

# PHOENIX V CONDOMINIUMS

## ATRIUM SETTLEMENT PILE INSTALLATION AND CONCRETE FLOOR REPLACEMENT PROJECT

24400 PERDIDO BEACH BLVD.  
ORANGE BEACH ALABAMA 36561



### PROJECT SUMMARY

THE PHOENIX V ATRIUM STRUCTURE AND THE NORTHERN MOST PORTION OF THE ATRIUM LOBBY FLOOR SLAB WERE NOT DESIGNED WITH PILE SUPPORT LIKE THE REST OF THE TOWER STRUCTURE AND THE ATRIUM COLUMNS AND SLAB HAVE EXPERIENCED DIFFERENTIAL SETTLING.

THIS PROJECT IS INTENDED TO INSTALL HELINDRICAL PILE SYSTEMS TO SUPPORT THE ATRIUM STRUCTURE COLUMNS INCLUDING JACKING THE ELEVATION OF ONE COLUMN UP 1", PERFORMING WELDING REPAIR OF THE CRACK IN THE JACKED COLUMN, REMOVING THE PORTION OF THE ATRIUM FLOOR SLAB THAT IS NOT PILE SUPPORTED ALONG WITH ALL OF THE TILE FLOORING

VERIFY THE EXISTING UNDER FLOOR UTILITIES AND INFRASTRUCTURE, INSTALLING AND COMPACTING SUBGRADE BACKFILL MATERIALS, INSTALLING SLAB HELINDRICAL PILES, STIFFER PLATES AND SLAB REINFORCEMENT, AND THEN, INSTALLING A NEW REINFORCED CONCRETE SLAB AND NEW TILE FLOORING.

INCLUDED IN THIS SCOPE OF WORK IS THE INSTALLATION OF ELECTRICAL CONDUIT IN THE NEW SLAB FOR NEW IN-FLOOR RECEPTACLES AND THE INSTALLATION OF NEW ATRIUM LIGHTING.

INSTALLATION AND MAINTENANCE OF TEMPORARY CONSTRUCTION BARRIERS AND DIRECTIONAL AND SAFETY SIGNAGE ARE REQUIRED.

### GENERAL NOTES

- COMPLY WITH ALL APPLICABLE LAWS, CODES, ORDINANCES AND OTHER REGULATIONS. OBTAIN ALL REQUIRED PERMITS, SECURE ALL REQUIRED INSPECTIONS AND OCCUPANCY REQUIREMENTS AT CONCLUSION OF PROJECT.
- INSTALL SAFETY BARRIERS DURING CONSTRUCTION AS NECESSARY TO PROTECT THE OWNERS AND GUESTS FROM INJURY AND ACCESS TO THE SITE.
- CONTRACTOR TO COORDINATE WITH OWNERS REPRESENTATIVE FOR DUMPSTER/STAGING AREA.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TRASH AND DEBRIS IN ORDER TO MAINTAIN A CLEAN SITE DURING CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR MAINTAINING FREE AND CLEAR ACCESS AT ALL DRIVES FRONT AND REAR OF BUILDING FOR THE DURATION OF THE CONTRACT.
- DISRUPTION OF POWER, WATER, GAS, COMMUNICATION, OR FIRE PROTECTION SYSTEMS TO OTHER SPACES IS NOT ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNERS REPRESENTATIVE. REQUEST TO BE MADE A MINIMUM OF 72 HOURS IN ADVANCE OF ANTICIPATED OUTAGES.
- GENERAL CONTRACTOR (G.C.) SHALL FIELD VERIFY ALL DIMENSIONS AND COLUMN LOCATIONS. G.C. SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- NON COMBUSTIBLE MATERIALS ONLY ARE PERMITTED ABOVE CEILINGS.
- THE CONTRACT FOR CONSTRUCTION SHALL BE BETWEEN THE G.C. AND THE OWNER.
- PRIOR TO THE START OF CONSTRUCTION, G.C. SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH OWNERS ON-SITE REPRESENTATIVE AND SUPPLY ALL REQUIRED PRE-CONSTRUCTION DOCUMENTS. (COPY OF BUILDING PERMIT, CERTIFICATE OF INSURANCE, CONTRACTORS LICENSE, CONSTRUCTION SCHEDULE AND SUBCONTRACTOR LIST.
- CHANGE ORDERS, IF ANY, SHALL BE WRITTEN AND AGREED TO BY THE G.C. AND THE OWNER PRIOR TO THE COMMENCEMENT OF ANY CHANGES IN THE WORK.
- CONTRACTOR RESPONSIBLE FOR ALL PERMITS, INSPECTIONS AND CERTIFICATIONS REQUIRED BY CITY OF MOBILE PERMITTING AND INSPECTIONS DEPARTMENTS AND ANY OTHER AUTHORITIES HAVING JURISDICTION.
- G.C. SHALL OBTAIN LEAN WAIVERS FROM ALL SUBCONTRACTORS OR SUPPLIERS WHO HAVE A CONTRACT WITH G.C. OR PROVIDE SERVICES OR SUPPLIES, AND SHALL DELIVER LIEN WAIVERS AND G.C.'S LIEN WAIVER TO LANDLORD WITH EACH PAY REQUEST.
- G.C. SHALL OBTAIN ALL REQUIRED INSPECTIONS AND SECURE ALL OFFICIAL APPROVALS OF WORK PERFORMED. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY TO THE OWNER UPON COMPLETION OF THE WORK.
- G.C. SHALL PROVIDE TO OWNER A MINIMUM OF ONE YEAR WARRANTY, AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
- PROPERLY SEAL ALL FLOORS, DOORS, WALLS, AND CEILINGS AROUND DUCTS, PIPES AND CABLES TO PREVENT VERMIN HARBORAGE. SEAL ALL GAPS, CRACKS, JOINTS AND OPENINGS GREATER THAN 1/4" WIDE WITH PAINTABLE CAULK. USE BACKER ROD BEHIND CAULS WHERE JOINTS EXCEED 1/4". PAINT TO MATCH ADJOINING SURFACES.

### LOCATION MAP



### VICINITY MAP



### DRAWING INDEX

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G102	CONSTRUCTION PLAN BASEMENT LEVEL
G103	CONSTRUCTION PLAN FIRST LEVEL
G104	CONSTRUCTION BARRIER WALL LOCATIONS
D100	DEMOLITION FLOOR PLAN
A100	NEW WORK FLOOR PLAN
A101	NEW WORK CEILING PLAN
S100	GENERAL NOTES
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S102	SECTIONS AND DETAILS
S103	PARTIAL PLAN AT ATRIUM
S104	SECTIONS AND DETAILS
E100	LIGHTING PLAN

### PROJECT TEAM

#### PROJECT MANAGER:

TYSON O'BRIEN  
THOMPSON ENGINEERING  
2970 COTTAGE HILL RD, SUITE 190  
MOBILE, AL, 36606  
251-666-2443

#### OWNERS REPRESENTATIVE:

NORMAN ANDERSON  
PHOENIX V ASSOCIATION MANAGER  
24400 PERDIDO BEACH BLVD  
ORANGE BEACH, AL, 36561  
904-228-6483

#### PROJECT ENGINEER:

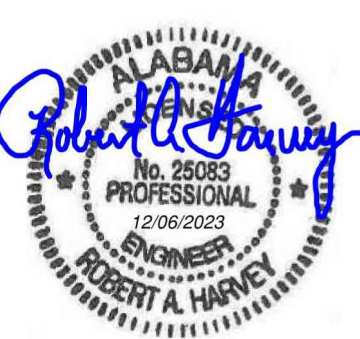
ROBERT HARVEY P.E.; JARED BLOUNT P.E.  
THOMPSON ENGINEERING  
7101 US HIGHWAY 90, SUITE 101  
DAPHNE, AL, 36526  
251-243-7813

#### PROJECT ELECTRICAL ENGINEER:

GLEN WADE STEWART  
G. W. STEWART ENGINEERING  
40680 STATE HWY 59  
BAY MINETTE, AL, 36507  
251-937-6313

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ORANGE BEACH, ALABAMA

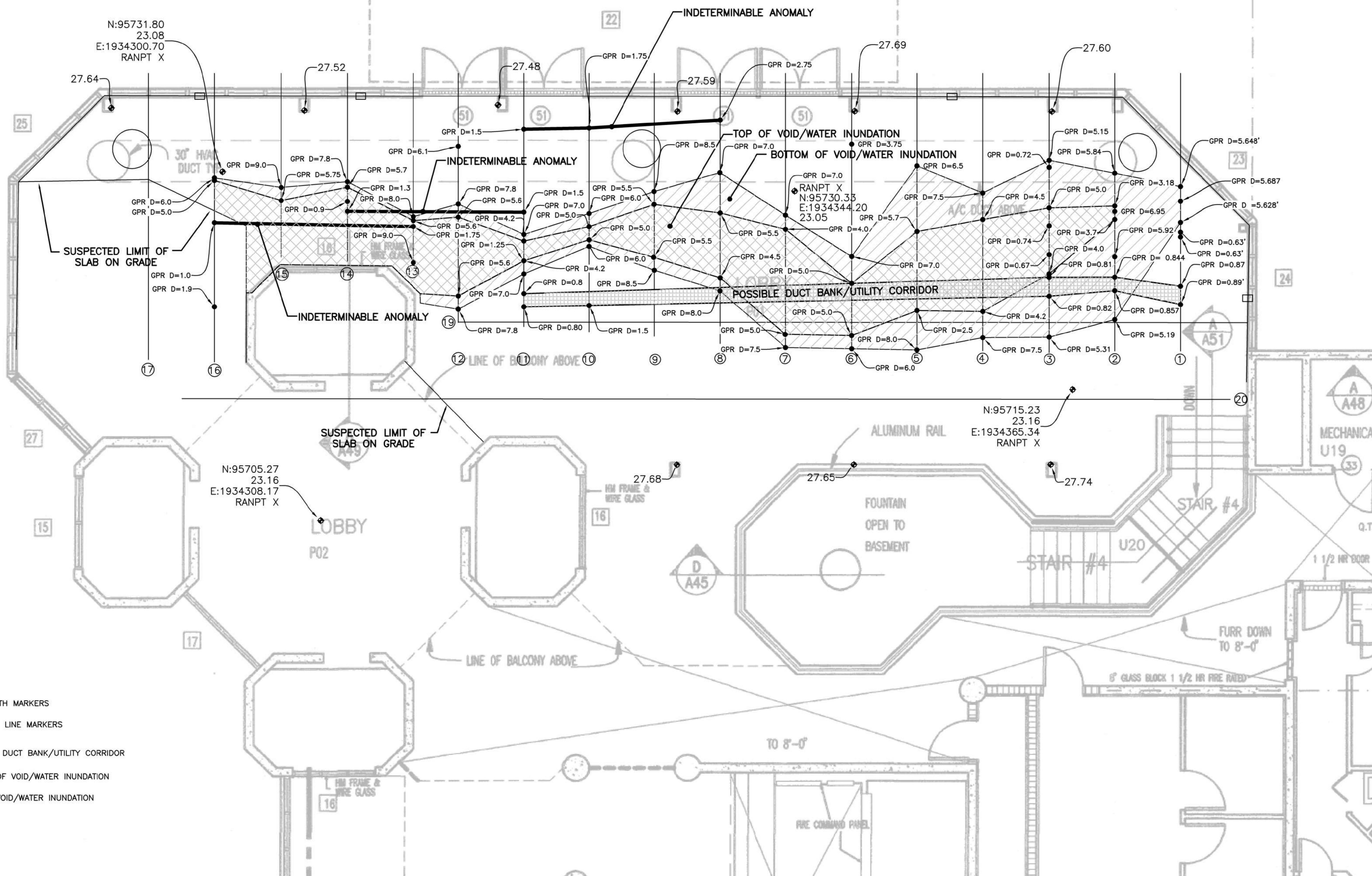
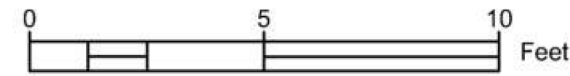


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ATRIUM SETTLEMENT PILE INSTALLATION  
AND CONCRTE FLOOR REPLACEMENT

COVER SHEET

SCALE:	POST SCALE:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:	JOB NO.:	DRAWING NO.:	REVISION NO.:
NOTED	1:1	CAH	TBO	RAH	NOVEMBER 2023	23-1101-0181	G100	0



**LEGEND**

- GPR DEPTH MARKERS
- ① GPR GRID LINE MARKERS
- ▨ POSSIBLE DUCT BANK/UTILITY CORRIDOR
- ▧ BOTTOM OF VOID/WATER INUNDATION
- ▩ TOP OF VOID/WATER INUNDATION

RESTROOM U22 METAL STUD WALL

N:95731.80  
23.08  
E:1934300.70  
RANPT X

TOP OF VOID/WATER INUNDATION  
BOTTOM OF VOID/WATER INUNDATION

RANPT X  
N:95730.33  
E:1934344.20  
23.05

A/C DUCT ABOVE

POSSIBLE DUCT BANK/UTILITY CORRIDOR

SUSPECTED LIMIT OF SLAB ON GRADE

SUSPECTED LIMIT OF SLAB ON GRADE

N:95705.27  
23.16  
E:1934308.17  
RANPT X

LOBBY P02

ALUMINUM RAIL

FOUNTAIN OPEN TO BASEMENT

STAIR #4

STAIR #4

MECHANICAL U19

1 1/2 HR DOOR

FURR DOWN TO 8'-0"

8" GLASS BLOCK 1 1/2 HR FIRE RATED

TO 8'-0"

FIRE COMMAND PANEL

1 1/2 HR FRAME & WIRE GLASS

16

LINE OF BALCONY ABOVE

LINE OF BALCONY ABOVE

INDETERMINABLE ANOMALY

19

INDETERMINABLE ANOMALY

51

INDETERMINABLE ANOMALY

22

10'

1

A51

A48

33

Q.T.

1 1/2 HR DOOR

U20

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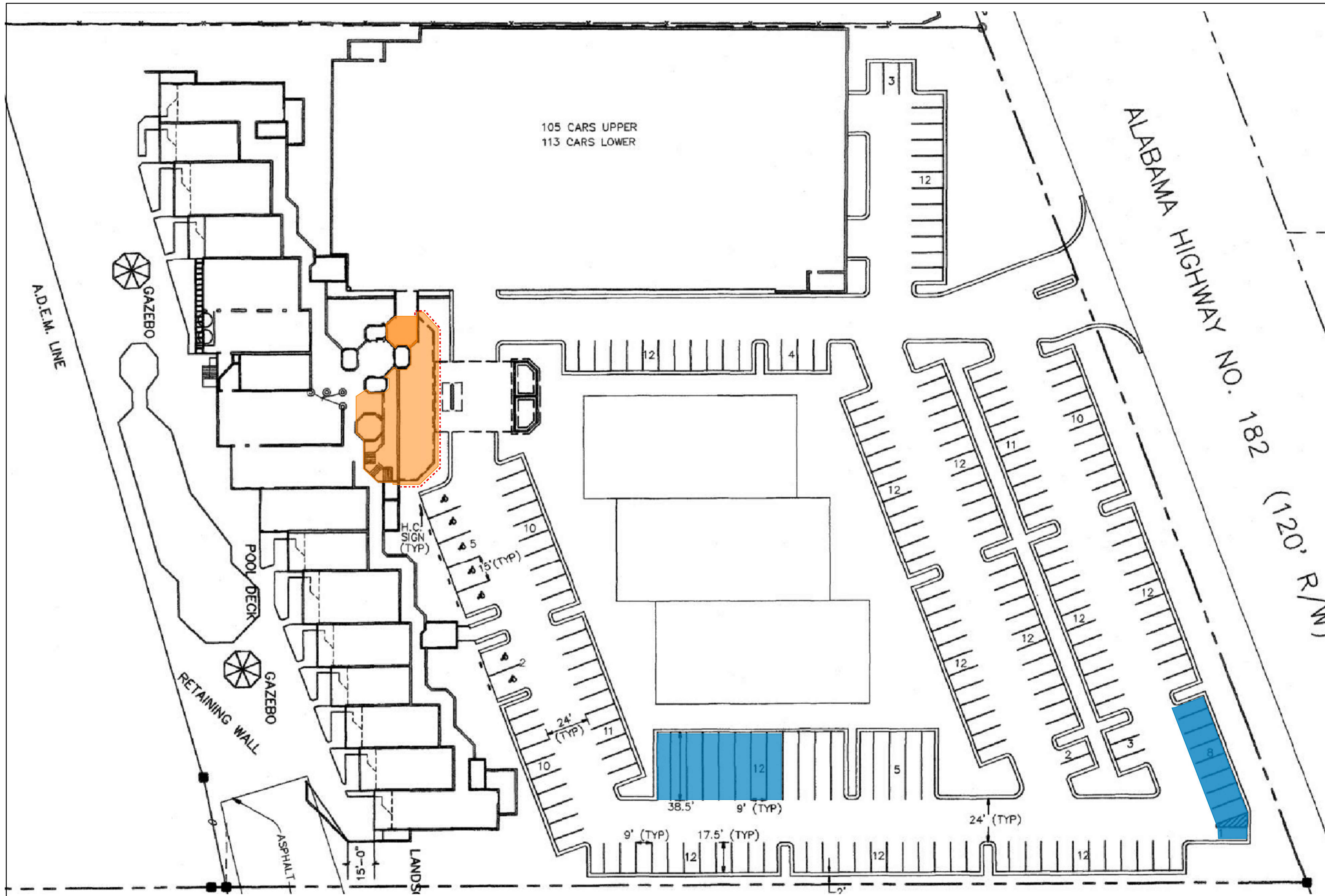
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**CONSTRUCTION PLAN LEGEND:**

- AREA OF CONSTRUCTION
- CONTRACTORS LAY-DOWN AREA
- CONSTRUCTION FENCING: CONTINUOUS VINYL FACED WITH ACCESS GATE FOR CONSTRUCTION MATERIALS  
INSTALL GENERAL CONTRACTORS CONSTRUCTION NAME ON FENCING
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL DIRECTIONAL SIGNAGE TO EAST ENTRY DOORS FOR TENANTS AND GUESTS  
INSTALL SIGNAGE AT PORTICO AND AT ENTRY AREAS

**USE OTHER DOOR**

**CONSTRUCTION WORK SITE PLAN**  
NO SCALE

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**PHOENIX V CONDOMINIUMS**  
ORANGE BEACH, ALABAMA

**thompson ENGINEERING**

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TEL: (251) 666-2443  
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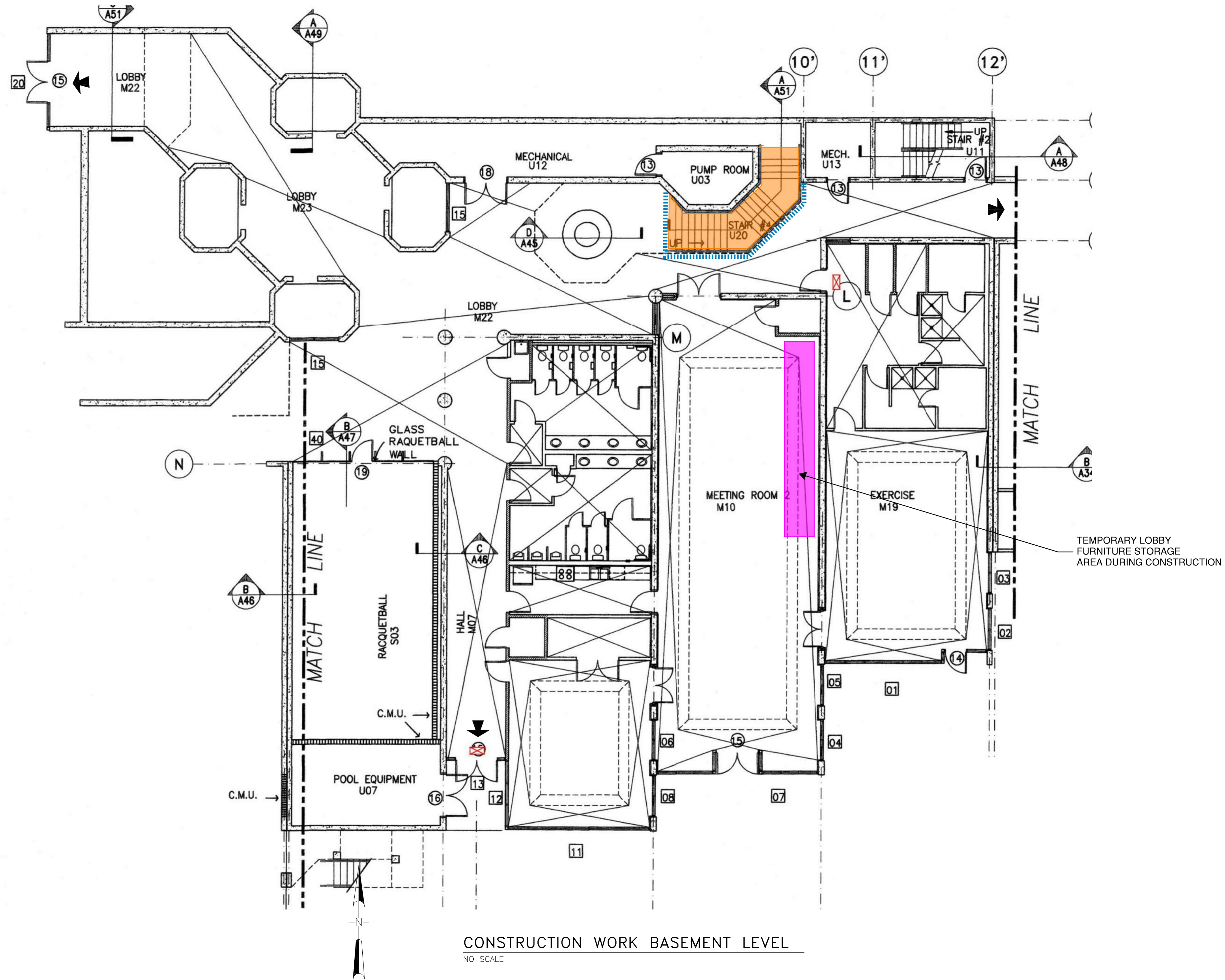
**ATRIUM SETTLEMENT PILE INSTALLATION AND CONCRTE FLOOR REPLACEMENT**

**CONSTRUCTION WORK SITE PLAN**

DATE: NOVEMBER, 2023 JOB NO.: 23-1101-0181 DRAWING NO.: G101 REVISION NO.: 0

CONSTRUCTION PLAN LEGEND:

-  AREA OF CONSTRUCTION
-  CONSTRUCTION FENCING: CONTINUOUS VINYL FACED WITH ACCESS GATE FOR CONSTRUCTION MATERIALS  
INSTALL GC CONSTRUCTION NAME ON FENCING
-  CONSTRUCTION PARTITION: CONTINUOUS FULL HEIGHT PARTITION PAINTED WITH ACCESS DOOR
-  EXIT DISCHARGE
-  EXISTING EXIT WITH EXIT SIGN



CONSTRUCTION WORK BASEMENT LEVEL  
NO SCALE

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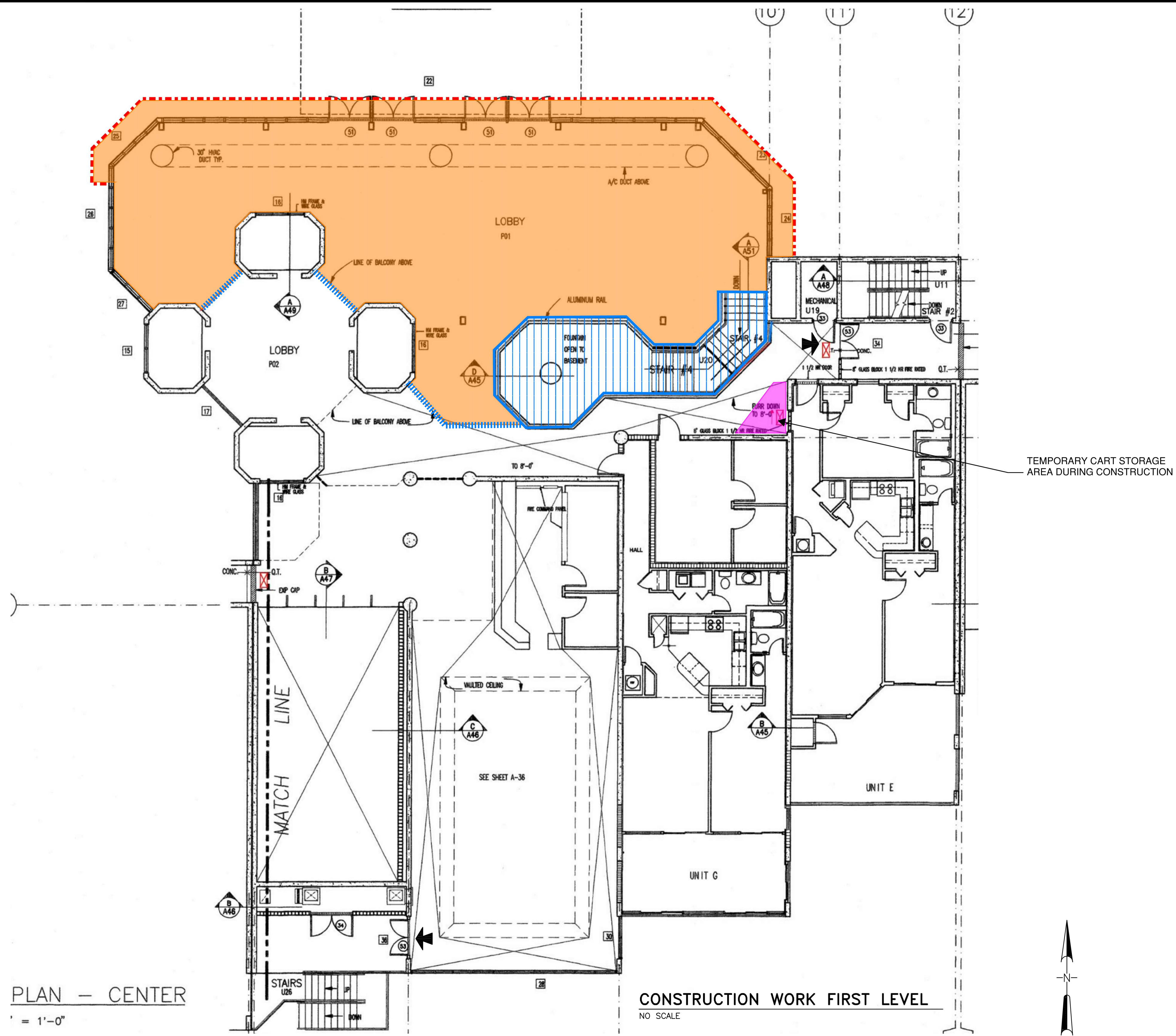
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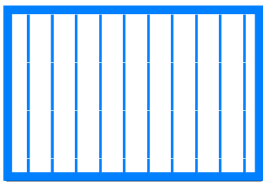


ATRIUM SETTLEMENT PILE INSTALLATION AND CONCRTE FLOOR REPLACEMENT	
CONSTRUCTION WORK BASEMENT LEVEL	
DATE: NOVEMBER, 2023	JOB NO.: 23-1101-0181
DRAWING NO.: G102	REVISION NO.: 0



PLAN - CENTER  
1" = 1'-0"

CONSTRUCTION WORK FIRST LEVEL  
NO SCALE

CONSTRUCTION PLAN LEGEND:

-  AREA OF CONSTRUCTION
-  CONSTRUCTION FENCING: CONTINUOUS VINYL FACED WITH ACCESS GATE FOR CONSTRUCTION MATERIALS  
INSTALL GENERAL CONTRACTORS CONSTRUCTION NAME ON FENCING
-  GENERAL CONTRACTOR TO PROVIDE AND INSTALL DIRECTIONAL SIGNAGE TO EAST ENTRY DOORS FOR TENANTS AND GUESTS  
INSTALL SIGNAGE AT PORTICO AND AT ENTRY AREAS
-  CONSTRUCTION PARTITION: CONTINUOUS FULL HEIGHT PARTITION PAINTED WITH ACCESS DOOR
-  JOISTS AND DRYWALL DECKING TO COVER AREA OPEN TO THE BASEMENT BELOW
-  EXIT DISCHARGE
-  EXISTING EXIT WITH EXIT SIGN

TEMPORARY CART STORAGE AREA DURING CONSTRUCTION

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**ATRIUM SETTLEMENT PILE INSTALLATION AND CONCRTE FLOOR REPLACEMENT**

**CONSTRUCTION WORK FIRST LEVEL**

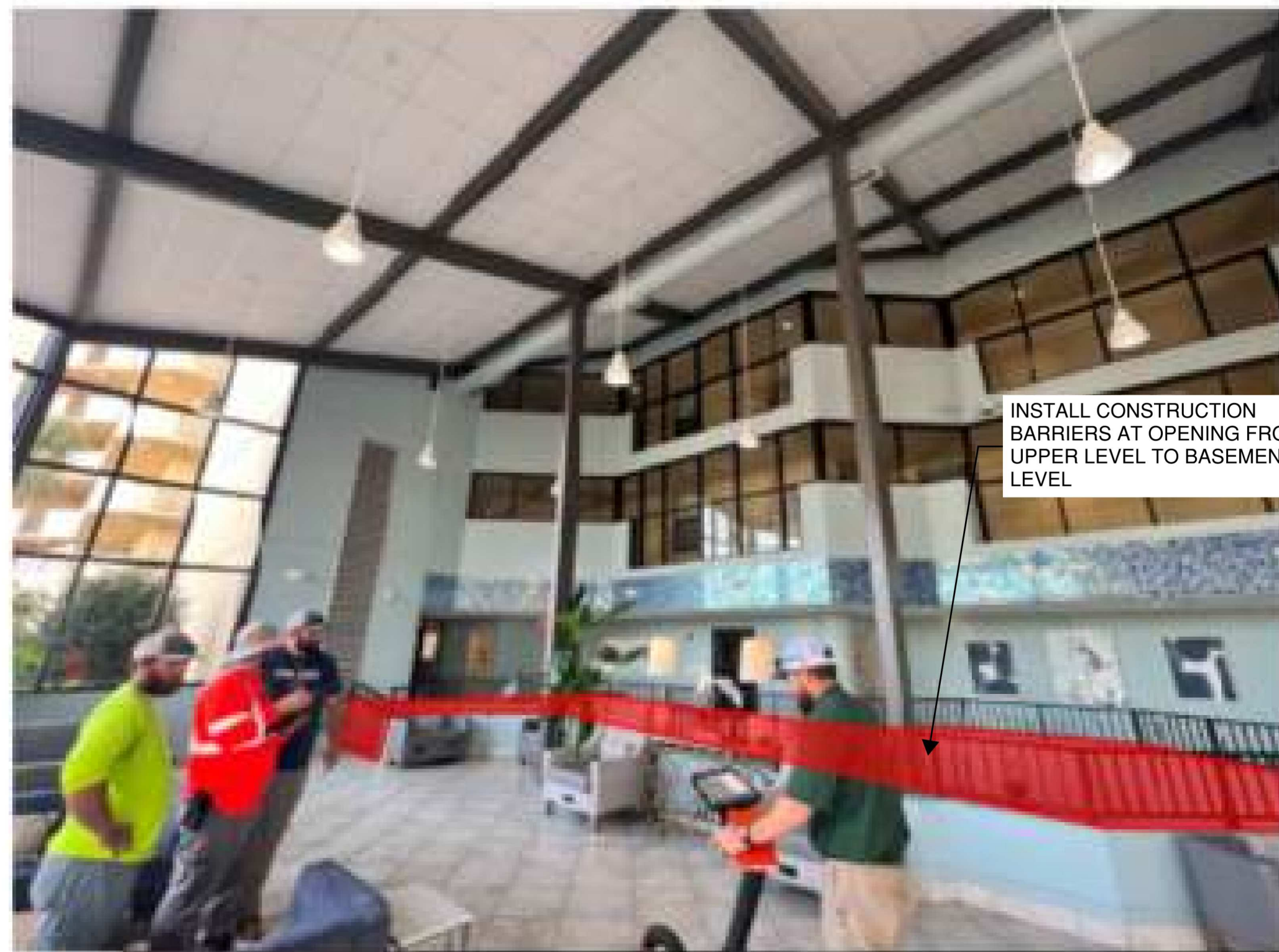
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INSTALL CONSTRUCTION BARRIER AT UPPER LEVEL CONSTRUCTION AREA



INSTALL CONSTRUCTION BARRIERS AT ELEVATOR AREA



INSTALL CONSTRUCTION BARRIERS AT OPENING FROM UPPER LEVEL TO BASEMENT LEVEL



INSTALL CONSTRUCTION BARRIERS AT OPENING FROM UPPER LEVEL TO BASEMENT LEVEL

INSTALL CONSTRUCTION BARRIERS AT STAIRS FROM BASEMENT TO UPPER LEVEL

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ORANGE BEACH, ALABAMA




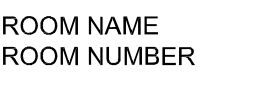



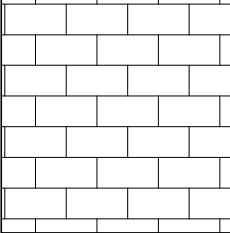
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ATRIUM SETTLEMENT PILE INSTALLATION AND CONCRTE FLOOR REPLACEMENT

TEMPORARY CONSTRUCTION BARRIERS

NOTED	SCALE: 1:1	DRAWN BY: CAH	CHECKED BY: TBO	APPROVED BY: RAH	DATE: NOVEMBER, 2023	JOB NO.: 23-1101-0181	DRAWING NO.: G104	REVISION NO.: 0
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**SYMBOLS LEGEND**

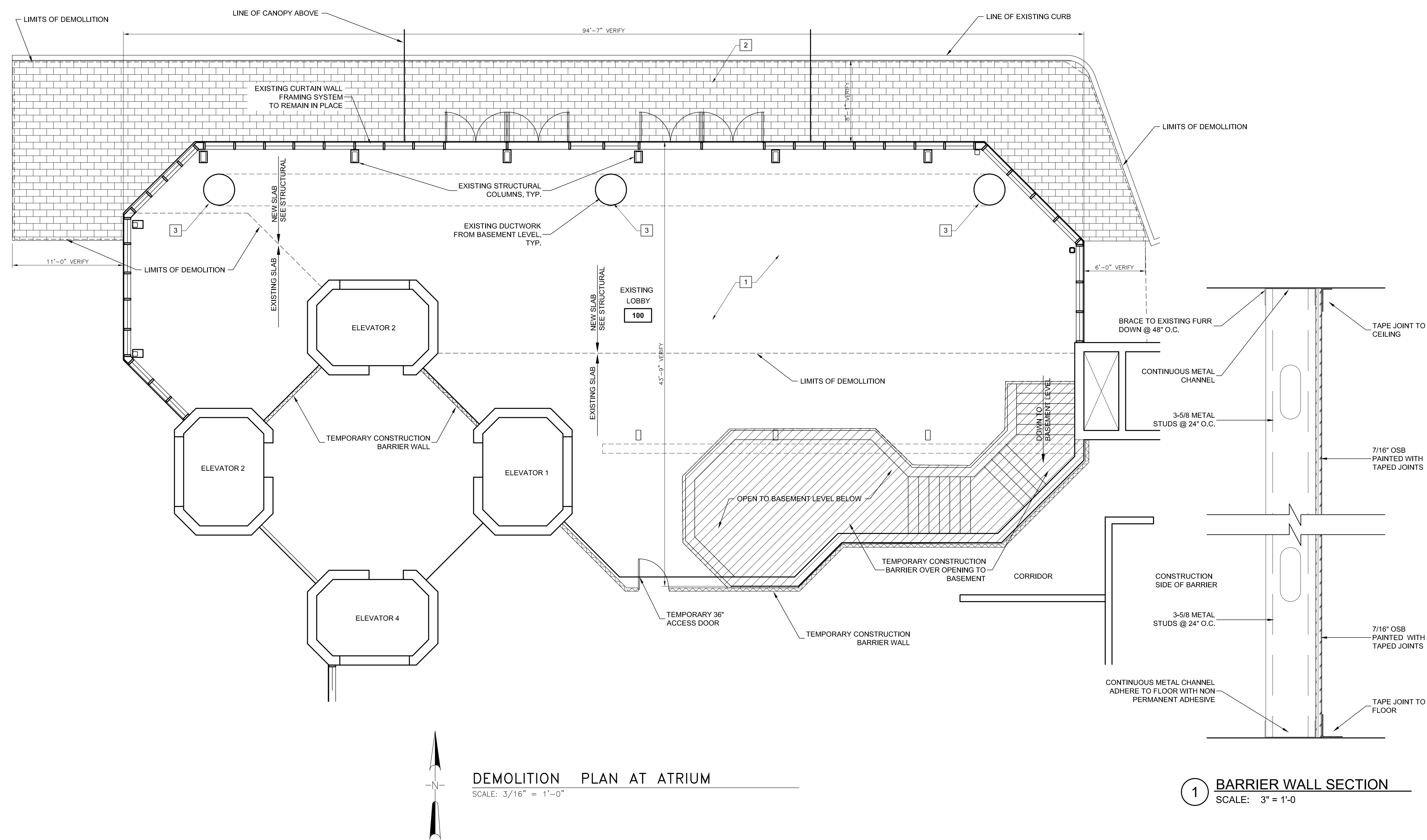
-  LOBBY  
 ROOM NAME  
 ROOM NUMBER
-  SHEET KEYNOTE - SEE SCHEDULE THIS SHEET
-  EXISTING CURTAINWALL
-  EXISTING PARTITIONS
-  EXISTING BRICK PAVERS  
 REINSTALL AFTER STRUCTURAL IMPROVEMENTS  
 MATCH EXISTING CONSTRUCTION FOR BASE MATERIALS

**GENERAL DEMOLITION NOTES:**

1. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS. ITEMS ENCOUNTERED THAT WILL REQUIRE REMOVAL TO ACCOMMODATE NEW CONSTRUCTION SHALL BE DONE BY THE APPROPRIATE SUB-CONTRACTOR.
2. CONTRACTOR SHALL PAY FOR ALL PERMITS, BONDS, LICENSES ETC. REQUIRED OF DEMOLITION THEREOF.
3. CARE IS TO BE TAKEN IN REMOVAL OF EQUIPMENT AND BUILDING ELEMENTS. IF REMAINING BUILDING ELEMENTS ARE DAMAGED DURING DEMOLITION, THROUGH CARELESS OR IMPROPER HANDLING AND STORAGE, CONTRACTOR IS TO REPAIR OR REPLACE AT CONTRACTORS OWN EXPENSE.
4. ALL WALL, CEILING AND ROOF PENETRATIONS TO BE SLEEVED AND CAULKED WITH APPROVED MATERIALS.
5. CONTRACTOR SHALL MAINTAIN PROPERTY SECURITY DURING DEMOLITION AND NEW CONSTRUCTION.
6. NOISE PRODUCING ACTIVITIES SHALL BE KEPT TO A MINIMUM. INTERNAL COMBUSTION ENGINE COMPRESSORS, ETC. SHALL BE EQUIPPED WITH OPERABLE MUFFLERS TO REDUCE NOISE.
7. CONTACT OWNER FOR COORDINATION FOR CUT OFF OF WATER AND ELECTRICITY DURING MAJOR DEMOLITION WORK.
8. ALL MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED DUMP SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. ANY SALVAGING OF MATERIALS MUST BE DONE OFF-SITE.
9. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION SPECIFIC TO EACH DISCIPLINE.
10. ALL ABANDONED CONDUIT/CABLING AND HANGERS TO BE REMOVED.

**DEMOLITION KEYNOTES**

- 1 REMOVE EXISTING SLAB IN PREPARATION FOR NEW STRUCTURAL REINFORCED SLAB. SEE STRUCTURAL DRAWINGS.
- 2 REMOVE EXISTING BRICK PAVERS IN WAY OF NEW STRUCTURAL WORK. SALVAGE PAVERS FOR REINSTALLATION.
- 3 SPECIAL CARE SHOULD BE GIVEN TO PROTECT SUB-GRADE DUCTWORK THAT IS TO REMAIN IN PLACE.



**1 BARRIER WALL SECTION**  
SCALE: 3" = 1'-0"

**DEMOLITION PLAN AT ATRIUM**  
SCALE: 3/16" = 1'-0"

THIS DRAWING REPRESENTS DESIGNS PREPARED BY THOMPSON ENGINEERING FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE THOMPSON ENGINEERING REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE. UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

REVISION NO.	DESCRIPTION	DATE	BY:
0	ISSUE FOR CONSTRUCTION	11/15/23	RAH



**PHOENIX V CONDOMINIUMS**  
ORANGE BEACH, ALABAMA

**thompson ENGINEERING**

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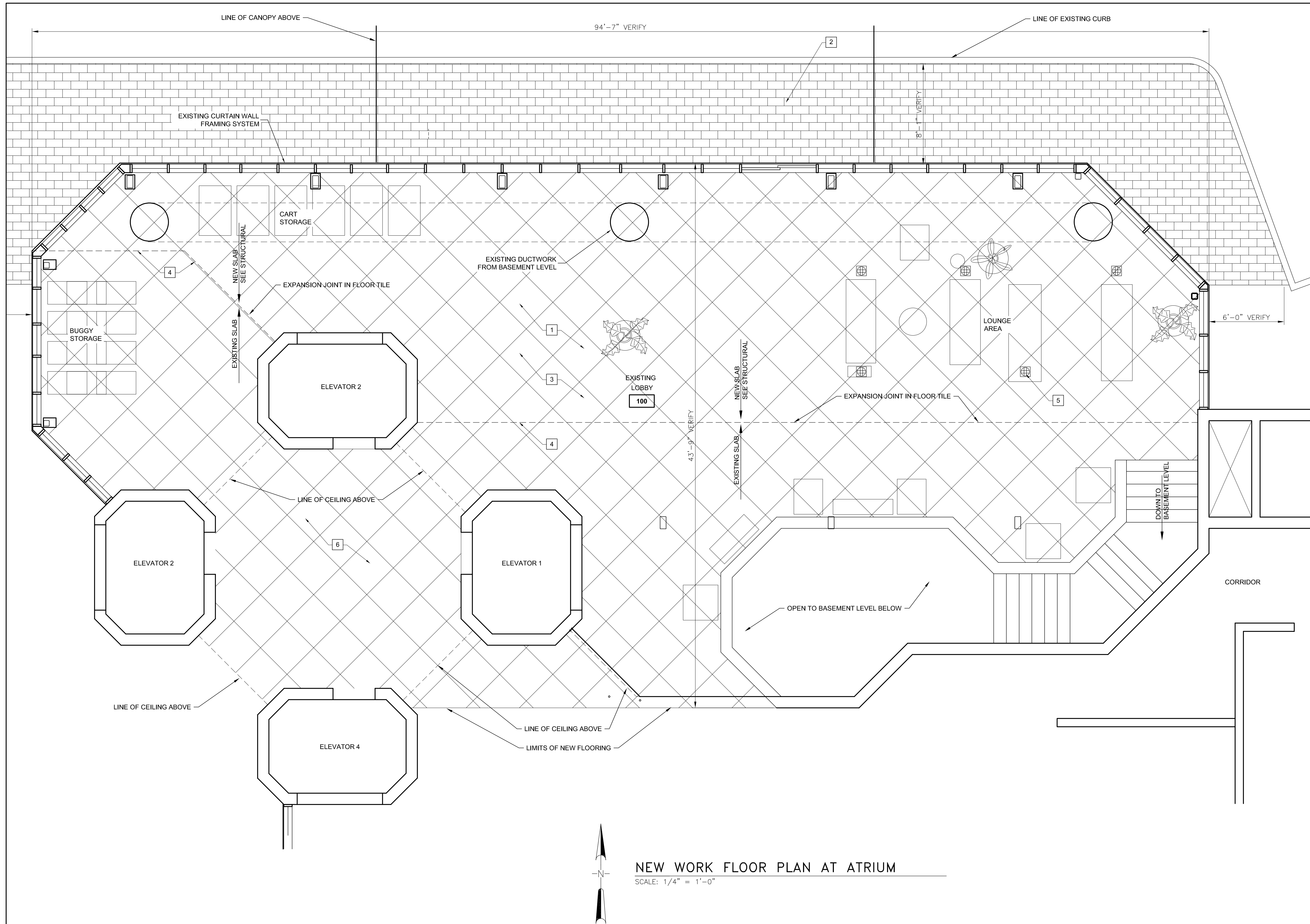
TEL: (251) 666-2443  
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NOTED    PLOT SCALE: 1:1    DRAWN BY: CAH    CHECKED BY: TBO    APPROVED BY: RAH

**ATRIUM SETTLEMENT PILE INSTALLATION AND CONCRTE FLOOR REPLACEMENT**

**DEMOLITION PLAN AT ATRIUM**

DATE: NOVEMBER 2023    JOB NO.: 23-1101-0181    DRAWING NO.: D100    REVISION NO.: 0



### SYMBOLS LEGEND

LOBBY	ROOM NAME
100	ROOM NUMBER
3	SHEET KEYNOTE - SEE SCHEDULE THIS SHEET
[Symbol]	EXISTING CURTAINWALL
[Symbol]	EXISTING PARTITIONS
[Symbol]	NEW FLOOR TILE AS SELECTED BY OWNER
[Symbol]	EXISTING BRICK PAVERS REINSTALL AFTER STRUCTURAL IMPROVEMENTS MATCH EXISTING CONSTRUCTION FOR BASE MATERIALS

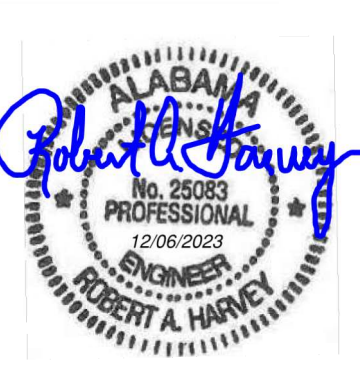
- ### GENERAL NOTES:
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - DIMENSIONS THIS SHEET ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
  - DO NOT SUSPEND ANY ITEMS FROM CEILING GRID.
  - INSTALL ALL MATERIALS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.

- ### SHEET KEYNOTES
- INSTALL NEW STRUCTURAL SUPPORTS PER STRUCTURAL DRAWINGS AND NEW SLAB THIS AREA. SEE STRUCTURAL DRAWINGS.
  - RE-INSTALL BRICK PAVERS AT EXTERIOR. MATCH EXISTING CONSTRUCTION.
  - INSTALL NEW ATRIUM FLOORING AS SELECTED BY OWNER. REPLACE MOSAIC TILE BASE AT ATRIUM AREA WITH NEW TO MATCH EXISTING.
    - LUX AQUA BLUE BAZZAR GLASS MOSAIC SKU# KEEKLU12ABLBA
    - DALTILE OUTLANDER 24" X 48" COLOR TO BE SELECTED
  - INSTALL EXPANSION JOINT IN FLOOR TILE AT LINE OF STRUCTURAL SLAB JOINT. EQUAL TO SCHLUTER SYSTEMS DILEX-BWS PVC SURFACE JOINT PROFILE WITH 3/16" MOVEMENT ZONE (VERIFY WITH TILE THICKNESS)
  - NEW FLOOR RECEPTACLES SEE ELECTRICAL DRAWINGS.
  - NEW FLOOR TILE THIS AREA TO BE INSTALLED AFTER CONSTRUCTION BARRIERS ARE REMOVED.

**NEW WORK FLOOR PLAN AT ATRIUM**  
 SCALE: 1/4" = 1'-0"

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 ORANGE BEACH, ALABAMA

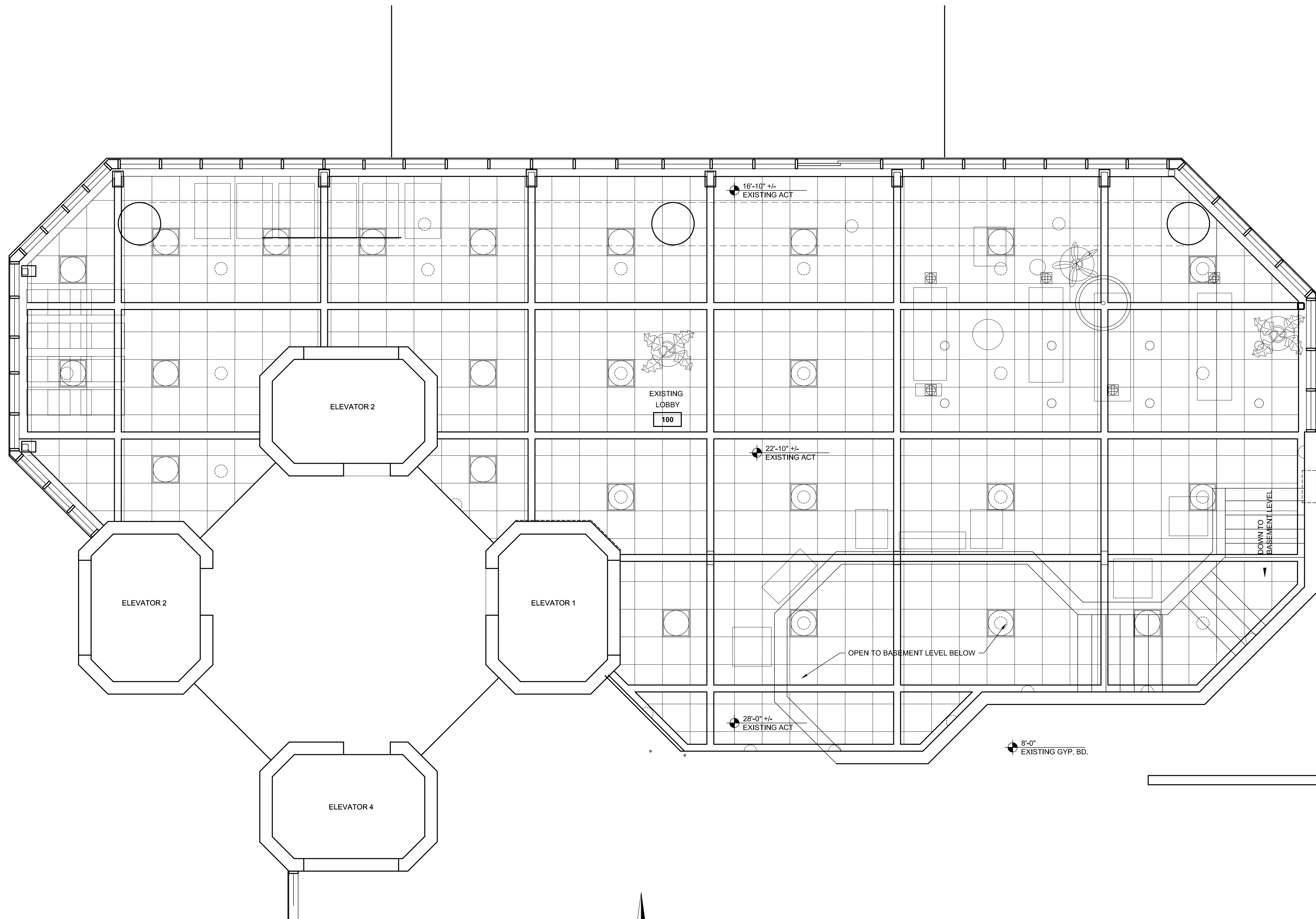
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NOTED    PLOT SCALE: 1:1    DRAWN BY: CAH    CHECKED BY: TBO    APPROVED BY: RAH

<b>ATRIUM SETTLEMENT PILE INSTALLATION AND CONCRTE FLOOR REPLACEMENT</b>	
<b>NEW WORK FLOOR PLAN AT ATRIUM</b>	
DATE :	NOVEMBER 2023
JOB NO. :	23-1101-0181
DRAWING NO. :	A100
REVISION NO. :	0





**SYMBOLS LEGEND**

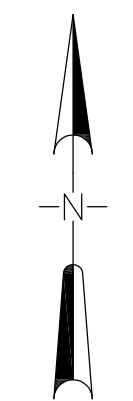
- 100 LOBBY ROOM NAME ROOM NUMBER
- 6 SHEET KEYNOTE - SEE SCHEDULE THIS SHEET
- EXISTING CURTAINWALL
- EXISTING PARTITION
- EXISTING 2x2 ACOUSTICAL LAY-IN GRID/TILE
- CEILING HEIGHT CEILING TYPE
- EXISTING SCONCE LIGHTING REPLACE WITH NEW
- EXISTING PENDANT LIGHTING TO BE REMOVED
- NEW RECESSED 2x2 LAY-IN FIXTURE
- NEW RECESSED DOWNLIGHT FIXTURE
- NEW PENDANT DECORATIVE FIXTURE

**GENERAL NOTES:**

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. DIMENSIONS THIS SHEET ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
3. DO NOT SUSPEND ANY ITEMS FROM CEILING GRID.
4. INSTALL ALL MATERIALS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.

**SHEET KEYNOTES**

- 1 REMOVE EXISTING PENDANT LIGHTING, SCONCE LIGHTING IN PREPARATION FOR NEW LED LIGHTING. SEE ELECTRICAL DRAWING.



**NEW WORK CEILING PLAN AT ATRIUM**  
SCALE: 1/4" = 1'-0"

THIS DRAWING REPRESENTS DESIGNS PREPARED BY THOMPSON ENGINEERING FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE THOMPSON ENGINEERING REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE. UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

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NOTED    PLOT SCALE: 1:1    DRAWN BY: CAH    CHECKED BY: TBO    APPROVED BY: RAH

**ATRIUM SETTLEMENT PILE INSTALLATION AND CONCRTE FLOOR REPLACEMENT**

**NEW WORK CEILING PLAN AT ATRIUM**

DATE : NOVEMBER 2023    JOB NO. : 23-1101-0181    DRAWING NO. : A101    REVISION NO. : 0

**1. GENERAL REQUIREMENTS:**

- 1.1. THESE STRUCTURAL DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE. ALL CONSTRUCTION SHALL CONFORM TO THE EDITION OF THE INTERNATIONAL BUILDING CODE REFERENCED. REFERENCE TO OTHER SPECIFICATIONS OR CODES SHALL MEAN THE VERSION INDICATED IN THE INTERNATIONAL BUILDING CODE.
  - 1.2. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS ARE A PORTION OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR AND SUBCONTRACTORS SHALL REFERENCE AND COORDINATE WITH ALL OTHER DISCIPLINES DRAWINGS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER.
  - 1.3. STRUCTURAL DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY AND SHALL APPLY FOR LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN. IF THERE IS A QUESTION REGARDING THE APPLICABILITY OF A DETAIL, CONTACT THE ENGINEER IN WRITING REQUESTING CLARIFICATION.
  - 1.4. COORDINATE AND VERIFY ALL OPENING SIZES AND LOCATIONS BEFORE PROCEEDING WITH CONSTRUCTION. STRUCTURAL DRAWINGS ONLY SHOW OPENINGS RELATIVE TO THE STRUCTURE.
  - 1.5. STRUCTURAL MEMBERS SHALL NOT BE CUT, NOTCHED, CHANGED OR MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
  - 1.6. DO NOT SCALE FOR DIMENSIONS NOT SHOWN ON THE DRAWINGS. SEND A WRITTEN REQUEST FOR INFORMATION TO THE ENGINEER FOR DIMENSIONS NOT PROVIDED.
  - 1.7. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
  - 1.8. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. THE ENGINEER WILL NOT ADVISE ON OR ISSUE DIRECTION RELATED TO SAFETY REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE OSHA REGULATIONS.
  - 1.9. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS/ROOFS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOAD.
  - 1.10. DISSIMILAR METALS MUST BE SEPARATED BY A COATING SUCH AS ECK CORROSION COATING OR AN APPROVED EQUIVALENT, OR NEOPRENE GASKET MATERIAL TO PREVENT GALVANIC ACTION.
  - 1.11. WHERE SPECIFIED, POST INSTALLED ANCHORING SYSTEMS SUCH AS MANUFACTURED BY SIMPSON OR HILTI, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. SPECIAL ATTENTION SHALL BE GIVEN TO THE DRILLING, CLEANING, AND PREPARATION OF HOLES. WHERE ADHESIVE ANCHORS ARE SHOWN, SPECIAL ATTENTION SHALL BE GIVEN TO THE REQUIRED MIXING, APPLICATION, AND CURING TIME OF THE ADHESIVE SPECIFIED.
  - 1.12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION THAT MIGHT BE AFFECTED BY, OR OTHERWISE INTERFERE WITH, INSTALLATION OF NEW WORK. THIS INCLUDES THOSE THAT MIGHT BE DAMAGED BY NEW FOUNDATIONS OR OTHER WORK, AND THOSE WHOSE PRESENCE MIGHT LEAD DAMAGE TO THE NEW WORK (e.g. DIFFERENTIAL SETTLEMENT).
- 2. EXISTING CONDITIONS:**
- 2.1. EXISTING CONDITIONS DEPICTED ON THESE DRAWINGS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION OR CONSTRUCTION. IN THE EVENT EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN ON THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY.
  - 2.2. CONTRACTOR SHALL FIELD VERIFY CONDITIONS DEPICTED ON THESE DRAWINGS AS THEY ARE UNCOVERED DURING CONSTRUCTION. IN THE EVENT EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN ON THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY.
  - 2.3. DIMENSIONS RELATIVE TO AN EXISTING STRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO MATERIALS PURCHASE, FABRICATION, OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF DISCREPANCIES.
  - 2.4. FIELD DIMENSIONS VERIFIED BY THE CONTRACTOR SHALL BE SHOWN ON THE SUBMITTED SHOP DRAWINGS.
  - 2.5. THE CONTRACTOR SHALL OBTAIN A COPY OF THE EXISTING BUILDING DRAWINGS S6.1 AND S6.2 PREPARED BY JOHN M. SENKARIK & ASSOC. THAT WERE USED IN THE PREPARATION OF THESE DOCUMENTS. NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION OR CONSTRUCTION.
  - 2.6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE AND UNDAMAGED CONDITION DURING THE PROCESS OF DEMOLITION AND NEW CONSTRUCTION.

**3. DESIGN CRITERIA:**

- 3.1. GENERAL BUILDING CODE:
  - 3.1.1. INTERNATIONAL BUILDING CODE, IBC 2021 EDITION. ALL CODES BELOW ARE THE EDITION REFERENCED IN THE IBC.
- 3.2. DESIGN LOAD CRITERIA:
  - 3.2.1. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE 7.
- 3.3. CONCRETE:
  - 3.3.1. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318.
- 3.4. STRUCTURAL STEEL:
  - 3.4.1. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 360.
- 3.5. STRUCTURAL ALUMINUM:
  - 3.5.1. ALUMINUM DESIGN MANUAL, SPECIFICATIONS AND GUIDELINES FOR ALUMINUM STRUCTURES, THE ALUMINUM ASSOCIATION.

**4. DESIGN LOADS:**

- 4.1. DESIGN DEAD LOAD IS ACTUAL WEIGHT OF THE STRUCTURE. ANY CHANGES IN CONSTRUCTION MATERIALS FROM THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE REPORTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF LOAD-CARRYING CAPACITY OF THE STRUCTURE.
- 4.2. LIVE LOADS (PSF):
 

FLOOR	100
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**5. STRUCTURAL OBSERVATIONS:**

- 5.1. STRUCTURAL OBSERVATIONS ARE VISUAL OBSERVATIONS BY A STRUCTURAL ENGINEER OF THE IN-PLACE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS AT THE TIME OF THE OBSERVATION.
- 5.2. STRUCTURAL OBSERVATIONS ARE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER PER THE SCHEDULE PROVIDED IN THE CONSTRUCTION DOCUMENTS, WHEN SUCH ITEMS HAVE PROGRESSED TO THE POINT WHERE THEY WILL BE IN PLACE AND READY FOR OBSERVATION. FAILURE TO NOTIFY MAY REQUIRE REMOVAL OF COMPLETED CONSTRUCTION.

**6. SHOP DRAWINGS AND SUBMITTALS:**

- 6.1. THE USE OR REPRODUCTION OF THE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS IS NOT PERMITTED.
- 6.2. SHOP DRAWINGS SHALL DETAIL ALL CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND THE SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON THE DRAWINGS.
- 6.3. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS SPECIFIED IN THE CONTRACT DOCUMENTS. ALL SHOP DRAWINGS MUST BE REVIEWED AND "APPROVED" BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE STRUCTURAL ENGINEER. REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES.
- 6.4. ELECTRONIC SHOP DRAWING SUBMITTALS: SUBMIT ALL ELECTRONIC SHOP DRAWINGS IN PDF FORMAT. REVIEWED SHOP DRAWINGS WILL BE RETURNED IN PDF FORMAT. ALL PRINTS REQUIRED BY THE CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE AFTER APPROVED SHOP DRAWINGS ARE RETURNED.
- 6.5. SHOP DRAWINGS: SEE THE RELATED MATERIAL SECTION FOR THE REQUIRED SUBMITTALS AND SHOP DRAWINGS.

**7. DEMOLITION:**

- 7.1. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION, AND AS INDICATED.
- 7.2. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
- 7.3. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- 7.4. DO NOT DEMOLISH BUILDING ELEMENTS BEYOND WHAT IS INDICATED ON THE DRAWINGS WITHOUT THE ENGINEER'S APPROVAL.
- 7.5. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- 7.6. BEFORE SELECTIVE DEMOLITION OR REMOVAL OF EXISTING BUILDING ELEMENTS THAT WILL BE REPRODUCED OR DUPLICATED IN FINAL WORK, MAKE PERMANENT RECORD OF MEASUREMENTS, MATERIALS, AND CONSTRUCTION DETAILS REQUIRED TO MAKE EXACT REPRODUCTION.
- 7.7. CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- 7.8. PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT OF CONSTRUCTION BEING DEMOLISHED AND STRUCTURE TO REMAIN.

**8. SOILS, SLABS, WALLS, AND SHALLOW FOUNDATIONS:**

- 8.1. FILL SOILS BENEATH FOUNDATIONS SHALL CONSIST OF MATERIAL CLASSIFIED AS "SELECT SAND". "SELECT SAND" USED TO BACKFILL WITHIN SATURATED ZONES BELOW EXISTING GRADES OR BELOW THE WATER TABLE LEVEL SHALL CONSIST OF A LOCALLY AVAILABLE PIT MATERIAL DEFINED AS A MEDIUM TO COARSE SAND CONTAINING LESS THAN 90 PERCENT PASSING THE NO. 40 SIEVE AND LESS THAN 6 PERCENT PASSING THE NO. 200 SIEVE. BY WEIGHT, THESE SOILS SHOULD BE PLACED WITH LOOSE LIFT THICKNESS OF NOT MORE THAN 8 TO 10 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MATERIALS STANDARD PROCTOR DENSITY (ASTM D-698).

**8.2. ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURES (PSF):**

COLUMN FOOTINGS	2000
CONTINUOUS WALL FOOTINGS	1500

- 8.3. ALL FOUNDATION BEARING SURFACES SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE TO ENSURE THEIR COMPLIANCE WITH THE PRESSURES NOTED IN THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS, AND THE GEOTECHNICAL REPORT. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, A DYNAMIC CONE PENETROMETER TEST (ASTM STP-399) SHALL BE PROVIDED AT EACH ISOLATED COLUMN FOOTING AND A MAXIMUM OF EVERY 50' OF CONTINUOUS FOUNDATION AND/OR THICKENED SLAB TO VERIFY BEARING CAPACITY. SOILS DEEMED UNSUITABLE SHALL BE UNDERCUT TO COMPETENT MATERIAL, BACKFILLED WITH AN APPROVED AND PROPERLY COMPACTED MATERIAL, AND RETESTED.
- 8.4. COMPACTED FILL SHALL MEET THE REQUIREMENTS NOTED IN THE GEOTECHNICAL REPORT.
- 8.5. WHEN EXCAVATIONS APPROACH THE GROUND WATER TABLE, THE WATER LEVEL SHALL BE LOWERED BY AN ACCEPTABLE DEWATERING SYSTEM SO THAT THE WATER LEVEL IS MAINTAINED CONTINUOUSLY A MINIMUM OF 2' BELOW THE EXCAVATION DURING CONSTRUCTION.
- 8.6. CONTRACTOR SHALL FOLLOW THE SITE WORK AND SUBGRADE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT.
- 8.7. PROVIDE 4" COMPACTED GRANULAR FILL BENEATH ALL EARTH SUPPORTED SLABS. PROVIDE A 15 MIL VAPOR BARRIER BETWEEN BOTTOM OF SLAB AND TOP OF GRANULAR FILL.
- 8.8. PROVIDE 1/2" P.E.J FILLER AROUND PERIMETER OF SLABS WHERE THEY ABUT VERTICAL SURFACES AND AT COLUMN ISOLATION JOINTS AS DETAILED.
- 8.9. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
- 8.10. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS AND FROM PONDING ON PREPARED SUBGRADES AND SLABS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES.
- 8.11. DEWATER EXCAVATIONS AND REMOVE ANY WET MATERIAL PRIOR TO THE PLACING OF CONCRETE.
- 8.12. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE AND ENGINEER IF UNUSUAL SOIL CONDITIONS ARE FOUND.

**9. HELICAL PILES:**

- 9.1. HELICAL PILE DESIGN AND INSTALLATION SHALL BE BASED ON THE GEOTECHNICAL REPORT AS INDICATED IN THE SOILS SECTION OF THESE GENERAL NOTES.
- 9.2. DESIGN OF HELICAL SCREW PILES SHALL BE IN ACCORDANCE WITH AC308 ACCEPTANCE CRITERIA FOR HELICAL PILE SYSTEMS AND DEVICES.
- 9.3. FOUNDATION DESIGN IS BASED ON THE HELICAL PILES SHOWN, AS MANUFACTURED BY SUPPORTWORKS.
- 9.4. ALL PILES SHALL BE HOT DIP GALVANIZED.
- 9.5. PILES SHALL BE INSTALLED BY AN AUTHORIZED INSTALLER.
- 9.6. INSTALLATION UNITS SHALL BE CAPABLE OF DEVELOPING THE MINIMUM TORQUE REQUIRED FOR PROPER INSTALLATION.
- 9.7. INSTALLATION TORQUE SHALL BE MONITORED THROUGHOUT THE INSTALLATION, AND FINAL INSTALLATION TORQUE AT BEARING DEPTH RECORDED. THE FINAL INSTALLATION TORQUE SHALL BE 5,267 FT-LBS.
- 9.8. PILE INSTALLATION SHALL MEET THE FOLLOWING TOLERANCES:

PLAN LOCATION	+/- 2.00"
TOP ELEVATION	+/- 0.25"
PLUMBNESS	+/- 1 DEG.

**10. CONCRETE:**

- 10.1. ALL CONCRETING OPERATIONS SHALL COMPLY WITH ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- 10.2. DETAIL CONCRETE REINFORCEMENT AND ACCESSORIES IN ACCORDANCE WITH ACI 315 "DETAILING MANUAL".
- 10.3. THE CONTRACTOR SHALL SUBMIT FOR THE STRUCTURAL ENGINEER'S REVIEW SHOP DRAWINGS FOR THE FOLLOWING ITEMS. ITEMS MARKED (#) SHALL BE SUBMITTED FOR THE STRUCTURAL ENGINEER'S RECORD ONLY.
  - 10.3.1. CONCRETE MIX DESIGNS
  - 10.3.2. CONCRETE REINFORCING

- 10.4. CONTRACTOR SHALL NOT FABRICATE OR PLACE REINFORCEMENT UNTIL REINFORCEMENT SHOP DRAWINGS, REVIEWED AND STAMPED BY THE STRUCTURAL ENGINEER, ARE RECEIVED ON THE JOB SITE. SHOP DRAWINGS SHALL CONSIST OF BOTH "CITY AND PLACEMENT SHEETS". PLACEMENT SHEETS SHALL CONTAIN ALL INFORMATION NECESSARY TO POSITION ALL REINFORCING STEEL IN THE FIELD WITHOUT HAVING TO REFER TO THE STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL NOT BE COPIED OR REPRODUCED FOR USE AS SHOP DRAWINGS.

- 10.5. A QUALITY ASSURANCE PROGRAM CONSISTING OF SUBMITTALS, TESTING, AND INSPECTIONS SHALL BE USED TO VERIFY THAT CONSTRUCTION IS IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. MATERIAL QUALITY, HANDLING, STORAGE, PREPARATION, PLACEMENT, AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CODE.

- 10.6. THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNER'S TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED CONCRETE DESIGN STRENGTH IS THE CONTRACTOR'S.

- 10.7. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.

- 10.8. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706.

- 10.9. WELDED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A1064. MINIMUM LAP AND EMBEDMENT TO BE THE GREATER OF ONE CROSS WIRE SPACING PLUS 2" OR 8". WWR SHALL BE SUPPLIED IN FLAT SHEETS (NOT ROLLS).

- 10.10. DEFORMED BAR ANCHORS (DBA'S) SHALL CONFORM TO ASTM A496. DBA'S SHALL BE AUTOMATICALLY END WELDED USING MANUFACTURER'S RECOMMENDED PROCEDURES, EQUIPMENT, FLUX, AND FERRULES. DBA'S SHALL BE NELSON FLUXED DBA'S OR APPROVED ALTERNATE.

- 10.11. SEE CONCRETE MIX DESIGN SCHEDULE FOR REQUIRED CONCRETE STRENGTH AND PROPERTIES.

- 10.12. USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.

- 10.13. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 3/4 INCH CHAMFER.

- 10.14. CONSTRUCTION JOINTS IN A HORIZONTAL PLANE ARE NOT PERMITTED.

- 10.15. ANY STOP IN CONCRETE WORK MUST BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS. MAKE ALL REINFORCING CONTINUOUS THROUGH CONSTRUCTION JOINTS. CONTROL JOINTS FOR CONCRETE SLABS ON GRADE SHALL BE AS DETAILED AND LOCATED AS SHOWN IN THE CONSTRUCTION DOCUMENTS.

- 10.16. CONCRETE RETAINING WALLS SHALL BE BACKFILLED WITH A FREE DRAINING MATERIAL THAT IS DRAINED TO AN APPROVED LOCATION. WATER SHALL NOT BE ALLOWED TO BUILD UP BEHIND THE RETAINING WALL.

- 10.17. COAT ALL SLABS WITH CURING COMPOUND WITHIN 24 HOURS OF PLACING. PRODUCT USED SHALL CONFORM WITH ASTM C309, AND SHALL BE COMPATIBLE WITH ADHERED FINISHES. A DISSIPATING FORMULATION SHALL BE USED AT CEMENTITIOUS FINISHES.

- 10.18. SLAB JOINTS SHALL BE FILLED WITH AN APPROVED MATERIAL. THIS SHOULD TAKE PLACE AS LATE AS POSSIBLE, PREFERABLY 4 TO 6 WEEKS AFTER THE SLAB HAS BEEN CAST. PRIOR TO FILLING, REMOVE ALL DEBRIS FROM THE SLAB JOINTS, THEN FILL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS FOLLOWS: 6" SLABS FILL WITH EPOXY RESIN, OTHER SLABS FILL WITH FIELD MOLDED OR ELECTROMETRIC SEALANT.

- 10.19. DO NOT PLACE PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS WITHIN THE SLAB UNLESS SPECIFICALLY SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS.

- 10.20. SEE CONCRETE COVER SHALL BE AS INDICATED ON THE DRAWINGS. IT IS CRITICAL THAT THE GRADE BE COMPACTED AND LEVEL TO ASSURE THE CONCRETE THICKNESS IS NOT EXCEEDED AND THAT THE INDICATED COVER IS ACHIEVED.

- 10.21. REINFORCING BAR PLACING ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE. WHERE CONCRETE IS EXPOSED IN FINISHED BUILDING, PROVIDE ACCESSORIES WITH RUSTPROOF LEGS. WHERE CONCRETE IS SAND-BLASTED OR BUSH-HAMMERED, PROVIDE ACCESSORIES OF STAINLESS STEEL.

- 10.22. ALL SPLICES SHALL BE CLASS "B" TENSION LAP SPLICE, UNLESS NOTED OTHERWISE.

- 10.23. TIE ALL REINFORCING STEEL AND EMBEDMENT'S SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED.

- 10.24. ADDITIONAL REINFORCING AND THE QUANTITY OF REINFORCING OCCURRING AT OPENINGS SHALL BE PLACED EQUALLY EACH SIDE OF OPENINGS AS DETAILED.

- 10.25. HOOKS IN REINFORCING ARE IN ADDITION TO LENGTH SHOWN.

- 10.26. WHERE REINFORCING BARS ARE NOTED AS CONTINUOUS, THE FOLLOWING REQUIREMENTS APPLY:

- 10.26.1. THE TERMINATION OF ALL CONTINUOUS REINFORCING BAR RUNS SHALL BE A STANDARD HOOK UNLESS NOTED OTHERWISE.

- 10.26.2. SPLICES IN CONTINUOUS TOP BARS SHALL OCCUR OVER PARALLEL CMU WALLS OR AT THE CENTER OF THE CLEAR SPAN.

- 10.26.3. SPLICES IN CONTINUOUS BOTTOM BARS SHALL OCCUR OVER PERPENDICULAR CMU WALLS OR CENTERED OVER COLUMNS.

- 10.27. FIELD BENDING OF BARS LARGER THAN #4 IS NOT PERMITTED. ALL BENDS FOR BARS LARGER THAN #4 SHALL BE SHOP MADE COLD BENDS.

- 10.28. FOR PEDESTAL, COLUMN, AND WALL VERTICAL REINFORCING, DOWEL TO FOUNDATION WITH HOOKED BARS OF SAME SIZE AND SPACING AS VERTICAL REINFORCING.

- 10.29. FOR CONCRETE WALLS WITH A SINGLE LAYER OF REINFORCING, REINFORCING TO BE CENTERED IN WALL UNLESS NOTED.

- 10.30.

**11. POST INSTALLED ANCHORS:**

- 11.1. POST INSTALLED ANCHORS SHALL COMPLY WITH ACI-318.

- 11.2. POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USING POST INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.

- 11.3. ACCEPTABLE MANUFACTURERS SHALL INCLUDE BUT ARE NOT LIMITED TO HILTI, INC. AND SIMPSON STRONG-TIE COMPANY, INC.

- 11.4. CARE SHALL BE TAKEN IN PLACING POST INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR.

- 11.5. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SHOWN SHALL BE SUBMITTED BY THE CONTRACTOR ALONG WITH PREPARED DOCUMENTATION DEMONSTRATING EQUAL SUBSTITUTION THAT THE PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

- 11.6. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND RECOMMENDATIONS.

- 11.7. A REPRESENTATIVE OF THE POST-INSTALLED ANCHOR MANUFACTURER SHALL BE PRESENT FOR THE FIRST INSTALLATION OF EACH TYPE OF ANCHOR USED TO DEMONSTRATE AND INSTRUCT TO THE CONTRACTOR'S INSTALLATION CREW AND PERSONNEL THE PROPER METHOD OF INSTALLATION. SHOULD THE CONTRACTOR CHANGE INSTALLATION CREW OR INDIVIDUALS INSTALLING THE ANCHOR, THE MANUFACTURER'S REPRESENTATIVE SHALL BE NOTIFIED BY THE CONTRACTOR TO RETURN AND PROVIDE INSTRUCTION TO THE NEW INSTALLER(S).

- 11.8. MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI-355.2 AND ICC-ES AC193.

- 11.9. ADHESIVE ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI355.4 AND ICC-ES AC308.

- 11.10. MECHANICAL AND CONCRETE SCREW ANCHORS FOR USE IN SOLID-GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR ICC-ES AC106, RESPECTIVELY.

- 11.11. ADHESIVE ANCHORS FOR USE IN SOLID-GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58 OR AC60.

- 11.12. SCREW ANCHORS FOR USE IN HOLLOW CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC106.

- 11.13. ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER.

**12. FOUNDATION QUALITY CONTROL:**

- 12.1. BEARING ELEVATIONS: ANCHOR INSTALLATION TORQUE SHALL BE MONITORED WITH FINAL TORQUE RECORDED ALONG WITH PILE GEOMETRY AND INSTALLATION DEPTH.

- 12.2. CARE SHALL BE TAKEN TO PREVENT SETTLEMENT OF THE EXISTING ATRIUM WALL. CONTRACTOR SHALL MONITOR ELEVATIONS TO ASSURE SETTLEMENT DOES NOT OCCUR.

- 12.3. ALL BACKFILL SHALL BE ENGINEERED FILL AS DEFINED IN THE GEOTECHNICAL REPORT. EXCAVATED MATERIAL MAY BE USED AS BACKFILL MATERIAL WITH WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER STATING THAT SUCH MATERIAL IS SUITABLE AS BACKFILL AND INSTRUCTIONS ARE GIVEN FOR PROPER MOISTURE CONTENT AND COMPACTION. THE TESTING AGENCY APPROVAL AND INSTRUCTIONS FOR COMPACTION SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW.

**13. CONCRETE QUALITY CONTROL:**

- 13.1. ALL CONCRETE TO BE AIR ENTRAINED SHALL USE AIR-ENTRAINING ADMIXTURE AT THE MANUFACTURER'S PRESCRIBED RATE TO RESULT IN CONCRETE AT THE POINT OF PLACEMENT HAVING A TOTAL AIR CONTENT AS NOTED ABOVE.

- 13.2. CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. NORMAL WEIGHT CONCRETE AGGREGATES MAY BE EITHER GRAVEL OR LIMESTONE UNLESS SPECIFIED.

- 13.3. WATER FOR CONCRETE SHALL BE CLEAN, FRESH, AND DRINKABLE.

- 13.4. CEMENT SHALL CONFORM TO THE SPECIFICATION FOR PORTLAND CEMENT, ASTM C150, TYPE I/II OR IL(10). (NORMAL).

- 13.5. UNLESS ACCEPTED BY THE STRUCTURAL ENGINEER, USE ONE BRAND OF CEMENT THROUGHOUT THE PROJECT.

- 13.6. AN INDEPENDENT TESTING AGENCY SHALL PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF CONCRETE BY EITHER LABORATORY TRIAL MIXTURES OR FIELD EXPERIENCE METHODS AS SPECIFIED IN ACI 318.

- 13.7. CONCRETE MIX DESIGNS MUST BE SUBMITTED A MINIMUM OF 15 DAYS PRIOR TO THE START OF THE WORK FOR STRUCTURAL ENGINEER'S ACCEPTANCE. ANY ADJUSTMENT IN APPROVED MIX DESIGNS INCLUDING CHANGES IN ADMIXTURES MUST BE SUBMITTED IN WRITING TO THE STRUCTURAL ENGINEER FOR ACCEPTANCE PRIOR TO USE IN THE FIELD.

- 13.8. CONCRETE DESIGNED TO BE PUMPED SHALL BE SO NOTED ON THE MIX DESIGNS AND SHALL HAVE MIX PROPORTIONS COMPATIBLE WITH THE PUMPING PROCESS.

- 13.9. USE ONLY ADMIXTURES APPROVED BY THE STRUCTURAL ENGINEER AND CONTAINING NO CHLORIDE IONS.

- 13.10. THE CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO CONDUCT THE REQUIRED TESTS AND TO SUBMIT THE TEST REPORTS.

- 13.11. DURING PLACEMENT OF CONCRETE SAMPLE AND TEST CONCRETE FOR QUALITY CONTROL AS FOLLOWS:

- 13.11.1. CONCRETE SAMPLING: ASTM C172, EXCEPT MODIFIED FOR SLUMP TO COMPLY WITH ASTM C94.

- 13.11.2. CONCRETE SLUMP: ASTM C143, ONE TEST FOR EACH SET OF COMPRESSIVE STRENGTH TEST SPECIMENS.

- 13.11.3. AIR CONTENT: ASTM C173, VOLUMETRIC METHOD FOR LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE; ASTM C231 PRESSURE FOR NORMAL WEIGHT CONCRETE; ONE FOR EACH SET OF COMPRESSIVE STRENGTH TEST SPECIMENS.

- 13.11.4. CONCRETE TEMPERATURE: TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEGREES F (4 DEGREES C) AND BELOW, AND WHEN 80 DEGREES F (27 DEGREES C) AND ABOVE, AND EACH TIME A SET OF COMPRESSION TEST SPECIMENS ARE MADE.

- 13.11.5. COMPRESSIVE TEST SPECIMEN: ASTM C31, ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPRESSIVE STRENGTH TEST, UNLESS DIRECTED OTHERWISE. MOLD AND STORE CYLINDERS FOR LABORATORY CURED TEST SPECIMENS EXCEPT WHEN FIELD-CURE TEST SPECIMENS ARE REQUIRED.

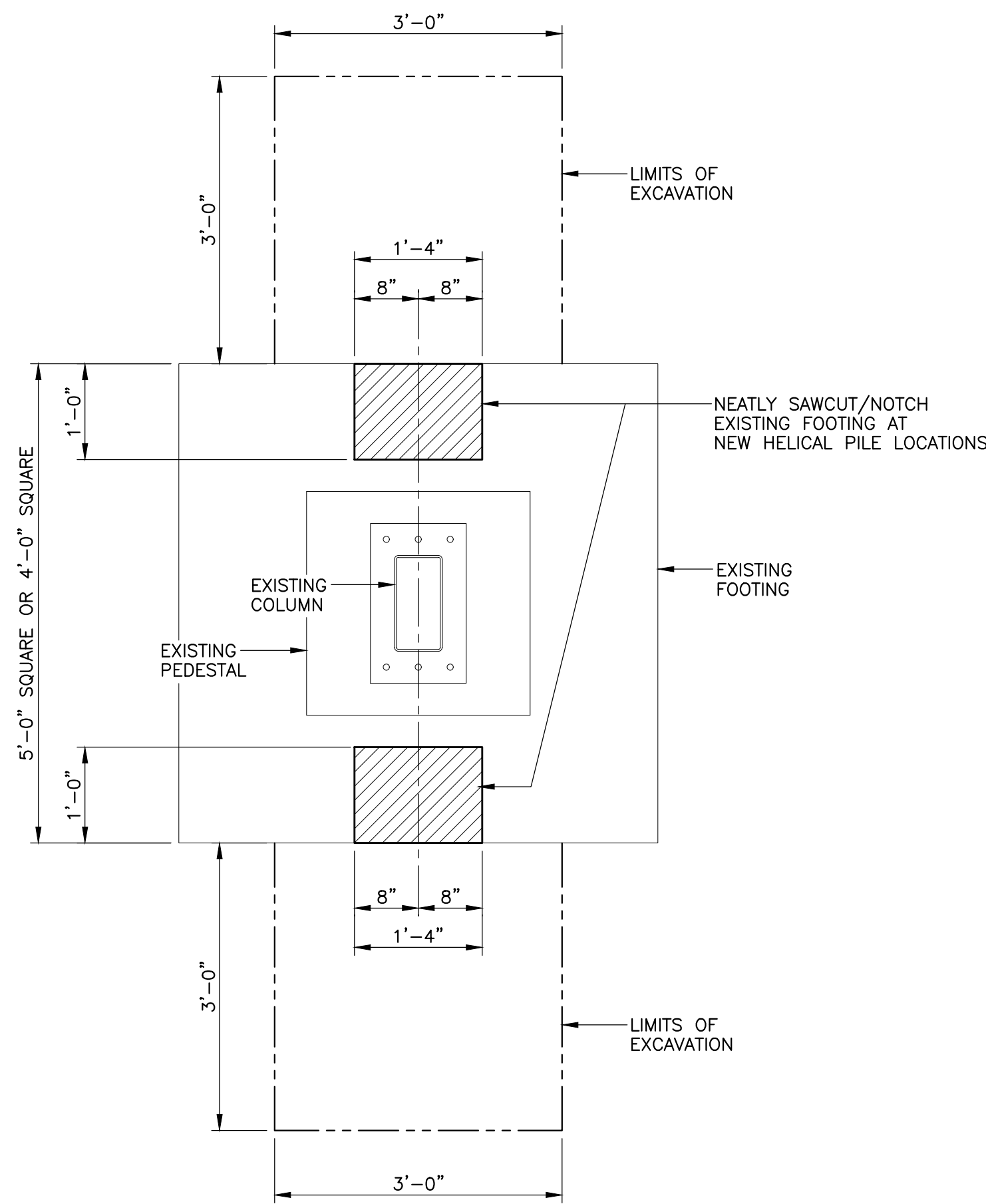
- 13.11.6. COMPRESSIVE STRENGTH TESTS: ASTM C39, ONE SET FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF, OF EACH CONCRETE CLASS PLACED IN ANY ONE DAY OR FOR EACH 5,000 SQ. FT. OF SURFACE AREA PLACED. TEST ONE SPECIMEN AT 7 DAYS, TWO SPECIMENS AT 28 DAYS, AND RETAIN ONE SPECIMEN IN RESERVE FOR LATER TESTING IF REQUIRED.

- 13.11.7. WHEN FREQUENCY OF TESTING WILL PROVIDE LESS THAN 5 STRENGTH TESTS FOR A GIVEN CLASS OF CONCRETE, CONDUCT TESTING FROM AT LEAST 5 RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN 5 ARE USED.

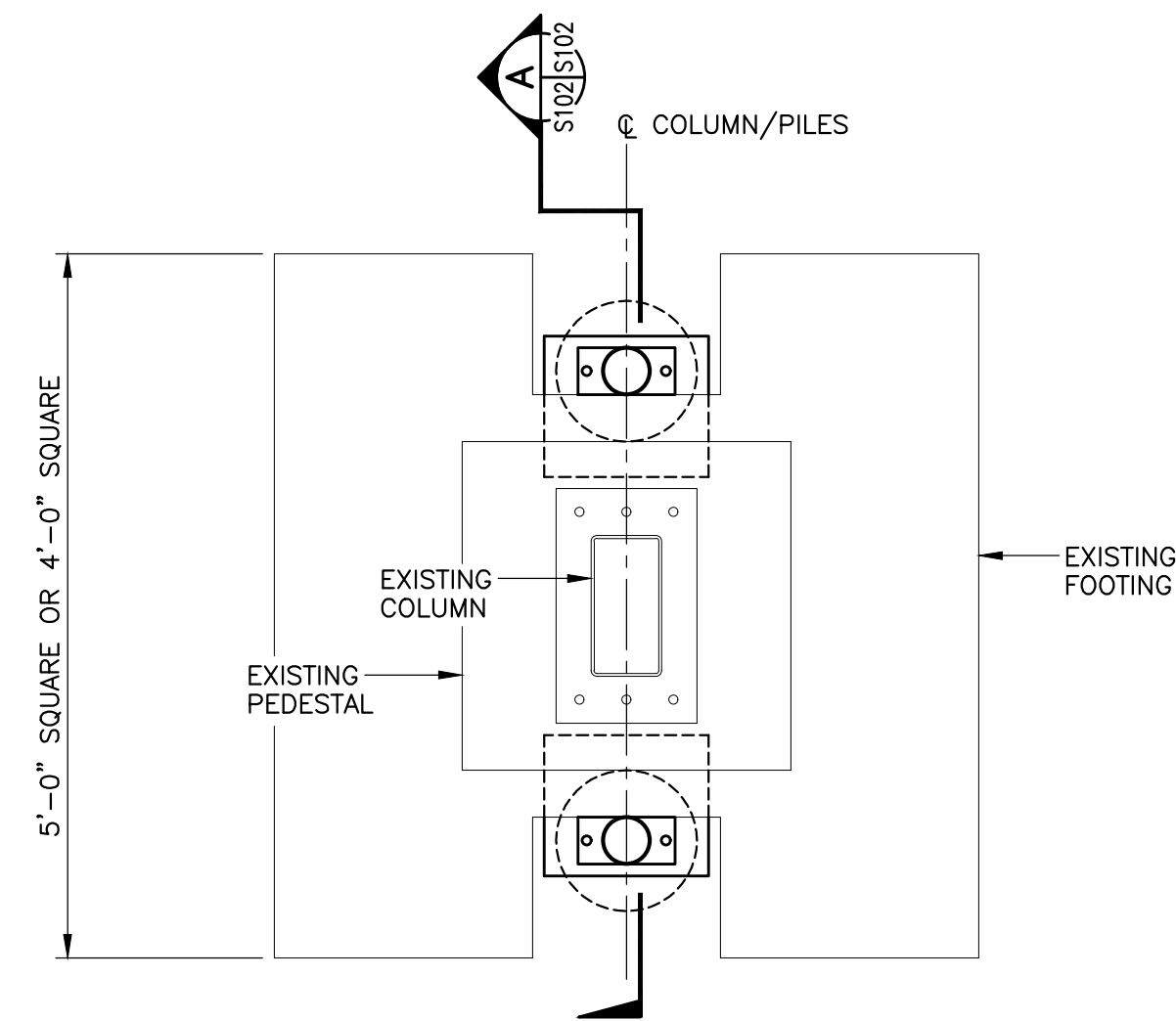
- 13.11.8. WHEN STRENGTH OF FIELD-CURED CYLINDERS IS LESS THAN 85 PERCENT OF COMPANION LABORATORY-CURED CYLINDERS, EVALUATE CURRENT OPERATIONS AND PROVIDE CORRECTIVE PROCEDURES FOR PROTECTING AND CURING THE IN-PLACE CONCRETE.

- 13.11.9. STRENGTH LEVEL OF CONCRETE WILL BE CONSID

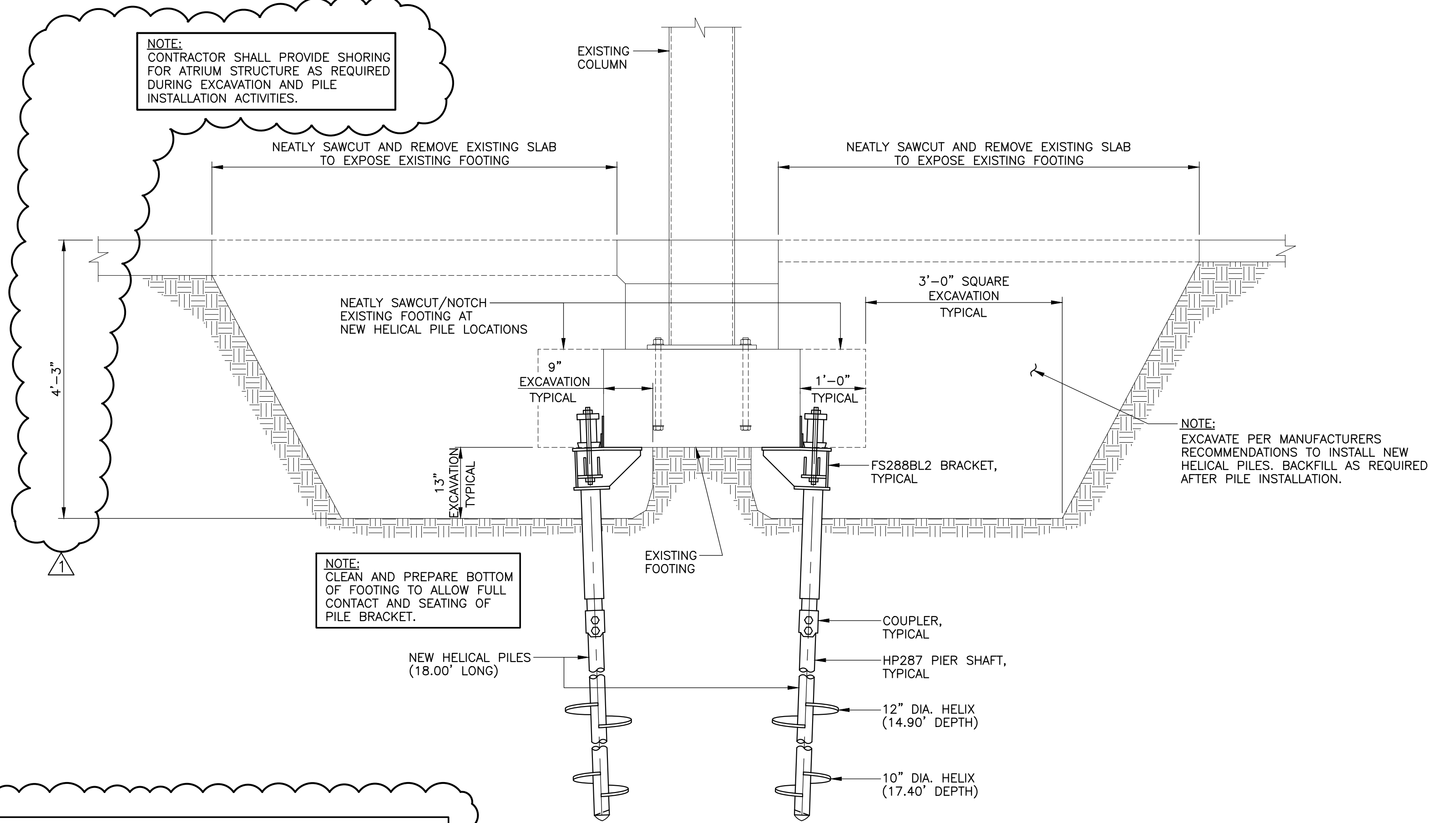




**EXISTING FOOTING  
SAWCUT/NOTCH DETAIL**  
SCALE: 3/4" = 1'-0"



**NEW HELICAL PILE  
PLACEMENT DETAIL**  
SCALE: 3/4" = 1'-0"



**SECTION**  
SCALE: 3/4" = 1'-0"

- 1. HELICAL PILE NOTES:**
- 1.1. FOUNDATION DESIGN IS BASED ON THE HELICAL PILES SHOWN, AS MANUFACTURED BY SUPPORTWORKS.
  - 1.2. ALL PILES SHALL BE HOT DIP GALVANIZED.
  - 1.3. INSTALLATION OF THE HELICAL PILES SHALL BE PERFORMED IN STRICT ACCORDANCE WITH SUPPORTWORKS TECHNICAL MANUAL.
  - 1.4. PILES SHALL BE INSTALLED BY AN AUTHORIZED INSTALLER.
  - 1.5. INSTALLATION UNITS SHALL BE CAPABLE OF DEVELOPING THE MINIMUM TORQUE REQUIRED FOR PROPER INSTALLATION.
  - 1.6. INSTALLATION TORQUE SHALL BE MONITORED THROUGHOUT THE INSTALLATION, AND FINAL INSTALLATION TORQUE AT BEARING DEPTH RECORDED. THE MINIMUM FINAL INSTALLATION TORQUE SHALL BE 5,267 FT-LBS. THE MAXIMUM FINAL INSTALLATION TORQUE SHALL BE 5,900 FT-LBS.
  - 1.7. PILE INSTALLATION SHALL MEET THE FOLLOWING TOLERANCES:  
 PLAN LOCATION  $\pm 2"$   
 TOP ELEVATION  $\pm 0.25"$   
 PLUMBNESS  $\pm 1$  DEG.

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REVISION NO.	DESCRIPTION	DATE	BY:
REVISION NO.	DESCRIPTION	DATE	BY:
REVISION NO.	DESCRIPTION	DATE	BY:
2	REVISED AS SHOWN	12/05/23	RAH
1	REVISED AS SHOWN	11/17/23	RAH
0	ISSUED FOR CONSTRUCTION	9/30/22	RAH



**PHOENIX V CONDOMINIUMS**  
ORANGE BEACH, ALABAMA

**thompson ENGINEERING**

2970 COTTAGE HILL RD., STE. 190  
MOBILE, ALABAMA 36606

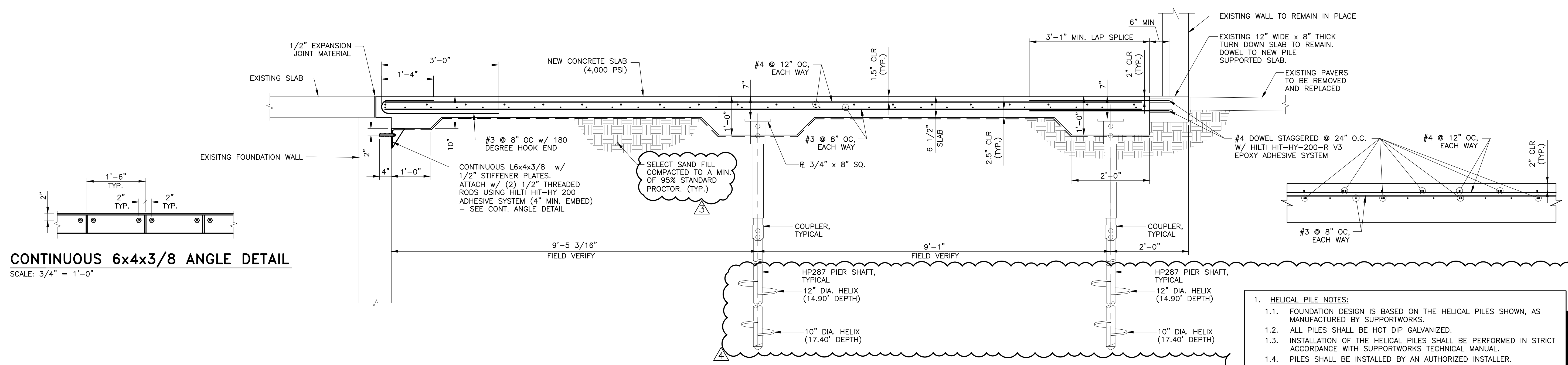
TEL: (251) 666-2443  
FAX: (251) 666-6422

SCALE: NOTED PLOT SCALE: 1:16 DRAWN BY: RWA CHECKED BY: JHB APPROVED BY: RAH

**ATRIUM SETTLEMENT PROJECT**

**SECTIONS AND DETAILS**

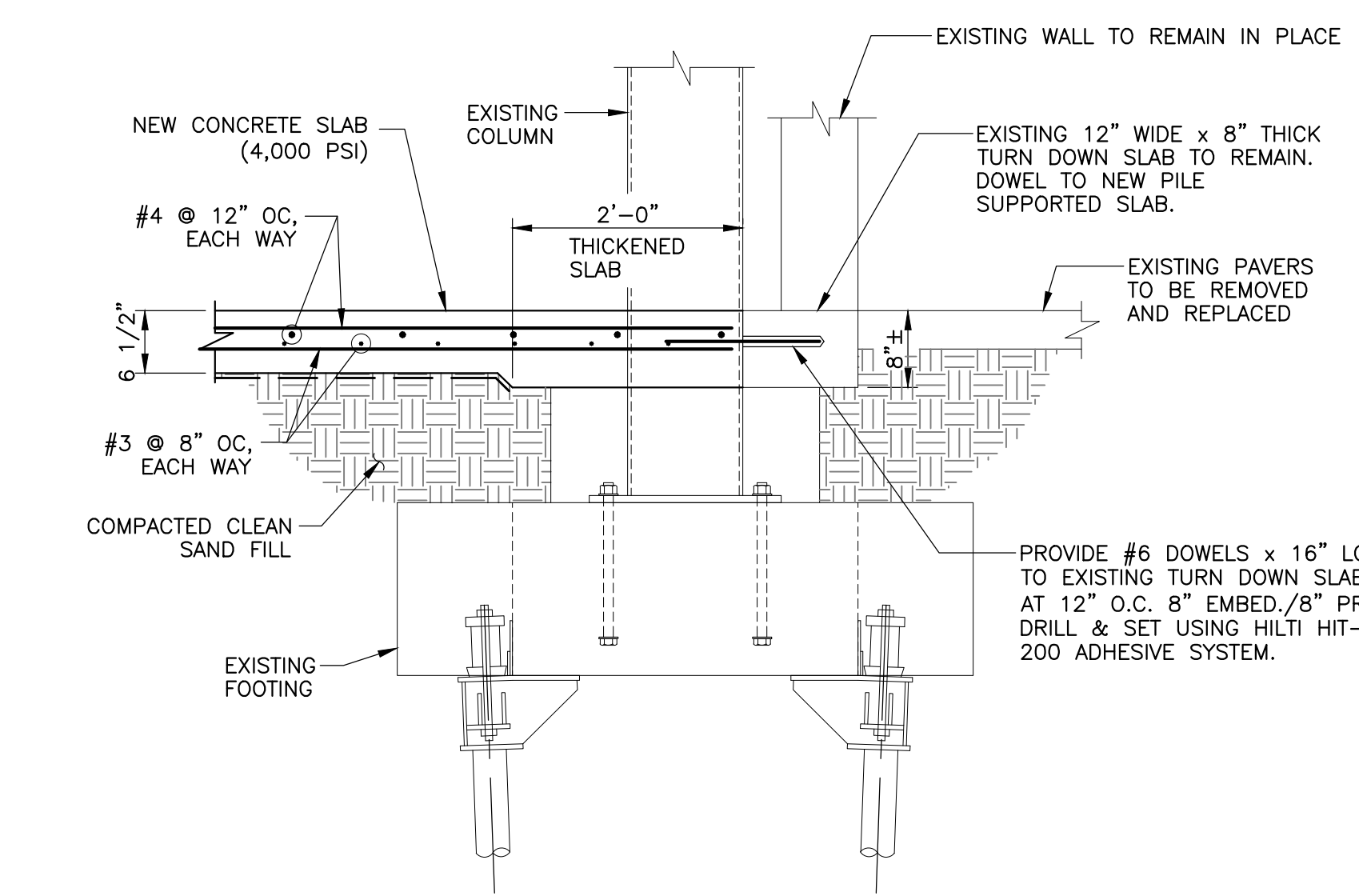
DATE: SEPTEMBER, 2022 JOB NO.: 22-1101-0172 DRAWING NO.: S102 REVISION NO.: 1



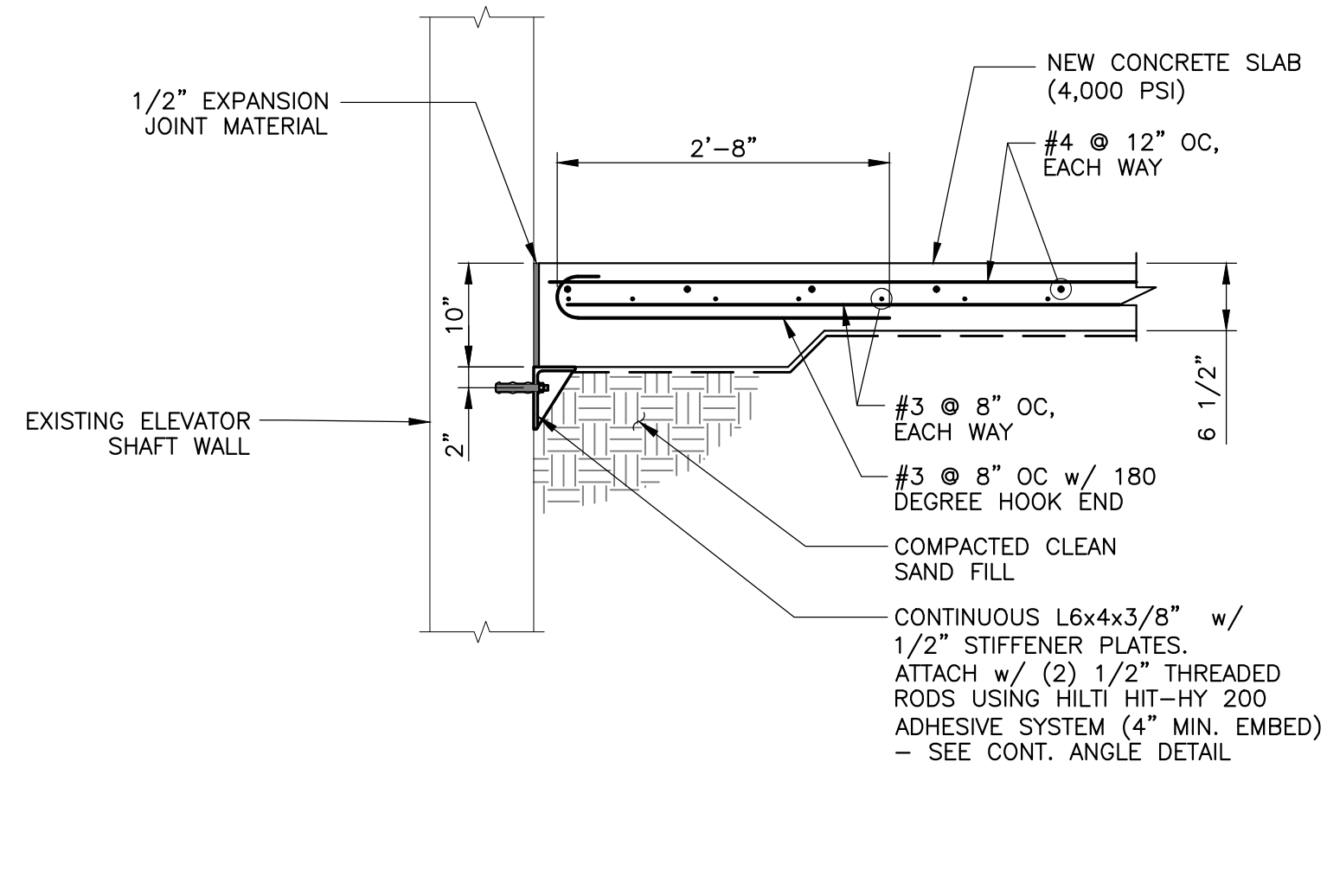
**CONTINUOUS 6x4x3/8 ANGLE DETAIL**  
SCALE: 3/4" = 1'-0"

- 1. HELICAL PILE NOTES:**
- FOUNDATION DESIGN IS BASED ON THE HELICAL PILES SHOWN, AS MANUFACTURED BY SUPPORTWORKS.
  - ALL PILES SHALL BE HOT DIP GALVANIZED.
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  - PILES SHALL BE INSTALLED BY AN AUTHORIZED INSTALLER.
  - INSTALLATION UNITS SHALL BE CAPABLE OF DEVELOPING THE MINIMUM TORQUE REQUIRED FOR PROPER INSTALLATION.
  - INSTALLATION TORQUE SHALL BE MONITORED THROUGHOUT THE INSTALLATION, AND FINAL INSTALLATION TORQUE AT BEARING DEPTH RECORDED. THE MINIMUM FINAL INSTALLATION TORQUE SHALL BE 5,267 FT-LBS. THE MAXIMUM FINAL INSTALLATION TORQUE SHALL BE 5,900 FT-LBS.
  - PILE INSTALLATION SHALL MEET THE FOLLOWING TOLERANCES:  

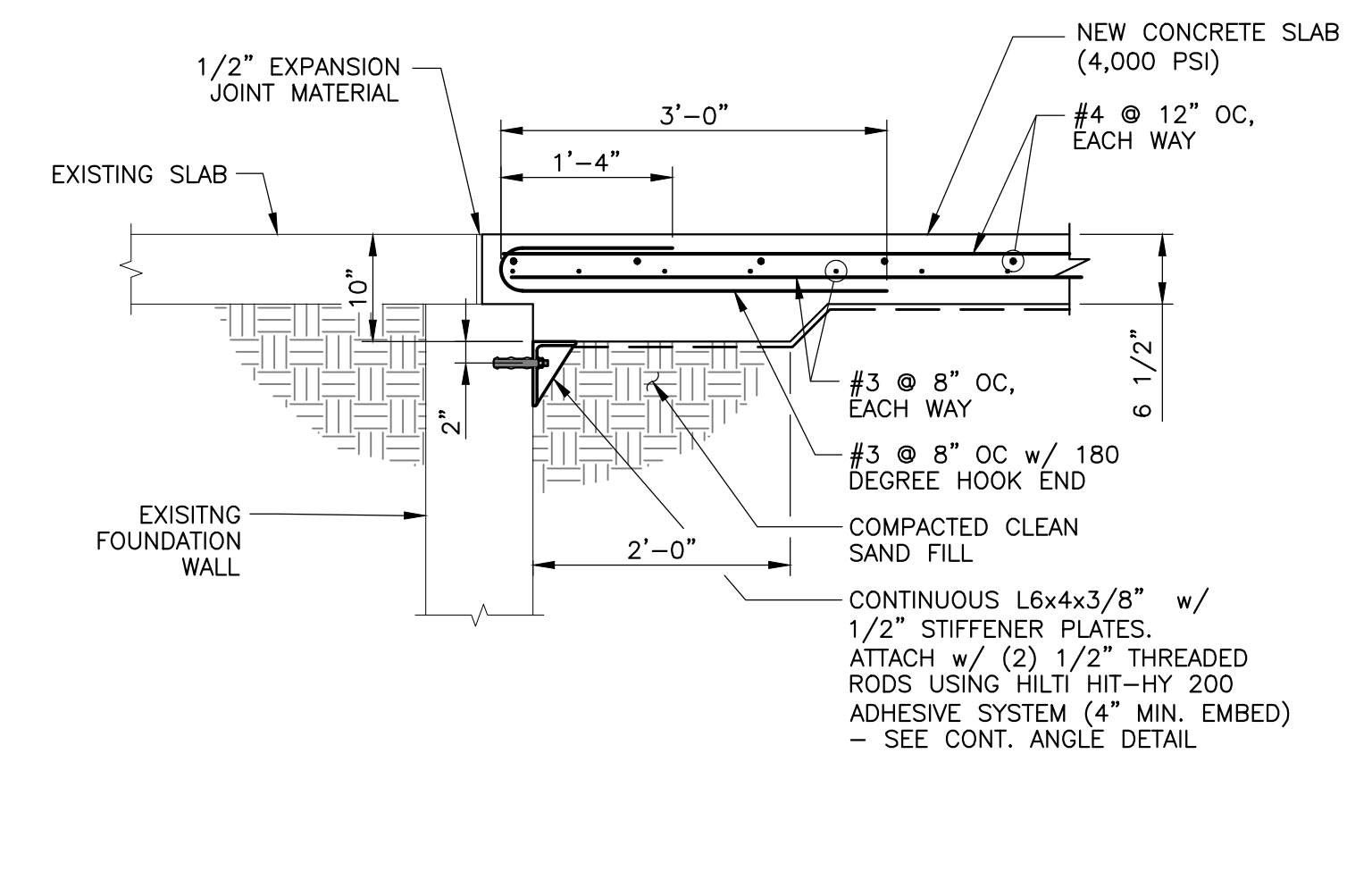
PLAN LOCATION	+/- 2"
TOP ELEVATION	+/- 0.25"
PLUMBNESS	+/- 1 DEG.



**SECTION B**  
SCALE: 3/4" = 1'-0"



**SECTION C**  
SCALE: 3/4" = 1'-0"



**SECTION D**  
SCALE: 3/4" = 1'-0"

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REVISION NO.	DESCRIPTION	DATE	BY:
4	REVISED AS SHOWN	12/5/23	RAH
3	REVISED AS SHOWN	12/4/23	RAH
2	REVISED AS SHOWN	11/16/23	RAH
1	REVISED AS SHOWN	11/17/23	RAH
0	ISSUED FOR CONSTRUCTION	3/6/23	RAH



**PHOENIX V CONDOMINIUMS**  
ORANGE BEACH, ALABAMA

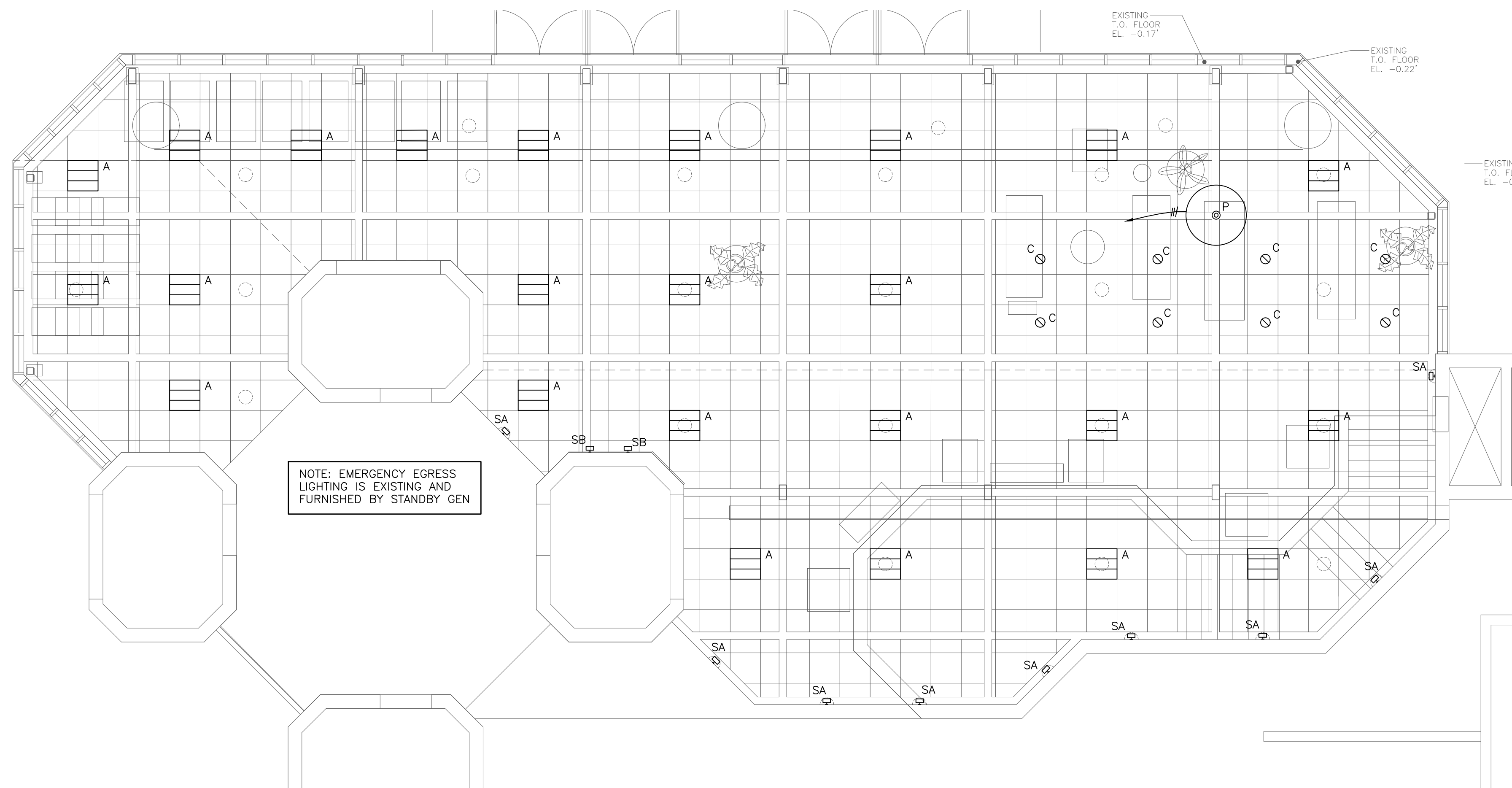
**thompson ENGINEERING**  
2970 COTTAGE HILL RD., STE. 190  
MOBILE, ALABAMA 36606  
TEL: (251) 666-2443  
FAX: (251) 666-6422

NOTED 1:48 RKN JHB RAH

**ATRIUM SETTLEMENT PROJECT**

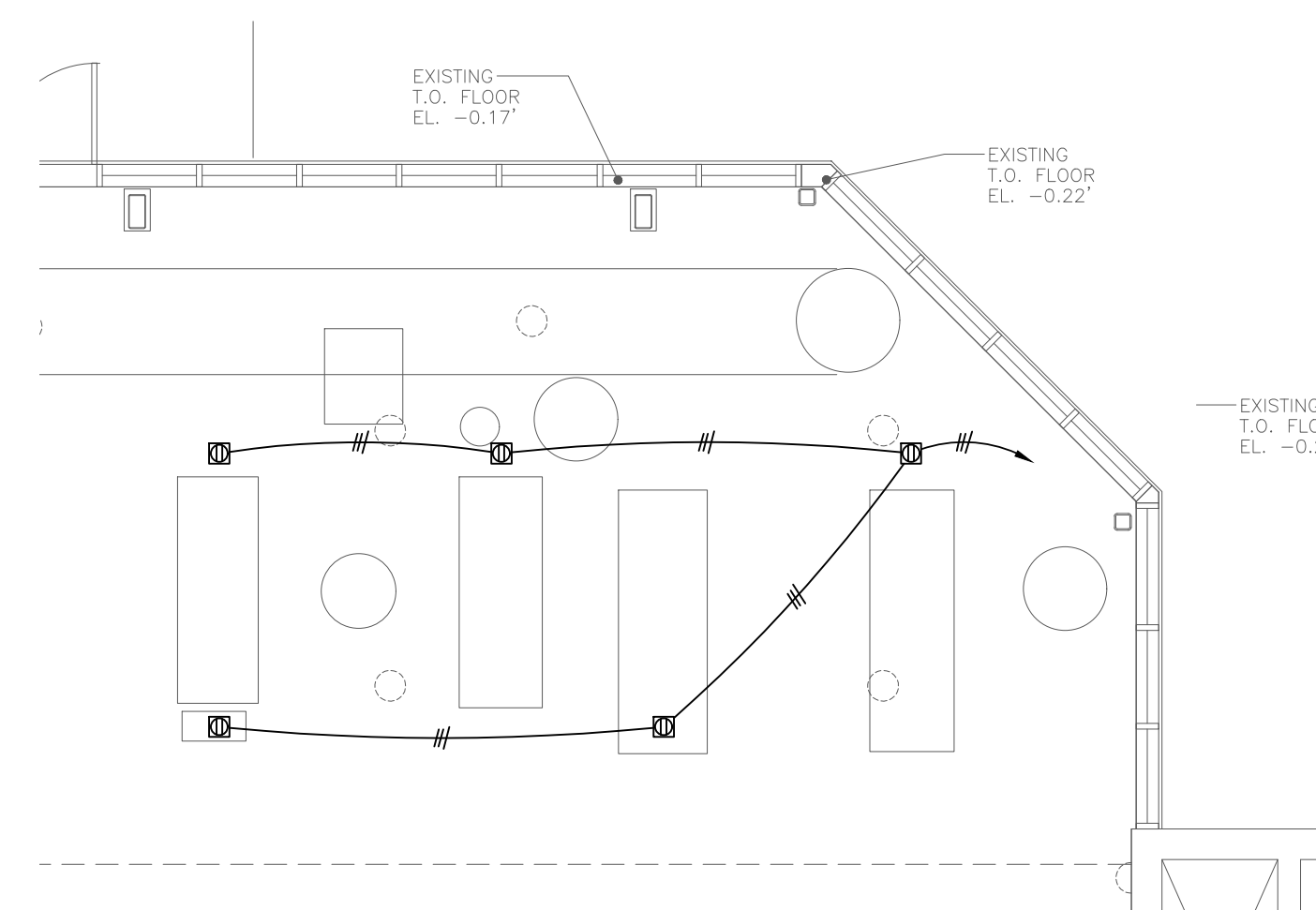
**SECTIONS AND DETAILS**

DATE: JANUARY 2023  
JOB NO.: 22-1101-0172  
DRAWING NO.: S103  
REVISION NO.: 3



NOTE: EMERGENCY EGRESS LIGHTING IS EXISTING AND FURNISHED BY STANDBY GEN

**LIGHTING PLAN AT ATRIUM**  
 SCALE: 3/16" = 1'-0"



**PARTIAL POWER PLAN AT ATRIUM**  
 SCALE: 3/16" = 1'-0"

KEYPLAN

**POWER & LIGHTING LEGEND**

ALL ABBREVIATIONS SHOWN MAY NOT APPEAR IN DRAWINGS.

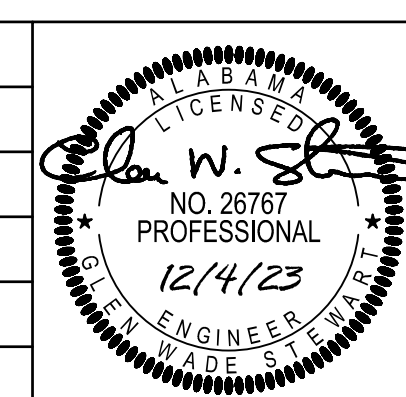
- A LIGHT FIXTURE, RECESSED 2x2 TROFFER, LITHONIA 2GT2 33L SWL EZ1 LP835
- SA LIGHT FIXTURE, SCOSCE, OWNER FURNISHED CONTRACTOR INSTALLED, RGBW UP/DOWN WIRELESS CONTROLS, MTG. HEIGHT AT 10' AFF
- SB LIGHT FIXTURE, SCOSCE, ALW HVMG/CS S4 HI/90/4500K 0/10/0 SX UNV NLTAIR MTG. HEIGHT AT 25' AFF
- C LIGHT FIXTURE, RECESSED CAN, LITHONIA LDN6 35/15 LOGAR LSS TRW MVOLT G210 SCA6 15D
- P LIGHT FIXTURE, PENDANT, EUREKA 4249-48-LED-HO-35-90-VOLT-DV-AC-RC2-WHE-XXX-3981F MTG. HEIGHT AT 15' AFF BOTTOM OF FIXTURE
- DUPLX DUPLEX RECEPTACLE, RECESSED FLOOR, 120VAC, 20A, CARLON PVC ROUND PART NO. E971FB WITH TWO DOOR BRASS DUPLEX COVER PLATE PART NO. E97BR2

**ELECTRICAL NOTES**

1. SCOPE OF WORK: FURNISH ALL LABOR AND MATERIAL AS NECESSARY TO:
  - 1.A. REPLACE EXISTING LIGHTING WITH NEW TYPE A, SA, SB, AND C.
  - 1.B. INSTALL NEW PENDANT FIXTURE TYPE P. EXTEND BRANCH WIRING TO EXISTING SERVING THE SAME AREA.
  - 1.C. INSTALL NEW FLOOR RECEPTACLES AT SPECIFIED LOCATIONS AND EXTEND BELOW SLAB BRANCH CONDUIT/WIRING TO NEARBY FLOOR RECEPTACLE CIRCUIT.
  - 1.D. REFERENCE ARCHITECTURAL SHEETS D100, A100, AND A101 FOR DETAILS
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING ALL REQUIRED PERMITS AND INSPECTION CERTIFICATES.
3. ALL WORK SHALL COMPLY WITH IBC 2020, NEC 2021, STATE AND LOCAL CODES. VERIFY WITH AUTHORITY HAVING JURISDICTION AND COMPLY AS REQUIRED.
4. OMISSIONS OR MISDESCRIPTION OF DETAILS OF WORK WHICH ARE EVIDENTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS AND DETAILS OF WORK, BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH & DESCRIBED.
5. EQUIPMENT, MATERIALS, AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THIS PERIOD SHALL BE CORRECTED AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
6. MATERIALS AND ALL COMPONENTS THEREOF SHALL BE NEW AND SHALL BE UL APPROVED WHERE A STANDARD HAS BEEN ESTABLISHED. COMPONENTS SHALL BE EQUAL TO THOSE SCHEDULED ON DRAWINGS.
7. ALL BRANCH WIRING SHALL BE TYPE MC CABLE WHERE CONCEALED IN WALLS AND ABOVE CEILINGS.
8. SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THE SYSTEM SHALL BE FURNISHED WITH A CONTINUOUS GROUND FOR RECEPTACLES, LIGHTS, AND EQUIPMENT IN ACCORDANCE WITH NEC TABLE 250-95.
9. SPLICES SHALL BE MADE ONLY AT ACCESSIBLE LOCATIONS, OUTLET BOXES, PANELBOARDS, JUNCTION BOXES, ETC. TERMINAL CONNECTIONS AND SPLICES FOR WIRE #6 AND LARGER SHALL BE MADE WITH APPROVED SOLDERLESS CONNECTORS, PROPERLY INSULATED AND TAPED WHERE NECESSARY. FOR SMALLER WIRES ALL SPLICES SHALL BE MADE EITHER WITH APPROVED SOLDERLESS CONNECTORS OR SHALL BE SOLDERED AND TAPED AS REQUIRED TO INSURE PROPER INSULATION.
10. VERIFY FIELD DIMENSIONS. COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCES.
11. ALL EXIT AND EMERGENCY LIGHTS SHALL BE UNSWITCHED AND SHALL BE SERVED FROM THE SAME CIRCUIT AS THE GENERAL LIGHTING IN THE SAME AREA U.N.O.
12. COLOR OF WIRING DEVICES AND PLATES SHALL BE AS SELECTED BY THE ARCHITECT.
13. THE LOCATION OF OUTLETS AND EQUIPMENT SHOWN ON THE DRAWINGS ARE APPROXIMATE AND THE OWNER SHALL HAVE THE RIGHT TO RELOCATE ANY OUTLETS OR FIXTURES BEFORE THEY ARE INSTALLED WITHOUT ANY ADDITIONAL COST.

THIS DRAWING REPRESENTS DESIGNS PREPARED BY THOMPSON ENGINEERING FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE THOMPSON ENGINEERING REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE. UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

REVISION NO.	DESCRIPTION	DATE	BY:
REVISION NO. 0	ISSUED FOR CONSTRUCTION	12/04/23	GWS



**PHOENIX V CONDOMINIUMS**  
 ORANGE BEACH, ALABAMA



2970 COTTAGE HILL RD., STE. 190  
 MOBILE, ALABAMA 36606  
 SCALE: NOTED PLOT SCALE: NOTED DRAWN BY: GWS CHECKED BY: GWS APPROVED BY: GWS  
 TEL: (251) 666-2443 FAX: (251) 666-6422

**ATRIUM SETTLEMENT PROJECT**

**ELECTRICAL PLAN**

DATE: DECEMBER, 2023	JOB NO.: 22-1101-0172	DRAWING NO.: E100	REVISION NO.: 0
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