

TUB AND SHOWER REPORT

Project: EDCATL 12 | 13 - 4852 Stonewall Tell Rd, Units 12 & 13, Union City, GA 30291

Documents Reviewed: Choate Construction Company Subcontract - 2024; C2540-ECX-ATL12-STR Issue for Permit; C2540-ECXATL12-GENS-ARCH_R24_JRseal_1; C2540-ECXATL12-GENS-ARCH_R24_JRseal_2; ATL 12 - SPECS - ARCH COMBINED

Issue: Initial Release - Full Document Review

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1. PURPOSE AND REPORT LIMITATION

This Tub and Shower Report identifies tub/shower-related flooring, tile, waterproofing, drain coordination, slab depression, slope, base, transition, and substrate exposure located in the reviewed documents. The report is limited to commercial flooring / Division 09 tile scope and directly associated Division 03 slab or substrate conditions that affect that scope.

No bathtub conditions were located in the reviewed documents. This report therefore addresses shower conditions only unless later documents identify tub or tub/shower scope.

Floor prep, waterproofing, crack isolation, mud beds, slab depressions, self-leveling, moisture mitigation, concrete correction, slope correction, drain relocation, plumbing fixtures, shower accessories, grab bars, shower seats, shower rods, curtains, hooks, and Division 22 drain assemblies are not carried by estimating unless expressly directed otherwise. Where these items are identified, they are documented as qualifications and coordination risks.

2. DOCUMENT-BASED SHOWER REFERENCES LOCATED

The architectural drawing index identifies G000006 Typical Restroom & Shower Diagrams and enlarged restroom/shower elevation sheets. G000006 includes standard shower and accessible shower diagrams, shower fixture legends, accessory legends, grab bar/shower-seat references, and a note requiring trench drain coordination with slab conditions and slope coordination.

The finish plans identify shower rooms and adjacent toilet rooms, including Shower 1 / 1-013, Shower 1.1 / 1-013.1, Shower 2 / 2-013, and Shower 2.1 / 2-013.1. These rooms appear in the restroom clusters with TL01, TL02, and TL03 finish references and adjacent wall-covering/base finish callouts.

The finish plan general notes require surfaces receiving finishes to be clean, true, and free of irregularities and state not to proceed until unsatisfactory conditions have been corrected. This is a condition requirement, not a flooring allowance for slab correction, waterproofing, sloping, leveling, remediation, or depression correction.

3. TILE AND FINISH PRODUCTS IDENTIFIED

TL01 Wall Tiling: Trinity Surfaces Speckle porcelain tile, Grey, matte, 24 in. x 24 in., 1/16 in. joint width, Laticrete 89 Smoke Grey grout; location identified as restroom walls.

TL02 Floor Tiling: Trinity Surfaces Arvida porcelain tile, Night, matte, 12 in. x 12 in., 1/16 in. joint width, Laticrete 22 Midnight Black grout; location identified as restroom floor; note states recessed into slab - 3/4 in. depression, typical U.N.O.

TL03 Shower Floor Tiling: Daltile Keystone, Black/Ebony, matte penny round, 1/16 in. joint width, natural grout; location identified as shower floors.

Section 09 30 00 requires tile setting materials, grout, sealants, underlayment for leveling/patching floors receiving tile, metal edge strips, divider/transition strips, movement joint strips, grout sealer at cementitious grout joints in tile floors, waterproofing installation, and compliance with ANSI A108.13 for waterproof membranes.

4. SHOWER LOCATION CONDITIONS

The following locations are documented from the reviewed finish plans and restroom/shower sheets. The positions below do not add scope by inference; they define what must be carried, qualified, or excluded based on the documents provided.

4.1 Shower 1 / 1-013 - Level 01

Location: Shower 1 / Room 1-013 within the Level 01 restroom/toilet cluster near Male Toilet 1, Female Toilet 1, Jan 2, and adjacent support rooms.

Drawing / Specification Reference: A1F011B; G000006; enlarged restroom/shower elevations; Section 09 30 00 Tiling; Section 07 14 16 waterproofing reference; Section 10 28 00 accessories; Division 22 drain references.

Document Condition: Finish plan callouts in the restroom/shower cluster identify TL01, TL02, and TL03, with TL03 scheduled as shower floor tile. G000006 shows standard shower / accessible shower diagrams and requires trench drain and slope coordination with slab conditions.

Report Position: Carry TL03 shower floor tile only where the shower floor is clearly indicated. Carry TL01/TL02 only where the finish plans/elevations support wall or restroom floor tile at this cluster. Waterproofing, mud bed, slope work, slab depression work, drain setting/relocation, and substrate correction are qualification-only unless expressly directed as included.

Bid Position if Unresolved: Qualify Shower 1 tile, waterproofing, drain, slope, and slab depression scope. Written clarification is required before carrying mud bed, waterproofing, drain coordination, slope correction, or slab depression correction as included work.

4.2 Shower 1.1 / 1-013.1 - Level 01 Mirror / Duplicate Condition

Location: Shower 1.1 / Room 1-013.1 within the Level 01 duplicated restroom/toilet cluster.

Drawing / Specification Reference: Level 01 finish/furniture/area plan references; A1F011B and related enlarged restroom/shower sheets; G000006; Section 09 30 00.

Document Condition: The drawings identify a duplicate/mirrored shower room designation. The finish and shower requirements appear to follow the same restroom/shower logic as Shower 1, but the documents do not fully isolate each shower assembly, slope condition, drain condition, waterproofing extent, or slab depression responsibility room by room.

Report Position: Treat Shower 1.1 as subject to the same TL03 shower floor / TL01-TL02 restroom tile interpretation, with all waterproofing, slope, drain, substrate, and depression items qualified unless expressly carried by final scope direction.

Bid Position if Unresolved: Carry only document-supported tile finish work. Qualify waterproofing, drain interface, slope, slab depression, and floor-to-wall transition requirements prior to bid award.

4.3 Shower 2 / 2-013 - Level 02

Location: Shower 2 / Room 2-013 within the Level 02 restroom/toilet cluster near Male Toilet 2, Female Toilet 2, ECX Hallway 2, and adjacent support rooms.

Drawing / Specification Reference: A1F021A; A1F021B where applicable; G000006; enlarged restroom/shower elevations; Section 09 30 00.

Document Condition: Level 02 finish plans identify Shower 2 and restroom/tile callouts including TL01, TL02, and TL03. Level 02 conditions carry added exposure because structural drawings identify elevated floor/topping conditions and architectural tile notes require slab depressions and drain/slope coordination.

Report Position: Carry only document-supported tile finish work. Do not include topping modification, camber correction, slab depression creation/correction, slope build-up, self-leveling, or waterproofing unless expressly directed. Level 02 shower tile scope must be qualified for substrate, depression, and drain coordination.

Bid Position if Unresolved: Qualify Level 02 shower floor slope, tile recess depth, drain interface, waterproofing extent, and substrate correction. Do not assume the structural topping or slab condition is suitable for tile without written clarification.

4.4 Shower 2.1 / 2-013.1 - Level 02 Mirror / Duplicate Condition

Location: Shower 2.1 / Room 2-013.1 within the Level 02 duplicated restroom/toilet cluster.

Drawing / Specification Reference: A1F021A; A1F021B; G000006; Section 09 30 00; enlarged restroom/shower elevation references.

Document Condition: The room appears in the Level 02 finish plan cluster with TL01/TL02/TL03 finish logic. Exact waterproofing limits, drain type, drain location, floor slope, slab depression depth, and transition detailing are not fully resolved by the finish plan alone.

Report Position: Carry tile only to the extent directly supported by plans/schedules. Qualify waterproofing, slope, mud bed, slab depression, drain interface, and transition scope. Do not expand tile or substrate work by inference.

Bid Position if Unresolved: Written clarification is required before bid award for shower tile extent, waterproofing responsibility, drain location/type, slope requirements, and slab depression/topping coordination.

5. WATERPROOFING / MUD BED / SLOPE / DRAIN CONDITIONS

Section 09 30 00 references fluid-applied waterproof membranes beneath ceramic tile and requires waterproofing installation to comply with ANSI A108.13 and manufacturer instructions. It also states tile is not to be installed over waterproofing until the waterproofing has cured and, at each horizontal installation, has been tested for water tightness.

G000006 states that at all showers the trench drain location must be coordinated with slab conditions and that slope must be coordinated accordingly. This is a direct coordination risk because a shower floor cannot be priced as only tile if drain location, slope build-up, waterproofing, mortar bed, and slab depression responsibility are not aligned.

Report Position: Waterproofing, mud beds, slope-to-drain work, crack isolation, uncoupling, self-leveling, slab depression creation/correction, topping correction, drain relocation, and substrate remediation are excluded by estimating unless specifically directed otherwise. These items must be qualified wherever identified.

Drains and shower accessories are not tile scope. Drain products and utilities are identified under Division 22 / plumbing fixture references, while shower accessories, grab bars, folding shower seats, shower rods, hooks, and related public-use shower accessories are Division 10 / toilet, bath, and laundry accessory scope unless expressly assigned otherwise.

6. TRANSITIONS, BASE, AND WALL-TO-FLOOR INTERFACES

The enlarged restroom/shower notes require alignment of floor and wall tile grout joints where applicable and continuous joint lines at floor-to-wall transitions. This creates layout coordination exposure at shower-to-restroom, floor-to-wall, and tile-to-adjacent finish interfaces.

Section 09 30 00 requires movement joints at restraining surfaces, dissimilar floors, curbs, columns, pipes, ceilings, changes in backing materials, inside corners, and horizontal/vertical joints, with sealants coordinated with Section 07 92 00 Joint Sealants. These movement joints are not optional where required by the documents and standards.

All transitions are estimated as best interpreted and should be qualified and verified prior to bid award. Do not assume elevation correction, recess correction, slab build-up, grinding, leveling, waterproofing tie-ins, or drain-related correction is included with transition work.

RB06 use cannot be located in the reviewed documents and must be qualified. CO01 and CO02 remain by others per ProFloors, LLC; base in CO01/CO02 areas is estimated. CO03 is carried only where expressly shown/scheduled and does not govern shower tile conditions unless expressly shown.

7. EXCLUSIONS / COMMERCIAL POSITION

Excluded Unless Expressly Directed: waterproofing membranes, flood testing, crack isolation, uncoupling membranes, mud beds, mortar-bed slope, slab depression creation/correction, topping correction, self-leveling, moisture mitigation, concrete grinding, concrete patching beyond standard installation prep, drain bodies, drain relocation, plumbing connections, shower fixtures, shower accessories, shower seats, grab bars, rods, curtains, hooks, Division 10 accessories, Division 22 plumbing, and any structural/topping modifications required to achieve shower recess or slope.

Included Only Where Clearly Supported: TL03 shower floor tile, TL01 wall tile, TL02 restroom floor tile, tile setting materials, grout, tile movement joints, metal edge strips/transition trims, and standard installation work where the drawings and specifications clearly assign tile scope.

Do not treat the presence of a shower room tag as authorization to include undefined waterproofing, mud bed, slope, slab depression, or plumbing coordination scope. Those conditions must be clarified and qualified before bid award.

8. REQUIRED CLARIFICATIONS / RFI CANDIDATES

RFI 1 - Shower Tile Extents: Confirm the exact wall tile height, wall tile limits, floor tile limits, and base/edge trim requirements for Shower 1, Shower 1.1, Shower 2, and Shower 2.1.

RFI 2 - Waterproofing Responsibility: Confirm whether waterproofing beneath/behind shower tile is assigned to the tile contractor or another trade, including required flood testing and warranty obligations.

RFI 3 - Mud Bed / Slope Responsibility: Confirm whether mortar beds, slope-to-drain work, and any setting-bed build-up are included in tile scope or by others.

RFI 4 - Slab Depression / Recess Coordination: Confirm the required slab depression depth and responsibility for creating/correcting depressions at TL02 restroom floors and TL03 shower floors, including Level 02 topping coordination.

RFI 5 - Shower Drain Coordination: Confirm shower drain type, exact drain location, trench/linear drain condition, drain elevation, and responsibility for drain setting, relocation, waterproofing tie-in, and slope coordination.

RFI 6 - Transitions and Movement Joints: Confirm transition types, movement joint locations, grout/sealant requirements, metal edge strip locations, and responsibility for elevation correction at shower/restroom/adjacent finish interfaces.

9. GLOBAL REPORT POSITION

No bathtub scope was located. Shower scope is limited to the tile finishes clearly identified by the finish plans, finish schedule, enlarged restroom/shower drawings, and Section 09 30 00. Undefined waterproofing, mud bed, slope, slab depression, drain interface, substrate correction, and transition/elevation correction work is not carried as included scope by this report.

Bid Position if Unresolved: Carry only clearly documented tile finish work. Qualify all shower waterproofing, flood testing, mud bed, slope, slab depression, drain coordination, movement joint, edge trim, and transition conditions prior to bid award. Exclude Division 10 accessories and Division 22 plumbing/drain assemblies unless expressly assigned in the final subcontract scope.
