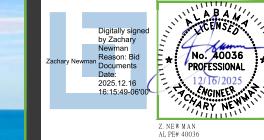


SLIDING GLASS DOOR/WINDOW REPLACEMENT & EXTERIOR RESTORATION - 2026 - PROJECT MANUAL DRAWINGS

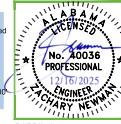


PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

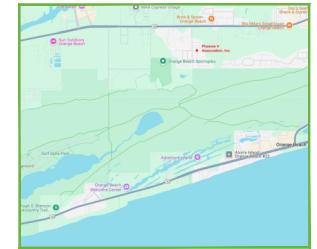


Z. NEWMARK

AL PE# 40036



600 UNIVERSITY OFFICE BLVD.
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FAX: (850) 650-0091
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VICINITY MAP
24400 PERDIDO BEACH BLVD.
ORANGE BEACH, AL 36561

DRAWING INDEX	
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A-105	1ST FLOOR PLAN
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BID DOCUMENTS
16 DEC, 2025

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE. REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED AND PUBLISHED.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY.
- DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
- NOTIFY THE ENGINEER IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DIMENSIONS SHOWN ON THE DRAWINGS, NOTIFY ENGINEER OF ANY DISCREPANCY BEFORE STARTING SHOP DRAWINGS OR ANY WORK. FOR DIMENSIONS NOT SHOWN, REFER TO EXISTING CONDITIONS.
- REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS ALSO RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

SCOPE NOTES:

1. SOUTH BALCONY SGD AND WINDOW REPLACEMENT

A. CONTRACTOR SHALL REMOVE AND REPLACE ALL SOUTH BALCONY SLIDING GLASS DOORS AND WINDOWS AS DEPICTED IN THE DETAILS AND IN ACCORDANCE WITH THE PROJECT DETAILS, TECHNICAL SPECIFICATION 08090, AND THE MANUFACTURER'S REQUIREMENTS. INTERIOR PROTECTION SHALL BE INSTALLED AS DESCRIBED IN SECTION 03300 OF THE PROJECT MANUAL.

B. THE CONTRACTOR SHALL REMOVE 12" OF INTERIOR DRYWALL FROM THE HEAD AND BASE OF THE SOUTH WALL FOR THE ENGINEER TO INSPECT THE EXISTING METAL ROOFING. IF THE EXISTING METAL ROOFING IS FOUND TO BE EXPOSED TO SEVERE CORROSION, REMOVE THE EXPOSED METAL ROOFING AND TREAT WITH A CORROSION CONVERTER. AT STUD LOCATIONS WITH LESS THAN 2" OF SEVERE CORROSION, INSTALL NEW 16 GA 5"X3" STEEL CLIPS. AT STUD LOCATIONS WITH MORE THAN 2" OF SEVERE CORROSION, INSTALL NEW 48" SUPPLEMENTAL STUD. (REFERENCE DETAILS 1 AND 2 ON SHEET A-504 OF THE PROJECT DRAWINGS)

C. THE CONTRACTOR SHALL POUR A NEW CONCRETE CURE WITHIN THE DOOR ROUGH OPENING TO A HEIGHT THAT IS FLUSH WITH THE INTERIOR SLAB.

D. THE CONTRACTOR SHALL INSTALL NEW CODE COMPLIANT EFCO DOORS AND WINDOWS IN ACCORDANCE WITH TECHNICAL SPECIFICATION 08090. THE CONTRACTOR SHALL INSTALL NEW 0.032" PRE-FINISHED ALUMINUM FLASHING AT THE INTERIOR AND EXTERIOR OF THE JAMB AND HEAD TO MINIMIZE STAIN AND DRYWALL REPAIRS. AT THE SILL OF THE SLIDING GLASS DOOR, THE CONTRACTOR SHALL INSTALL A NEW THRESHOLD EXTENSION COLOR MATCHED TO THE DOOR FRAME TO HELP MINIMIZE ANY FLOORING DEFICIENCIES THAT MAY OCCUR DURING CONSTRUCTION.

E. ONCE ENTRANCE HAS BEEN MADE AND NEWLY INSTALLED SLIDING GLASS DOORS AND WINDOWS, THE CONTRACTOR SHALL INSTALL NEW DRYWALL AT THE BASE AND HEAD OF THE SOUTH WALL AND INSTALL SALVAGED WOOD TRIM. THE CONTRACTOR SHALL INSTALL DRYWALL TO A LEVEL 4 FINISH AND APPLY NEW OWNER-SUPPLIED INTERIOR PAINT FOR WALL AND TRIM.

2. SOUTH BALCONY CLOSET EXPANSION JOINT INSTALLATION

A. AT THE SOUTH BALCONY CLOSET WALLS, THE CONTRACTOR SHALL REMOVE FOUR (4) INCHES OF STUCCO CLADDING TO INSTALL A NEW EXPANSION JOINT AS DEPICTED IN THE PROJECT DRAWINGS. THE NEW EXPANSION JOINT SHALL BE INSTALLED FROM SLAB-TO-SLAB AND INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND DETAILS AND TECHNICAL SPECIFICATION SECTIONS 09220 AND 07920.

3. RESTORATION OF SOUTH BALCONY DECKS AND COATINGS

A. THE CONTRACTOR SHALL SOUND AND REPAIR CRACKED, LOOSE, OR DELAMINATED CONCRETE AS DIRECTED BY THE ENGINEER. REPAIRS SHALL INCLUDE PARTIAL DEPTH, FULL DEPTH, SLAB EDGE, COLUMN, STANCHION POCKET, AND ROD CHAIR REPAIRS. A MOCK-UP OF EACH REPAIR TYPE SHALL BE INSPECTED BY THE ENGINEER FOR APPROVAL. ALL REPAIRS SHALL BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND DETAILS AND THE MANUFACTURER'S REQUIREMENTS.

B. AFTER ALL CONCRETE REPAIRS HAVE BEEN PERFORMED, THE CONTRACTOR SHALL INSTALL NEW SEALANTS AND APPLY A NEW THREE COAT URETHANE TRAFFIC DECK COATING SYSTEM (DECORATIVE QUARTZ SYSTEM) AND OVERHEAD ACRYLIC COATINGS TO THE CONCRETE SLAB EDGES AND CEILING.

4. EXTERIOR BUILDING COATING RESTORATION (ALL PREVIOUSLY PAINTED EXTERIOR SURFACES EXCLUDING COMMON AREA STEEL DOORS)

A. THE CONTRACTOR SHALL SOUND AND REPAIR CRACKED, LOOSE, OR DELAMINATED STUCCO CLADDING AS DIRECTED BY THE ENGINEER. A MOCK-UP OF EACH REPAIR TYPE SHALL BE INSPECTED BY THE ENGINEER FOR APPROVAL. ALL REPAIRS SHALL BE PERFORMED IN ACCORDANCE WITH TECHNICAL SPECIFICATION 09220 AND THE MANUFACTURER'S REQUIREMENTS.

B. ONCE CLADDING REPAIRS ARE COMPLETED AND APPROVED BY THE ENGINEER, THE CONTRACTOR SHALL REMOVE AND REPLACE ALL FAILED SEALANTS, AND PRESSURE WASH THE EXTERIOR SURFACES. THE CONTRACTOR SHALL THEN PREPARE AND APPLY NEW COATINGS TO ALL EXISTING EXTERIOR PAINTED SURFACES, INCLUDING, BUT NOT LIMITED TO, EXTERIOR METAL, PAINTED METAL, PAINTED CONCRETE, AND EXTERIOR WALL, SOUTH BALCONY STORAGE DOORS AND FRAMES, AND STANDING SEAM METAL ROOF PANELS IN ACCORDANCE WITH TECHNICAL SPECIFICATION SECTIONS 09910 AND 09960.

C. THE CONTRACTOR SHALL PERFORM CRACK REPAIRS AT CONCRETE PERIMETER PROPERTY WALLS. CRACKS ARE TO BE ADDRESSED BY CUTTING A "V" GROOVE CROSS THE CRACK AND APPLYING SEALANT. ONCE REPAIRS ARE COMPLETED, THE WALLS SHALL BE PRESSURE WASHED AND COATED IN ACCORDANCE WITH TECHNICAL SPECIFICATION 09960.

DESIGN DATA

CONSTRUCTION TYPE:

SOUTH WALL SGD AND WINDOW REPLACEMENT
SOUTH CLOSET WALL REPAIRS
SOUTH BALCONY DECK COATINGS
EXTERIOR WALL COATINGS

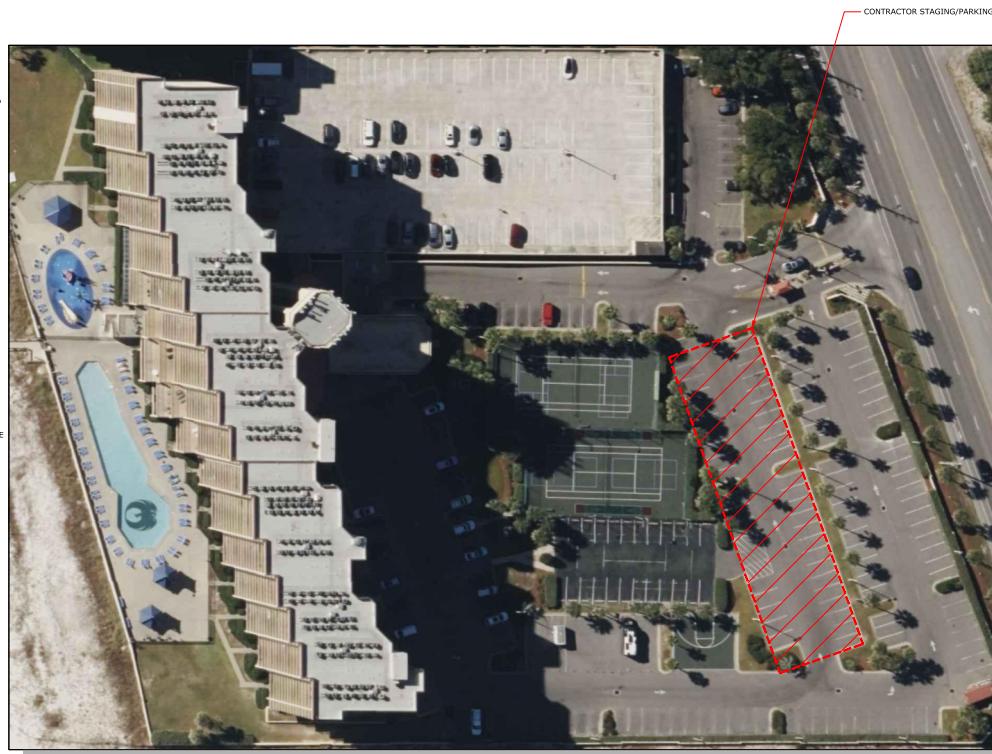
WIND LOADS (IN ACCORDANCE WITH ASCE 7-16):

BASIC WIND SPEED	V = 158 MPH
NOMINAL DESIGN WIND SPEED	V = 122 MPH
EXPOSURE	II
INTERNAL PRESSURE COEFFICIENT (INWARD AND OUTWARD)	= D (+/-) 0.55

DESIGN WIND PRESSURES

WALL	ZONE 4 = 72.3 & 72.3 LBS/SQFT
	ZONE 5 = 117.2 & 72.3 LBS/SQFT

* "a" DIMENSION IS EQUAL TO EIGHT (8) FEET FOR WALL



1 SITE PLAN →
A-101

GRAPHIC SCALE
40'-0" 80'-0"
Scale: 1" = 40'-0"

A-101

2 OF 28

PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

SITE PLAN

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

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DBR/ALO

CHECKED
JA

DATE
12/16/2025

REVISIONS

SHEET

150 AZALEA DRIVE
DESTIN, FL 32451
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FAX: (800) 655-2071

DOOR AND WINDOW SCHEDULE			
LEGEND	DESCRIPTION OF WORK	MODEL/SERIES	QTY
A	REMOVE AND REPLACE EXISTING FIXED WINDOW (72" x 97")	EFICO SERIES SXFT	30
B	REMOVE AND REPLACE EXISTING FIXED WINDOW (48" x 97")	EFICO SERIES SXFT	57
C	REMOVE AND REPLACE EXISTING FIXED WINDOW (36" x 97")	EFICO SERIES SXFT	131
D	REMOVE AND REPLACE EXISTING FIXED WINDOW (24" x 97")	EFICO SERIES SXFT	58
E	REMOVE AND REPLACE EXISTING SGD (75" x 97")	EFICO SERIES SXPT	60
F	REMOVE AND REPLACE EXISTING SGD (72" x 97")	EFICO SERIES SXPT	462

NOTE THAT OPENING HEIGHTS RANGE FROM 95" TO 97", THE CONTRACTOR IS RESPONSIBLE FOR MEASURING EACH OPENING TO ENSURE PROPER DIMENSIONS.

BASEMENT SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	2
B	1	1	2
C	2	4	6
D	1	2	3
E	2	2	4
F	7	13	20
OPENING TOTAL	14	23	37

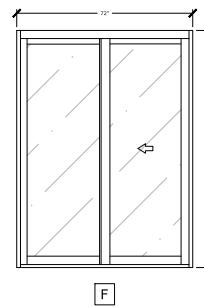
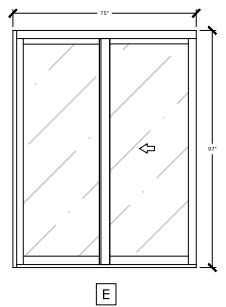
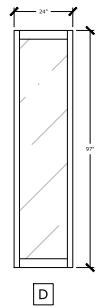
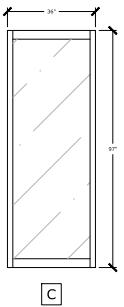
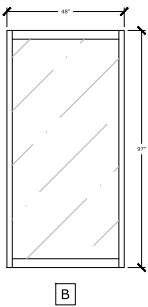
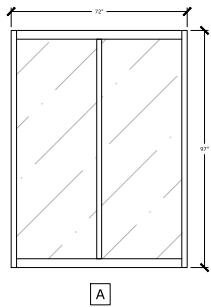
FIRST FLOOR SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	2
B	2	1	3
C	3	5	8
D	1	2	3
E	2	2	4
F	11	15	26
OPENING TOTAL	20	26	46

SECOND FLOOR SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	2
B	3	1	4
C	4	5	9
D	2	2	4
E	2	2	4
F	17	15	32
OPENING TOTAL	29	26	55

THIRD FLOOR SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	2
B	3	1	4
C	4	5	9
D	2	2	4
E	2	2	4
F	17	15	32
OPENING TOTAL	29	26	55

FOURTH FLOOR SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	2
B	3	1	4
C	4	5	9
D	2	2	4
E	2	2	4
F	17	15	32
OPENING TOTAL	29	26	55

5TH-15TH FLOOR SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	2
B	3	1	4
C	4	5	9
D	2	2	4
E	2	2	4
F	17	15	32
OPENING TOTAL	29	26	55



1 DOOR AND WINDOW SCHEDULE

A-601

GRAPHIC SCALE
Scale: 1/2" = 1'-0"

A-601

3 OF 28

Z. NEWMAN
AL. PE# 40036

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NO. CA-2236-E

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PROJECT NO.
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JA

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12/16/2025

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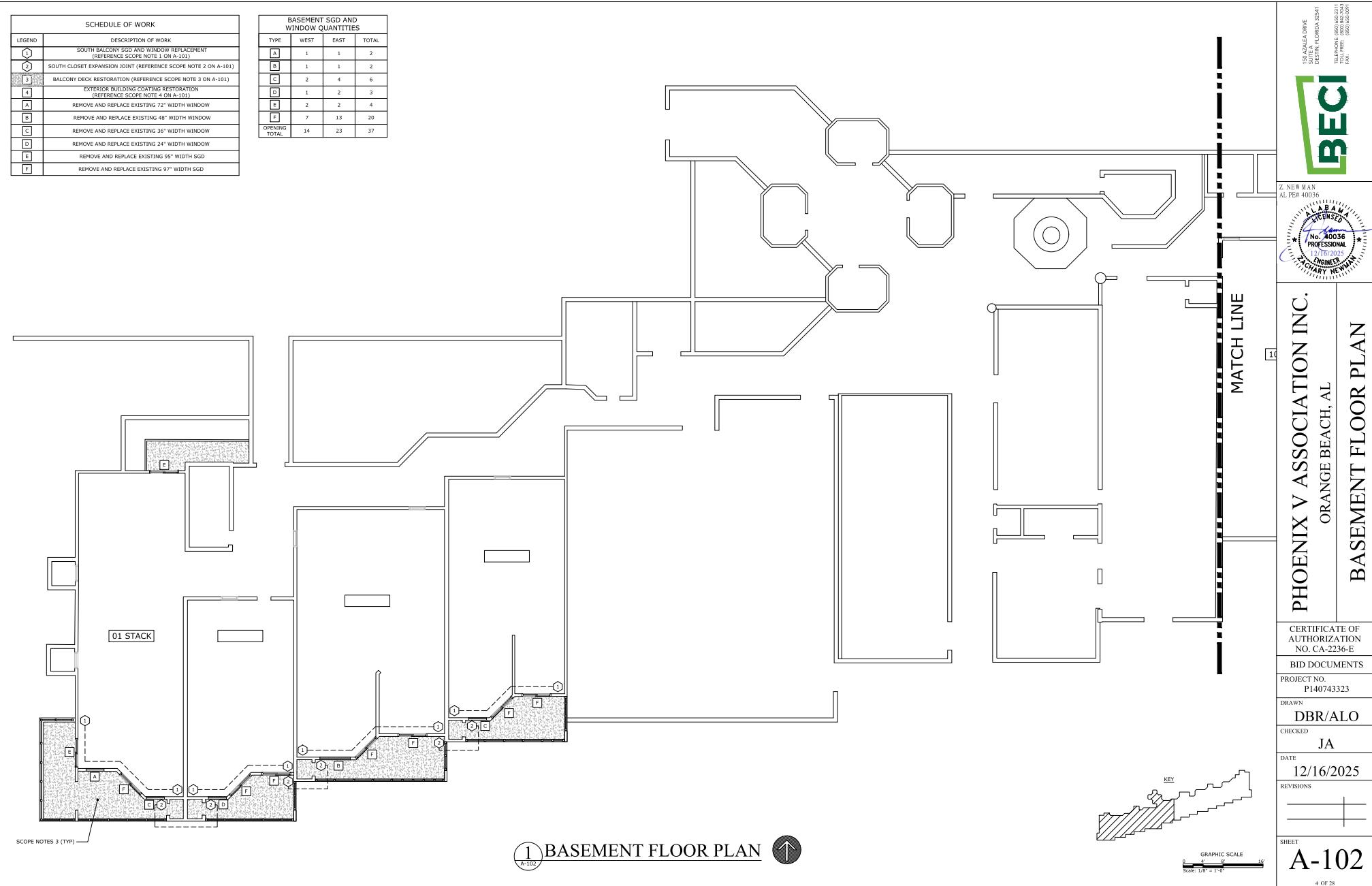
PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

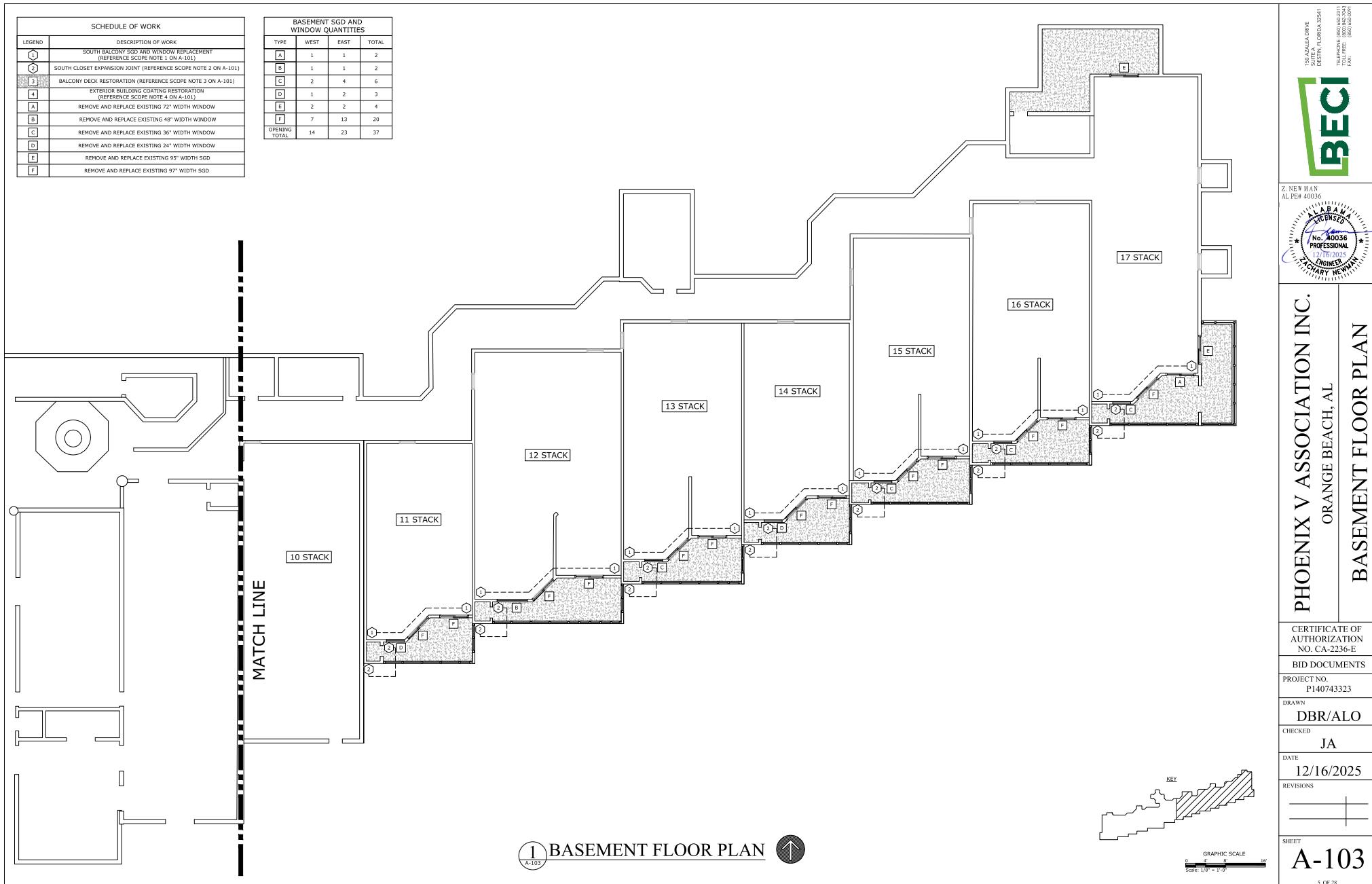
DOOR & WINDOW SCHEDULE

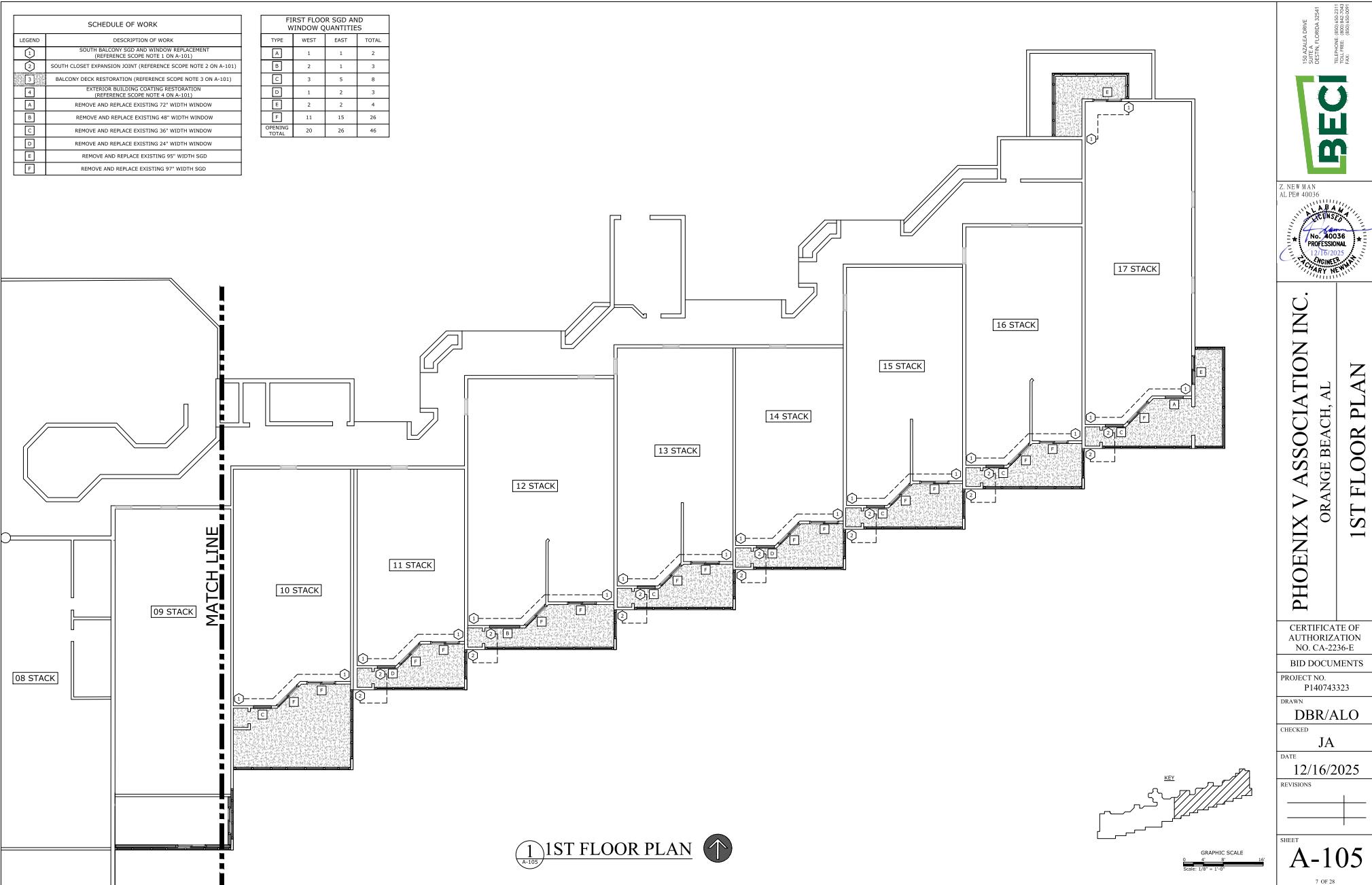


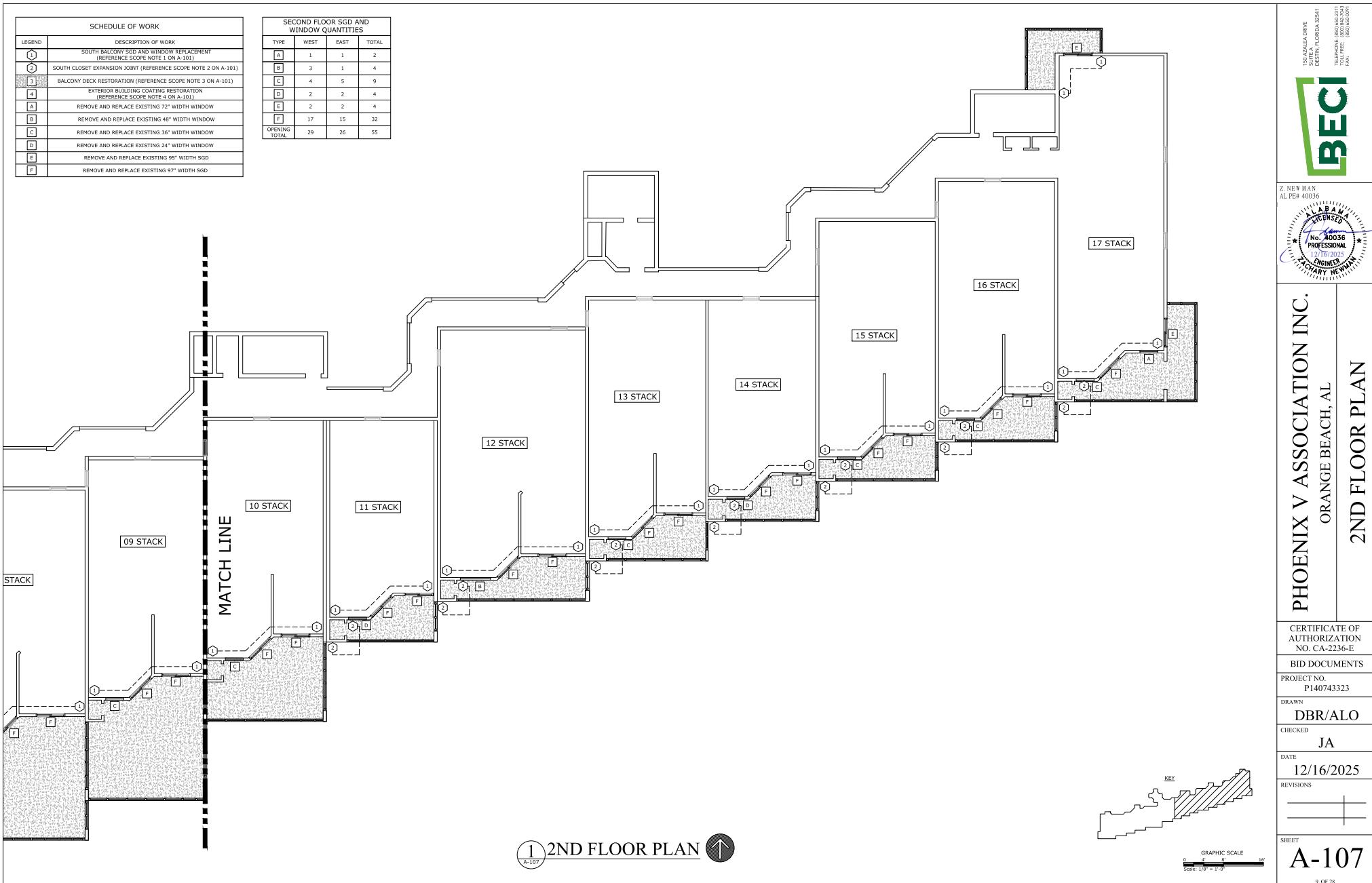
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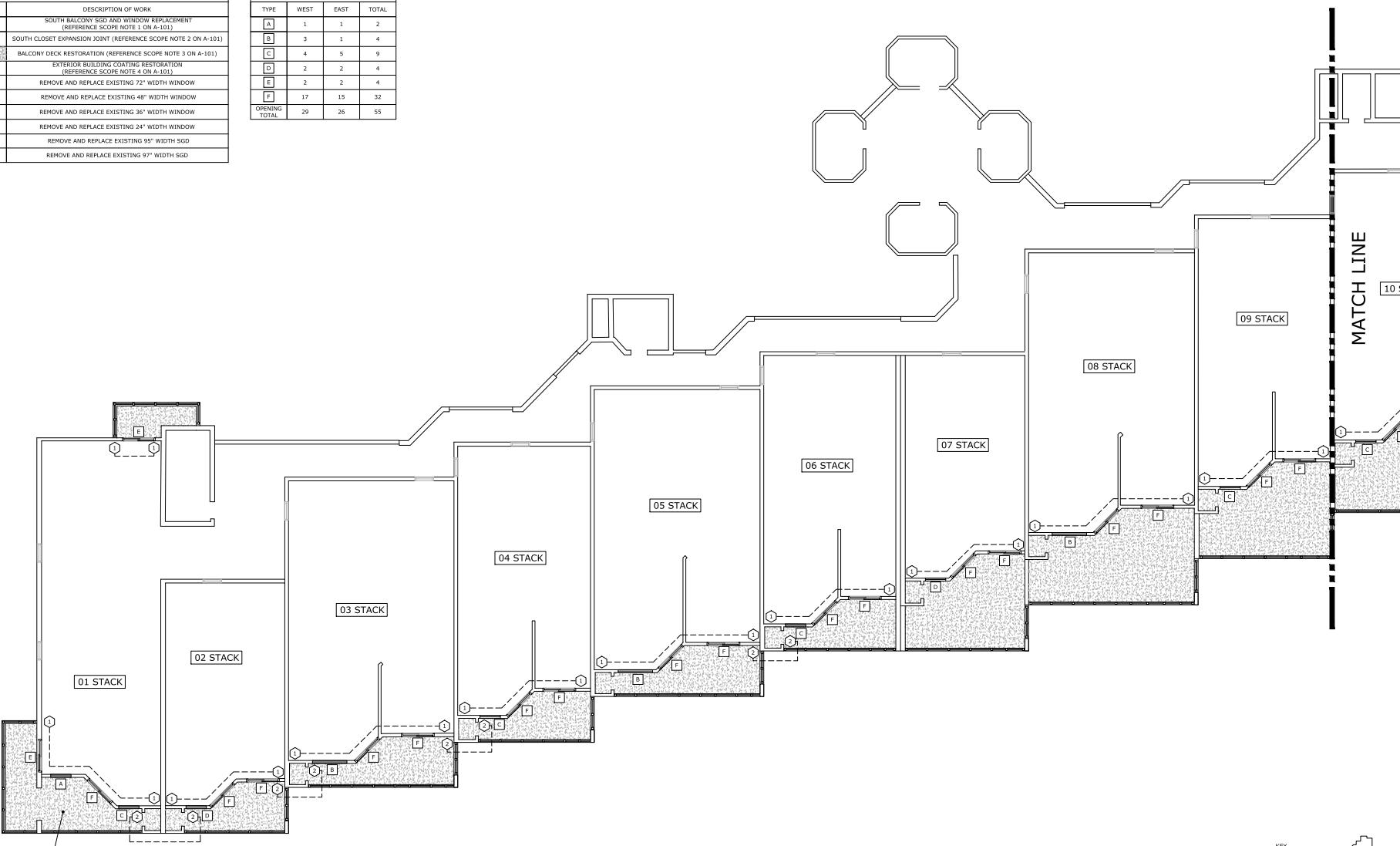




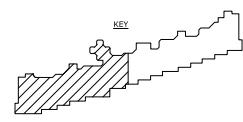


SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
	SOUTH CLOSET EXPANSION JOINT (REFERENCE SCOPE NOTE 2 ON A-101)
	BALCONY DECK RESTORATION (REFERENCE SCOPE NOTE 3 ON A-101)
	EXTERIOR BUILDING COATING RESTORATION (REFERENCE SCOPE NOTE 4 ON A-101)
	REMOVE AND REPLACE EXISTING 72" WIDTH WINDOW
	REMOVE AND REPLACE EXISTING 48" WIDTH WINDOW
	REMOVE AND REPLACE EXISTING 36" WIDTH WINDOW
	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
	REMOVE AND REPLACE EXISTING 97" WIDTH SGD

THIRD FLOOR SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	2
B	3	1	4
C	4	5	9
D	2	2	4
E	2	2	4
F	17	15	32
OPENING TOTAL	29	26	55



1 3RD FLOOR PLAN 



GRAPHIC SCALE

SHEET

10 OF 28

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PROJECT NO.
P140743323

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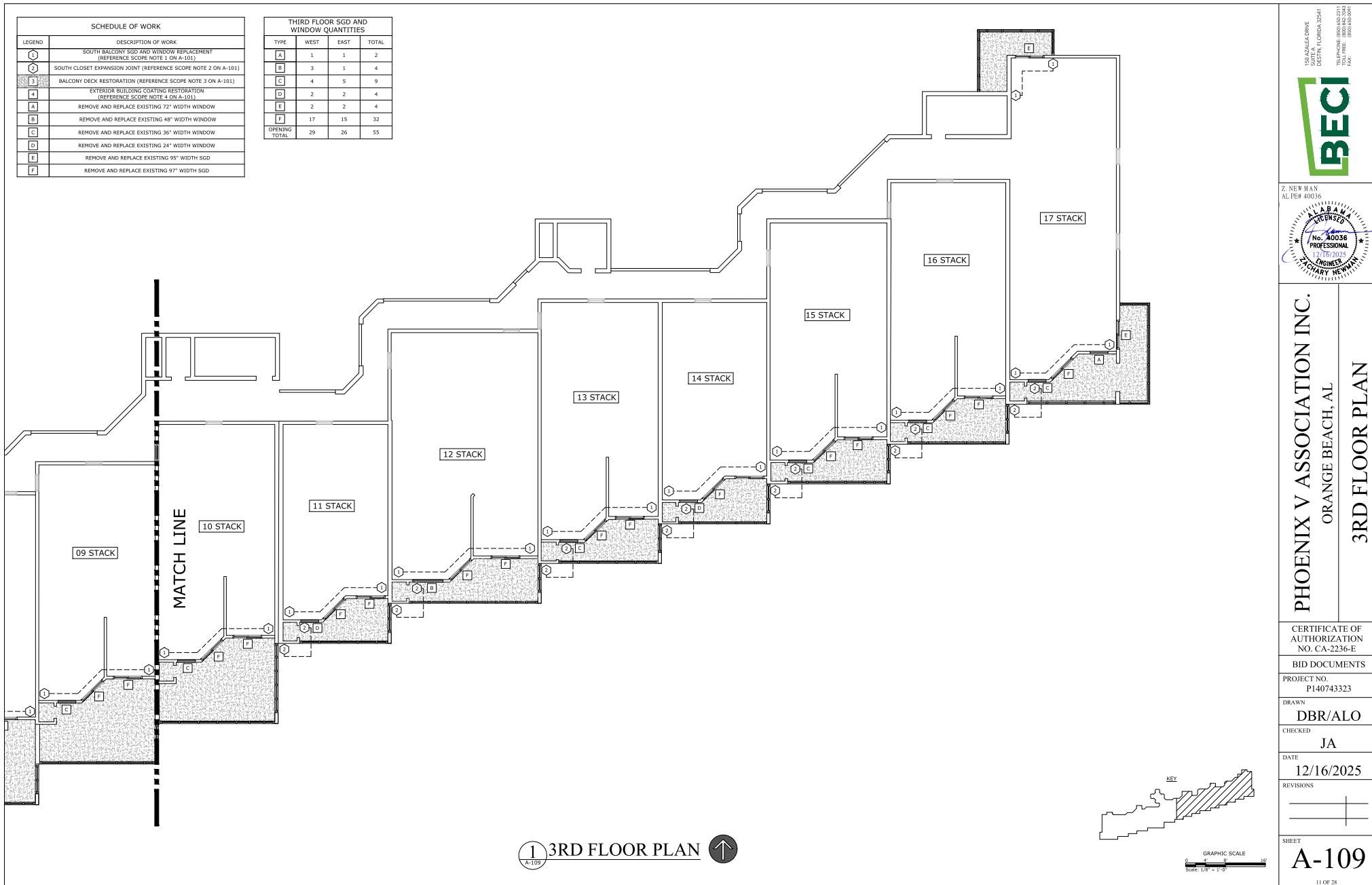
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SHEET

A-108

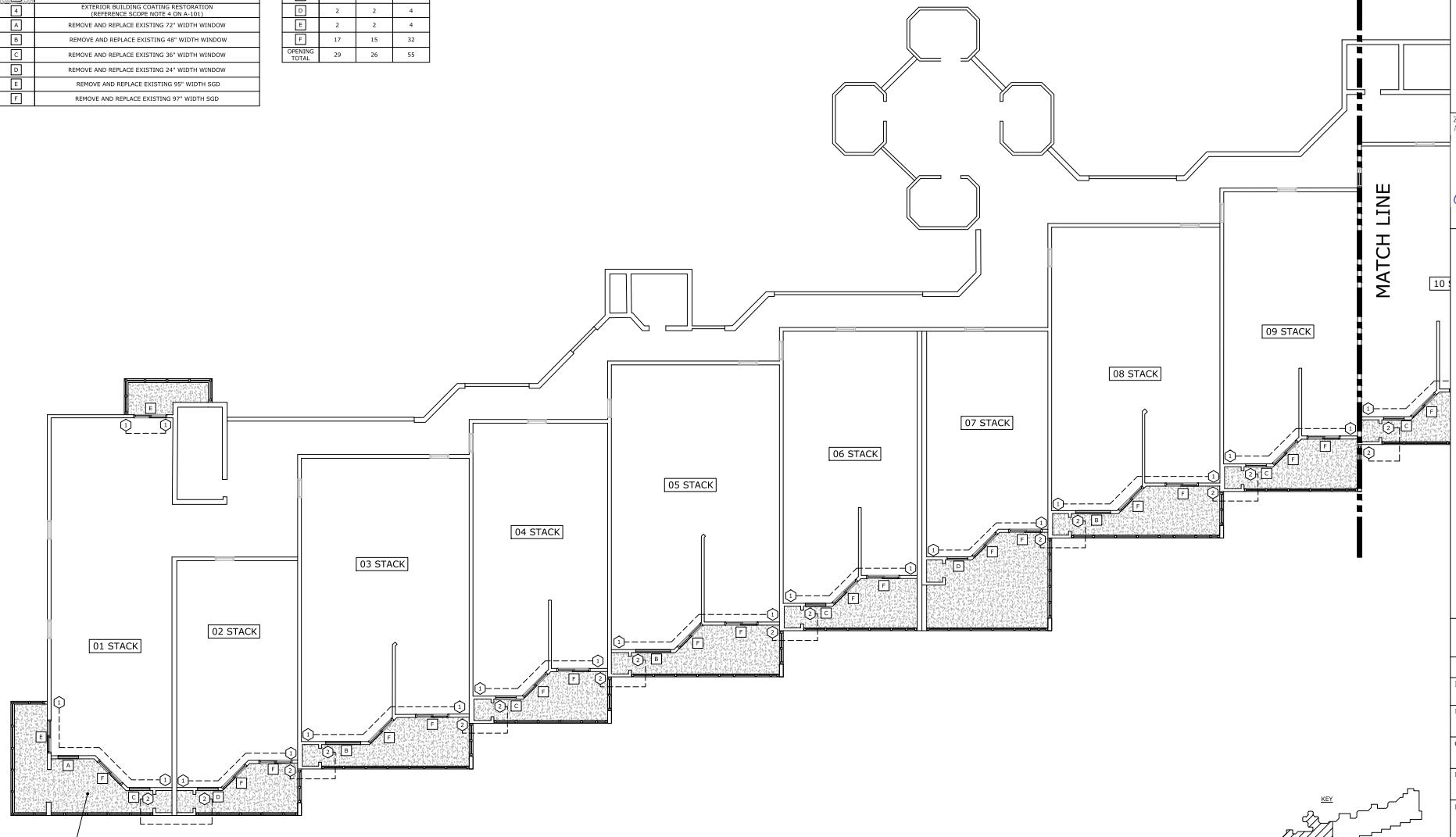
10 OF 28

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SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
①	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
②	SOUTH CLOSET EXPANSION JOINT (REFERENCE SCOPE NOTE 2 ON A-101)
③	BALCONY DECK RESTORATION (REFERENCE SCOPE NOTE 3 ON A-101)
④	EXTERIOR BUILDING COATING RESTORATION (REFERENCE SCOPE NOTE 4 ON A-101)
⑤	REMOVE AND REPLACE EXISTING 72" WIDTH WINDOW
⑥	REMOVE AND REPLACE EXISTING 48" WIDTH WINDOW
⑦	REMOVE AND REPLACE EXISTING 36" WIDTH WINDOW
⑧	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
⑨	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
⑩	REMOVE AND REPLACE EXISTING 97" WIDTH SGD

FOURTH FLOOR SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	2
B	3	1	4
C	4	5	9
D	2	2	4
E	2	2	4
F	17	15	32
OPENING TOTAL	29	26	55



1 4TH FLOOR PLAN ↑
A-110

GRAPHIC SCALE
Scale: 1/8" = 1'-0"

A-110
12 OF 28



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AL PE# 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

4TH FLOOR PLAN

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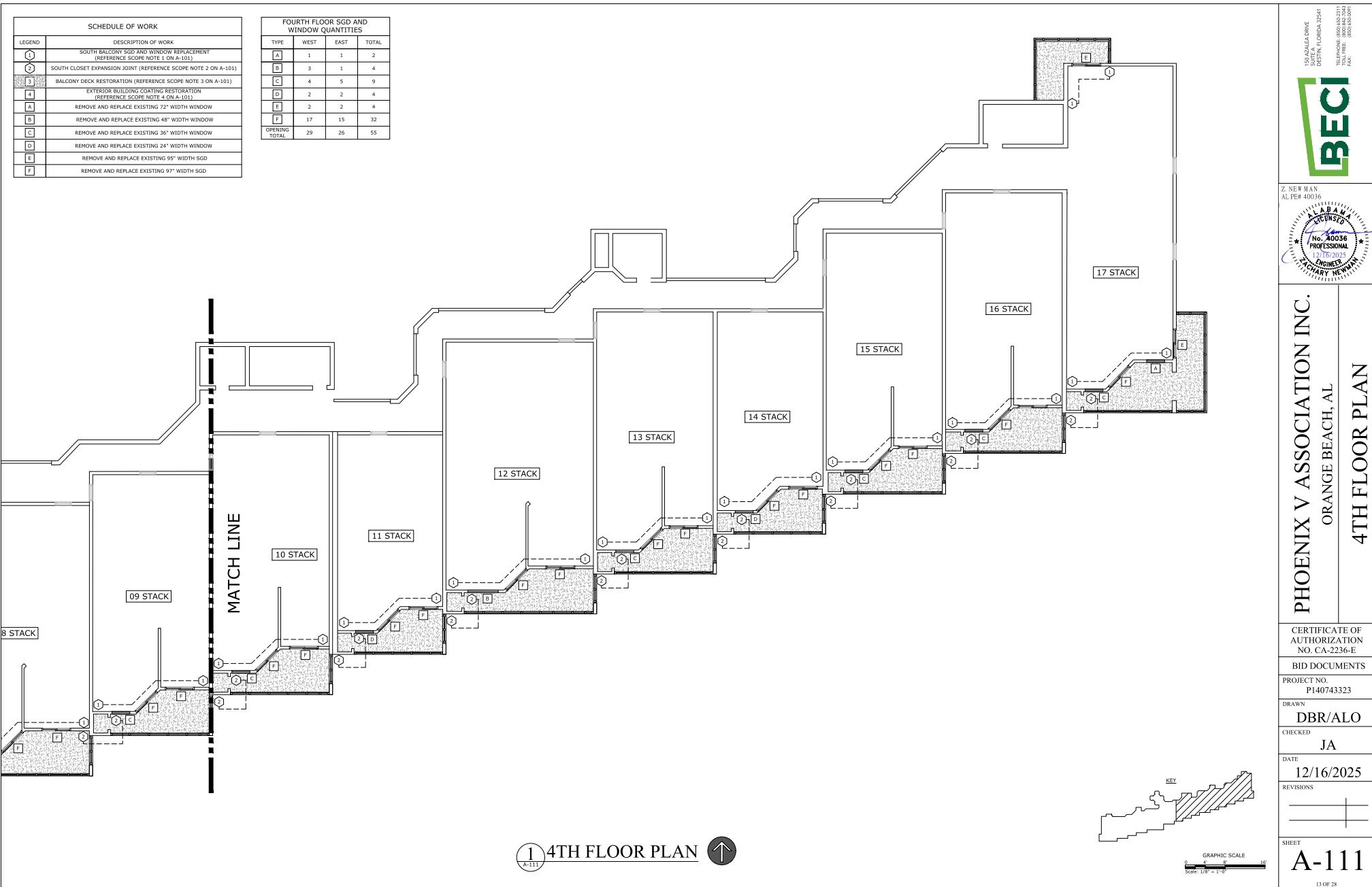
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12/16/2025

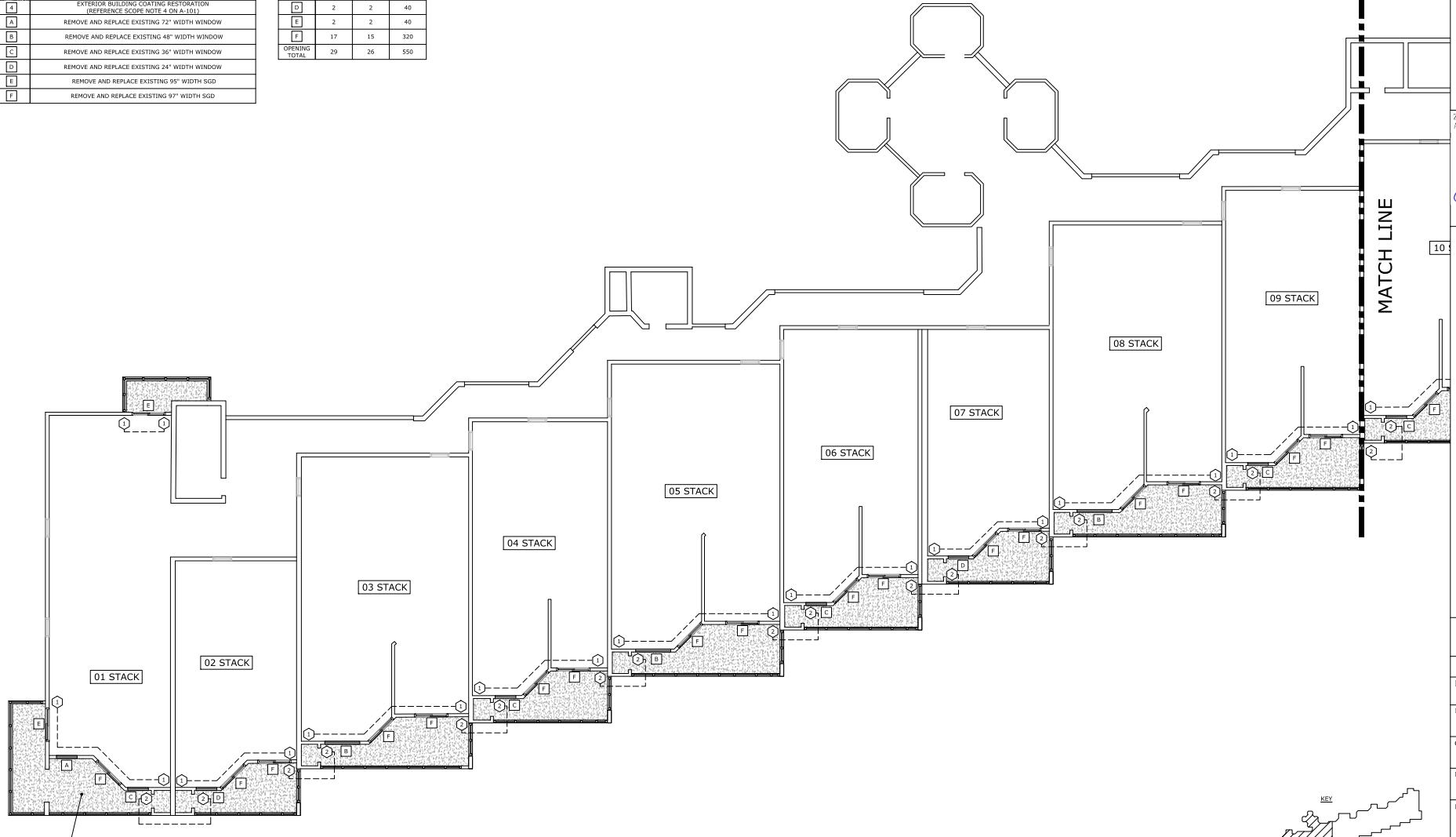
REVISIONS

SHEET



SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
①	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
②	SOUTH CLOSET EXPANSION JOINT (REFERENCE SCOPE NOTE 2 ON A-101)
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⑧	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
⑨	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
⑩	REMOVE AND REPLACE EXISTING 97" WIDTH SGD

5TH-15TH FLOOR SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	20
B	3	1	40
C	4	5	90
D	2	2	40
E	2	2	40
F	17	15	320
OPENING TOTAL	29	26	550



1 5TH-15TH FLOOR PLAN
A-112



GRAPHIC SCALE
Scale: 1/8" = 1'-0"

A-112

14 OF 28

PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
5TH-15TH FLOOR PLAN

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NO. CA-2236-E

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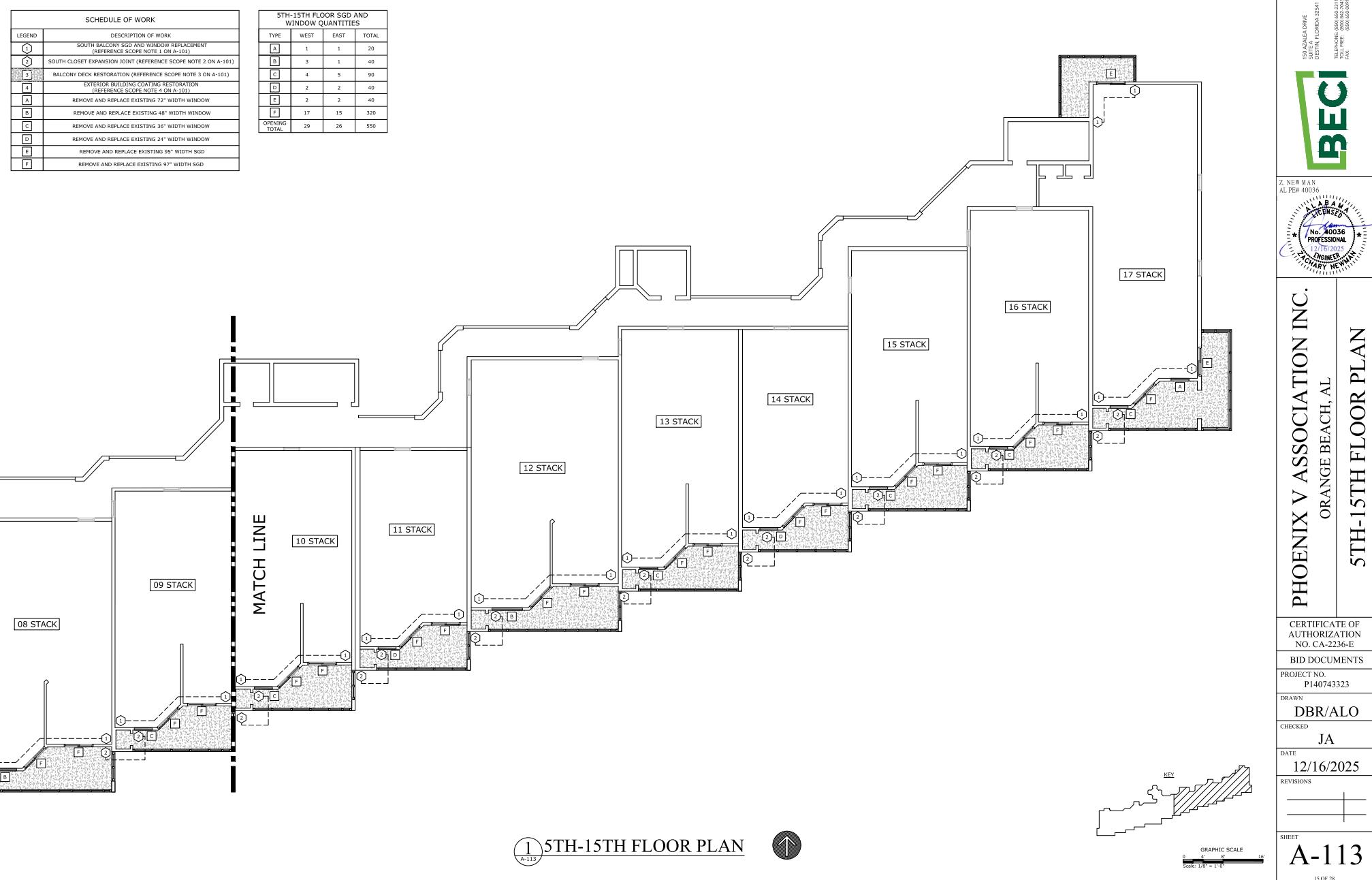
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A-112

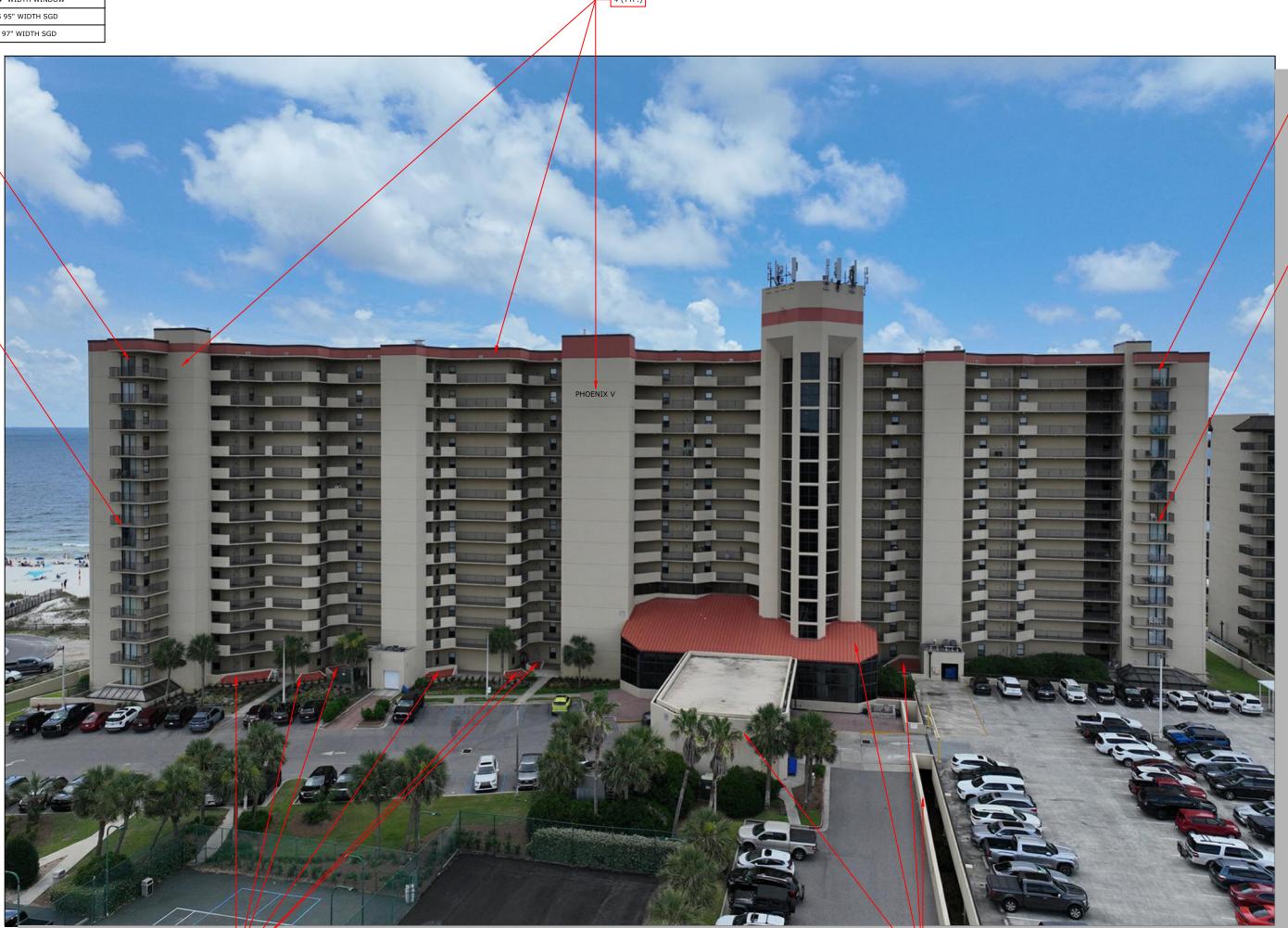
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BECI

Z. NEWMAN
AL PE# 40036

ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
12/16/2025



SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
1	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
2	SOUTH CLOSET EXPANSION JOINT (REFERENCE SCOPE NOTE 2 ON A-101)
3	BALCONY DECK RESTORATION (REFERENCE SCOPE NOTE 3 ON A-101)
4	EXTERIOR BUILDING COATING RESTORATION (REFERENCE SCOPE NOTE 4 ON A-101)
A	REMOVE AND REPLACE EXISTING 72" WIDTH WINDOW
B	REMOVE AND REPLACE EXISTING 48" WIDTH WINDOW
C	REMOVE AND REPLACE EXISTING 36" WIDTH WINDOW
D	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
E	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
F	REMOVE AND REPLACE EXISTING 97" WIDTH SGD



1 NORTH ELEVATION
A-201



Z. NEWMAN
AL PE# 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

NORTH ELEVATION

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

DRAWN
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CHECKED
JA

DATE
12/16/2025

REVISIONS

SHEET

A-201

SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
①	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
②	SOUTH CLOSET EXPANSION JOINT (REFERENCE SCOPE NOTE 2 ON A-101)
③	BALCONY DECK RESTORATION (REFERENCE SCOPE NOTE 3 ON A-101)
④	EXTERIOR BUILDING COATING RESTORATION (REFERENCE SCOPE NOTE 4 ON A-101)
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⑧	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
⑨	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
⑩	REMOVE AND REPLACE EXISTING 97" WIDTH SGD



1 SOUTH ELEVATION
A-202



Z. NEWMAN
AL PE# 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

SOUTH ELEVATION

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

DRAWN

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CHECKED

JA

DATE

12/16/2025

REVISIONS

SHEET

A-202

SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
①	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
②	SOUTH CLOSET EXPANSION JOINT (REFERENCE SCOPE NOTE 2 ON A-101)
③	BALCONY DECK RESTORATION (REFERENCE SCOPE NOTE 3 ON A-101)
④	EXTERIOR BUILDING COATING RESTORATION (REFERENCE SCOPE NOTE 4 ON A-101)
⑤	REMOVE AND REPLACE EXISTING 72" WIDTH WINDOW
⑥	REMOVE AND REPLACE EXISTING 48" WIDTH WINDOW
⑦	REMOVE AND REPLACE EXISTING 36" WIDTH WINDOW
⑧	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
⑨	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
⑩	REMOVE AND REPLACE EXISTING 97" WIDTH SGD



1 EAST ELEVATION
A-203



Z. NEWMAN
AL PE# 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

EAST ELEVATION

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F	REMOVE AND REPLACE EXISTING 97" WIDTH SGD



1 WEST ELEVATION
A-204



Z. NEWMAN
AL PE# 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

WEST ELEVATION

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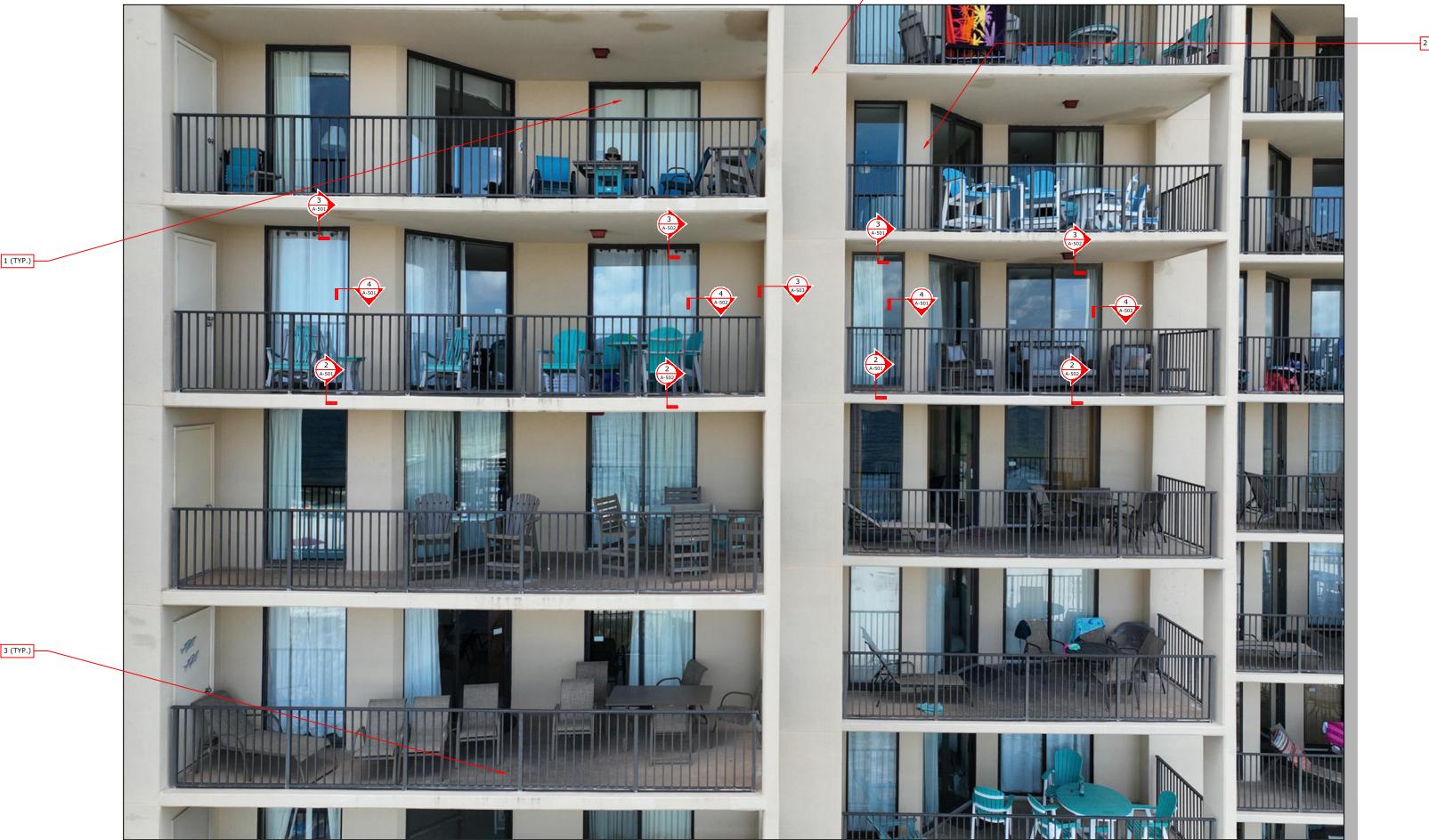
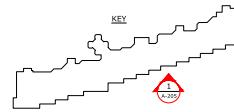
12/16/2025

REVISIONS

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A-204

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1 TYPICAL SOUTH ELEVATION STACK

GRAPHIC SCALE
Scale: 1/8" = 1'-0"

A-205

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PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
TYPICAL ELEVATION STACKS

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TACHARY NEWMAN

PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
TYPICAL ELEVATION STACKS

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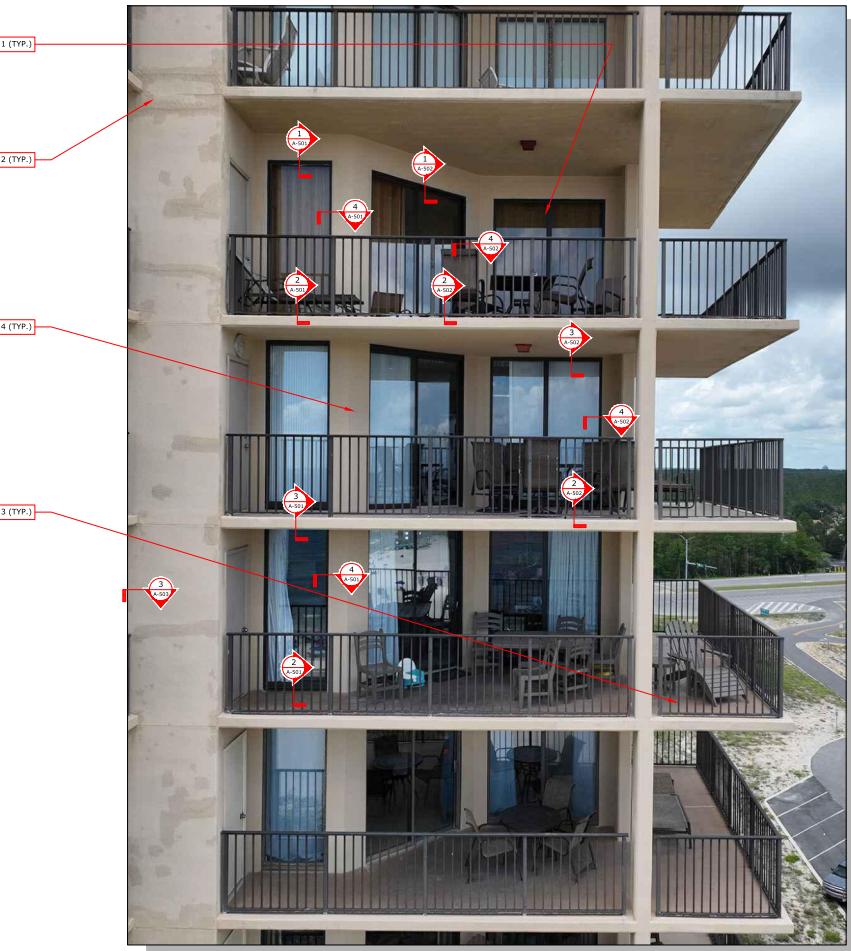
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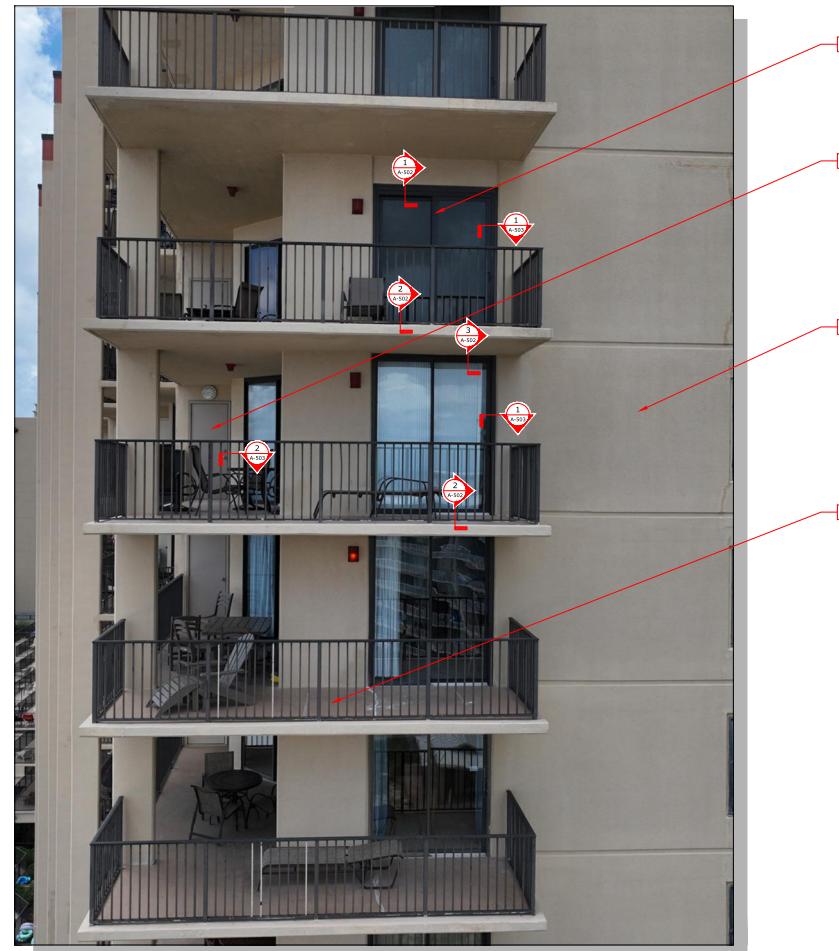


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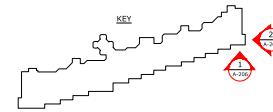
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① TYPICAL SOUTH ELEVATION SOUTHEAST CORNER STACK
A-206



② TYPICAL EAST ELEVATION SOUTHEAST CORNER STACK
A-206

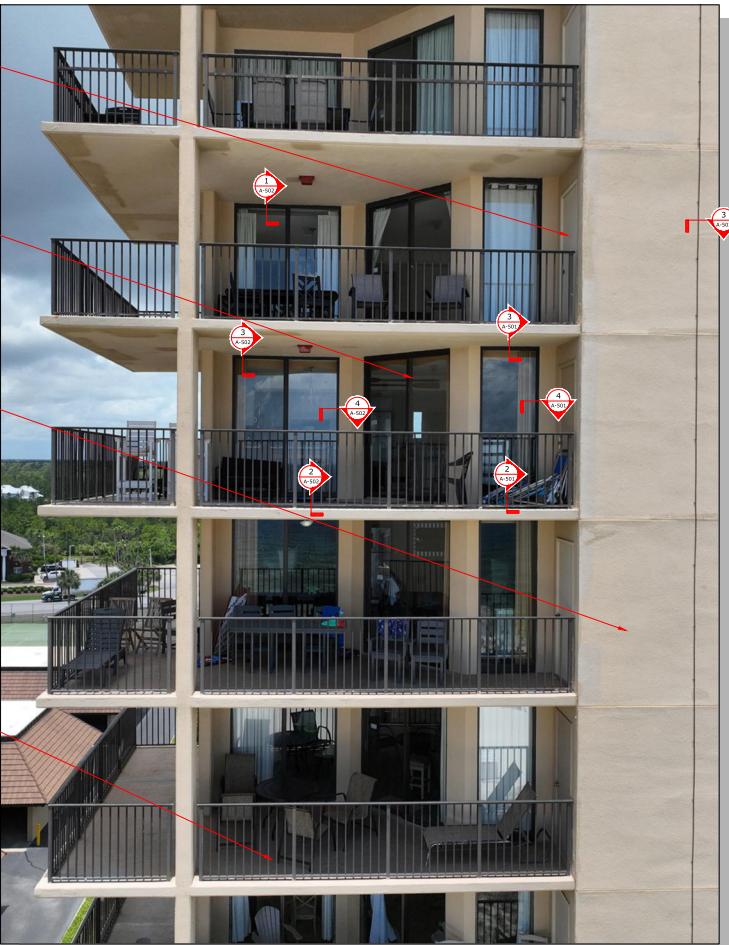


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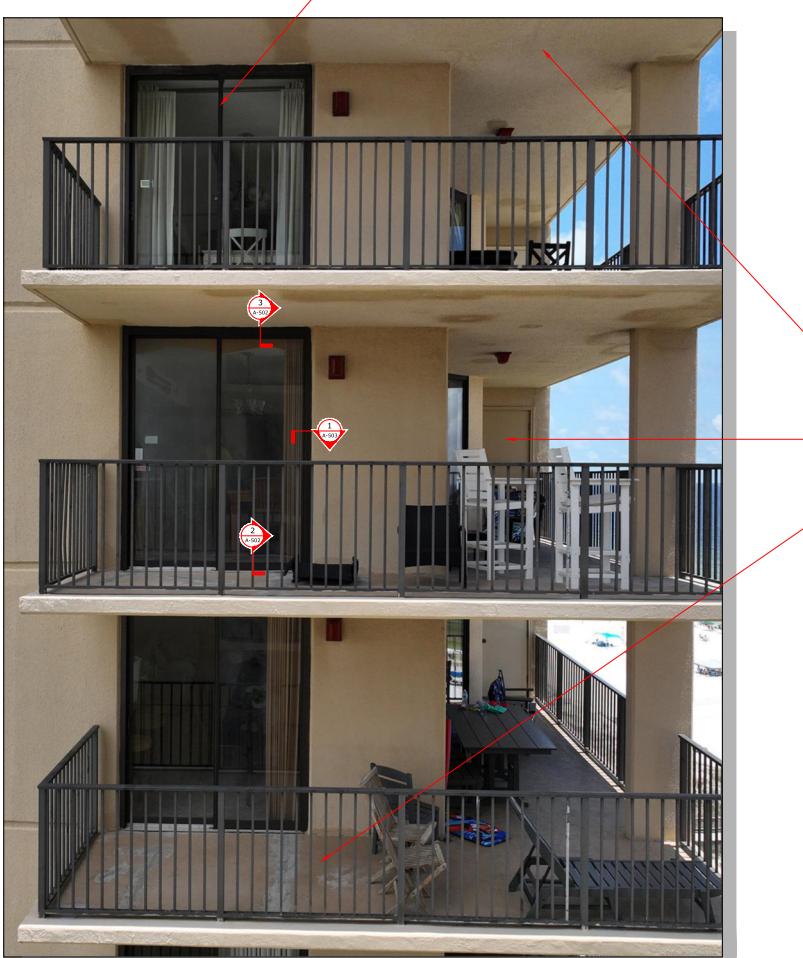
PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
TYPICAL ELEVATION STACKS

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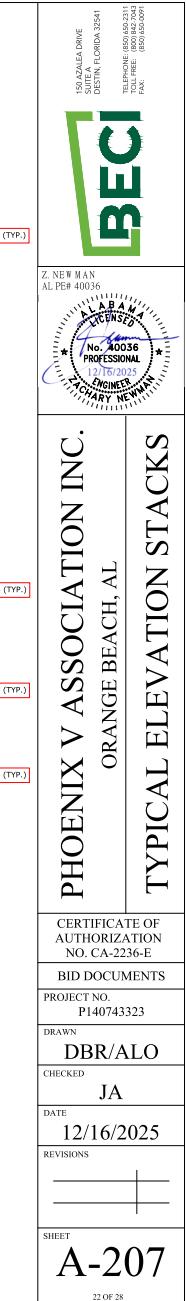
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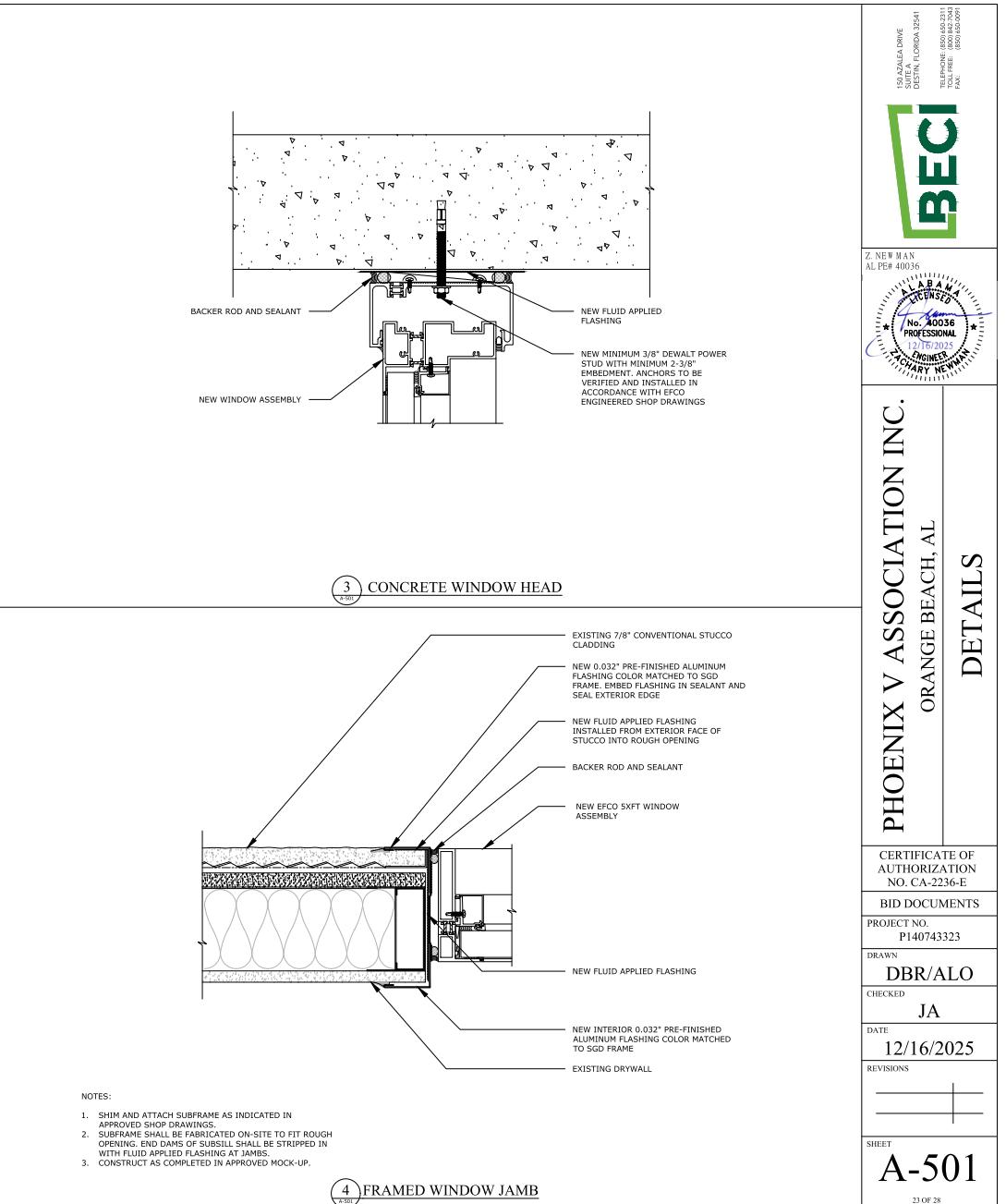
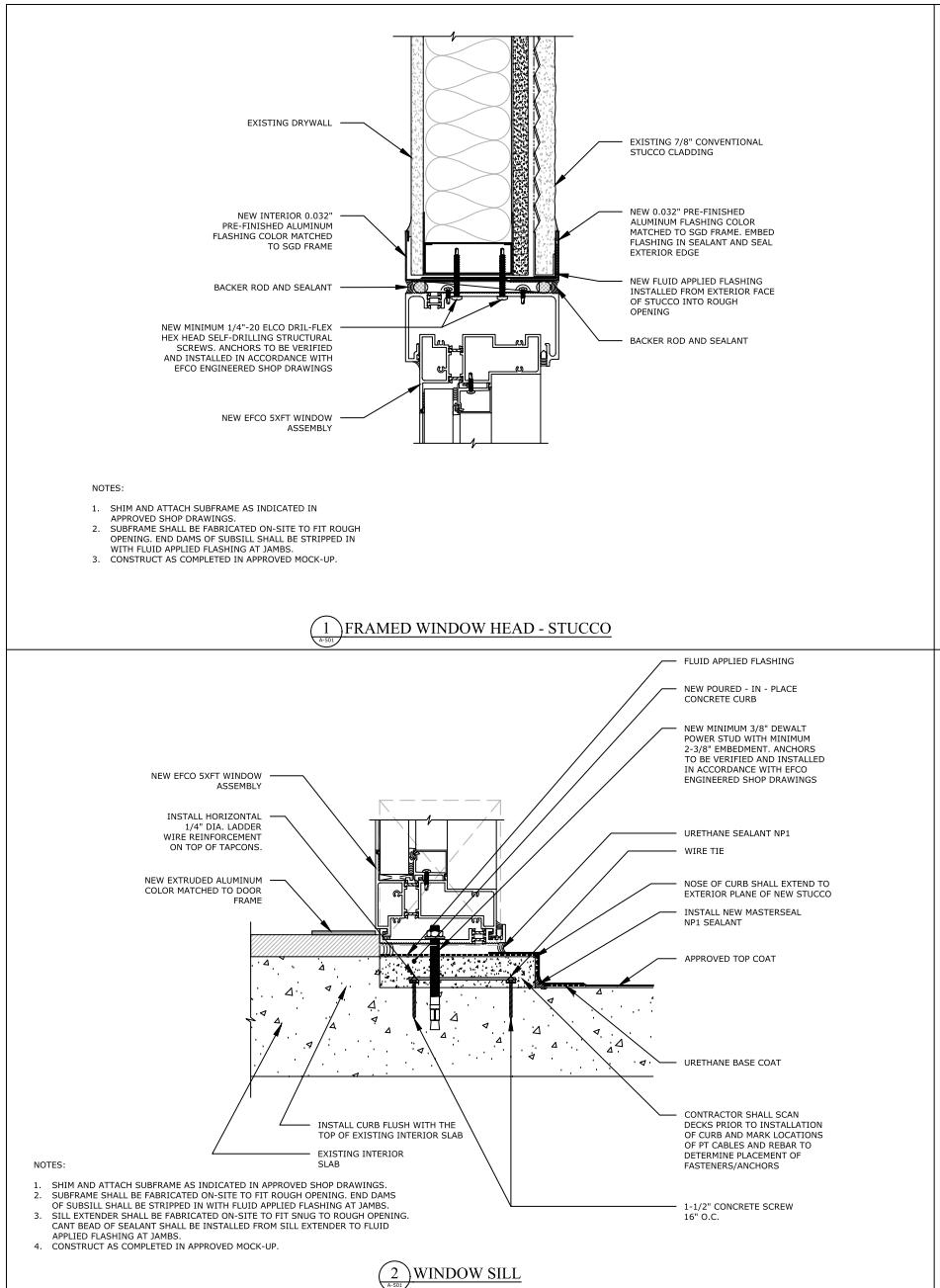


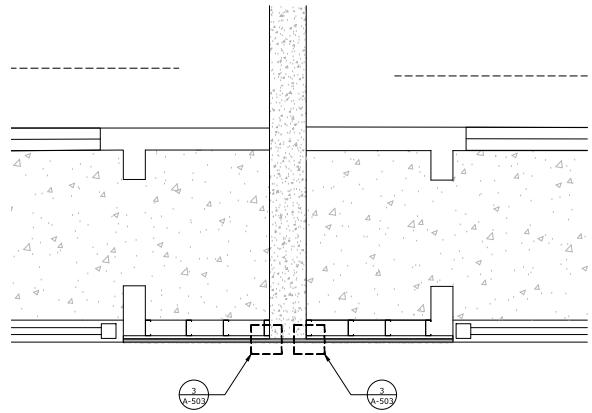
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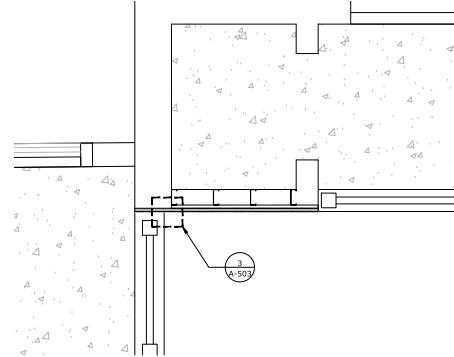
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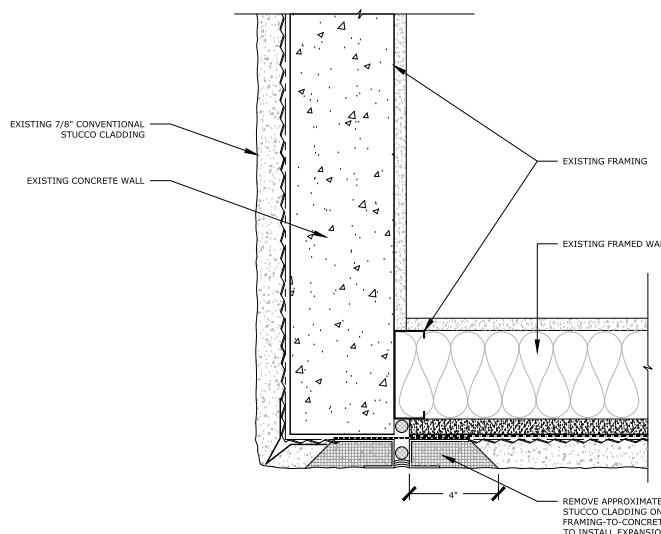




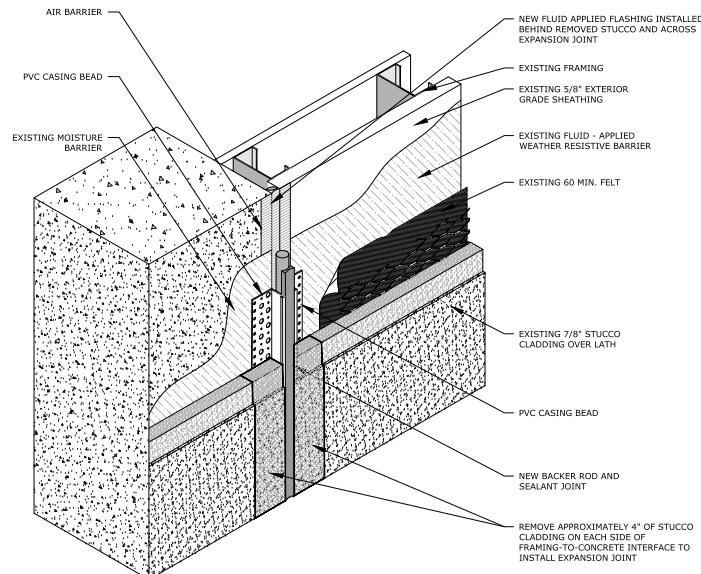
1 01/02 STACK SOUTH CLOSET EXPANSION JOINT
(A-503 IF ALTERNATE NO. 1 IS ACCEPTED)



2 TYPICAL STACK SOUTH CLOSET EXPANSION JOINT
(A-503 IF ALTERNATE NO. 1 IS ACCEPTED)



3 STUCCO EXPANSION JOINT AT STORAGE CLOSET - 1
(A-503 IF ALTERNATE NO. 1 IS ACCEPTED)



4 STUCCO EXPANSION JOINT AT STORAGE CLOSET WALL
(A-503 IF ALTERNATE NO. 1 IS ACCEPTED)

PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

DETAILS

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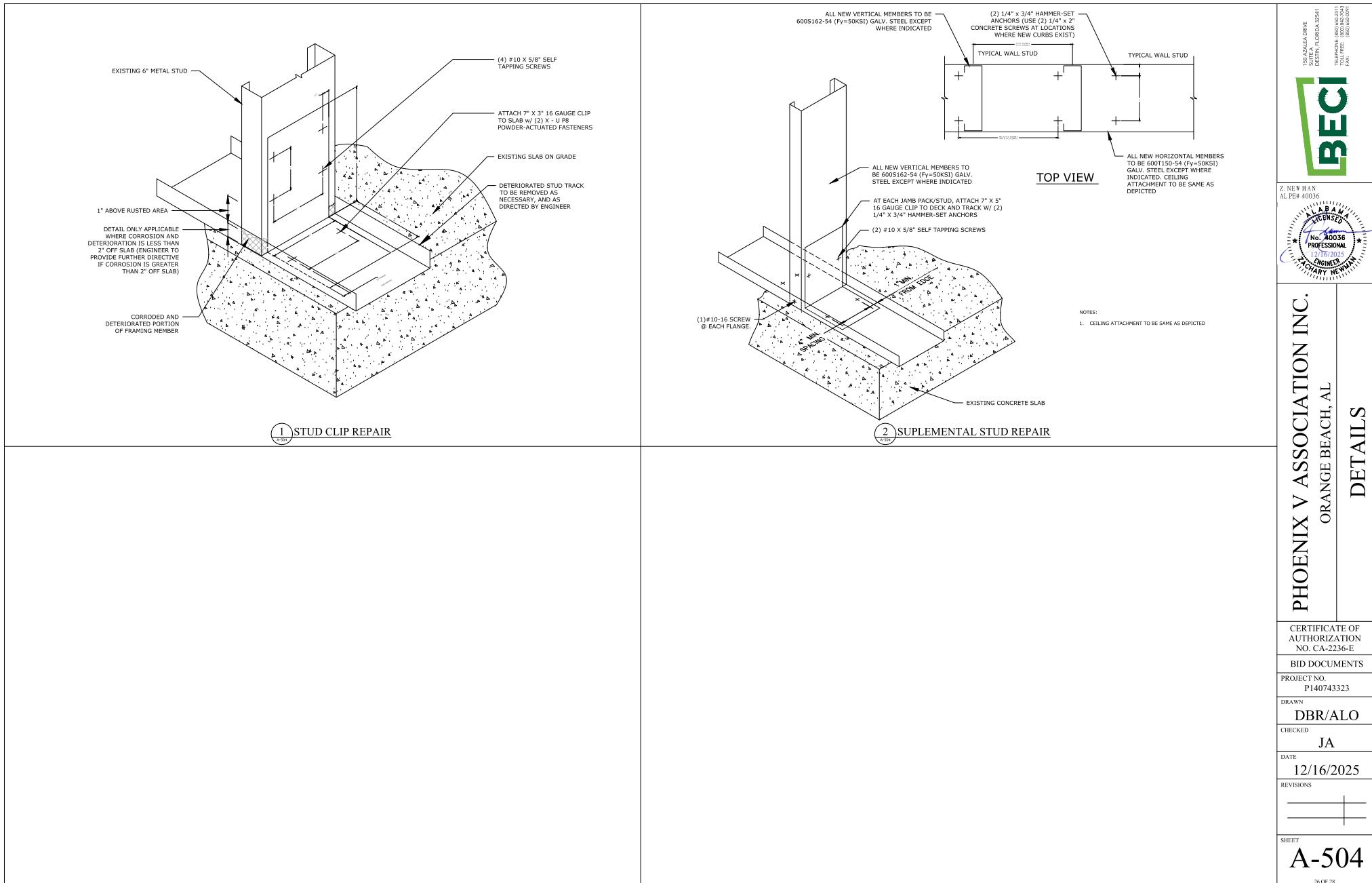
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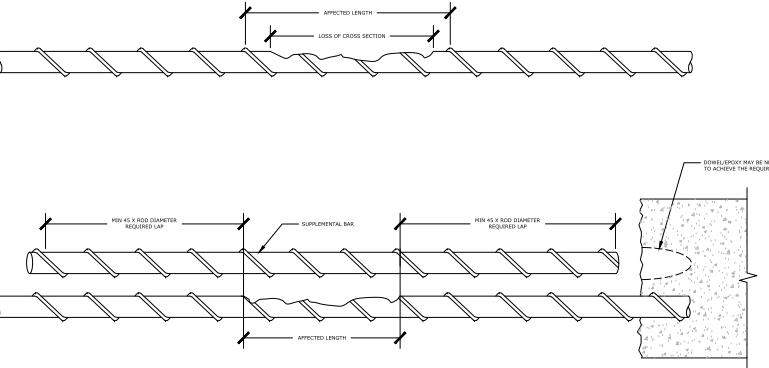
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AL PE# 40036



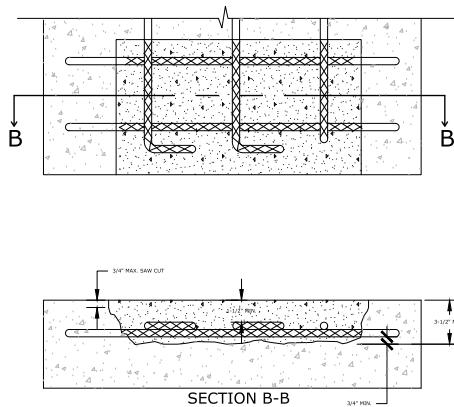


GENERAL NOTES:

1. DETERIORATED AND DELAMINATED CONCRETE SHOULD BE LOCATED AND MARKED PRIOR TO STARTING THE REMOVAL PROCESS. DELAMINATED CONCRETE CAN BE LOCATED USING SOUNDING.
2. THE REPAIR AREA SHOULD EXTEND A MINIMUM OF 6 IN. BEYOND THE ACTUAL DELAMINATED CONCRETE. NOTE THAT DURING CONCRETE REMOVAL, REPAIR AREAS CAN GROW IN SIZE BEYOND THE AREAS IDENTIFIED DUE TO INCIDENT DELAMINATIONS THAT ARE NOT READILY IDENTIFIABLE BY SOUNDING.
3. REPAIR CONFIGURATIONS SHOULD BE KEPT AS SIMPLE AS POSSIBLE, PREFERABLY SQUARE OR RECTANGULAR WITH SQUARE CORNERS.
4. REPAIR CONCRETE SHOULD BE PLACED AND TROWEL FINISHED REINFORCING STEEL USING LIFT IMPACT BREAKERS, HYDROGROUTING, OR ANOTHER SUITABLE METHOD. UNDERCUTTING WILL PROVIDE CLEARANCE UNDER THE REINFORCING STEEL TO CLEAN AND REPAIR BAR CIRCUMFERENCE BONDING TO THE REPAIR MATERIAL AND THE SURROUNDING CONCRETE. PROVIDE A MINIMUM OF 0.75 IN. CLEARANCE BETWEEN EXPOSED REINFORCING STEEL AND SURROUNDING CONCRETE OR 0.25 IN. LARGER THAN THE COARSE AGGREGATE IN THE REPAIR MATERIAL, WHICHEVER IS GREATER.
5. IF IMPACT BREAKERS ARE USED FOR PARTIAL DEPTH CONCRETE REMOVAL, THE BREAKER SHOULD NOT EXCEED 15 LB. BREAKER IS PREFERRED TO MINIMIZE DAMAGE TO THE SUBSTRATE, REINFORCING STEEL, AND SURROUNDING CONCRETE.
6. CONCRETE REMOVAL SHOULD EXTEND ALONG THE REINFORCING STEEL UNTIL THERE IS NO FURTHER DELAMINATION, CRACKING, OR SIGNIFICANT CORROSION AND THE REINFORCING STEEL IS WELL BONDED TO THE SURROUNDING CONCRETE.
7. IF NON-CORRODED REINFORCING STEEL IS EXPOSED DURING THE REMOVAL PROCESS, CARE SHOULD BE TAKEN TO NOT DAMAGE THE BOND TO THE SURROUNDING CONCRETE. IF THE BOND BETWEEN THE REINFORCING STEEL AND CONCRETE IS BROKEN, UNDERCUTTING OF THE REINFORCING STEEL IS REQUIRED.
8. THE PERIMETER OF THE REPAIR AREA SHOULD BE CUT 0.25 TO 0.75 IN. DEEP TO PROVIDE A VERTICAL EDGE. CARE SHOULD BE TAKEN TO AVOID CUTTING THE EXISTING REINFORCING STEEL.
9. REMOVE THE BOND-INHIBITING MATERIALS SUCH AS DIRT, CONCRETE SLURRY, AND LOOSELY BONDED CONCRETE BY OIL-FREE ABRASIVE BLASTING OR HIGH-PRESSURE WATER BLASTING. THE SAW-CUT EDGE OF THE REPAIR AREA SHOULD ALSO BE BLASTED TO ROUGHEN THE POLISHED VERTICAL SURFACE CAUSED BY THE SAW-CUTTING.
10. ALL CONCRETE, CORROSION PRODUCTS, AND SCALE SHOULD BE REMOVED FROM THE REINFORCING STEEL BY OIL-FREE ABRASIVE BLASTING OR HIGH-PRESSURE WATER BLASTING. VERIFY THAT THE REINFORCING STEEL AND CONCRETE SURFACE ARE FREE FROM DIRT, OIL, CEMENT FINES (SLURRY), OR ANY MATERIAL THAT MAY INTERFERE WITH THE BOND OF THE REPAIR MATERIAL. INTEGRITY OF THE REINFORCING STEEL AND CONCRETE SURFACE HAVE BEEN REMOVED.
11. A TIGHTLY-BONDED LIGHT RUST BUILD-UP ON THE REINFORCING SURFACE IS USUALLY NOT DETERIMENTAL TO BOND. APPLY PROTECTIVE COATING TO THE REINFORCING STEEL, FOLLOW THE COATING MANUFACTURER'S RECOMMENDATIONS FOR STEEL SURFACE PREPARATION.
12. IF REINFORCING STEEL HAS LOST CROSS-SECTIONAL AREA, AN ENGINEER SHOULD BE CONSULTED. REPAIR REINFORCING STEEL BY EITHER REPAIRING THE DAMAGED/DETERIORATED STEEL OR PLACING SUPPLEMENTAL REINFORCING STEEL IN THE AFFECTED SECTION. SUPPLEMENTAL REINFORCING STEEL MAY BE LAP-SPLICED OR MECHANICALLY SPICED TO EXISTING REINFORCING STEEL. THE SUPPLEMENTAL REINFORCING STEEL SHOULD EXTEND (LAP LENGTH) BEYOND THE DAMAGED/DETERIORATED AREA IN ACCORDANCE WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
13. FOR ALL EXPOSED CORRODED REBAR, USE MASTERMARCOMAC® P 124, WATER-BASED EPOXY-CEMENTITIOUS BONDING AGENT AND REBAR COATING FOR STEEL REINFORCEMENT.
14. FOR ALL RUST SPOTS, EMBEDDED METALS AND ROD CHAIR LEGS, USE MASTERMARCOMAC® P 124, WATER-BASED EPOXY-CEMENTITIOUS BONDING AGENT AND REBAR COATING.



1 REPAIR OF DAMAGED/DETERIORATED REINFORCING - REMOVAL GEOMETRY



EXPOSING & UNDERCUTTING OF REINFORCING STEEL

1. REMOVE LOOSE OR DELAMINATED CONCRETE ABOVE CORRODED REINFORCING STEEL.
2. ONCE INITIAL REMOVALS ARE MADE, PROCEED WITH THE UNDERCUTTING OF ALL EXPOSED CORRODED BARS. UNDERCUTTING WILL PROVIDE CLEARANCE FOR UNDERBAR CLEANING & FULL BAR CIRCUMFERENCE BONDING TO SURROUNDING CONCRETE AND WILL SECURE THE REPAIR STRUCTURALLY. PROVIDE MINIMUM 3/4" CLEARANCE BETWEEN EXPOSED REBARS & SURROUNDING CONCRETE OR 1/4" LARGER THAN THE LARGEST AGGREGATE IN REPAIR MATERIAL, WHICHEVER IS GREATER.
3. CONCRETE REMOVALS SHALL EXTEND ALONG THE BARS TO LOCATIONS ALONG THE BAR FREE OF BOND INHIBITING CORROSION AND WHERE THE BAR IS WELL BONDED TO SURROUNDING CONCRETE.
4. IF NON-CORRODED REINFORCING STEEL IS EXPOSED DURING THE UNDERCUTTING PROCESS, CARE SHALL BE TAKEN NOT TO DAMAGE THE BAR'S BOND TO SURROUNDING CONCRETE. IF THE BOND BETWEEN BAR & CONCRETE IS BROKEN, UNDERCUTTING OF THE BAR SHALL BE REQUIRED.
5. ALL HEAVY CORROSION & SCALE SHOULD BE REMOVED FROM THE BAR AS NECESSARY TO PROMOTE MAXIMUM BOND OF REPLACEMENT MATERIAL. OIL-FREE ABRASIVE BLAST IS THE PREFERRED METHOD. A TIGHTLY BONDED LIGHT RUST BUST BUILD-UP ON THE SURFACE IS USUALLY NOT DETERIMENTAL TO THE BOND UNLESS A PROTECTIVE COATING IS BEING APPLIED TO THE BAR SURFACE, IN WHICH CASE THE COATING MANUFACTURER'S RECOMMENDATIONS FOR SURFACE PREPARATION SHOULD BE FOLLOWED.
6. REMOVE DELAMINATED CONCRETE, UNDERCUT REINFORCING STEEL, AND REMOVE ADDITIONAL CONCRETE AS REQUIRED TO PROVIDE THE MINIMUM REQUIRED THICKNESS OF REPAIR MATERIAL.
7. AT EDGE LOCATIONS, PROVIDE RIGHT-ANGLE CUTS TO THE CONCRETE SURFACE WITH EITHER OF THE FOLLOWING METHODS:
 - SAW CUT 3/4" OR LESS AS REQUIRED TO AVOID CUTTING REINFORCING STEEL
 - USE POWER EQUIPMENT SUCH AS HYDRODEMOLITION OR IMPACT BREAKERS. AVOID FEATHER EDGES.
8. REPAIR CONFIGURATIONS SHOULD BE KEPT AS SIMPLE AS POSSIBLE, PREFERABLY WITH SQUARED OUTSIDE CORNERS AND 45° INSIDE CORNERS.
9. AFTER REMOVALS & EDGE CONDITIONINGS ARE COMPLETE, REMOVE BOND INHIBITING MATERIALS (DIRT, CONCRETE SLURRY, LOOSELY BONDED AGGREGATES) BY ABRASIVE BLASTING OR HIGH-PRESSURE WATER BLASTING WITH OR WITHOUT ABRASIVE. CHECK THE CONCRETE SURFACES AFTER CLEANING TO ENSURE THAT SURFACE IS FREE FROM ADDITIONAL LOOSE AGGREGATE OR THAT ADDITIONAL DELAMINATIONS ARE NOT PRESENT.
10. IF HYDRODEMOLITION IS USED, CEMENT & PARTICULATE SLURRY MUST BE REMOVED FROM THE PREPARED SURFACES BEFORE THE SLURRY HARDENS.
11. ANY REINFORCEMENT WHICH IS LOOSE SHALL BE SECURED IN PLACE BY TYING TO OTHER SECURED BARS OR BY OTHER APPROVED METHODS.

2 CONCRETE REPAIR DETAIL AND NOTES

PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
CONCRETE REPAIR DETAILS

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