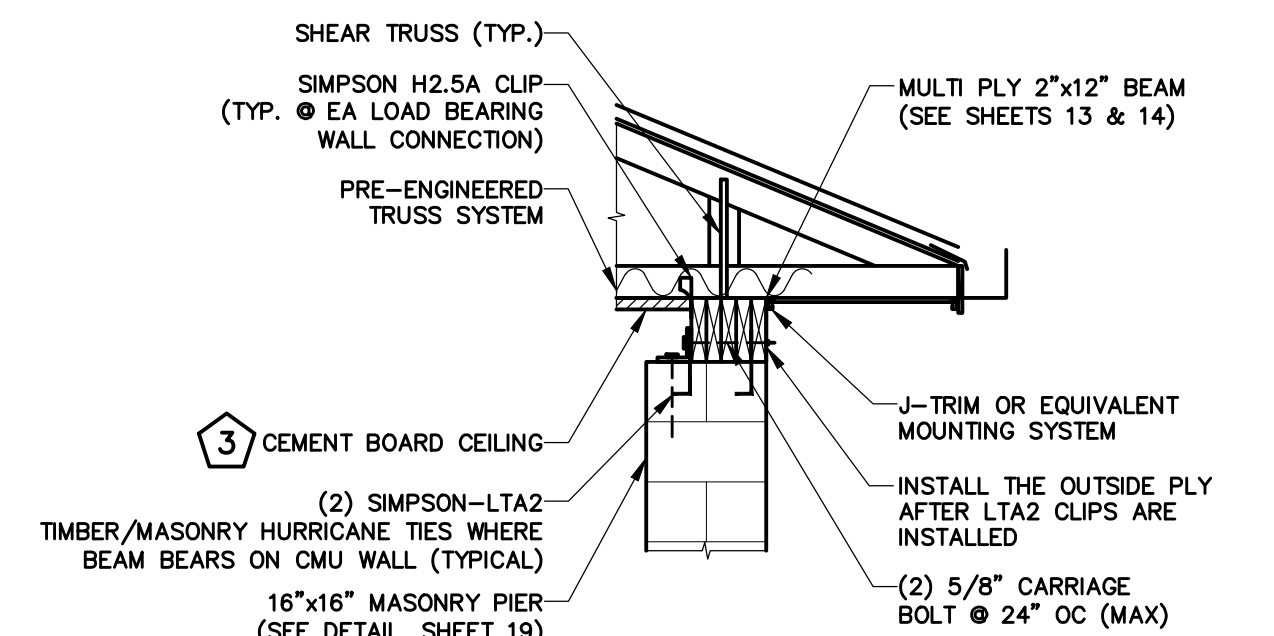


SIDE VIEW

PLY BEAM SUPPORT HANGAR
NTS



TRUSS BEARING @ NAILER TYPICAL ROOF & SOFFIT
NTS



TRUSS BEARING @ 3 & 5 PLY BEAMS
NTS

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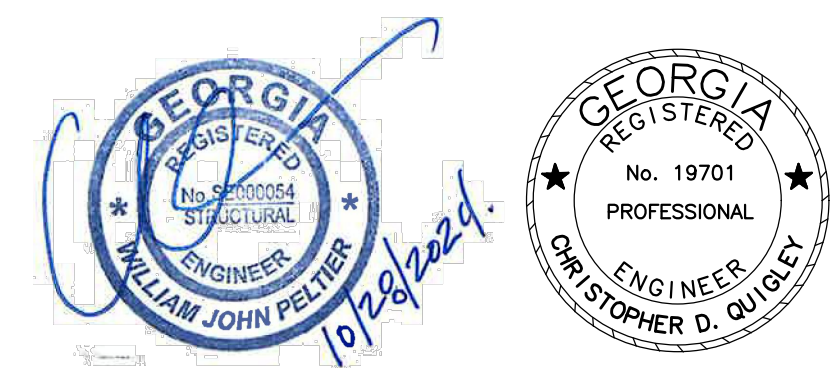
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ELBERTON, GA 30635

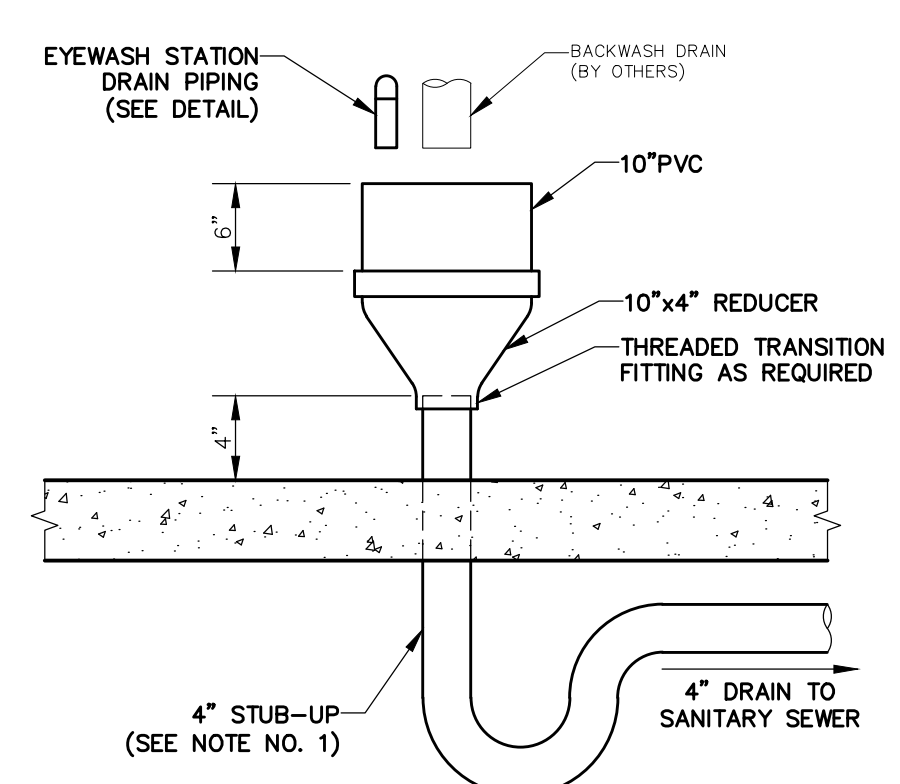
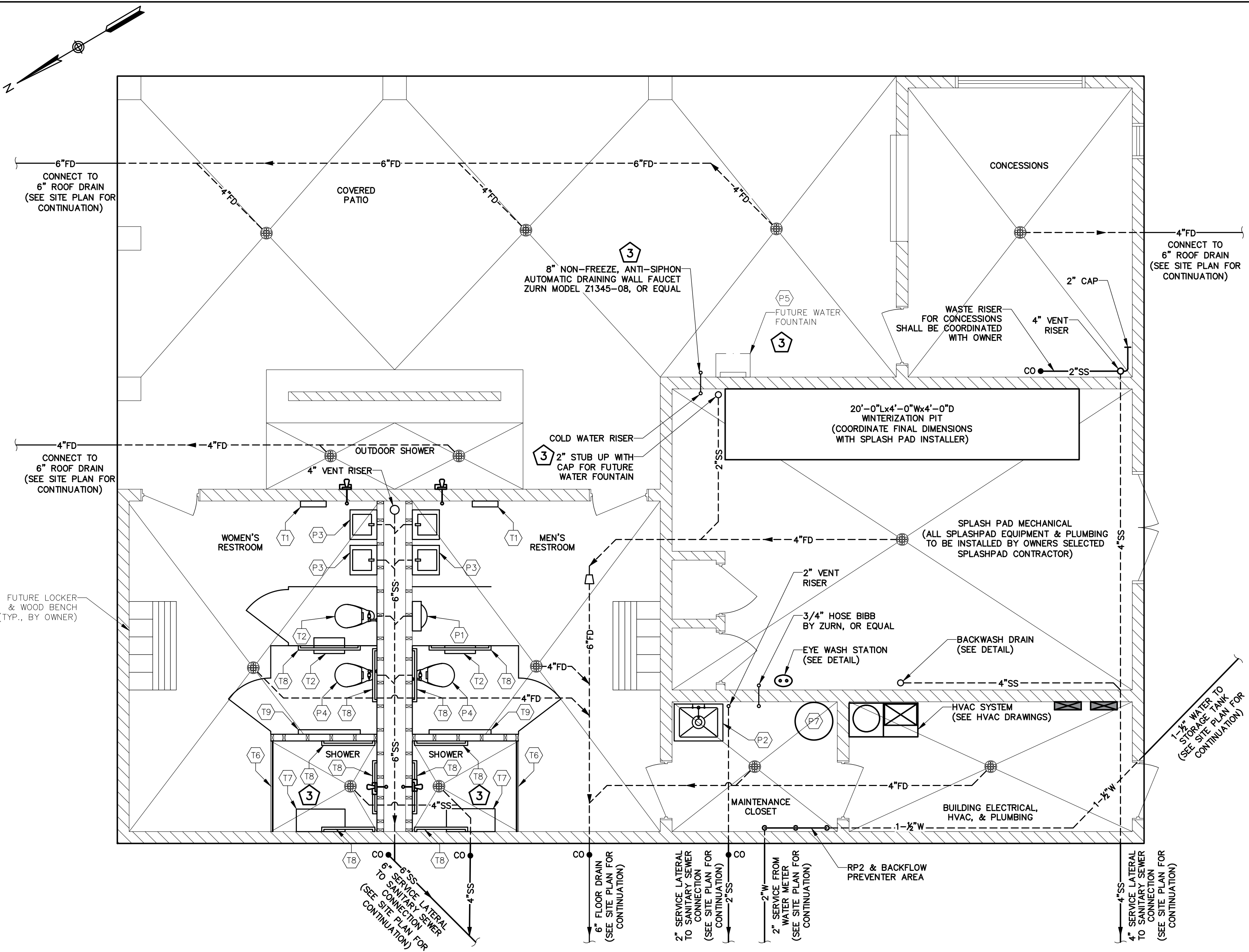
2024 SPLASH PAD FACILITY

BUILDING ROOF PLAN & DETAILS

DESIGNED BY LCH	 PEOPLES & QUIGLEY, INC. CONSULTING ENGINEERS 6059 BOYLSTON DRIVE, NE SANDY SPRINGS, GEORGIA 30328 TELEPHONE (404) 255-2650	SHEET 15
DRAWN BY JCP		DRAWING NO. 448-10A3-04
CHECKED BY KAB		DATE SEP. 30, 2024
APPROVED BY CDQ		SCALE AS SHOWN



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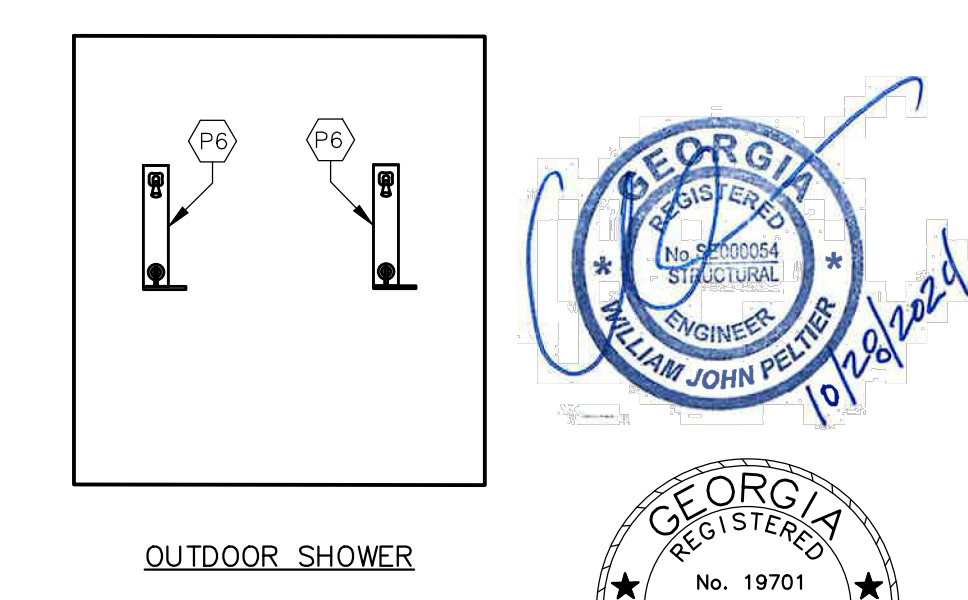
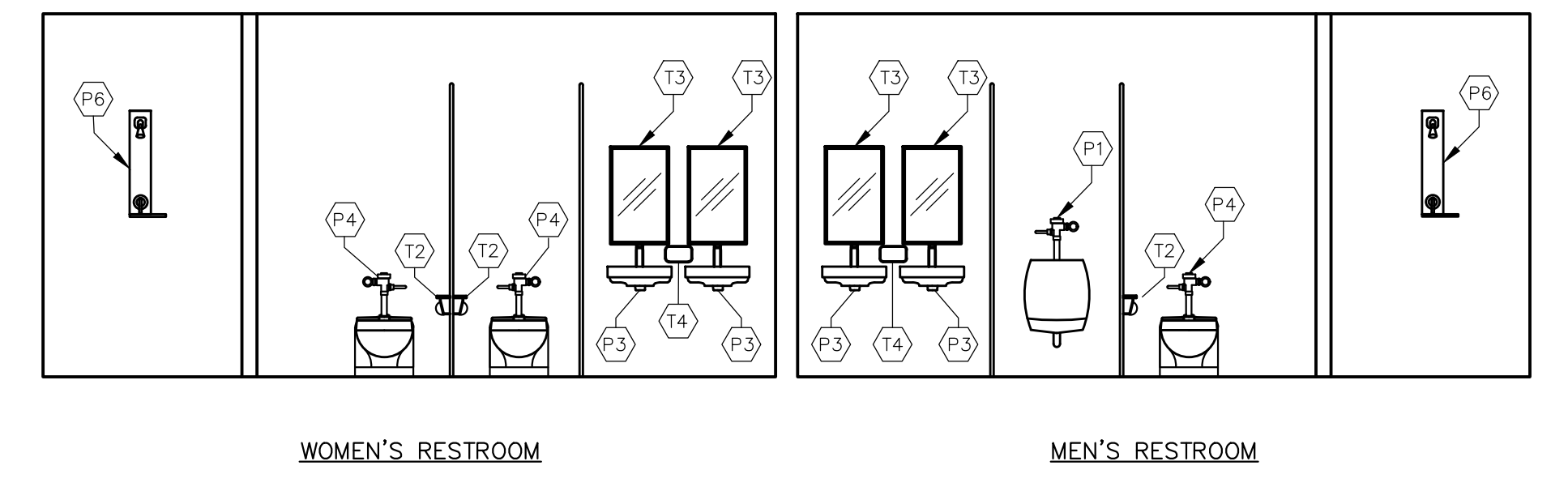
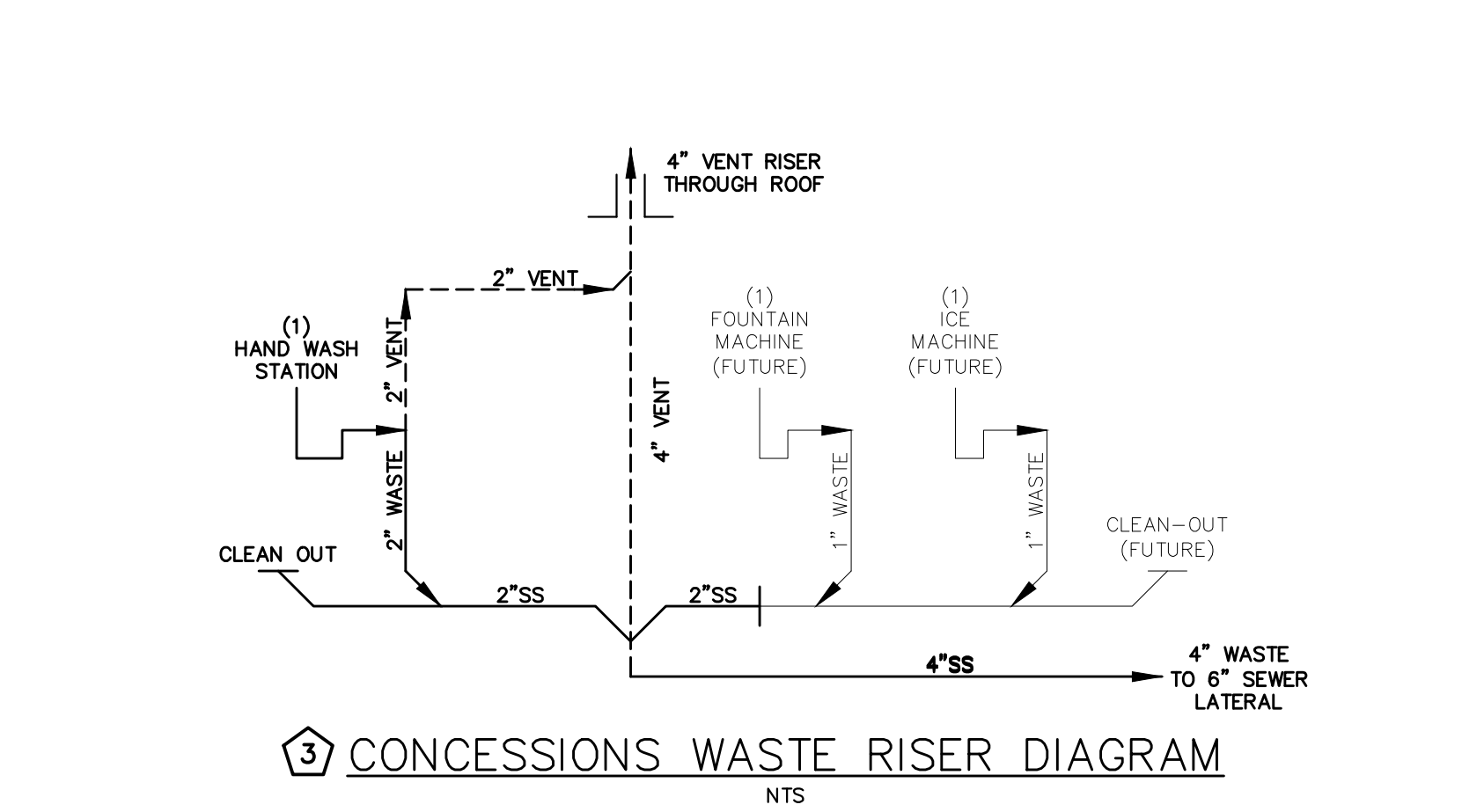
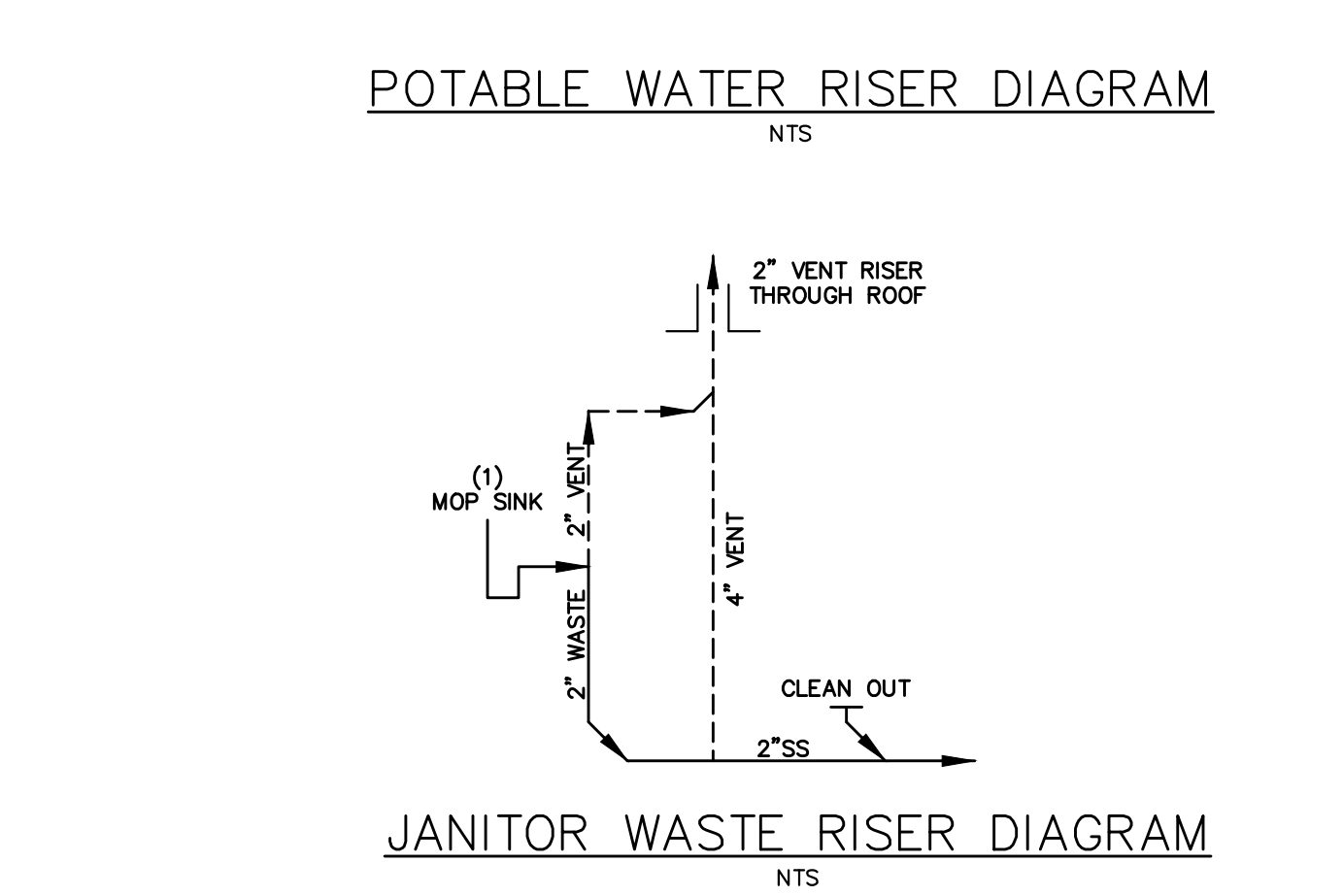
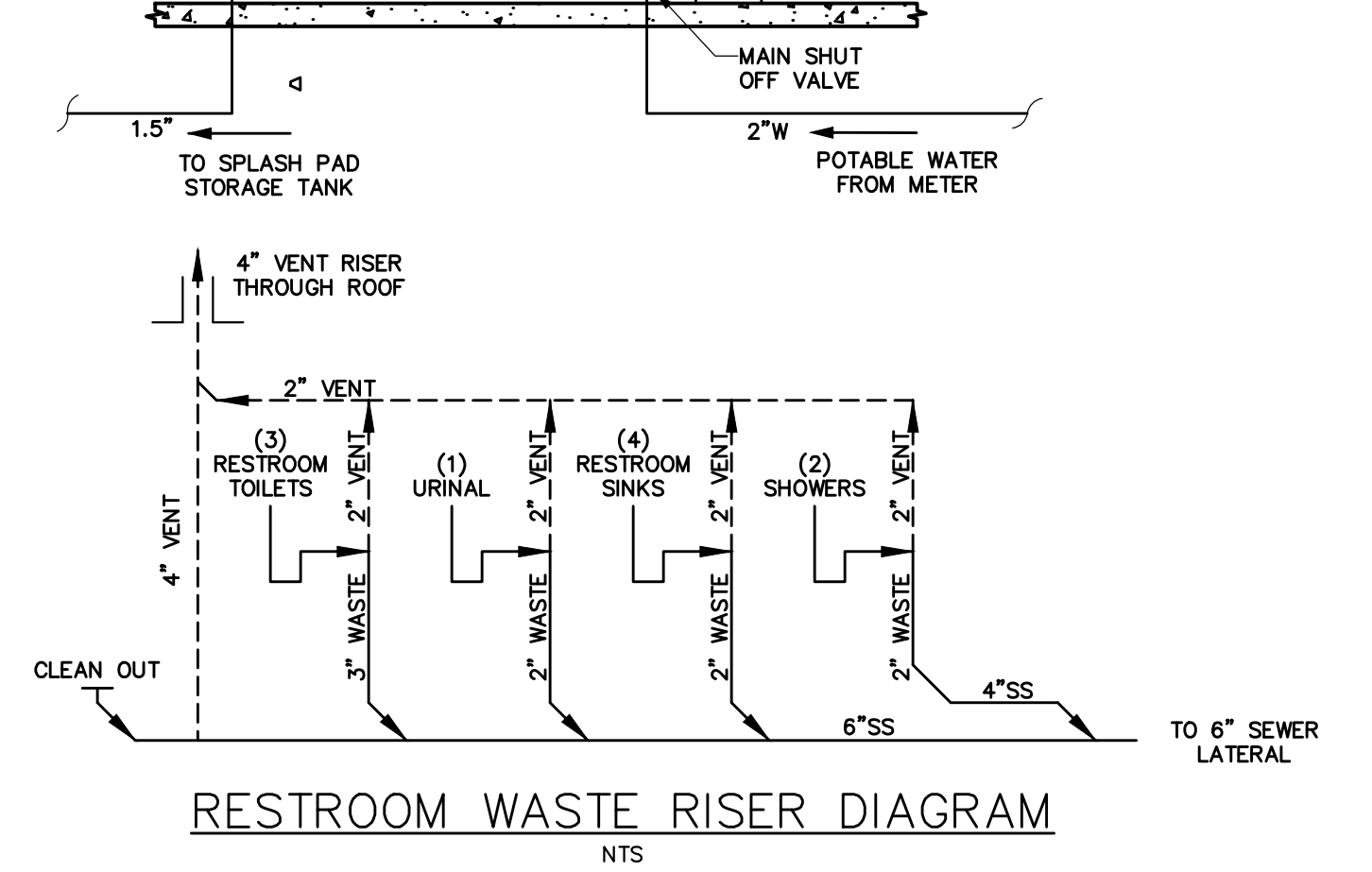
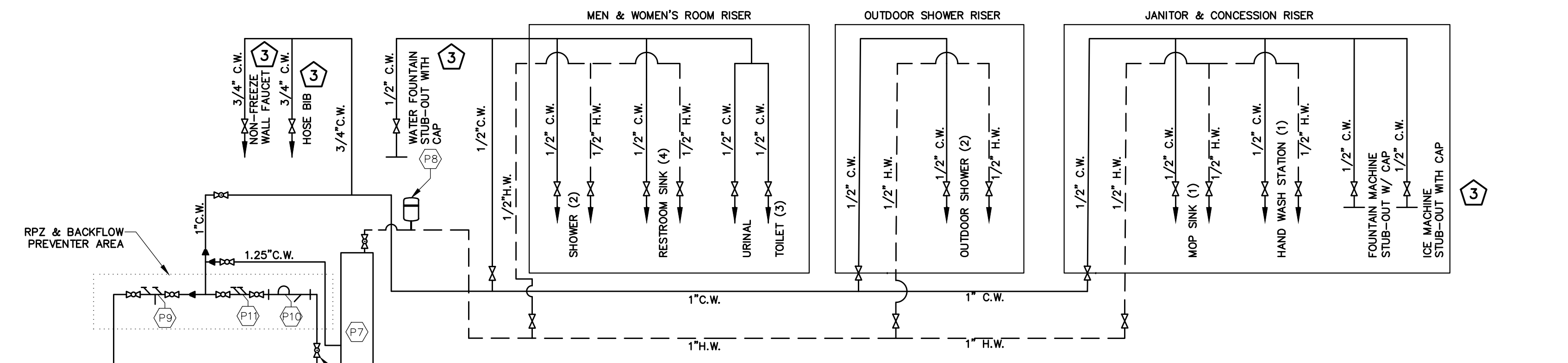


PLUMBING SCHEDULE		
TYPE	DESCRIPTION	DESCRIPTION
P1	URINAL	TOILET- AMERICAN STANDARD, WASHBROOK TOP SPOT URINAL, MANUAL FLUSH AT 0.25 GPF MODEL NO. 659001EC.020
P2	MOP SINK	SINK - PROFLO MODEL PFMB2424 WITH INTERGRAL DRAIN, FLOOR MOUNTED FAUCET - PROFLO MODEL PF1118 SERVICE SINK FAUCET WITH VACUUM BREAK, WALL MOUNTED
P3	REST ROOM SINK & FAUCET	SINK - AMERICAN STANDARD, DECORUM WALL-HUNG EVERCLEAN LESS OVERFLOW WITH CENTER HOLE ONLY, WHITE MODEL NO. 902490TEC FAUCET - AMERICAN STANDARD, PARADIGM SELECTRONIC TOUCHLESS, BASE MODEL, 0.5 gpm. POLISHED MODEL NO. 702B105 PLUMBING - CHROME PLATED CAST BRASS ADJUSTABLE P-TRAP WITH CLEANOUT, SLIP JOINT INLET AND TUBING OUTLET WITH WALL FLANGE. CHROME PLATED BRASS WALL SUPPLIES WITH WALL FLANGES AND WHEEL HANDLE STOPS
P4	TOILET - ADA	TOILET - AMERICAN STANDARD, AFWALL MILLENNIUM 16-1/2" ELONGATED WALL HUNG BOWL, MANUAL FLUSH AT 1.28 GPF, MODEL NO. 2634101.020 SEAT - EVERCLEAN TOILET SEAT WITH SLOW-CLOSE, ELONGATED TOILET SEAT, WHITE, 5321.110
P5	WATER FOUNTAIN & BOTTLE FILLER (FUTURE)	ELKAY MODEL NO. LK4408BF BOTTLE FILLING STATION, OUTDOOR WALL MOUNT WITH SINGLE FOUNTAIN, COLOR BY OWNER
P6	SHOWER UNIT	ZURN, TEMP-GARD INSTITUTIONAL SHOWER, CHROME PLATED BRASS SHOWER HEAD, STAINLESS STEEL SHROUD, 1.5 gpm, MODEL NO. Z7500
P7	WATER HEATER	STATE WATER HEATERS, SANDBLASTER COMMERCIAL ELECTRIC, 12.3 kw, 80 gal, 4,100 WATT, MODEL NO. C5B 62 12 SFE
P8	EXPANSION TANK	AMTROL, THERM-X-TROL, 2.0 GALLON, ASME DIAPHRAGM, 150 PSIG WORKING PRESSURE, 200°F MAX OPERATING TEMP, MODEL NO. ST-5C-DD
P9	RPZ	WATTS, SERIES LF 919 REDUCED PRESSURE ZONE ASSEMBLY MODEL NO. 0450122
P10	PRESSURE REDUCING VALVE	WATTS, SERIES LF 2235, HIGH CAPACITY WATER PRESSURE REDUCING VALVE WITH STRAINER, SET TO 50 psi, MODEL NO. 0798594
P11	DOUBLE CHECK ASSEMBLY	WATTS, SERIES LF 719 DOUBLE CHECK VALVE ASSEMBLY, MODEL NO. 0065306

PROVIDE FIXTURES EQUAL TO MAKE & MODEL LISTED.

ACCESSORY SCHEDULE			
TYPE	DESCRIPTION	SPECIFICATION	NOTES
T1	PAPER TOWEL DISPENSER / WASTE RECEPTACLE	BOBRICK MODEL NO. B-3949, SURFACED MOUNTED SATIN FINISH STAINLESS STEEL TUMBLER LOCK & PIANO HINGE, 12-GAL REMOVABLE WASTE RECEPTACLE LOCKED INTO CABINET	HEIGHT AND LOCATION TO MEET ADA STANDARDS
T2	TOILET ROLL HOLDER	BOBRICK, MODEL NO. B-2892 SURFACED MOUNTED, TWIN JUMBO ROLL, SATIN FINISH	HEIGHT AND LOCATION TO MEET ADA STANDARDS
T3	MIRROR	BOBRICK, MODEL NO. B-165 1830, POLISHED FINISH STAINLESS STEEL, THEFT RESISTANT MOUNT	18"W x 30"H
T4	SOAP DISPENSER	BOBRICK, MODEL NO. B-2112, SATIN FINISH STAINLESS STEEL, CONCEALED WALL FASTENING, VANDAL RESISTANT	HEIGHT AND LOCATION TO MEET ADA STANDARDS
T5	MOP AND BROOM HOLDER	BOBRICK, MODEL NO. B-223 x 24, SATIN FINISH STAINLESS STEEL, HOLDS 3 MOPS	24"L
T6	SHOWER CURTAIN	ROD - BOBRICK, MODEL NO. B-6047 x 60, SATIN FINISH STAINLESS STEEL, CONCEALED WALL BRACKETS, 1-1/4" DIA CURTAIN - BOBRICK MODEL NO. B-204-3, OPAQUE, WHITE VINYL, 0.008" THICK. HOOKS - BOBRICK MODEL NO. B-204-1	60"W 70"W x 72"H
T7	SHOWER SEAT	BOBRICK, MODEL NO. B-5181, SEAT CONSTRUCTED OF 1/2" THICK SOLID PHENOLIC, FRAME AND BRACKETS 304SS	HEIGHT AND LOCATION TO MEET ADA STANDARDS, INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
T8	GRAB BARS	BOBRICK, MODEL NO. B-9806, 1-1/2" DIA, SATIN FINISH STAINLESS STEEL	36"L ON BACK WALL 42"L ON SIDE WALL HEIGHT AND LOCATION TO MEET ADA STANDARDS
T9	BABY CHANGING STATION	KOALA KARE MODEL NO. H-9600, HORIZONTAL, PLASTIC	INSTALL IN ADA STALLS, PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

PROVIDE ACCESSORIES EQUAL TO MAKE & MODEL LISTED.



- CONSTRUCTION NOTES**
- ROUTING FOR WATER LINES ABOVE SLAB WILL BE DONE BY CONTRACTOR WITH OWNER'S APPROVAL.
 - SHUT OFF VALVES FOR OUTDOOR SHOWERS SHALL BE PLACED UNDER SINKS IN RESTROOMS.
 - ROUTING FOR WASTE LINES IN CONCESSIONS AREA ARE FOR FUTURE USE, COORDINATE WITH OWNER

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LEGEND

COLD POTABLE WATER	---
HOT POTABLE WATER	---
FLOOR DRAIN	FD
SERVICE LATERAL	SL
SANITARY SEWER	SS
BALL VALVE	⊘
GATE VALVE	⊘
PIPE BELOW SLAB	---

NO.	DATE	BY	REVISION
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2	10/25/24	CDQ	RE-RELEASED FOR BID
1	09/20/24	CDQ	REVISED FOR NEW BUILDING LAYOUT

CITY OF ELBERTON, GA
203 ELBERT STREET
ELBERTON, GA 30635

2024 SPLASH PAD FACILITY

BUILDING PLUMBING & FIXTURES

DESIGNED BY LCH			PEOPLES & QUIGLEY, INC. CONSULTING ENGINEERS 6059 BOYLSTON DRIVE, NE SANDY SPRINGS, GEORGIA 30328 TELEPHONE (404) 255-2650	SHEET 16
DRAWN BY JCP				
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SCALE 1/4" = 1'-0"	DATE SEP. 30, 2024	DRAWING NO. 448-10A3-04		