2021 CAPITAL FUND PROJECT

PLAYGROUND REPLACEMENT FOR:

WASHINGTON GARDENS

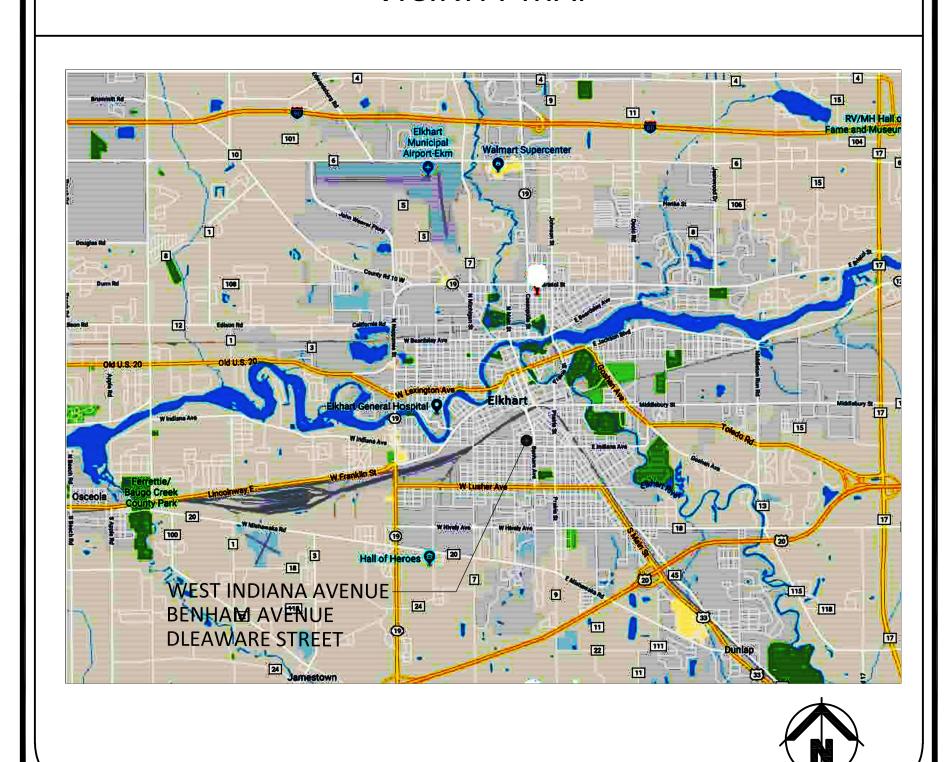
IN0262-21-3

THE HOUSING AUTHORITY OF THE CITY OF ELKHART INDIANA

1396 Benham Avenue

Elkhart, Indiana 46516

VICINITY MAP



GOVERNING CODES

INDIANA BUILDING CODE 2014	
INDIANA PLUMBING CODE 2012	2012 IMC
INDIANA ELECTRICAL CODE 2009INDIANA FIRE CODE 2014 INDIANA ENERGY	2012 IFC
CONSERVATION CODE 2010	ASHRAE 90.1 2007

WITH ALL LOCAL AND STATE AMENDMENTS

ISSUED FOR: CONSTRUCTION DOCUMENTS

DATE: JULY 2, 2021

SHEET INDEX

TITLE SHEET

C101 OVERALL SITE PLAN

Angelina M. Washington

C401 PLAYGROUND PLANS & DETAILS

DEMOLITION PLANS

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

UNIT COSTS / ALTERNATES

ALTERNATE NO.

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 BRAIN AC ACOUSTIC. FE FE FIRE EXTINGUISHER PERFORATED PAIR ACOUSTICAL THE ACOUSTICAL FEEL FIRE EXTINGUISHER CABINET AND AUXILIARY FEEL FOR FIRE EXTINGUISHER CABINET AND AUXILIARY FEEL FIRE FIRE PRINCIPLE AND AUXILIARY FEEL FIRE FIRE FIRE FIRE FIRE FIRE FIRE FIRE							
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ADJUSTABLE							
AFF							
AL ALUMINUM							
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B MK BOND BIT BITUMINOUS GA BUILONG BIT BITUMINOUS GALV GALVANIZED BLO						гі	FAINT
B MK		АЗРП	ASPRALI				
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FORUM ARCHITECTS, LLC

Executive Director

415 Lincolnway East

Mishawaka, Indiana

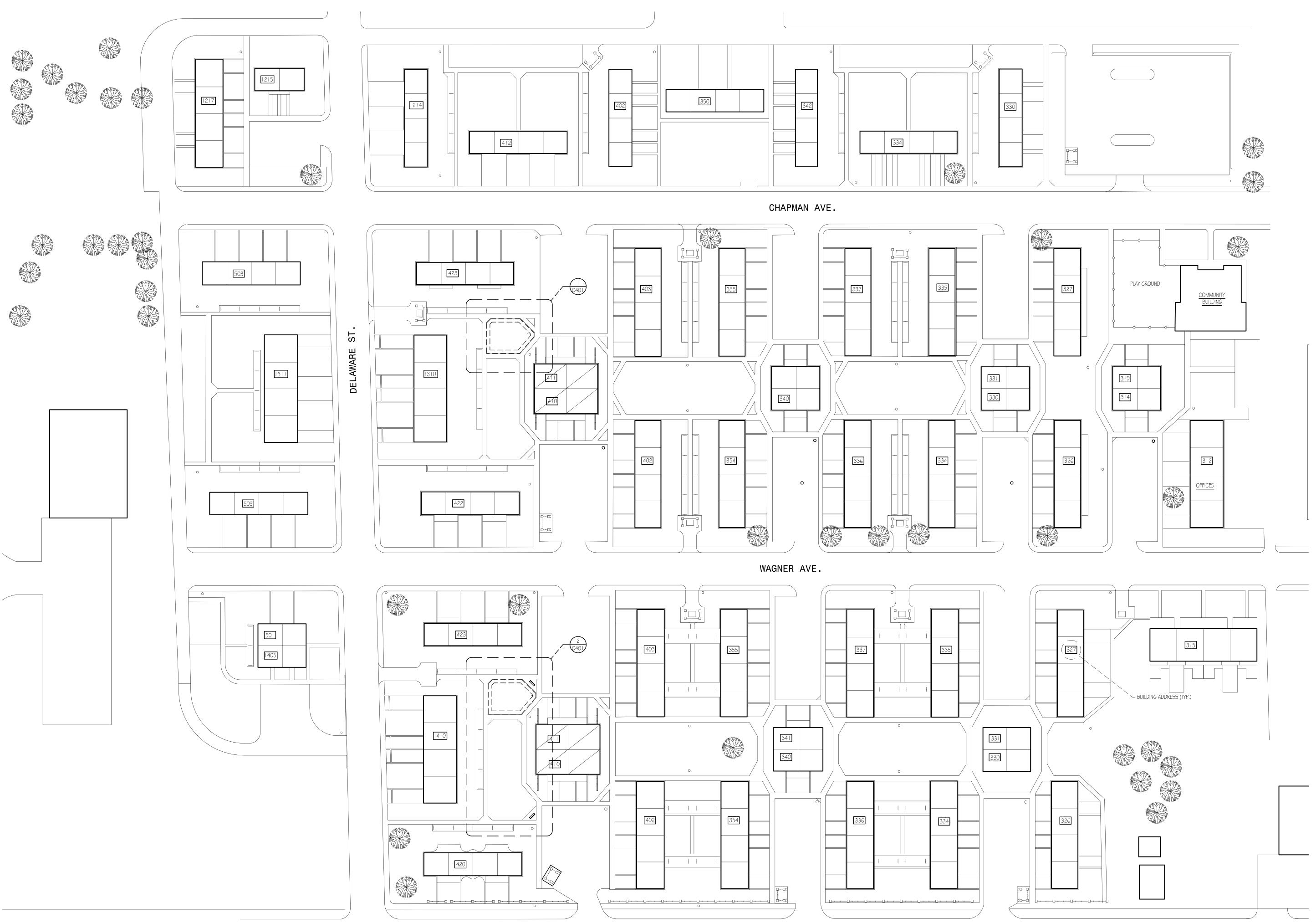
Phone: 574-233-2119 email: Info@forumarchitectsllc.com







SET NUMBER



DATE: JULY 2, 2021

FILE:

DRAWN BY: JG

CHECKED BY: WFH

REVISIONS:



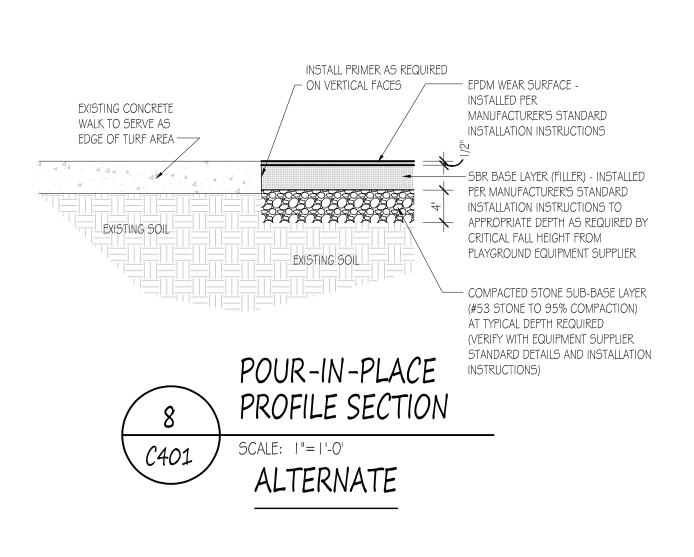
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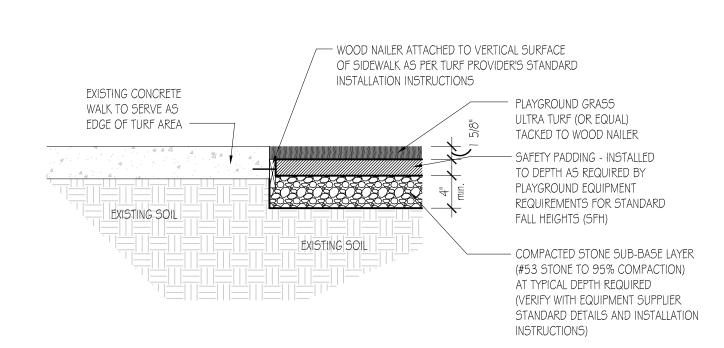
FORUM ARCHITECTS, LI
415 Lincolnway East Mishawaka, India
Phone: 574-233-2119

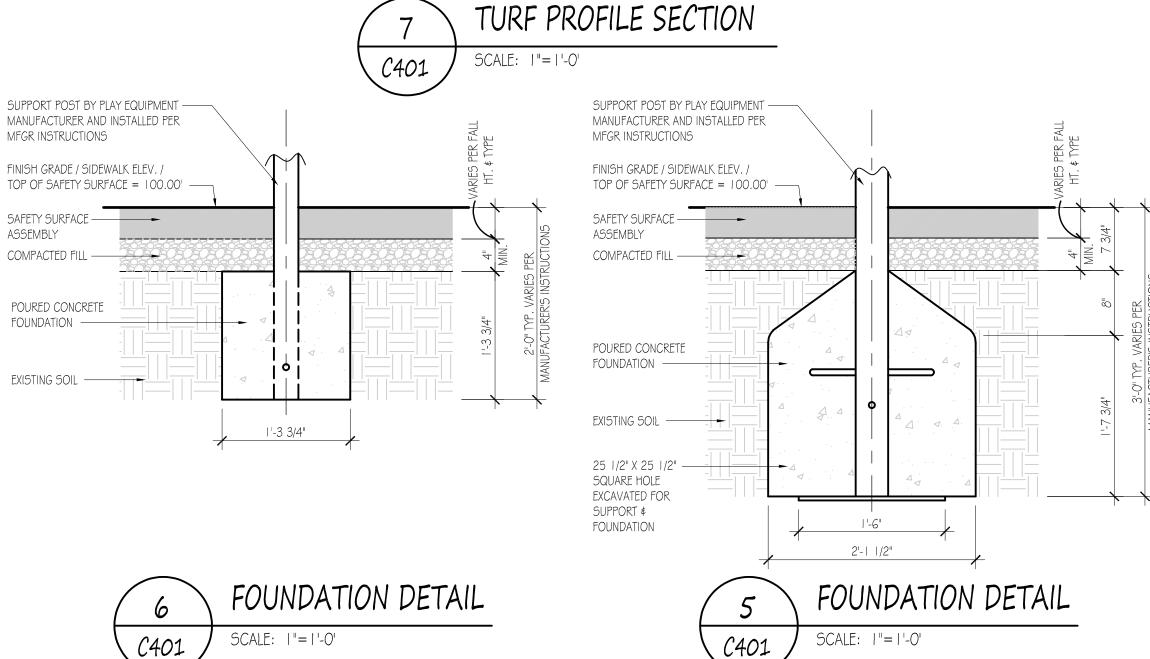
NEW PLAYGROUND EQUIPMENT
ELKHART HOUSING AUTHORITY
WASHINGTON GARDENS

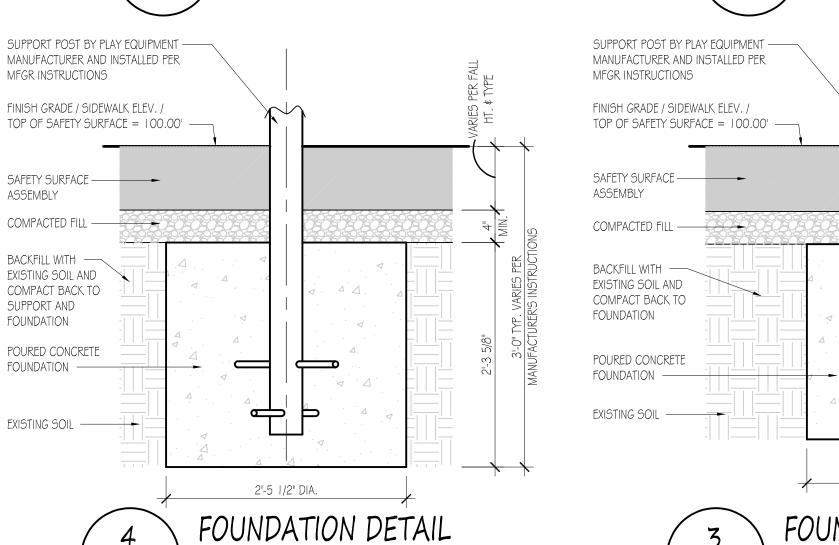
OVERALL SITE PLAN





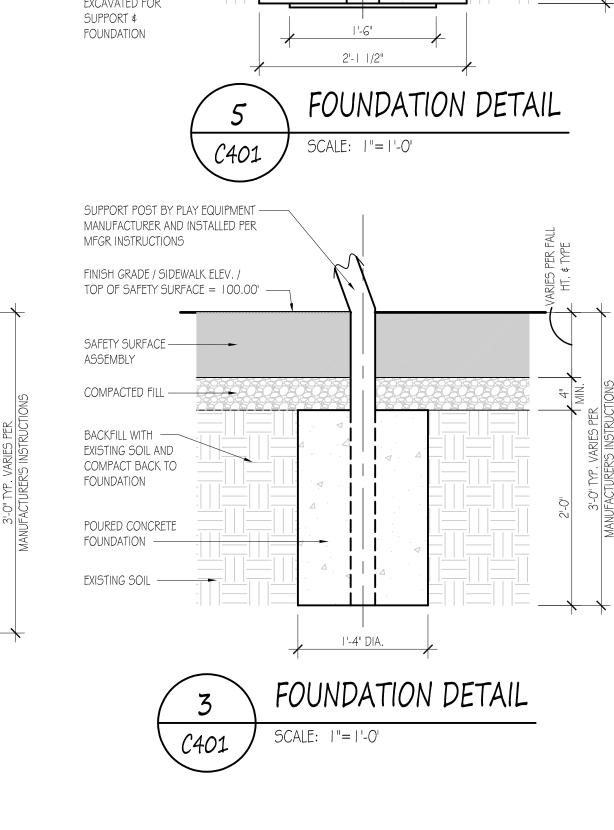


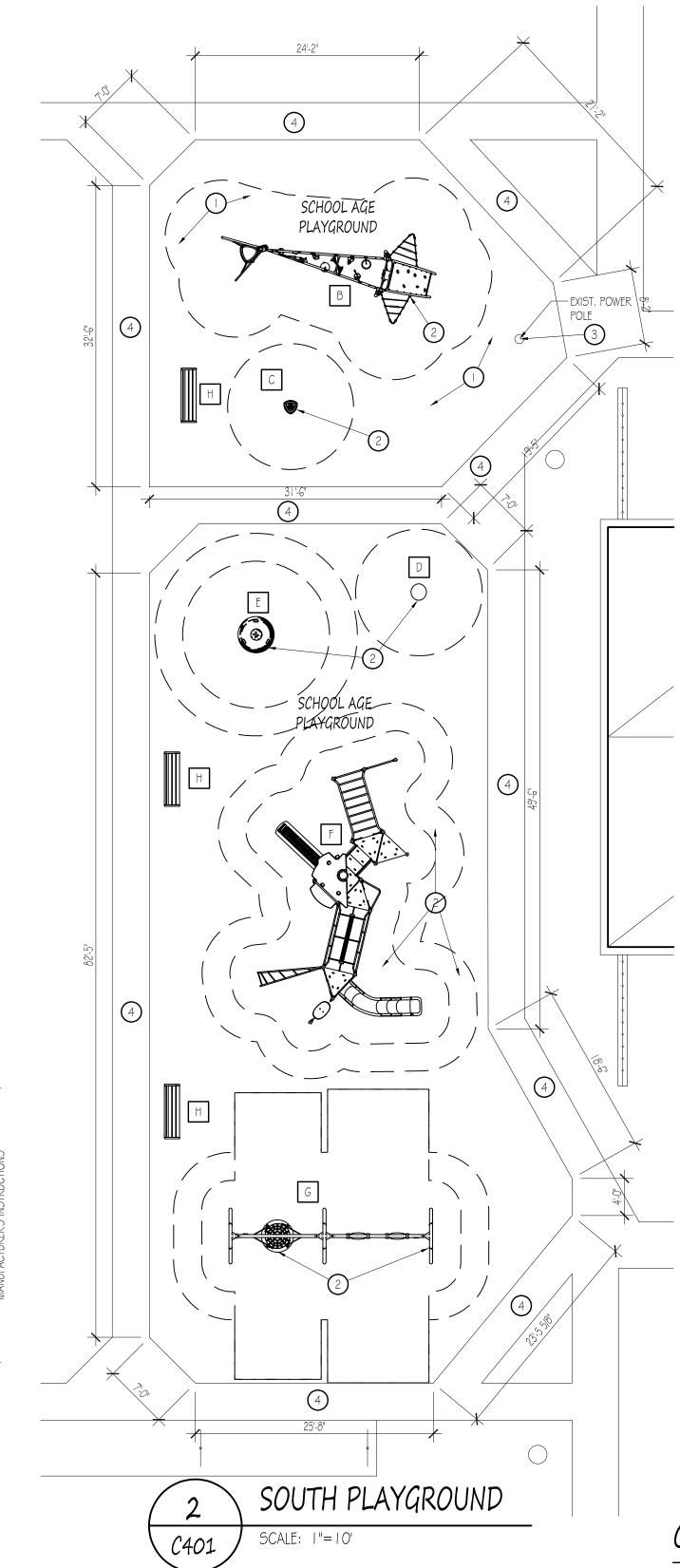


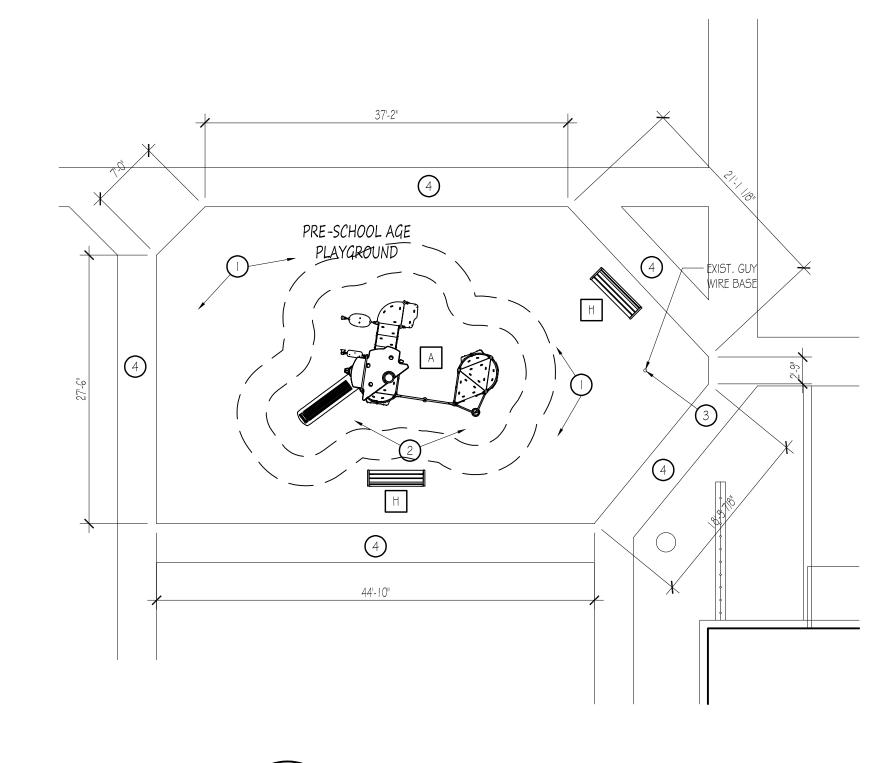


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NORTH PLAYGROUND

SCALE: | "= | 0

C401

PLA	PLAY AREA EQUIPMENT SCHEDULE							
MARK	PIECE NAME \$ CATALOG #	PLAN LOCATION	FOUNDATION DETAILS	FOUNDATIONS QTY.	NOTES			
А	TRENDSETTER - #PCE2055	1/C401	I, 2, 3, 4 / C402	5 - #2a, 5 - #4a, 2 - #6a, 3 - #19a	-			
В	ENIF - #GXY902	2/C401	6, 7, 8, 9, 10 / C402					
С	SPICA 1 - #GXY8014	2/C401	5/C401	1	-			
D	SPINNER BOWL - #ELE400024	2/C401	3/C40 l	1	-			
E	TIPI CAROUSEL - #ELE400065	2/C401	4/C40 I	1	-			
F	MAUNA KEA - #PCE2 1002	2/C401	I, 3, 4 / C402		-			
G	DOUBLE BAY SWING - #KSW92012	2/C401	5 / C402	6	SEE DETAILS 16a, 16b, 43a, 43b			
Н	AGORA BENCH - #PAR405 I	\$ 2/C40	G/C40 I	10	SEE DRAWINGS FOR LOCATION AND CLEARANCES FROM EQUIPMENT			

CONSTRUCTION KEY NOTES

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

GENERAL NOTES

- I. 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 WEE 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 OWNER'S 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.

FILE: 21-115C401,2.DWG

DRAWN BY: JG, AMG

CHECKED BY: WFH

REVISIONS:

JULY 2, 2021



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Phone: 574-233-2119
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EQUIPMENT
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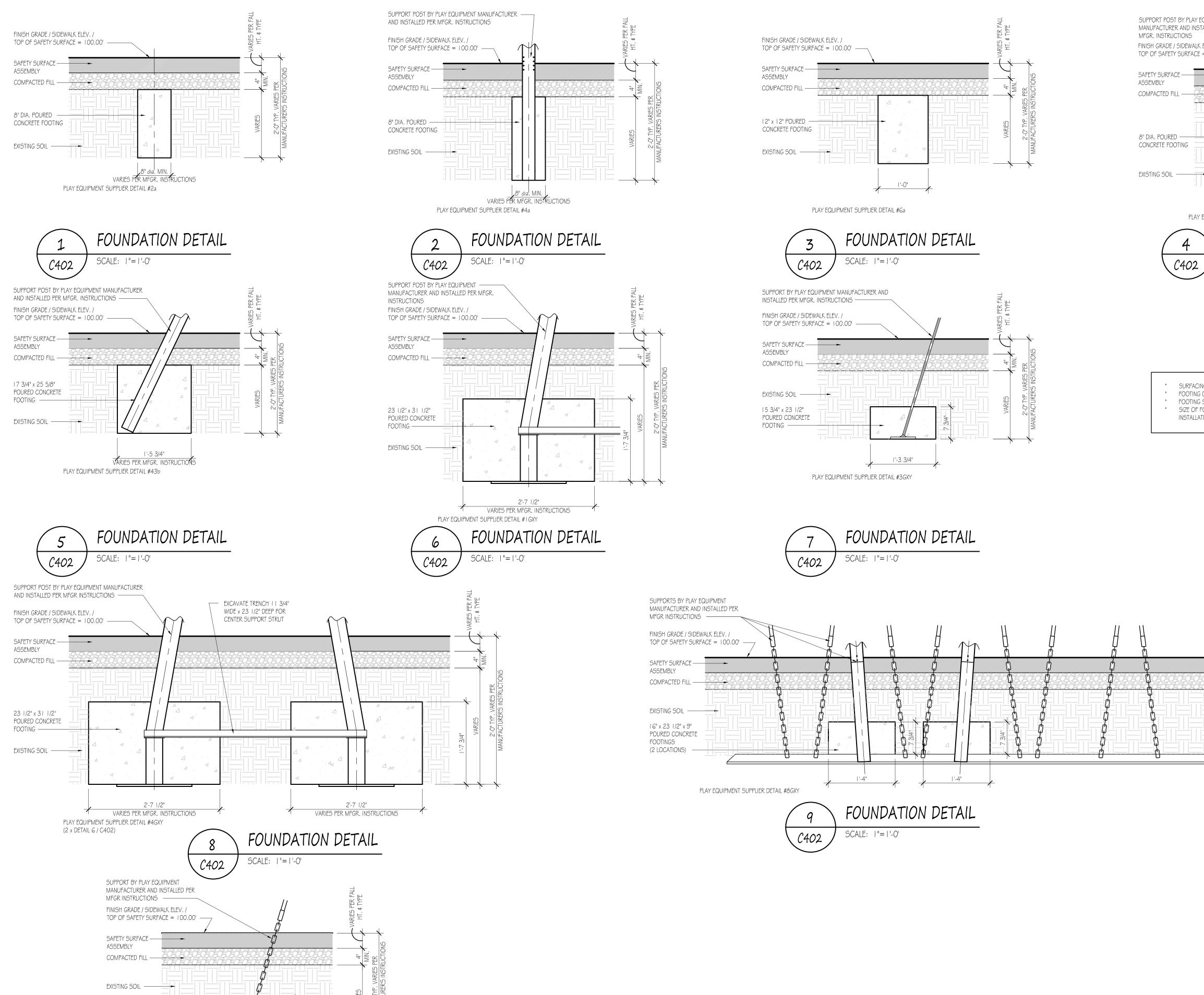
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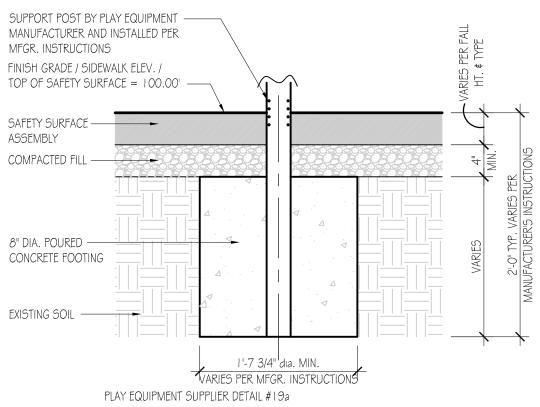
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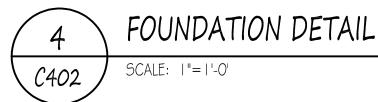
PLAYFGROUND PLANS & DETAILS

C401









- * SURFACING DEPTH VARIES PER VARIOUS MANUFACTURER REQUIREMENTS.
 * FOOTING DEPTH IS ALWAYS PULLED FROM TOP OF FINISHED SURFACE.
 * FOOTING SHOULD BE FLUSH TO BOTTOM OF COMPACTED FILL.
- * FOOTING SHOULD BE FLUSH TO BOTTOM OF COMPACTED FILL.

 * SIZE OF FOOTING VARIES BY POST LOCATION AND IS DEFINED BY MANUFACTURER'S INSTALLATION DOCUMENTS.

DATE: JULY 2, 2021

FILE: 21-115 C401,2.DWG

DRAWN BY: AMG

CHECKED BY: WFH

REVISIONS:



FORUM ARCHITECIS, LL 415 Lincolnway East Mishawaka, India Phone: 574-233-2119

NEW PLAYGROUND EQUIPMENT KHART HOUSING AUTHORITY

PLAYFGROUND FOUNDATION DETAILS

C402



16" x 23 1/2" x 7 3/4"

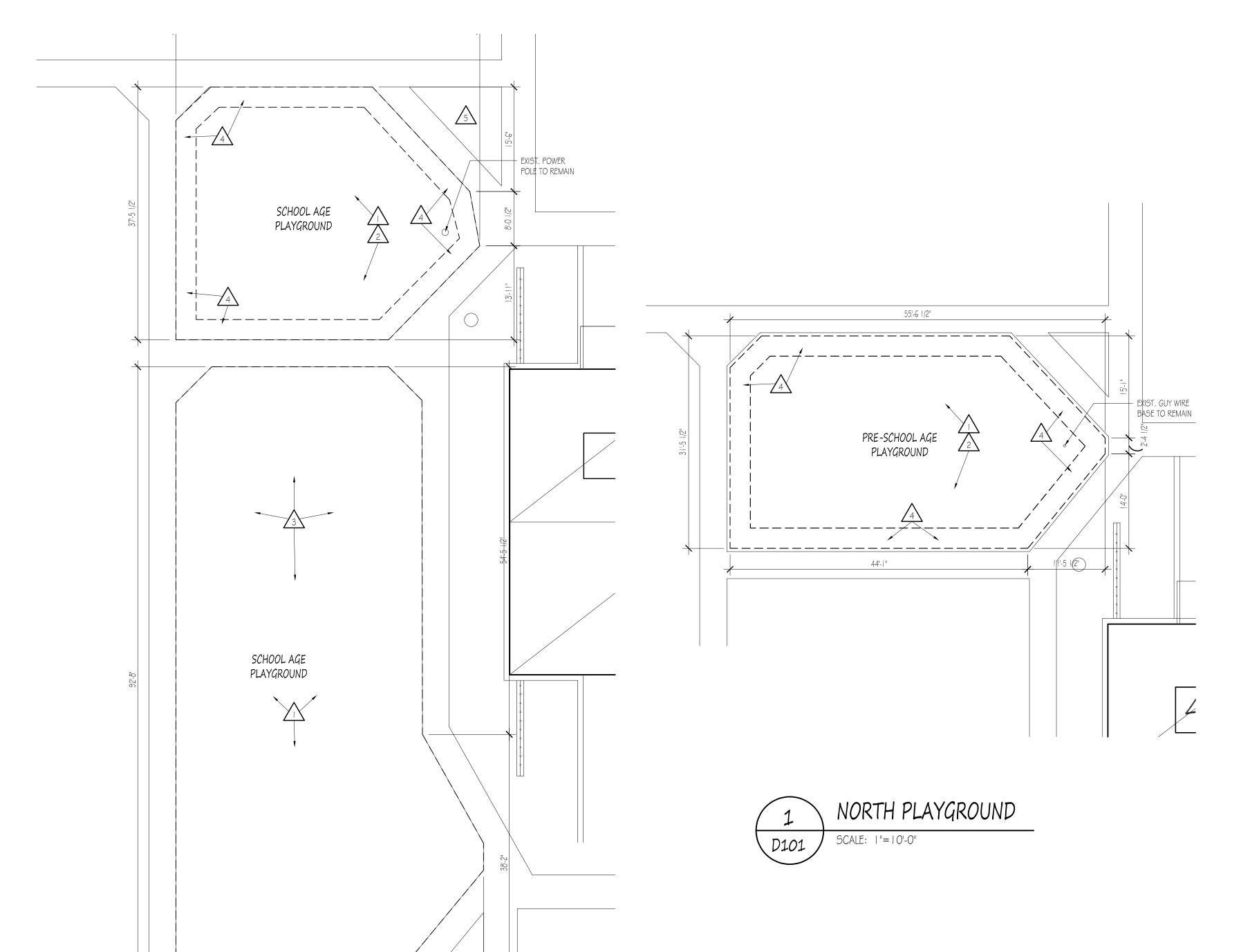
PLAY EQUIPMENT SUPPLIER DETAIL # I OGXY

C402

FOUNDATION DETAIL

SCALE: | "= | '-0'

POURED CONCRETE FOOTING



GENERAL NOTES

I. 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 WEE 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.

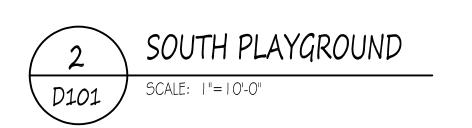
5. REPAIR AND OR REPLACE TO ORIGINAL "LIKE NEW CONDITION" ANY EXISTING ASPHALT, CONCRETE, STRUCTURES, LAWNS, AND OR SITE ELEMENTS "TO REMAIN" THAT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS.

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 OWNER'S 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.



DEMOLITION KEY NOTES

REMOVE EXISTING PLAY EQUIPMENT AND ANY BELOW GROUND FOOTINGS OR SUPPORTS AS REQUIRED. (SITE CONTRACTOR)

REMOVE EXISTING SAND AND GRAVEL DOWN TO SUB-GRADE (14" +/- FROM SOUTH AND 20" +/- FROM NORTH). SEE SITEWORK DEMOLITION KEYNOTES. (SITE CONTRACTOR)

REMOVE EXISTING SOD/GRASS AND TOPSOIL DOWN TO SUB-GRADE. SEE SITEWORK DEMOLITION KEYNOTES. (SITE CONTRACTOR)

REMOVE EXISTING CONCRETE SLAB \$ FOOTINGS (WHERE PRESENT) FROM PLAY AREA FOR NEW EQUIPMENT INSTALLATION AS NEEDED. (SITE CONTRACTOR)

75 REMOVE EXISTING PARK BENCH. (SITE CONTRACTOR)

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 (14" +/- 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.

TO ACHIEVE FINISHED (OR BASE) SUB-GRADE ELEVATION AND COMPACTION -

I. <u>SMALL PLAY AREA NORTH</u>

A. FOR TURF INSTALLATION - EXCAVATE 7 5/8" FROM ESTABLISHED GRADE

TURF - I 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% COMPACT

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

ADCE DI AV ADEA SOLITH

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

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

FECTS, LLC

Aishawaka, Indiana
3-2119

chitectsllc.com

JULY 2, 2021

FILE:

CHECKED BY:

REVISIONS:

>

AYGROUND EQUIPMENT
HOUSING AUTHORITY

PI

/EGROUND

PLAYFGROUND DEMOLITION PLANS

D101

