

2021 CAPITAL FUND PROJECT

PLAYGROUND REPLACEMENT FOR :

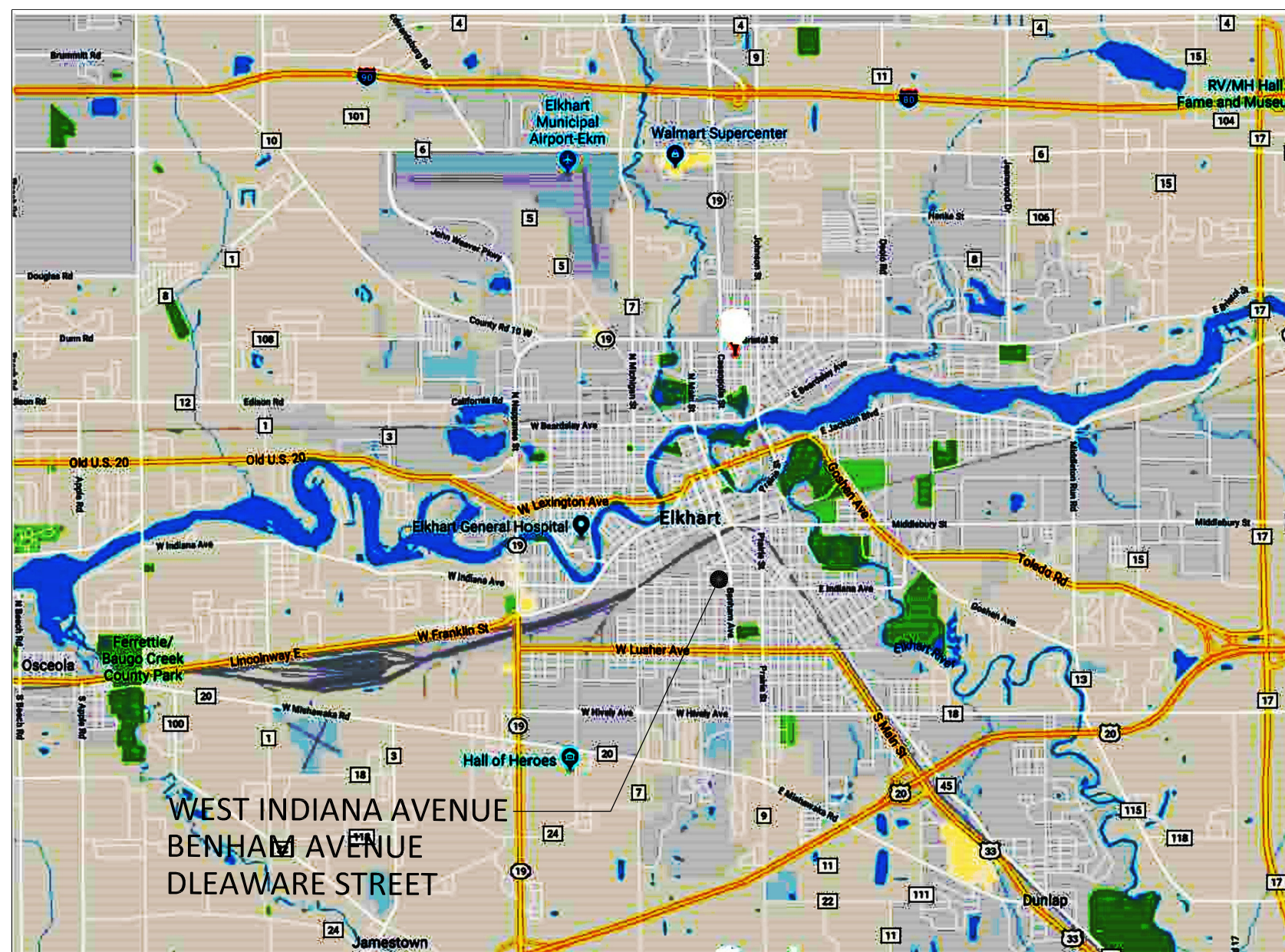
WASHINGTON GARDENS

IN0262-21-3

THE HOUSING AUTHORITY OF THE CITY OF ELKHART INDIANA

1396 Benham Avenue Elkhart, Indiana 46516

VICINITY MAP



GOVERNING CODES

INDIANA BUILDING CODE 2014 2012 IBC
INDIANA PLUMBING CODE 2012 2006 IPC
INDIANA MECHANICAL CODE 2014 2012 IMC
INDIANA ELECTRICAL CODE 2009 2008 NFPA 70
INDIANA FIRE CODE 2014 INDIANA ENERGY 2012 IFC
CONSERVATION CODE 2010 ASHRAE 90.1 2007

WITH ALL LOCAL AND STATE AMENDMENTS

SHEET INDEX

TITLE SHEET

- C101 OVERALL SITE PLAN
- D101 DEMOLITION PLANS
- C401 PLAYGROUND PLANS & DETAILS
- C402 PLAYGROUND FOUNDATION DETAILS

BOARD OF COMMISSIONERS

JeNeva Adams Commissioner
Dan Boecher Commissioner
Reverend LeFate Owens Commissioner
Margaret Owens Commissioner
Kristen Smole Commissioner
Helenia Robinson Commissioner
Kristyn Hammond Commissioner

Angelina M. Washington Executive Director

UNIT COSTS / ALTERNATES

ALTERNATE NO.1:

STATE THE ADD AMOUNT (LABOR & MATERIAL) TO THE BASE BID (PLAYGROUND) TO PROVIDE POURED-IN-PLACE PLAYGROUND SURFACING IN LIEU OF PLAYGROUND GRASS RESILIENT SURFACING.

ABBREVIATIONS

A/C	AIR CONDITIONING	FD	FLOOR DRAIN	PC	PLUMBING CONTRACTOR
AC	ACOUSTIC	FE	FIRE EXTINGUISHER	PERF	PERFORATED
ADJ	ADJUSTABLE	FEC	FIRE EXTINGUISHER CABINET	R	PLATE
AFF	ABOVE FINISHED FLOOR	FHC	FIRE HOSE CABINET	PLAS	PLASTIC
AL	ALUMINUM	FIN	FINISH	PLBG	PLUMBING
AP	ACCESS PANEL	FL	FLASHING	PREFAB	PREFABRICATED
Z	ANGLE	FLR	FLOOR	PSF	POUNDS PER SQUARE FOOT
APPX	APPROXIMATE	FLUOR	FLUORESCENT	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECTURAL	FNDN	FOUNDATION	PT	PAINT
ASPH	ASPHALT	FRP	FIBERGLASS REINF. PANEL	QT	QUARRY TILE
		FT	FOOT (FEET)		
		FTG	FOOTING		
B MK	BENCH MARK			RA	RETURN AIR
BD	BOARD			RD	ROOF DRAIN
BIT	BITUMINOUS	GA	GAUGE	RE	REFER TO
BLDG	BUILDING	GALV	GALVANIZED	REINF	REINFORCING (REINFORCED)
BLK	BLOCK	GC	GENERAL CONTRACTOR	Ø	ROUND
BLKG	BLOCKING	GL	GLASS		
BM	BEAM	GPH	GALLONS PER HOUR		
BRG	BEARING	GPM	GALLONS PER MINUTE		
BTM	BOTTOM	GYP BD	GYPSON BOARD		
				S TO S	STUD TO STUD
CAB	CABINET	HB	HOSE BIBB	SAT	SUSPENDED ACOUSTICAL TILE
CB	CONCRETE BLOCK	HC	HOLLOW CORE	SC	STAINED CONCRETE
CC	CENTER TO CENTER	HDCP	HANDICAP	SCHED	SCHEDULE
CF	CUBIC FEET	HDWR	HARDWARE	SCW	SOLID CORE WOOD
CFM	CUBIC FEET PER MINUTE	HM	HOLLOW METAL	SECT	SECTION
CHB	CHALK BOARD	HR	HORIZONTAL	SF	SQUARE FOOT
CI	CAST IRON	HT	HEIGHT	SGL	SINGLE
CJ	CONTROL JOINT	HTR	HEATER	SGT	STRUCTURAL GLAZED TILE
C	CENTER LINE	HW	HOT WATER	SHT	SHEET
CLG	CEILING			SI	SQUARE INCH
CM	CONSTRUCTION MANAGER			SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	SJ	STEEL JOIST
CO	CLEAN OUT	INSUL	INSULATION (INSULATED)	SPEC	SPECIFICATIONS
COL	COLUMN	INT	INTERIOR	SS	STAINLESS STEEL
CONC	CONCRETE	ISO JT	ISOLATION JOINT	STL	STEEL
CONTR	CONTRACTOR			STOR	STORAGE
CONTR	CONTRACTOR			SUSP	SUSPENDED
CPT	CARPET			SV	STAINED AND VARNISHED
CT	CERAMIC TILE	JT	JOINT		
CTR	CENTER			T	TREAD
CW	COLD WATER			T&G	TONGUE & GROOVE
CY	CUBIC YARD	LAV	LAVATORY	TB	TACK BOARD
				TEL	TELEPHONE
				TERR	TERRAZZO
DBL	DOUBLE	MATL	MATERIAL	THK	THICK
DF	DRINKING FOUNTAIN	MAX	MAXIMUM	TLT	TOILET
DIA	DIAMETER	MC	MECHANICAL CONTRACTOR	TOB	TOP OF BEARING
DIM	DIMENSION	MECH	MECHANICAL	TYP	TYPICAL
DN	DOWN	MFR	MANUFACTURER		
DR	DOOR	MIN	MINIMUM		
DS	DOWN SPOUT	MISC	MISCELLANEOUS	V	VINYL
DTL	DETAIL	MINTG HT	MOUNTING HEIGHT	VAN	VANITY
DW	DRYWALL	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	MSRY	MASONRY	VERT	VERTICAL
		MT	MOSAIC TILE	VEST	VESTIBULE
		MTD	MOUNTED	VF	VINYL FABRIC
		MTL	METAL	VT	VINYL TILE
EA	EACH			VTR	VENT THRU ROOF
EC	ELECTRICAL CONTRACTOR			VWC	VINYL WALL COVERING
EL	ELEVATION				
ELEC	ELECTRIC (ELECTRICAL)	NIC	NOT IN CONTRACT		
EP	EPOXY PAINT	NO	NUMBER	WC	WATER CLOSET
EPNL	ELECTRICAL PANEL			WD	WOOD
ER	EMERGENCY	OAI	OUTSIDE AIR INTAKE	WDW	WINDOW
EWC	ELECTRIC WATER COOLER	OC	ON CENTER	WH	WATER HEATER
EXST	EXISTING	OD	OUTSIDE DIAMETER	WP	WEATHER PROOF
EXT	EXTERIOR	OPNG	OPENING		

ISSUED FOR: CONSTRUCTION DOCUMENTS
DATE: JULY 2, 2021

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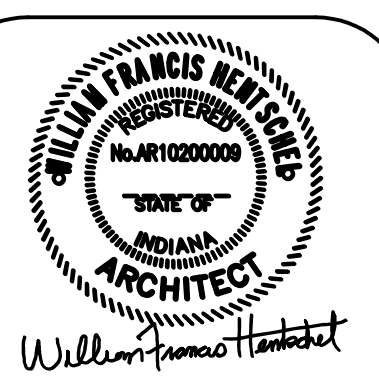
415 Lincolnway East Mishawaka, Indiana

Phone: 574-233-2119

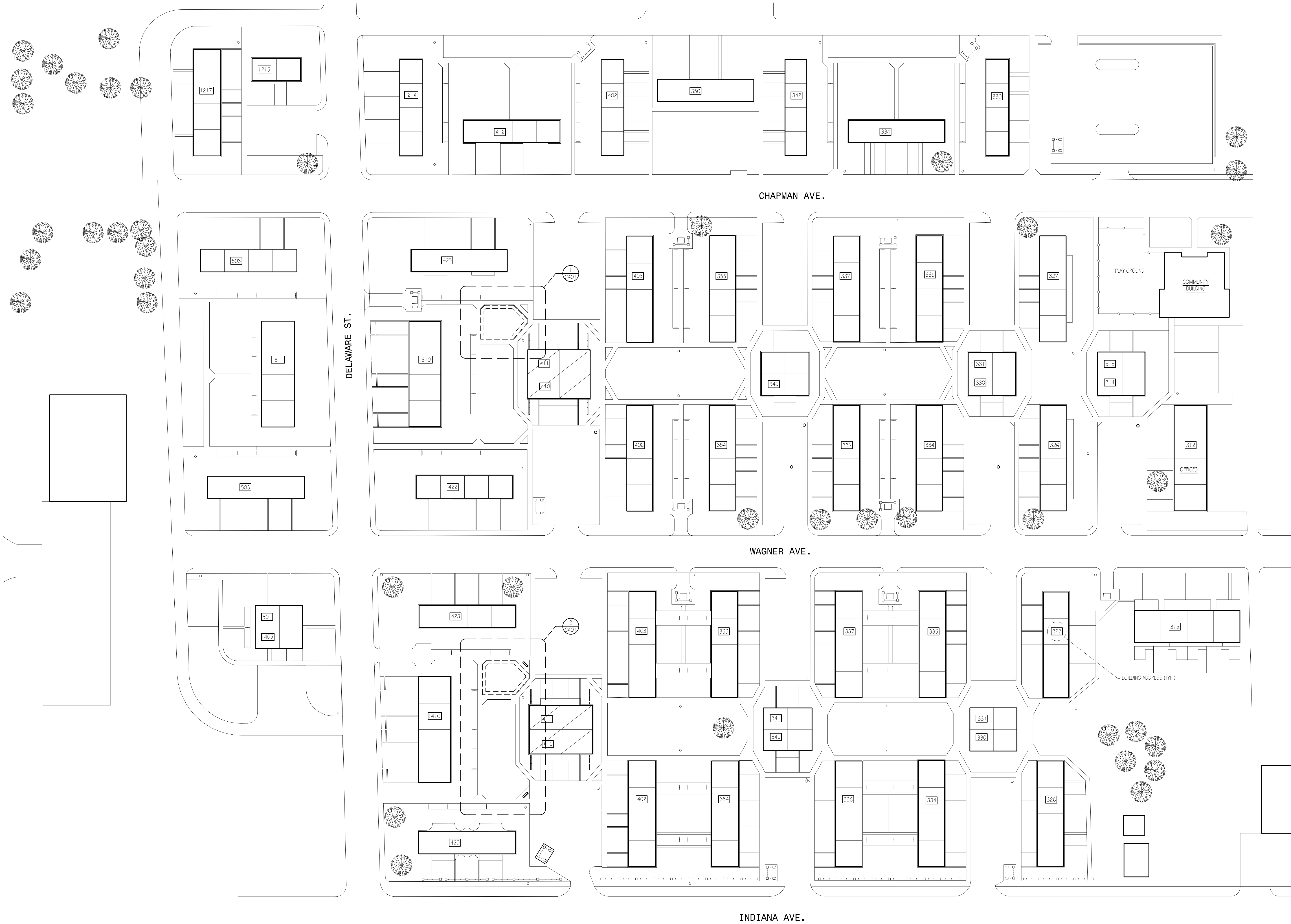
email: Info@forumarchitectsllc.com



SET NUMBER



SEAL / SIGN



DATE:	JULY 2, 2021
FILE:	
DRAWN BY:	JG
CHECKED BY:	WFH
REVISIONS:	



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NEW PLAYGROUND EQUIPMENT

ELKHART HOUSING AUTHORITY

WASHINGTON GARDENS

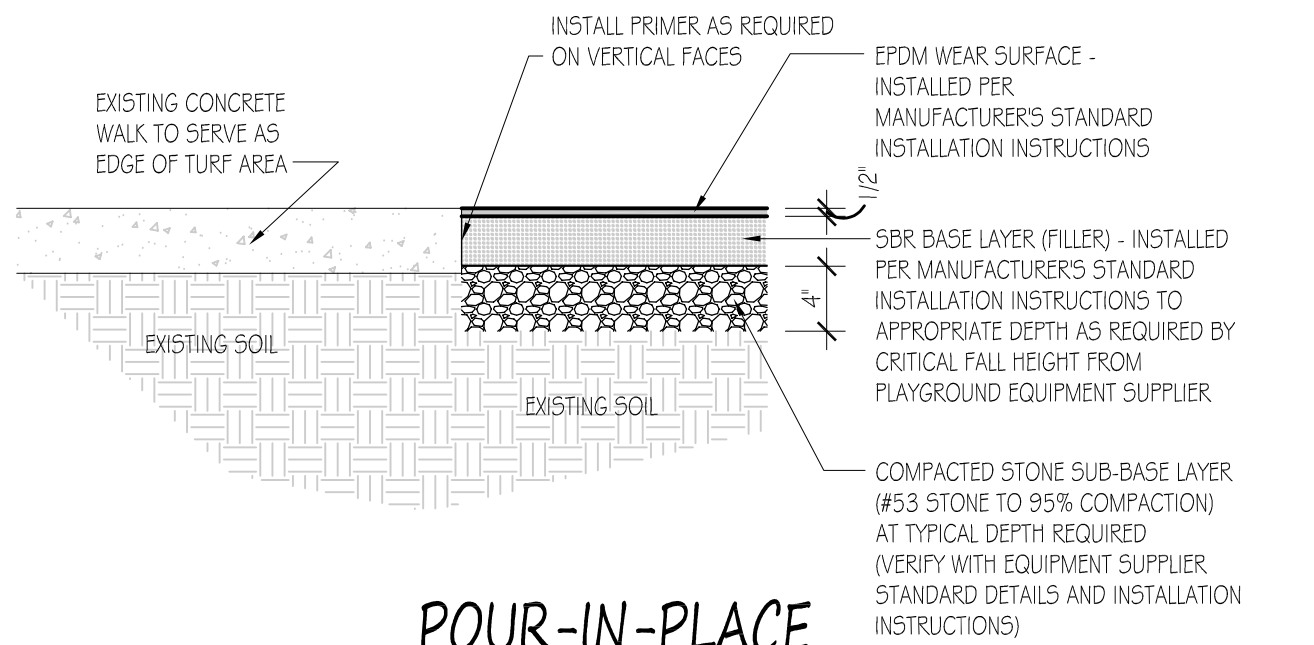
INDIANA

ELKHART

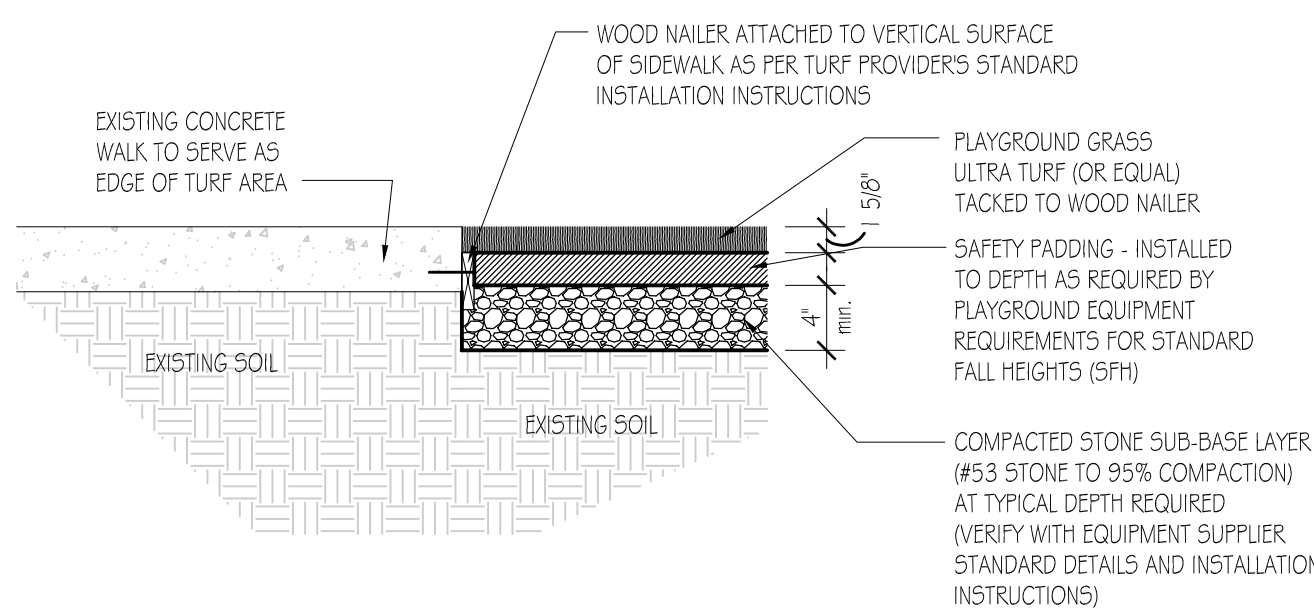
OVERALL SITE PLAN

C101

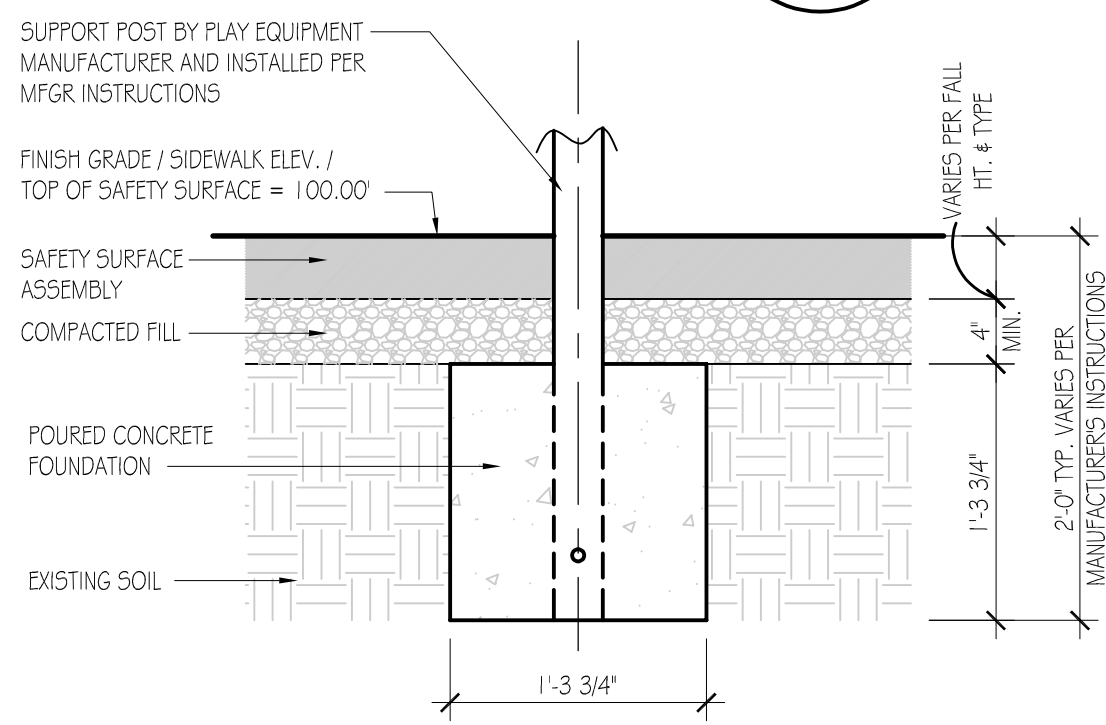




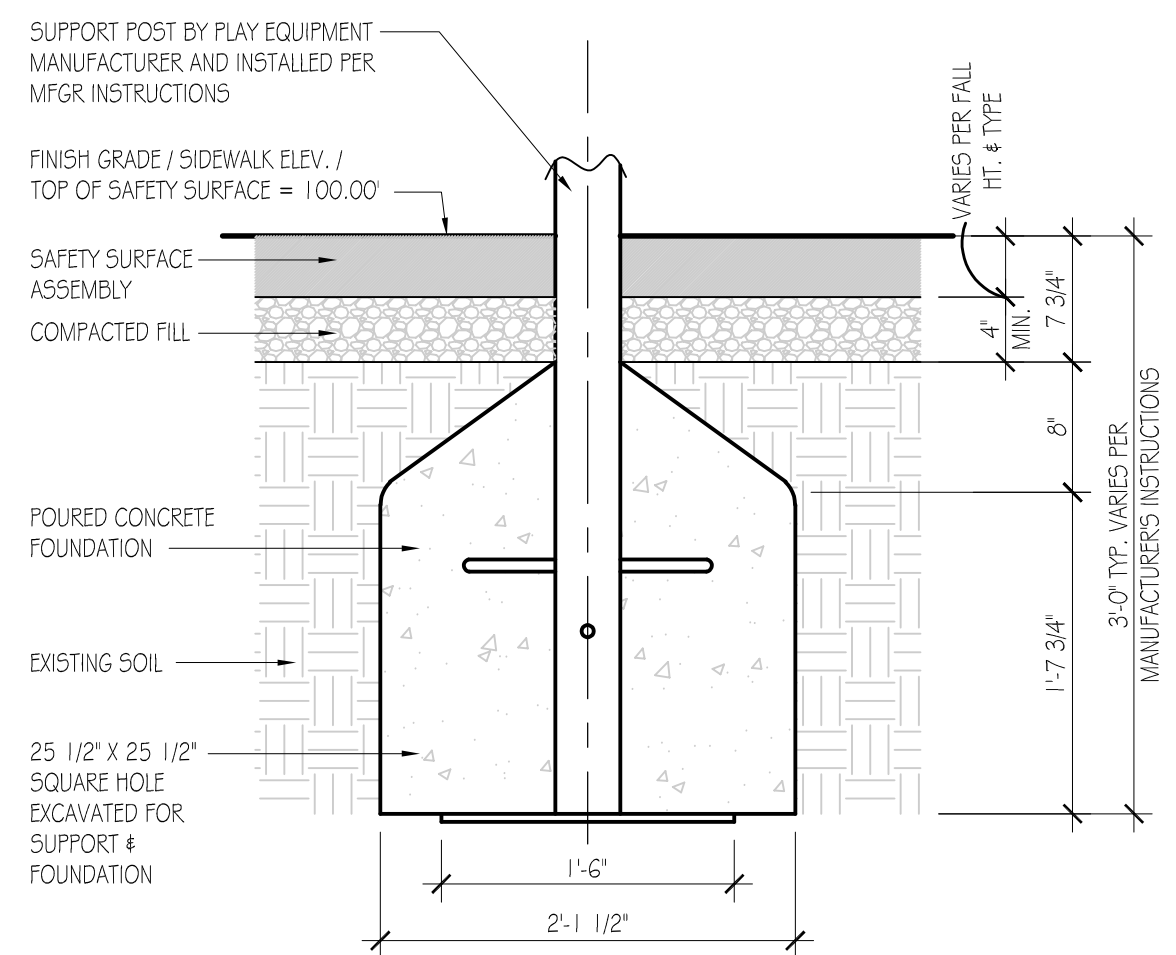
8
C401
POUR-IN-PLACE
PROFILE SECTION
SCALE: 1"=1'-0"
ALTERNATE



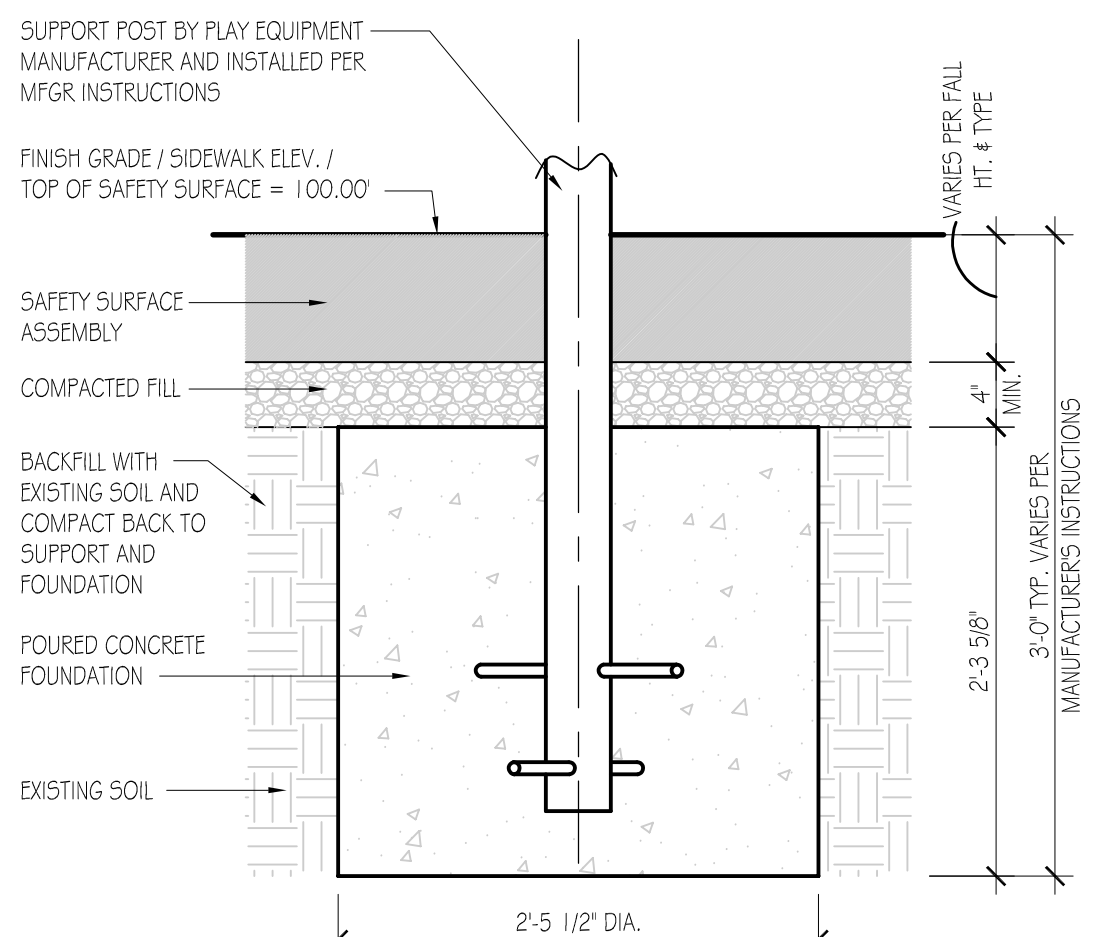
7
C401
TURF PROFILE SECTION
SCALE: 1"=1'-0"



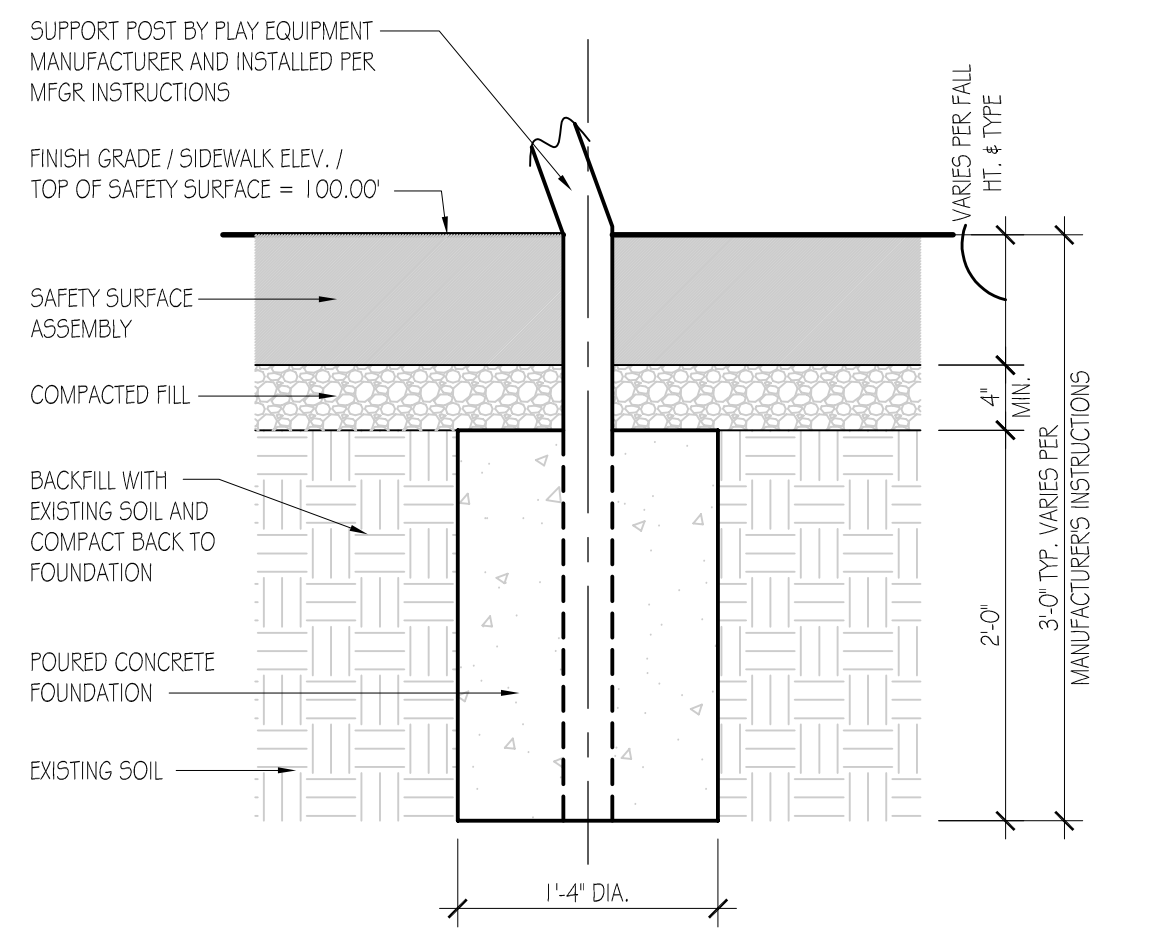
6
C401
FOUNDATION DETAIL
SCALE: 1"=1'-0"



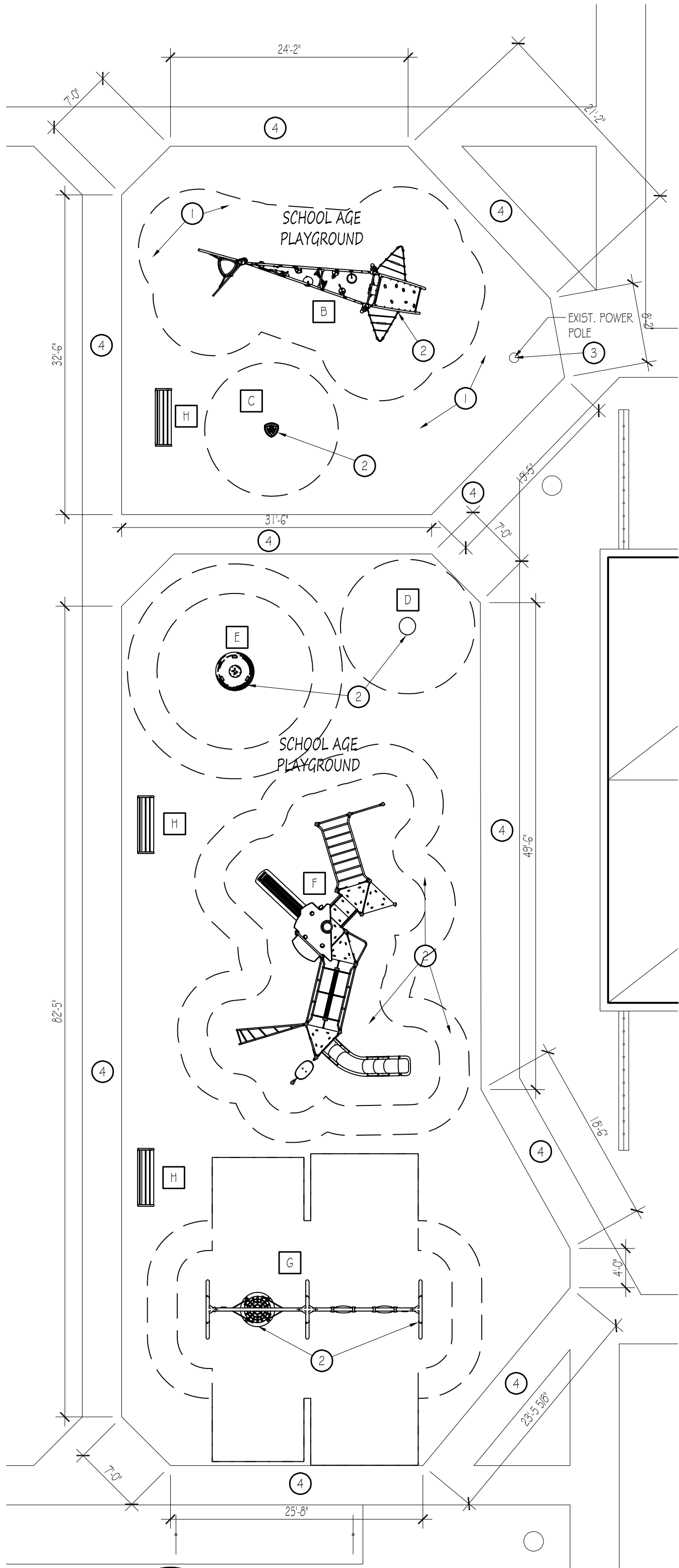
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C401
FOUNDATION DETAIL
SCALE: 1"=1'-0"



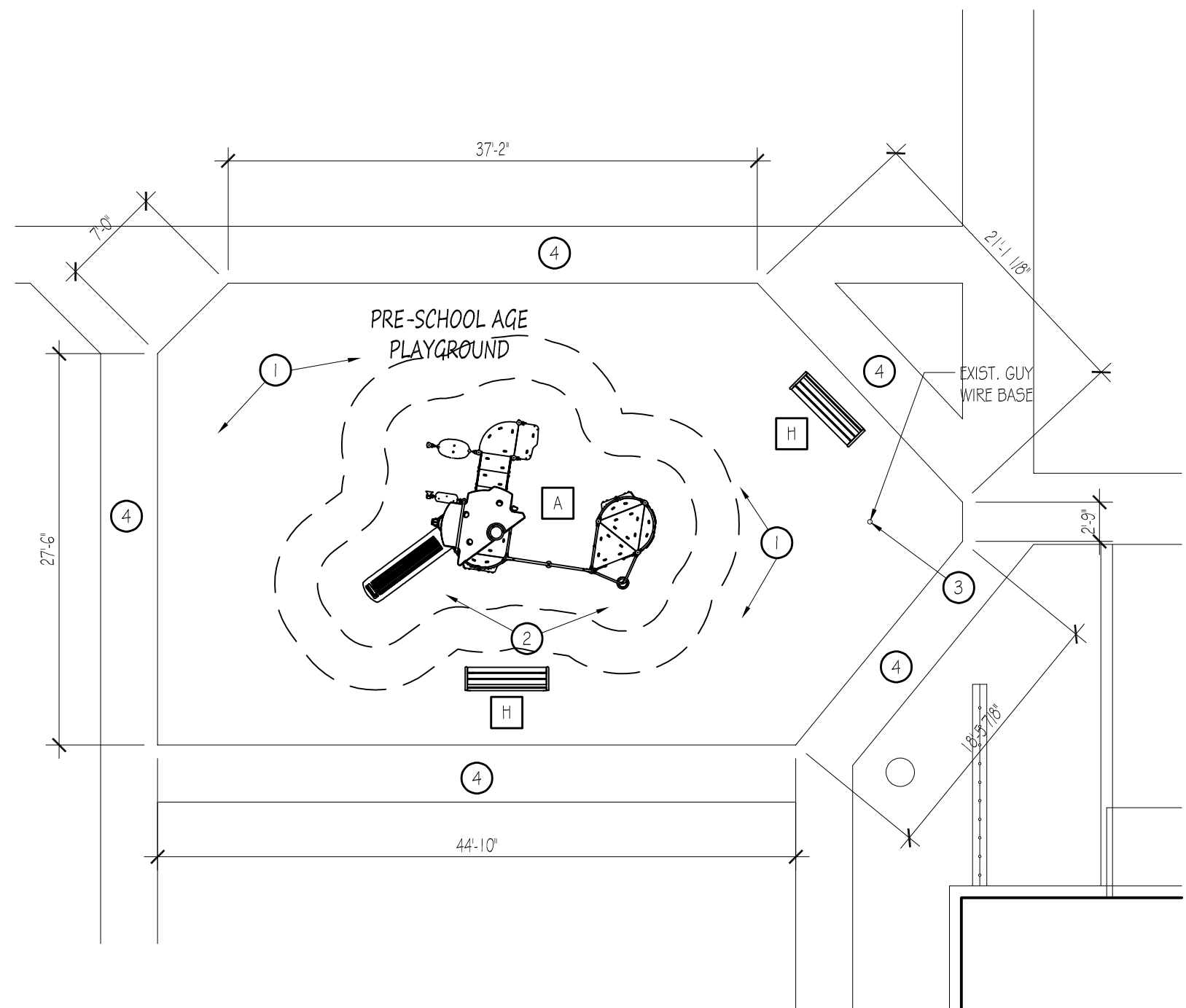
4
C401
FOUNDATION DETAIL
SCALE: 1"=1'-0"



3
C401
FOUNDATION DETAIL
SCALE: 1"=1'-0"



2
C401
SOUTH PLAYGROUND
SCALE: 1"=1'-0"



1
C401
NORTH PLAYGROUND
SCALE: 1"=1'-0"

PLAY AREA EQUIPMENT SCHEDULE					
MARK	PIECE NAME & CATALOG #	PLAN LOCATION	FOUNDATION DETAILS	FOUNDATIONS QTY.	NOTES
A	TRENDSITTER - #PCE2055	1/C401	1, 2, 3, 4 / C402	5 - #2a, 5 - #4a, 2 - #6a, 3 - #19a	-
B	ENIF - #GX1902	2/C401	6, 7, 8, 9, 10 / C402		-
C	SPICA 1 - #GX18014	2/C401	5/C401	1	-
D	SPINNER BOWL - #ELE400024	2/C401	3/C401	1	-
E	TIP! CAROUSEL - #ELE400065	2/C401	4/C401	1	-
F	MAUNA KEA - #PCE211002	2/C401	1, 3, 4 / C402	11 - #2a, 2 - #6a, 3 - #19a	-
G	DOUBLE BAY SWING - #SW92012	2/C401	5 / C402	6	SEE DETAILS 16a, 16b, 43a, 43b
H	AGORA BENCH - #PAR4051	1 & 2/C401	6/C401	10	SEE DRAWINGS FOR LOCATION AND CLEARANCES FROM EQUIPMENT

CONSTRUCTION KEY NOTES

1. INSTALL ADDITIONAL NEW FILL AS REQUIRED TO MEET SUB-GRADE ELEVATION REQUIRED FOR NEW TURF INSTALLATION. (SITE CONTRACTOR)
2. INSTALL NEW PLAY EQUIPMENT PER MANUFACTURER'S STANDARD INSTALLATION INSTRUCTIONS. REFER TO DETAILS AS SHOWN. (PLAYGROUND CONTRACTOR)
3. MAINTAIN PROPER CLEARANCE FOR NEW EQUIPMENT FROM EXISTING POWER POLE AND POWER LINE GUY WIRE BASE IN PLAY AREAS.
4. EXISTING CONCRETE SIDEWALK TO REMAIN.

ALTERNATE 1 - PROVIDE POURED IN-PLACE PLAY AREA SURFACE IN LIEU OF TURF AREA, PER MANUFACTURER'S DETAILS AND INSTRUCTIONS. SEE DETAILS.

GENERAL NOTES

1. ALL SITEWORK TO BE IN ACCORDANCE WITH CITY OF ELKHART, INDIANA STANDARDS AND REQUIREMENTS.
2. DETAILS AND SCHEDULES ARE TO BE FOUND IN SUBSEQUENT CONSTRUCTION DOCUMENTS.
3. THE SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS, SITE, AND EXISTING CONDITIONS. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND OR LABOR, BECAUSE OF DIFFICULTIES ENCOUNTERED AFTER THE COMMENCEMENT OF WORK, WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN HAD PROPER EXAMINATION BEEN MADE.
4. ORIGINAL DRAWINGS AND OR SITE MEASUREMENTS WERE USED AS A REFERENCE FOR DRAWINGS AND DETAILS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, 7. QUANTITIES PRIOR TO COMMENCING RENOVATION WORK.
5. REPAIR AND OR REPLACE TO ORIGINAL 'LIKE NEW CONDITION' ANY EXISTING ASPHALT, CONCRETE, STRUCTURES, LAWNS, AND OR SITE ELEMENTS TO REMAIN THAT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS.
6. TENANTS SHALL OCCUPY ADJACENT BUILDINGS AND APARTMENTS DURING CONSTRUCTION. CONDUCT WORK IN A MANNER WHICH WILL MINIMIZE THE NEED FOR DISRUPTION OF TENANTS' DAILY ACTIVITIES.
7. LIMIT DEMOLITION OR CONSTRUCTION OPERATIONS, WITHIN REASON, TO STAGING AREAS AS APPROVED BY THE OWNER. ALLOW OWNER / TENANTS FREE USE OF OTHER PORTIONS OF THE SITE AT ALL TIMES.
8. PROVIDE TEMPORARY BARRICADES AND / OR OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS' PERSONNEL AND GENERAL PUBLIC FROM INJURY.
9. CONTRACTOR TO PROVIDE CLEANING AND PROPER DISPOSAL OF WASTE AND MATERIALS FROM PROJECT SITE ON A DAILY BASIS.

DATE:	JULY 2, 2021
FILE:	21-115C401.2.DWG
DRAWN BY:	JG, AMG
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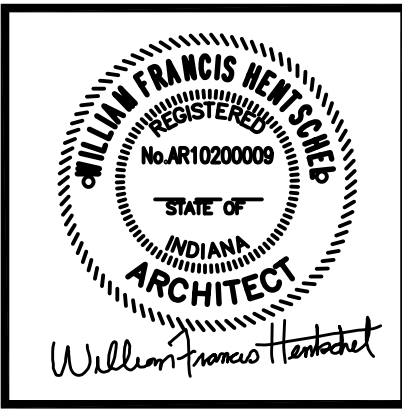
NEW PLAYGROUND EQUIPMENT
ELKHART HOUSING AUTHORITY
WASHINGTON GARDENS
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ELKHART

PLAYGROUND PLANS
& DETAILS

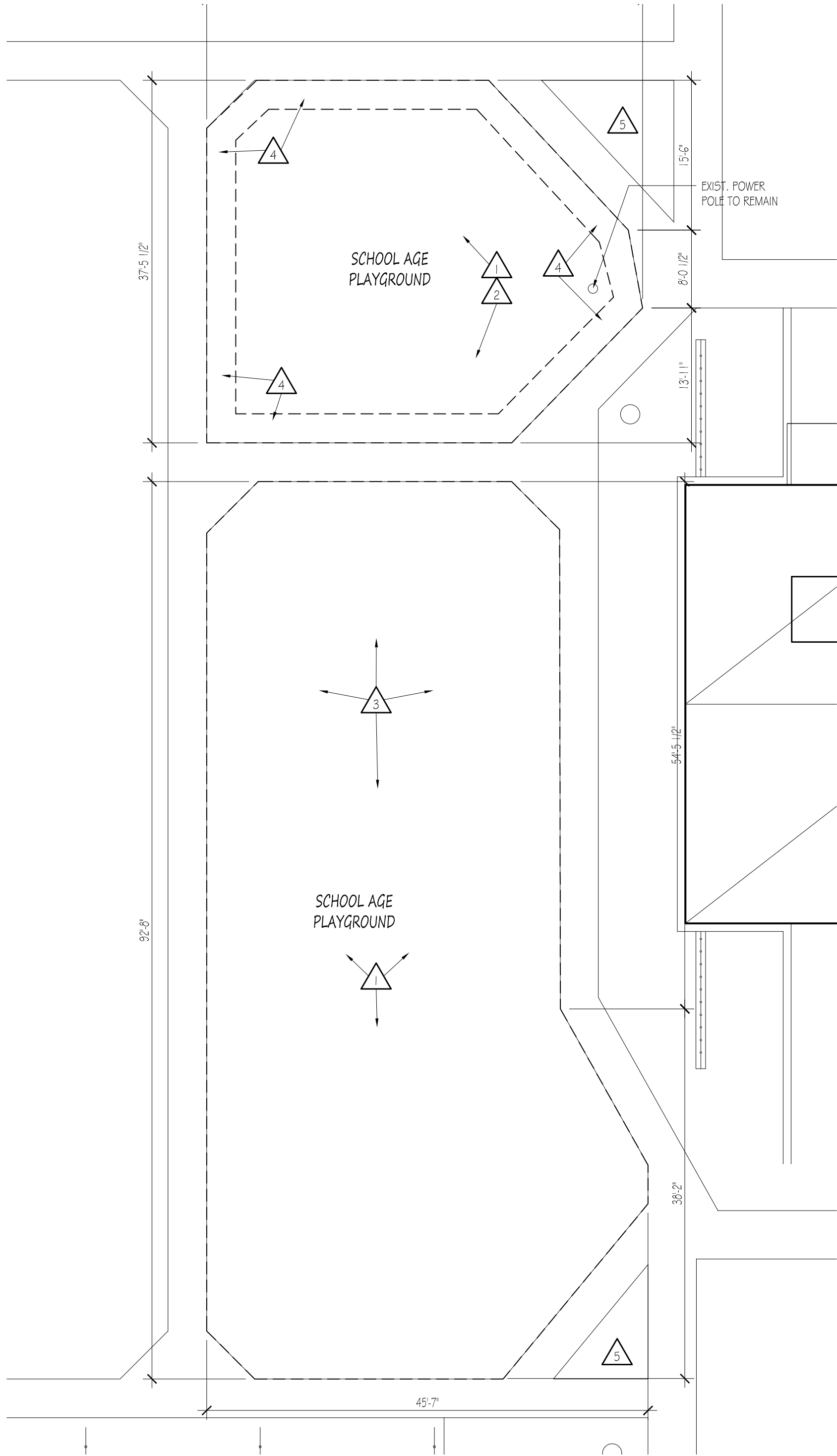
C401



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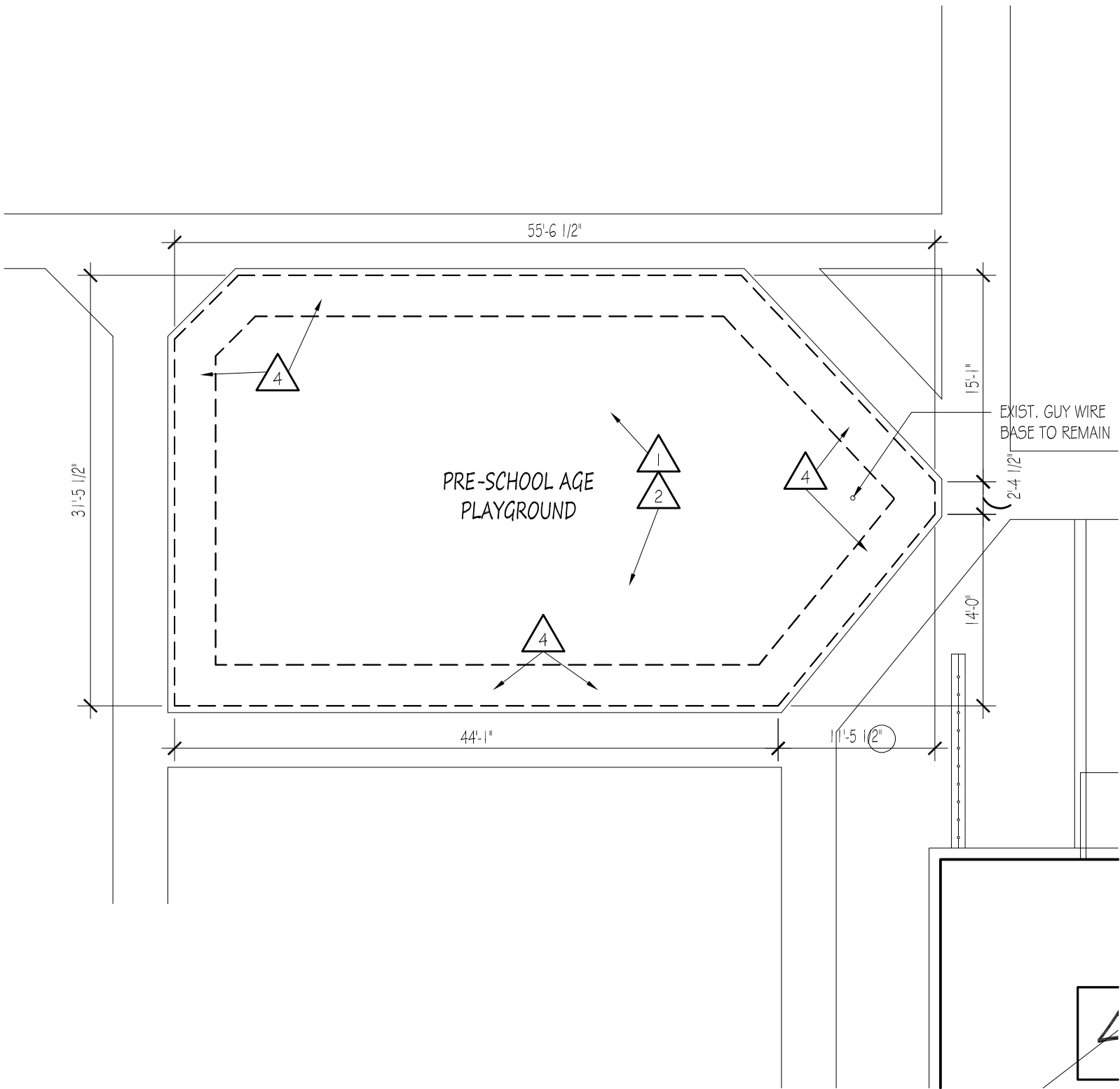
2 SOUTH PLAYGROUND
D101 SCALE: 1"=10'-0"

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9. CONTRACTOR TO PROVIDE CLEANING AND PROPER DISPOSAL OF WASTE AND MATERIALS FROM PROJECT SITE ON A DAILY BASIS.

DEMOLITION KEY NOTES

1. REMOVE EXISTING PLAY EQUIPMENT AND ANY BELOW GROUND FOOTINGS OR SUPPORTS AS REQUIRED. (SITE CONTRACTOR)
2. REMOVE EXISTING SAND AND GRAVEL DOWN TO SUB-GRADE (1'4" +/- FROM SOUTH AND 20' +/- FROM NORTH). SEE SITEWORK DEMOLITION KEYNOTES. (SITE CONTRACTOR)
3. REMOVE EXISTING SOD/GRASS AND TOPSOIL DOWN TO SUB-GRADE. SEE SITEWORK DEMOLITION KEYNOTES. (SITE CONTRACTOR)
4. REMOVE EXISTING CONCRETE SLAB & FOOTINGS (WHERE PRESENT) FROM PLAY AREA FOR NEW EQUIPMENT INSTALLATION AS NEEDED. (SITE CONTRACTOR)
5. REMOVE EXISTING PARK BENCH. (SITE CONTRACTOR)



1 NORTH PLAYGROUND
D101 SCALE: 1"=10'-0"

SITEWORK DEMOLITION KEY NOTES

AT EXISTING SMALL PLAY AREAS (NORTH & SOUTH) IT WILL BE NECESSARY TO REMOVE EXISTING CONCRETE APRON AND EXISTING SAND FILL FROM PLAY AREA (1'4" +/- FROM SOUTH - 20' +/- FROM NORTH). PROVIDE GRANULAR FILL AS REQUIRED TO ESTABLISH FINISHED SUB-GRADE ELEVATION AS NOTED BELOW FOR EACH OPTION ONCE EXISTING SAND OR SOD/GRASS AND TOPSOIL HAS BEEN REMOVED.

1. TO ACHIEVE FINISHED (OR BASE) SUB-GRADE ELEVATION AND COMPACTION -
 - A. SMALL PLAY AREA NORTH
 - A. FOR TURF INSTALLATION - EXCAVATE 7' 5/8" FROM ESTABLISHED GRADE
TURF - 1' 5/8" +
PAD - 2' +
STONE - 4" OF #53 AT 95% COMPACTION
 - B. FOR POURED-IN-PLACE INSTALLATION - EXCAVATE 7' 1/2" FROM ESTABLISHED GRADE
PIP - 3' 1/2" SURFACE MATERIAL
STONE - 4" OF #53 AT 95% COMPACTION
 2. SMALL PLAY AREA SOUTH
 - A. FOR TURF INSTALLATION - EXCAVATE 7' 5/8" FROM ESTABLISHED GRADE
TURF - 1' 5/8" +
PAD - 3" +
STONE - 4" OF #53 AT 95% COMPACTION
 - B. FOR POURED-IN-PLACE INSTALLATION - EXCAVATE 8' 1/4" FROM ESTABLISHED GRADE
PIP - 4' 1/4" SURFACE MATERIAL
STONE - 4" OF #53 AT 95% COMPACTION
2. LARGE PLAY AREA SOUTH
 - A. FOR TURF INSTALLATION - EXCAVATE 7' 5/8" FROM ESTABLISHED GRADE
TURF - 1' 5/8" +
PAD - 2' +
STONE - 4" OF #53 AT 95% COMPACTION
 - B. FOR POURED-IN-PLACE INSTALLATION - EXCAVATE 7' 1/2" FROM ESTABLISHED GRADE
PIP - 3' 1/2" SURFACE MATERIAL
STONE - 4" OF #53 AT 95% COMPACTION

INDIANA

NEW PLAYGROUND EQUIPMENT

ELKHART HOUSING AUTHORITY

WASHINGTON GARDENS

ELKHART

PLAYGROUND
DEMOLITION PLANS

D101

