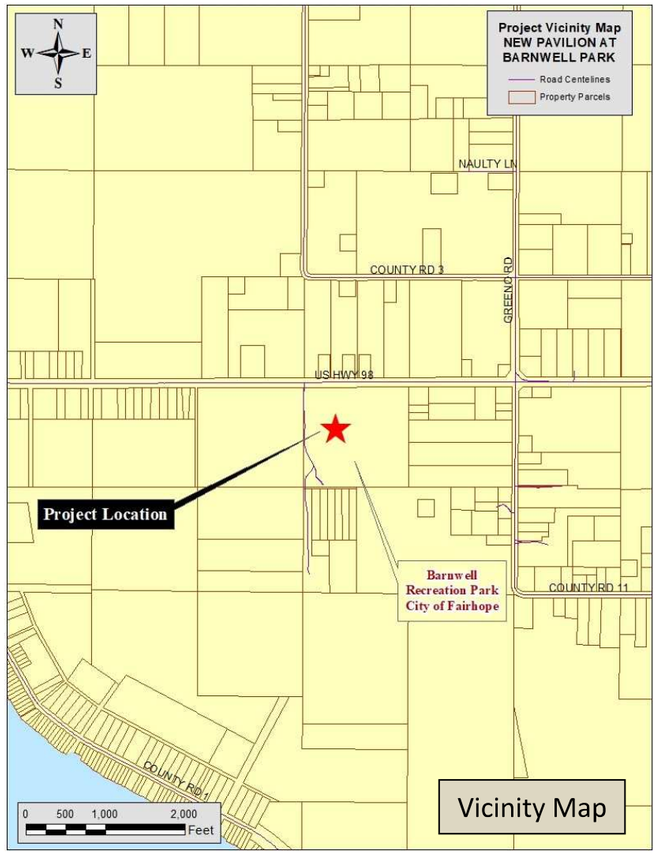
NEW PAVILION
BARNWELL SPORTS COMPLEX
CITY OF FAIRHOPE - RECREATION DEPARTMENT

January 2026

INDEX TO SHEETS



Vicinity Map

ALABAMA LICENSED No. 30405 PROFESSIONAL ENGINEER RICHARD D. JOHNSON

Richard D. Johnson
AL. REG. NO. 30405
Site/Structural Design

01/05/2026
Date

Project: 2026-REC 180
Quote Set Drawings

MAYOR

Sherry Sullivan, ACMO

CITY COUNCIL

Andrea F. Booth

Jack Burrell, ACMO

Jimmy Conyers

Joshua Gammon

Jay Robinson

DIRECTOR OF PARKS & RECREATION

Pat White

CITY ENGINEER

Richard D. Johnson, PE

CITY CLERK

Lisa A. Hanks, MMC

1.1 GENERAL NOTES:

1. Verify Dimensions: Contractor shall verify all dimensions, drops, slopes, and details of these drawings with those of the engineered design plans, and contractor shall report discrepancies to Project Engineer in writing and engineer/designer prior to the start of construction.
2. Contractor Field Verification: During construction the contractor may encounter existing conditions that were unknown during design and vary from the plans. The contractor shall notify the Project Engineer in writing prior to proceeding with the work of all discoveries that interfere with proper execution of the work and/or jeopardize the structural integrity of the structure.
3. Additional Details: If contractor requires additional details or information not found on the drawings or in the specifications, contractor shall request this information from Project Engineer in writing prior to the start of construction.
4. Requested Change: Any requested modification to these drawings and/or specifications shall be submitted to Project Engineer in writing. Contractor shall not proceed with requested modifications unless Project Engineer approves requested modifications in writing.
5. Revised Information: These drawings are based on certain assumptions and the Project Engineer reserves the right to revise these documents if other information becomes available.

1.2 SITE NOTES

1. Site Preparation:
   a. Site preparation and foundation support are to be provided as directed by the Project Engineer.
   b. Site grading and drainage around the foundation shall be maintained at all times during construction in such a manner that surface or ground water will not collect around or within the footprint of the foundation. This is critical during the period immediately after concrete placement and prior to tendon stressing (if applicable). If unusual amounts of water continue to appear on the site, the project engineer should be contacted for corrective action.
2. Fill:
   a. Existing fill, if required, shall be replaced as directed by the Project Engineer.
   b. The Project Engineer shall approve any fill consisting of onsite soils.
   c. Select fill (also called “structural fill”) shall be in accordance with the requirements of the City of Fairhope. No colored (staining) soils are allowed in the coastal zone.
   d. Field density shall be met for the subgrade below the fill and each lift including, but not limited to, flatwork areas such as driveways and patios. All subgrade and fill shall be compacted with a plate tamper and proofed to show proper compaction has been met. For spread footings, use a walk-behind compactor of at least 600 lbs. in weight. Obtain a minimum density of 95% of the maximum dry density as determined by FM 1 T-180.
   e. Fill required adjacent to the footprint of the foundation or any flatwork shall be compacted to the same specifications required within the footprint of the foundation and for a horizontal distance of 3 feet for every foot that the finished floor concrete elevation is above existing grade.
   f. There shall be a minimum of 4" clearance between the top of the foundation and/or brick ledge and final grading, including landscaping.
   g. Soil removed from turndown trenches may be used as part of the pad fill in the foundation area if first approved by the Project Engineer. Dispose of turndown excavated soil by compacting it outside the forms or remove it from the site.

1.3 CONCRETE NOTES:

1. Compressive Strength: All concrete shall have a minimum 28-day compressive strength of 3000 psi and be tested per ASTM C-39 specification with a 3" to 5" slump for the slab and turndowns.
2. Aggregate Size: Maximum aggregate size shall be 1 ½".
3. Concrete Placement: All mixing, transportation, placing, and curing of concrete shall comply with ACI-318, current edition. Do not place concrete less than two days prior to a freeze unless protective measures are taken. Concrete shall be placed when temperatures are at a minimum of forty degrees Fahrenheit (40°F) and rising unless protective measures are taken as specified by the concrete supplier. If ambient temperatures will reach above sixty degrees Fahrenheit (60°F), the entire slab surface shall be additionally cured by keeping it wet for a minimum of 72 hours, commencing the morning after concrete placement.
4. Concrete Temperature: In no case will the placement of concrete having a temperature in excess of ninety degrees Fahrenheit (90°F) be permitted.
5. Calcium Chloride and Fly Ash: Calcium chloride or admixtures containing calcium chloride shall not be used as additives. Where fly ash is used, only type C fly ash shall be accepted.
6. Vapor Retarder: A minimum 6-mil thick polyethylene vapor retarder sheeting shall be placed directly below the concrete; lap joints a minimum of 6” and seal with duct tape or other tape approved for such use by its manufacturer. Vapor retarder shall extend to the perimeter formwork and preferably extend 2 feet beyond the perimeter of the foundation. Clear or translucent sheeting is preferred over opaque material.
7. Continuous Pour: Concrete shall be placed in a continuous pour, unless otherwise approved by engineer in writing. In no case shall adjacent concrete be placed more than 30 minutes apart in order to prevent the formation of a cold joint. If an unplanned delay and possible cold joint occurs for any reason, vibrate the fresh concrete and contact the engineer promptly for instructions on how to proceed.

1.4 CONVENTIONAL REINFORCEMENT NOTES

1. Grade: #3 rebar and smaller shall conform to ASTM A615 Grade 40 or higher, and#4 rebar and larger shall conform to ASTM A615 Grade 60 or higher and shall be detailed and installed per ACI-318 latest edition.
2. Coverage: The following shall be the minimum reinforcement concrete coverage (including tendons):
   a. Concrete cast against and permanently exposed to earth ..... 3"
   b. Concrete exposed to earth or weather:
      No. 6 through No. 18 bars ..... 2"
      No. 5 bar, W31 or D31 wire, and smaller ..... 1½"
   c. Concrete not exposed to weather or in contact with ground ..... ¾"
3. Chairs: Rebar chairs for the slab shall be spaced a maximum of 12" on center each way such that the reinforcing steel is located 1/3 the distance from the top of the slab.
4. Lap: Continuous reinforcing shall be lapped a minimum of 24 bar diameters. Splices shall be tied at the both ends of the splice.
5. Welded Wire Fabric: Welded wire fabric (WWF) shall be per ASTM A185. Where shown on plans WWF shall be supplied in sheets.
6. Corners: The exterior face of turndown corners shall have two #4 (0 top / 2 bottom) 2 feet x 2 feet “L” shaped reinforcing bars

1.4 MASONRY NOTES (If Applicable):

1. Inspect construction in accordance with the International Building Code (IBC) Section 17.
2. Construct masonry walls with 8x8x16 block using a running bond pattern and concave tooled joints.
3. Fully Grout all cells with horizontal or vertical reinforcing bars. Note:
   a. #4 Bars at 24” O.C. - Vertical.
   b. Top Course Grouted Bond Beam with two #4 Bars.
   c. Bond beam corners with two #4 2 feet x 2 feet “L” shaped reinforcing bars.
   d. Lap: Continuous reinforcing shall be lapped a minimum of 24 bar diameters.
4. Use reinforcing bar positioners to maintain vertical and horizontal bar placement.
5. Joint Reinforcement: Use W 1.7 (9mm) galvanized ladder reinforcing spaced at 16” vertically. Provide special accessories for corners, intersections, etc. Joint reinforcing shall be continuous except it shall not pass through vertical masonry control joints. Lap joint reinforcing a minimum of 6”.
6. Protect walls during construction from soil, grout or mortar stains. Clean wall as work progresses by dry brushing to remove mortar fins and smears before tooling joints.
7. Use soap and potable water to clean walls. If stain removal is necessary, use a cleaning method indicated in NCMA TEK 8-2A applicable to the type of stain on the exposed surface.
8. During construction, cover tops of walls, with waterproof sheeting at the end of each day's work, or when construction is not in progress. Extend sheeting a minimum of 2 feet down each side and secure in place.
9. Comply with Hot Weather Requirements in ACI 530.1.
10. Concrete Masonry Units (CMU): Provide normal weight blocks.
11. Mortar: Type S meeting requirements of ASTM C1329
12. Grout: Type S; coarse grout.
13. Aggregate for Grout: Meet the requirements of ASTM C404 or Specification Section 901 size 8 or 89.
14. Store CMU's on elevated platforms in a dry location or under cover.
15. If units become wet, do not install until they are dry.
16. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp or exceeded the manufacturers shelf life.
17. Store masonry accessories and reinforcing to prevent corrosion and accumulation of dirt and oil.
18. All exterior masonry shall be 8x8x16 Cored Split Face CMU - Color: Smokehouse Brown

1.5 ROOFING NOTES:

1. “PBR” panel is a structural roof and wall panel. This panel can be installed directly over purlins, joists or decking.
2. “PBR” panel is recommended for ½:12 or greater roof slopes - roof slope is 4:12.
3. Field applied sealant is required at panel sidelaps and endlaps.
4. “PBR” panel is a through-fastened panel. For proper fastener application, see notes below.
5. Coverage Width - 36"
6. Panel Attachment - See notes below.
7. Panel Substrate - Galvalume®
8. Gauge - 26 (standard)
9. Coatings - Galvalume Plus®, Color Gray - to be approved by owner.
10. Sidelap:
    a. 1. ½" X 3/32" tape sealer must be installed between weather infiltration point and fastener.
    b. Install Fastener #4 (¼"-14 X ⅞ " Long Life Lap Tek) at 20" on center.
    c. When possible, install panels such that sidelaps are nested away from prevailing winds.
    d. Fastener #4A (¼"-14 X ⅞ " Lap Tek) are available as an alternate when long life fasteners are not desired.
12. Endlap:
    a. Stack 2 continuous layers of ½" x 3/32" tape sealer on top of each other and must be installed between weather infiltration point and fastener.
    b. Install Fastener #3 (12-14 X 1¼" Long Life driller) on each side of major ribs of panel (two fasteners per foot).
    c. Fastener #17A (12-14 X 1¼" driller) are available as an alternate when long life fasteners are not desired.
13. Fasteners - 9 x 2 - WOODGRIP SCREW -1/4" Hex Head EPDM Washer.
14. Install fasteners 20" on center (perpendicular to the panel) with 6 fasteners per row.
15. 1/2" x 3/32" Tape sealer must be installed between weather infiltration point and faster.
16. Endlap at ridge vent - double bead tape sealer must be installed between weather infiltration point and faster.
17. Fasteners shall be 6" on center at all roof edges.
18. Fascia and Trim: 26-gauge Galvalume® - Color Gray.

1.6 WOOD NOTES:

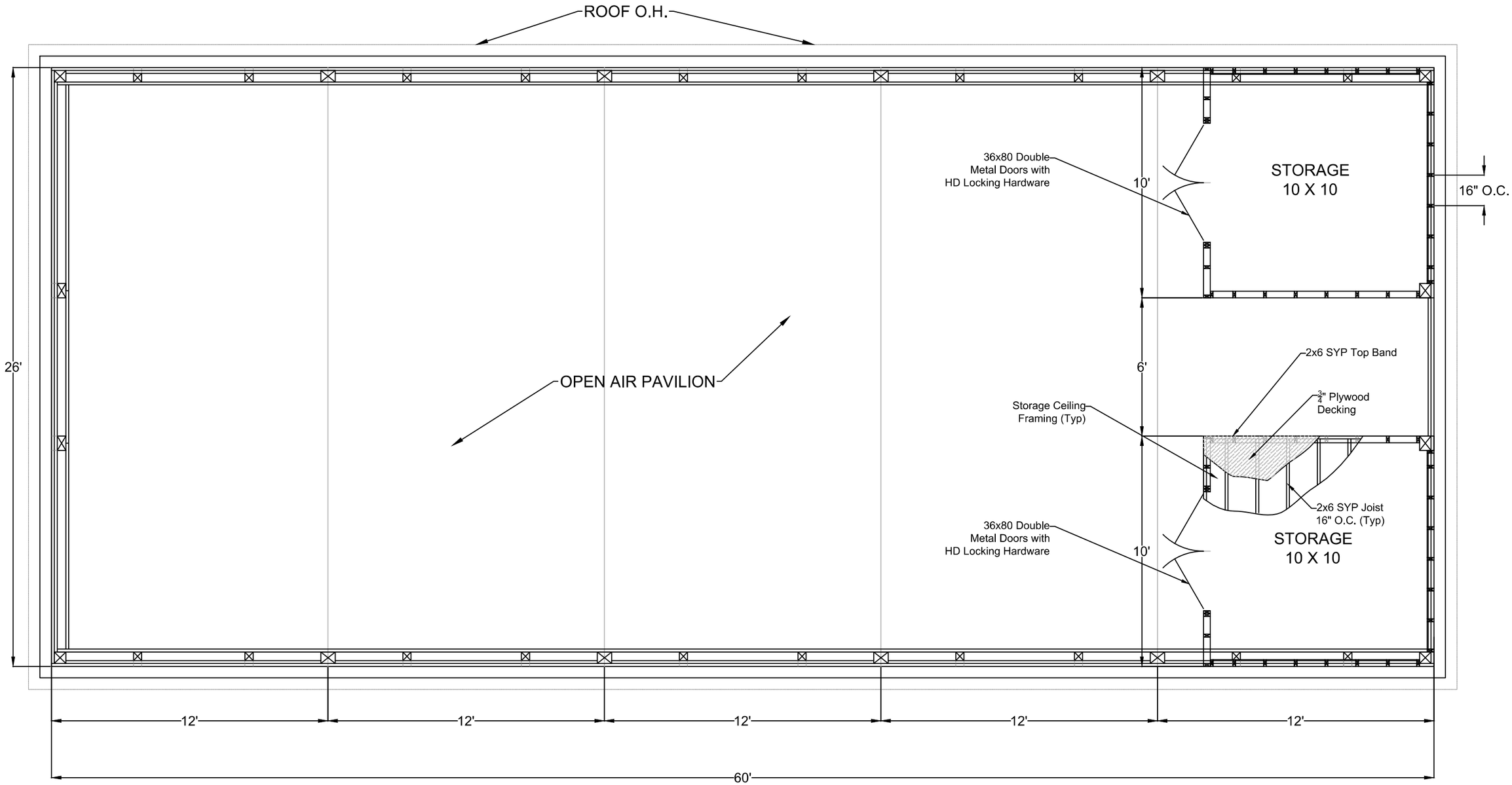
1. All wood framing shall be Number One (No. 1) Grade southern yellow pine (SYP).
2. All wood in directed contact with concrete and/or masonry shall be Grade #1 Pressure Treated SYP.
3. All fasteners shall be the appropriate material based on the wood's treatment for preservation.
4. Contractor shall place blocking in wall as required or specified to support fixtures and all other appurtenances of the structure.

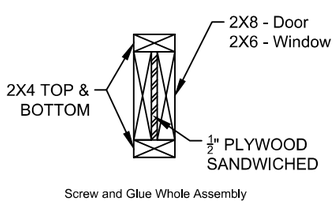
1.7 OTHER:

1. **THE CITY ENGINEER'S AUTHORITY:** The City Engineer shall give all orders and directions contemplated under this contract and specifications, relative to the execution of the work. The City Engineer shall determine the amount, quality, acceptability, and fitness of the several kinds of work and materials which are to be paid for under this contract and shall decide all questions which may arise in relation to said work and the construction thereof. The City Engineer's estimates and decisions shall be final and conclusive, except as herein otherwise expressly provided. In case any question shall arise between the parties hereto relative to said contract or specifications, the determination or decision of the City Engineer's shall be a condition precedent to the right of the Contractor to receive any money or payment for work under this contract affected in any manner or to any extent by such question. The City Engineer shall decide the meaning and intent of any portion of the specifications and of any plans or drawings where the same may be found obscure or be in dispute. Any differences or conflicts in regard to their work which may arise between the Contractor under this contract and other Contractors performing work for the Owner shall be adjusted and determined by the City Engineer.

Project General Notes

NEW PAVILION AT BARNWELL PARK			
For: The City of Fairhope Parks & Recreation Department			
Sheet: 1 of 07	Title:	Project General Notes	
Drawn By:	RDJ	Date:	1/5/2026
Scale:	N.T.S.		





Screw and Glue Whole Assembly

MINIMUM DOOR REQUIREMENTS:

Double Hollow Metal Door - 6'0" Width, 6'8" Height, 18 Gauge, Polystyrene Core, Galvannealed, Steelcraft Hinge, #8 Right Hand Reverse Active, (1) 3'0" X 6'8" Commercial Metal Door, Lock Prep, (1) 3'0" X 6'8" Commercial Metal Door (Inactive Door) With Astragal And (2) Flush Bolts Installed

Double Hollow Metal Door Frame - 6'0" Width, 6'8" Height, (3'0" Double Doors), 3 piece Knockdown , 5-7/8" Depth, 4-7/8" Throat, 16 gauge, Cold Rolled Steel, Flushbolt Reinforced (2 x 4 Metal/Wood Stud w/ 5/8" Drywall each side) - Drywall Frame Assembly

Hinges - Non-Removable Pin, 4-1/2" X 4-1/2", Ball Bearing, 26D, (075049) - Hardware

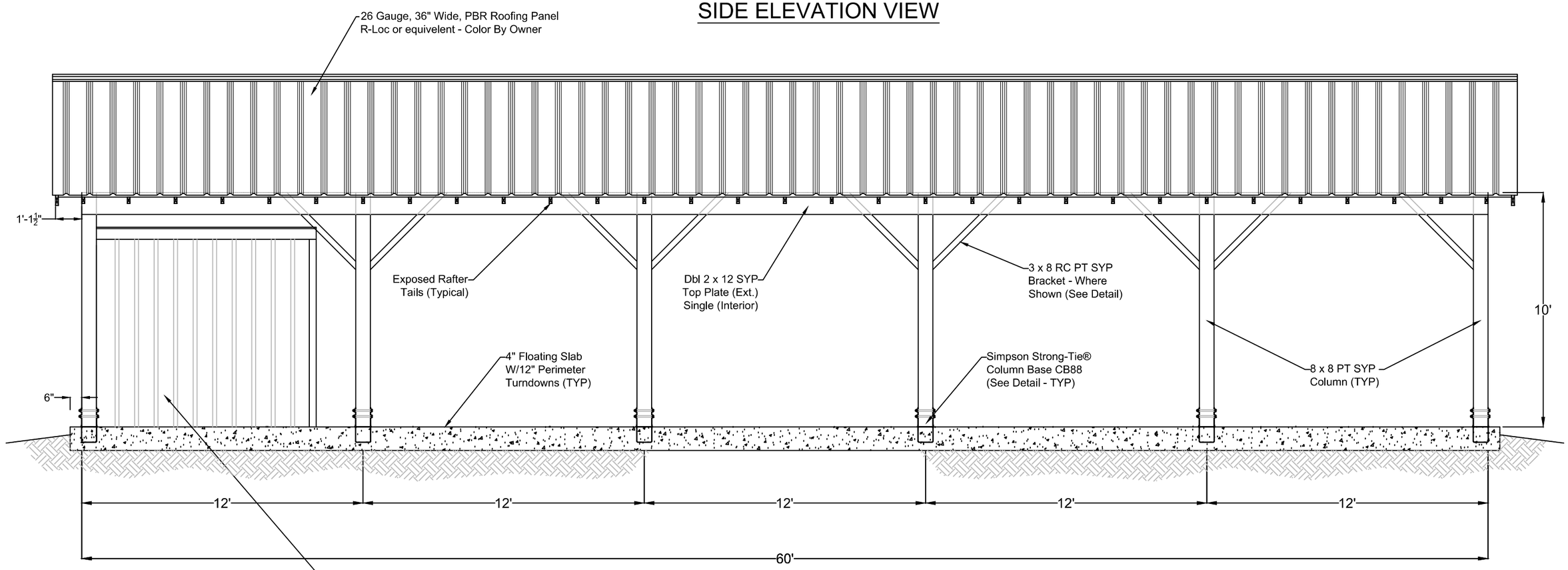
Entry - Entry Lever Lock, Grade 2, Front Door, Keyed, 2-3/4" Backset, Schlage C Conventional Keyway, US26D, (129648) - Hardware

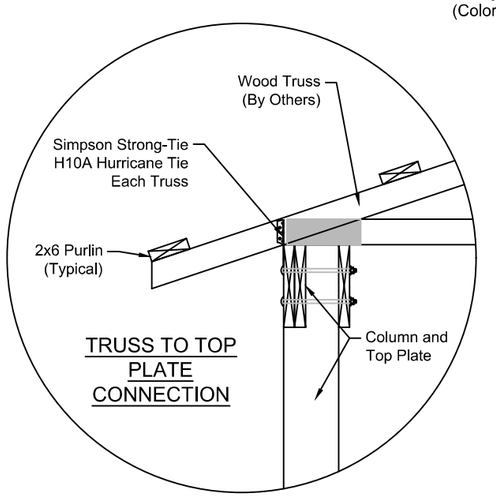
26 X 60 BARNWELL PAVILION PLAN VIEW

NEW PAVILION AT BARNWELL PARK

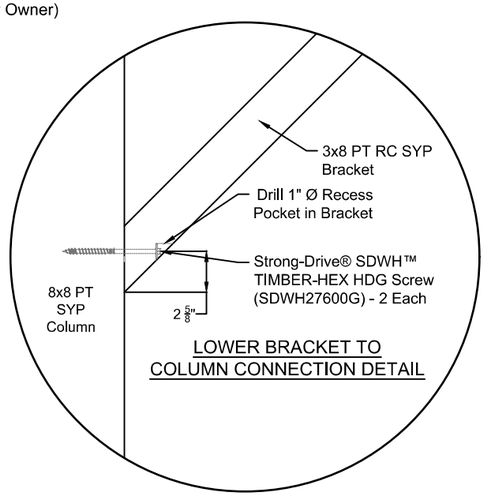
Plan View & Details	DATE:	12/12/2025
FAIRHOPE PUBLIC WORKS	SCALE:	N.T.S.
SHEET: 2 OF 07	DRAWN BY:	R.D.JOHNSON, PE

26 X 60 BARNWELL PAVILION
SIDE ELEVATION VIEW

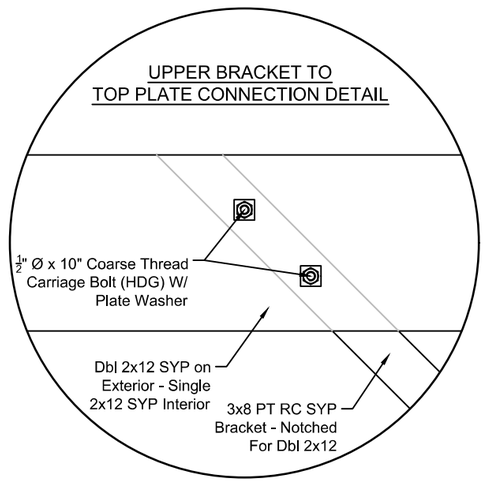




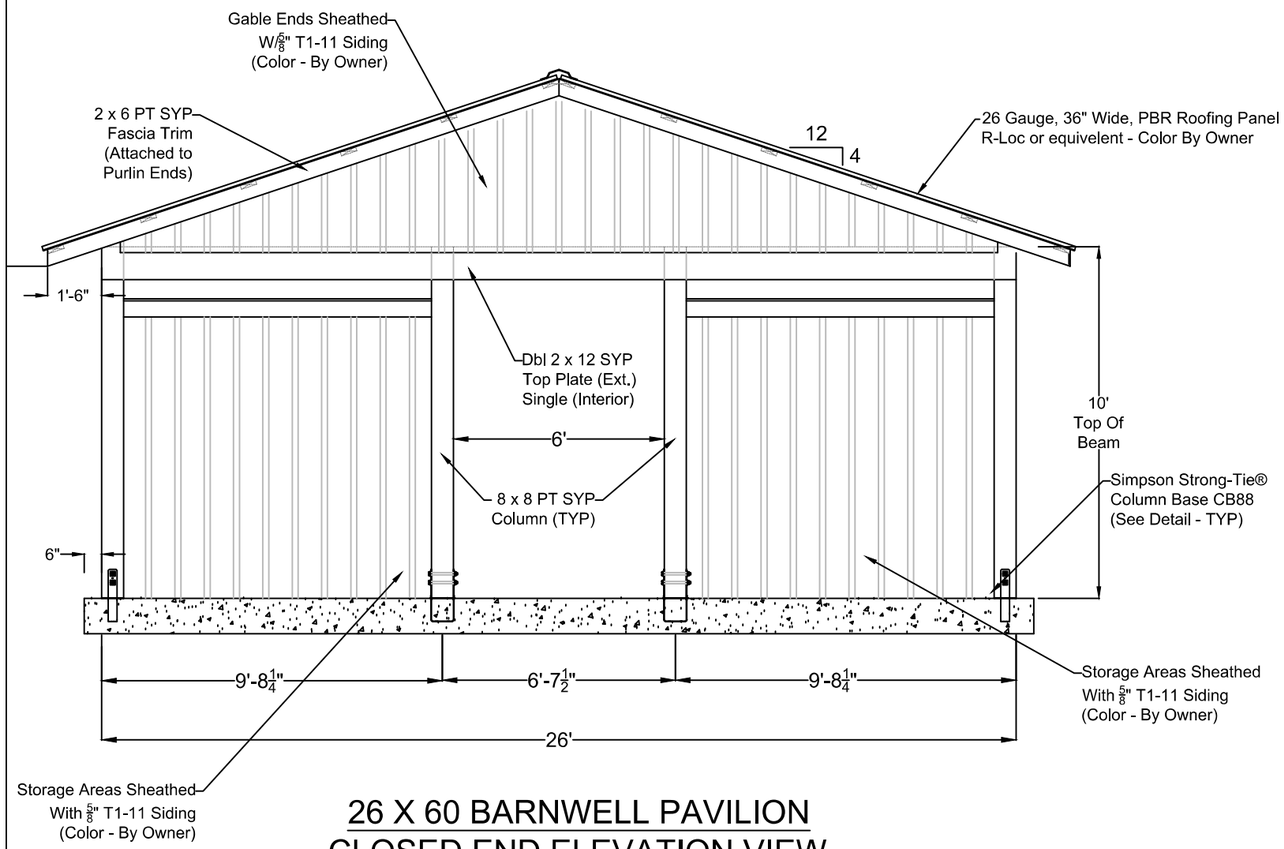
TRUSS TO TOP PLATE CONNECTION



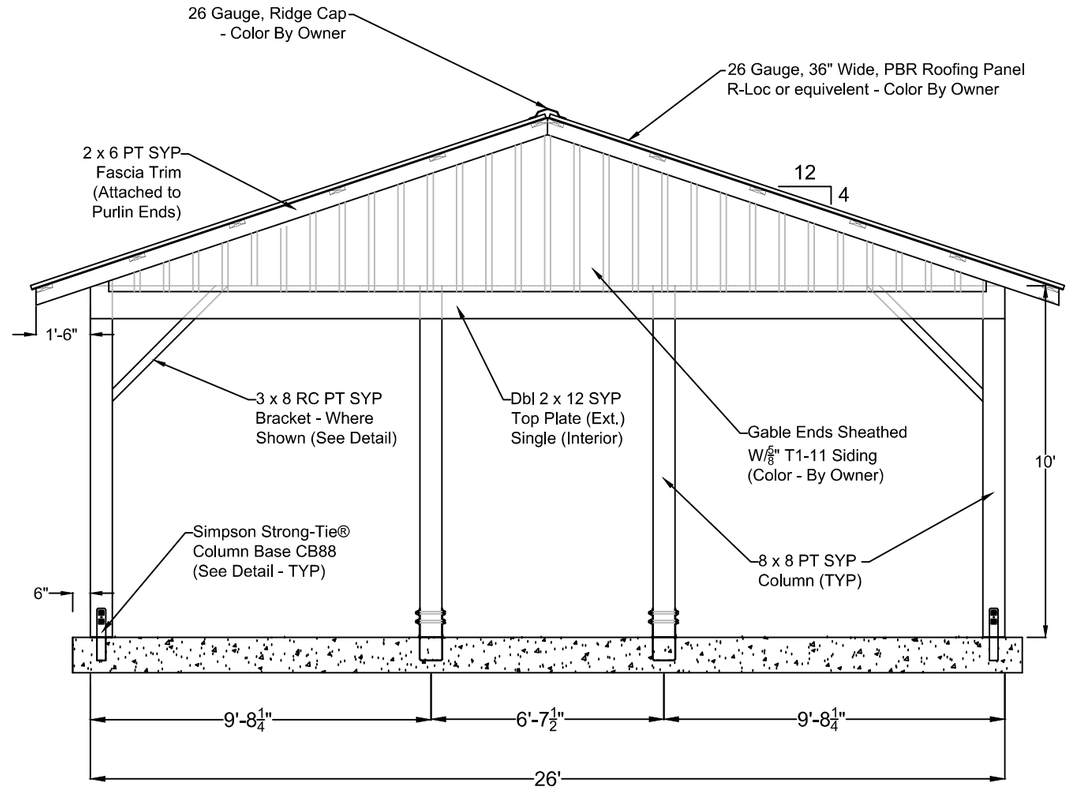
LOWER BRACKET TO COLUMN CONNECTION DETAIL



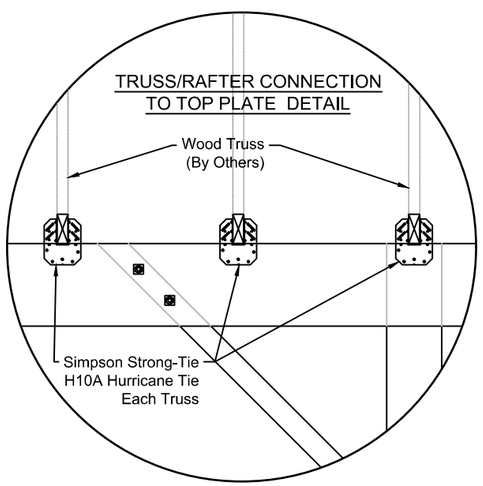
NEW PAVILION AT BARNWELL PARK		
Side Elevation View	DATE:	12/12/2025
FAIRHOPE PUBLIC WORKS	SCALE:	N.T.S.
SHEET: 3 OF 07	DRAWN BY:	R.D.JOHNSON, PE

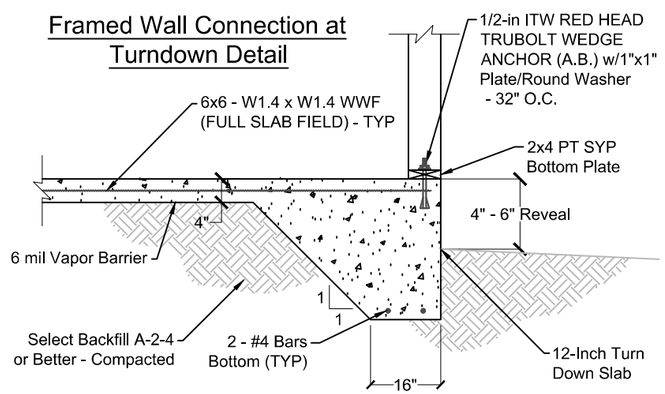


26 X 60 BARNWELL PAVILION
CLOSED END ELEVATION VIEW

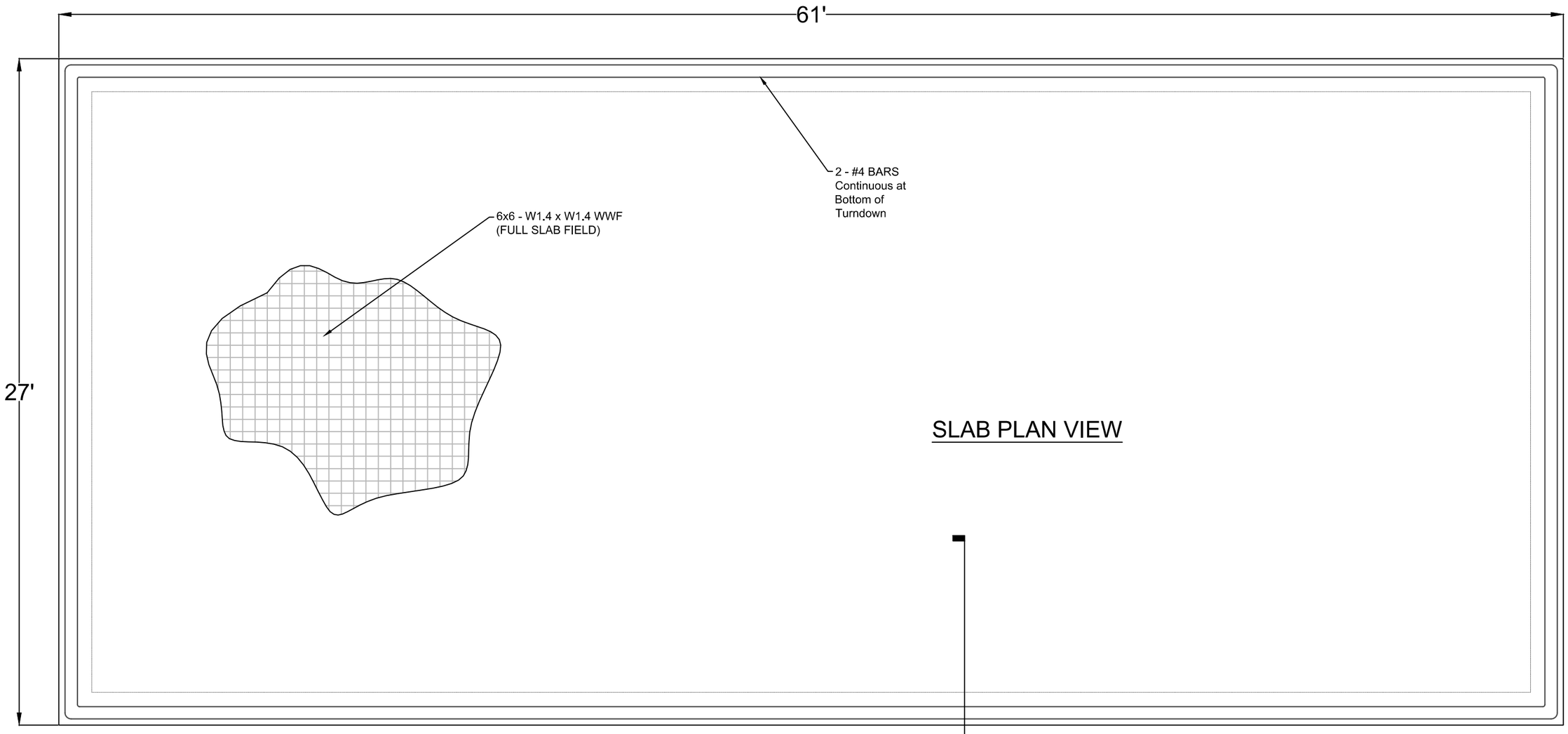


26 X 60 BARNWELL PAVILION
OPENED END ELEVATION VIEW





NEW PAVILION AT BARNWELL PARK		
End Elevation Views	DATE:	12/12/2025
FAIRHOPE PUBLIC WORKS	SCALE:	N.T.S.
SHEET: 4 OF 07	DRAWN BY:	R.D.JOHNSON, PE



SLAB PLAN VIEW

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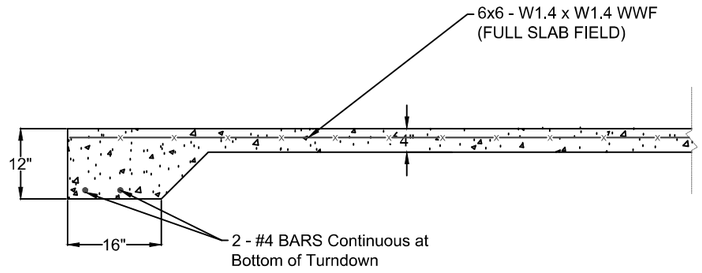

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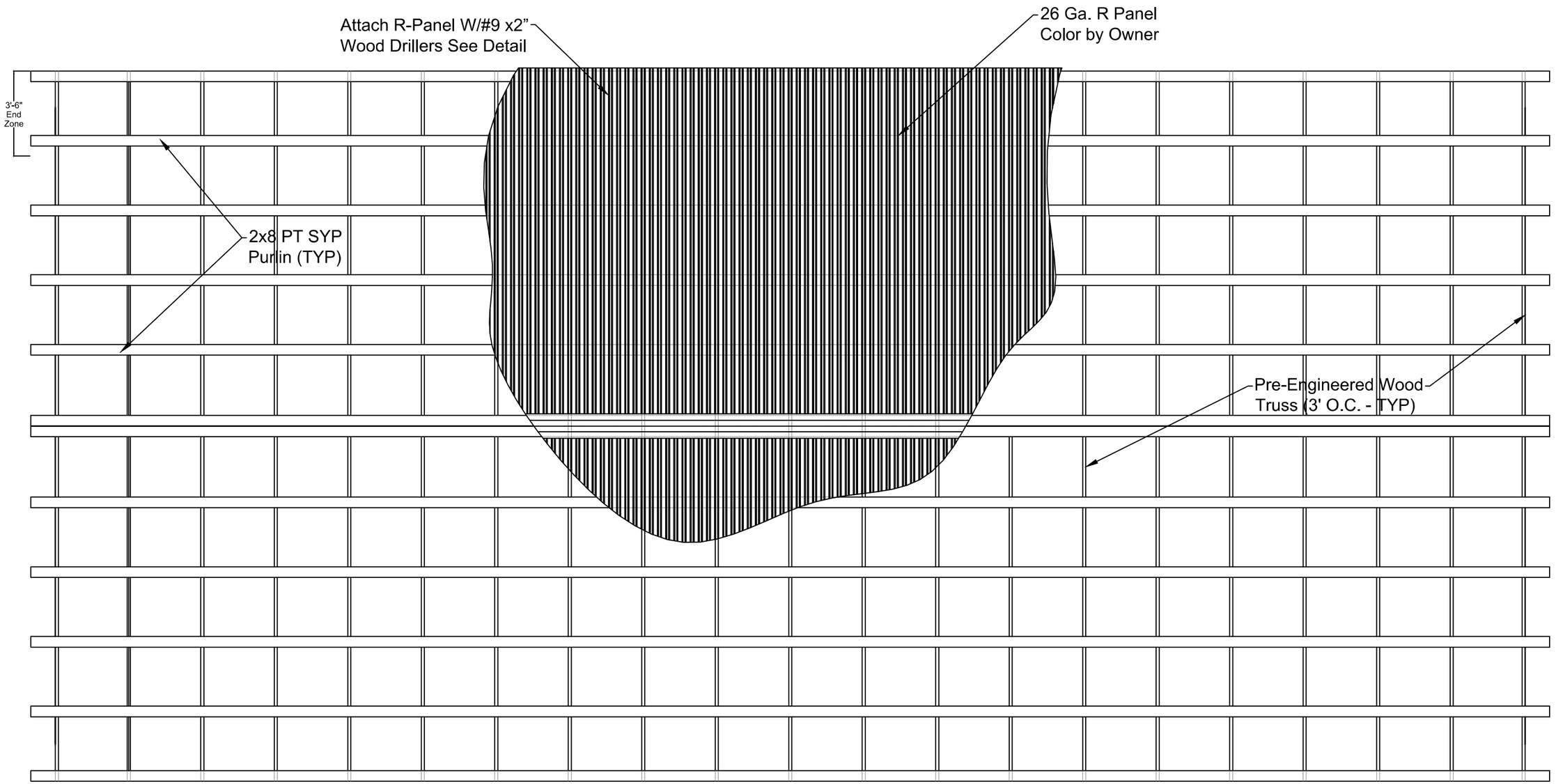
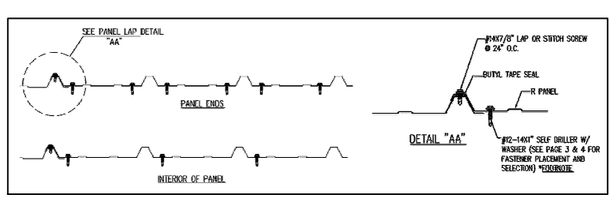
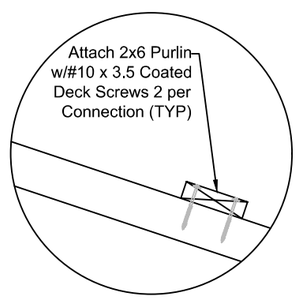
SLAB TURNDOWN DETAIL

NEW PAVILION AT BARNWELL PARK		
Foundation/Slab Plan & Details	DATE:	12/12/2025
FAIRHOPE PUBLIC WORKS	SCALE:	N.T.S.
SHEET: 5 OF 07	DRAWN BY:	R.D.JOHNSON, PE



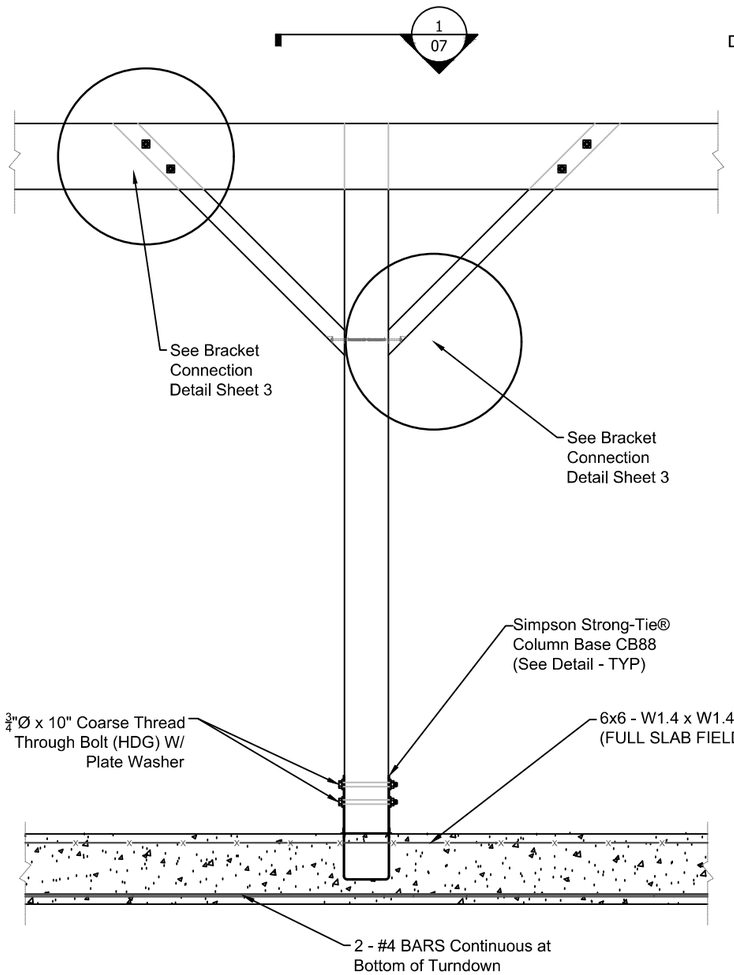


ROOF FRAMING & PANEL PLAN

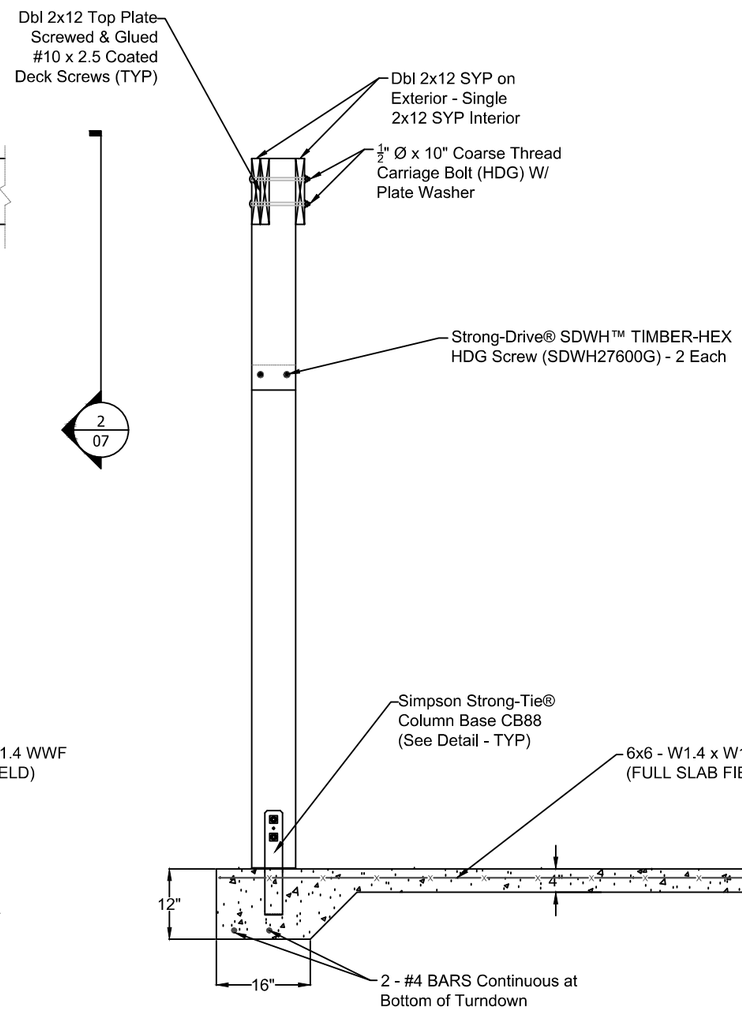


NEW PAVILION AT BARNWELL PARK

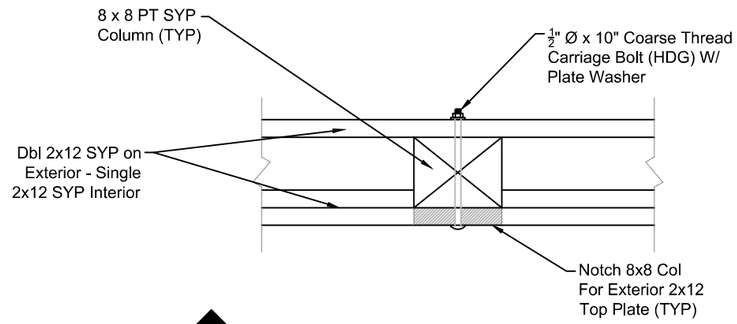
Roof Framing Plan & Details	DATE:	12/12/2025
FAIRHOPE PUBLIC WORKS	SCALE:	N.T.S.
SHEET: 6 OF 07	DRAWN BY:	R.D.JOHNSON, PE



COLUMN & HEADER DETAIL



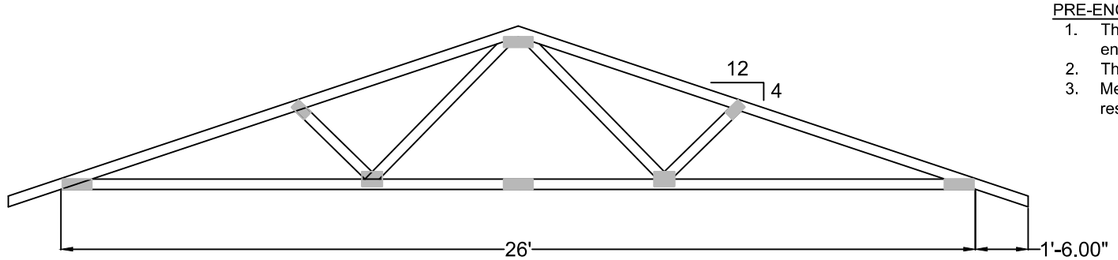
2 07 COLUMN & HEADER DETAIL



1 07 COLUMN & HEADER DETAIL

ENGINEERING DESIGN CRITERIA

Building Code	2018 IBC
Building Risk Category	Normal (Risk Category **II**)
Roof Dead Load	
Superimposed	2.5 psf
Collateral	0.5 psf
Roof Live Load	20.0 psf reduction allowed
Wind	
Ultimate Wins Speed (Vult)	140.0 mph
Nominal Wind Speed (Vasd)	108.0 mph (IBC Section 1609.3.1)
Ground Elevation Factor	1.00 (60 ASL)
Wind Exposure Category	C
Exposure Coefficient	0.85
Enclosure Classification	Partially Enclosed Building
Internal Pressure Coef (GCpi)	+0.55/-0.55
Roof Loads For Trusses	
Edge Zones (6')	37.2 psf pressure/ -43.3 psf suction
Field	37.2 psf pressure/ -35.1 psf suction



TRUSS DETAIL

PRE-ENGINEERED ROOF TRUSS NOTES:

1. The awarded Contractor will be responsible having the truss designed based on the enclosed criterion
2. The Contractor will submit shop drawing for review by the City Engineer
3. Member sizing and spacing is preliminary and the truss designer/manufacturer shall be responsible for the final determination

NEW PAVILION AT BARNWELL PARK		
Framing Details	DATE:	12/12/2025
FAIRHOPE PUBLIC WORKS	SCALE:	N.T.S.
SHEET: 7 OF 07	DRAWN BY:	R.D.JOHNSON, PE