

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



Digitally signed by Zachary Newman Reason: Bid Documents Date: 2025.12.16 16:35:49-0500

ALABAMA

REGISTERED PROFESSIONAL ENGINEER

NO. 40036

EXPIRATION DATE 12/31/2026

ZACHARY NEWMAN

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1 VICINITY MAP

24400 PERDIDO BEACH BLVD.
ORANGE BEACH, AL 36561

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PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

BID DOCUMENTS
16 DEC, 2025

GENERAL NOTES:

1. 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.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY.
3. DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
4. NOTIFY THE ENGINEER IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN IN THE CONTRACT DOCUMENTS.
5. 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.
6. 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 00300 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 FRAMING. SALVAGE ANY INTERIOR TRIM AS DESCRIBED IN TECHNICAL SPECIFICATION 00300. ALL EXPOSED METAL FRAMING IS TO BE PREPARED AND TREATED 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 CURB WITHIN THE DOOR ROUGH OPENING TO A HEIGHT THAT IS FLUSH WITH THE INTERIOR SLAB.
 - D. THE CONTRACTOR SHALL INSTALL NEW CODE COMPLIANT EPCO 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 JAMBS AND HEAD TO MINIMIZE STUCCO 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 THE ENGINEER HAS APPROVED OF THE FRAMING REPAIRS 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 WALLS. THE CONTRACTOR SHALL THEN PREPARE AND APPLY NEW COATINGS TO ALL EXISTING EXTERIOR PAINTED SURFACES, INCLUDING, BUT NOT LIMITED TO, THE MAIN BUILDING, PARKING GARAGE, PERIMETER PROPERTY 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
RISK CATEGORY II
EXPOSURE D
INTERNAL PRESSURE COEFFICIENT (+/-) 0.55
(INWARD AND OUTWARD)

DESIGN WIND PRESSURES

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

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



1 SITE PLAN

GRAPHIC SCALE
0 20 40
Scale: 1" = 40'-0"

150 AZALEA DRIVE
SUITE 100
DUBLIN, FLORIDA 32541
TELEPHONE (850) 850-2311
FAX (850) 850-0991



Z. NEW MAN
AL PER 40036



PHOENIX V ASSOCIATION INC.

ORANGE BEACH, AL

SITE PLAN

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

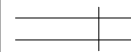
PROJECT NO.
P140743323

DRAWN
DBR/ALO

CHECKED
JA

DATE
12/16/2025

REVISIONS



SHEET

A-101

2 OF 28

DOOR AND WINDOW SCHEDULE			
LEGEND	DESCRIPTION OF WORK	MODEL/SERIES	QTY
A	REMOVE AND REPLACE EXISTING FIXED WINDOW (72" x 97")	EFCD SERIES 5XFT	30
B	REMOVE AND REPLACE EXISTING FIXED WINDOW (48" x 97")	EFCD SERIES 5XFT	57
C	REMOVE AND REPLACE EXISTING FIXED WINDOW (36" x 97")	EFCD SERIES 5XFT	131
D	REMOVE AND REPLACE EXISTING FIXED WINDOW (24" x 97")	EFCD SERIES 5XFT	58
E	REMOVE AND REPLACE EXISTING SGD (75" x 97")	EFCD SERIES 5XFT	60
F	REMOVE AND REPLACE EXISTING SGD (72" x 97")	EFCD SERIES 5XFT	462
NOTE THAT OPENING HEIGHTS RANGE FROM 95" TO 97". THE CONTRACTOR IS RESPONSIBLE FOR MEASURING EACH OPENING TO ENSURE PROPER DIMENSIONS.			

GENERAL NOTES:
1. CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS PER DRAWINGS AND DETAILS.

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	

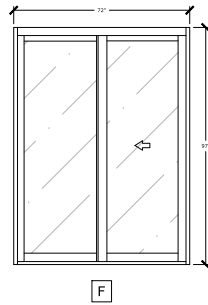
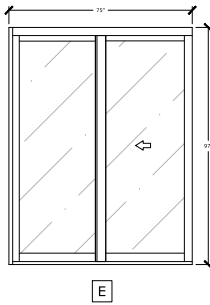
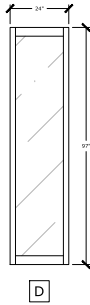
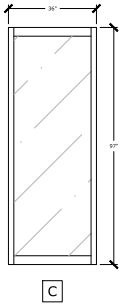
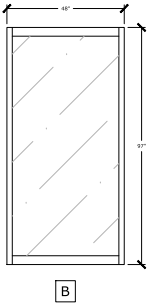
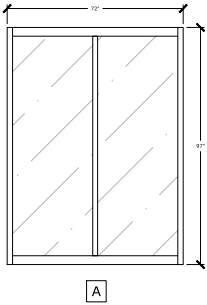
FIRST FLOOR SGD AND WINDOW QUANTITIES				
TYPE	WEST	EAST	TOTAL	
A	1	1	2	
B	2	1	3	
C	3	5	8	
D	1	2	3	
E	2	2	4	
F	11	15	26	
OPENING TOTAL	20	26	46	

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	

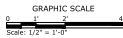
THIRD FLOOR SGD AND WINDOW QUANTITIES				
TYPE	WEST	EAST	TOTAL	
A	1	1	2	
B	3	1	4	
C	4	5	9	
D	2	2	4	
E	2	2	4	
F	17	15	32	
OPENING TOTAL	29	26	55	

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	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 DOOR AND WINDOW SCHEDULE

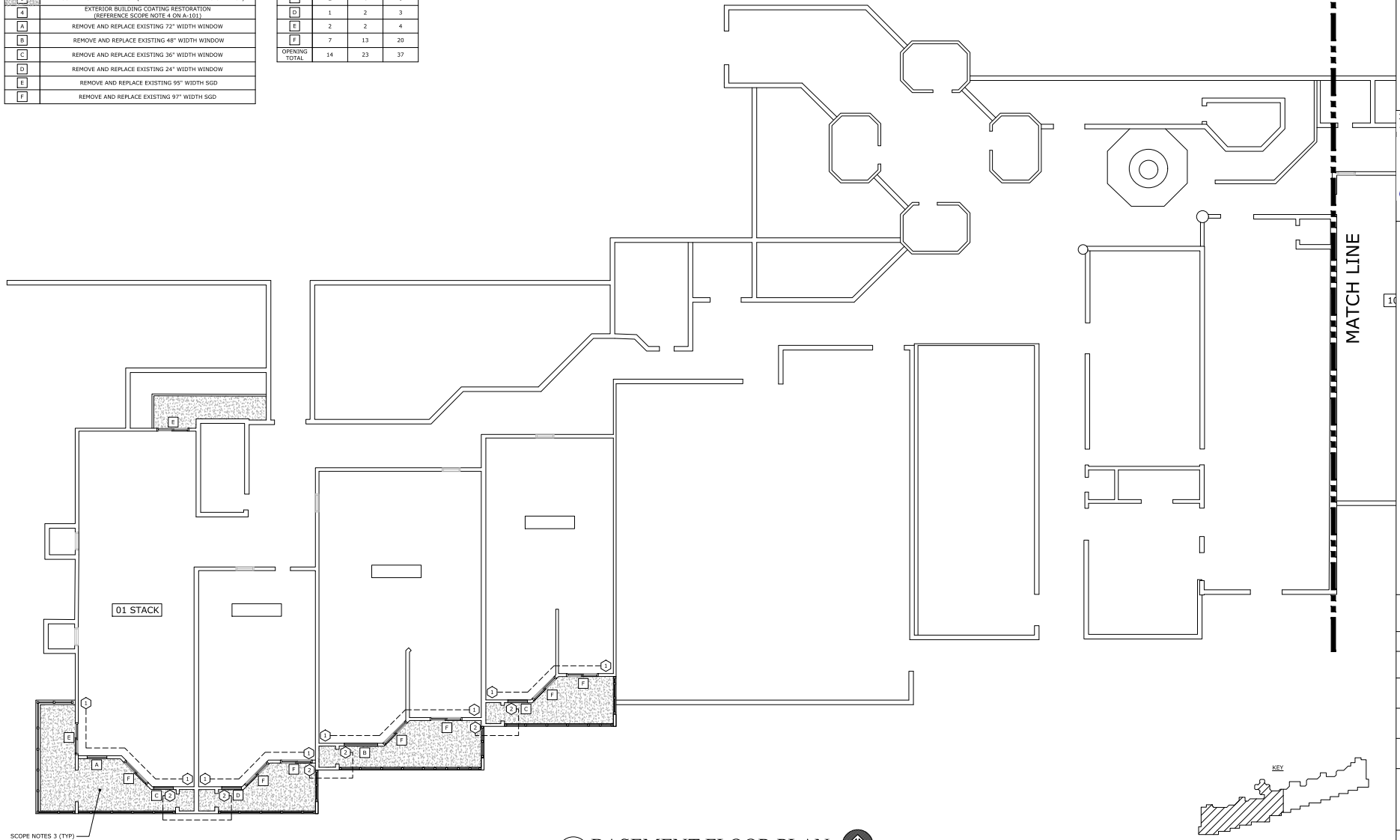


PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
DOOR & WINDOW SCHEDULE

CERTIFICATE OF AUTHORIZATION
NO. CA-2236-E
BID DOCUMENTS
PROJECT NO.
P140743323
DRAWN
DBR/ALO
CHECKED
JA
DATE
12/16/2025
REVISIONS
SHEET
A-601
3 OF 28

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

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



① BASEMENT FLOOR PLAN

GRAPHIC SCALE
0 10 20
SCALE: 1/8" = 1'-0"

150 AZALEA DRIVE
AUSTIN, FLORIDA 32541
TELEPHONE: (850) 850-2311
FAX: (850) 850-0091



Z. NEW MAN
AL PER 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

BASEMENT FLOOR PLAN

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

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JA

DATE
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REVISIONS

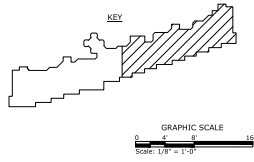
SHEET
A-102

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

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



1 BASEMENT FLOOR PLAN



150 AZALEA DRIVE
AUSTIN, TEXAS 78741
TEL: (512) 452-1111
FAX: (512) 452-0091



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
BASEMENT FLOOR PLAN

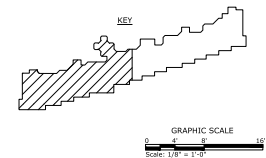
CERTIFICATE OF AUTHORIZATION
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PROJECT NO.
P140743323
DRAWN
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JA
DATE
12/16/2025
REVISIONS
SHEET
A-103
5 OF 28

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)
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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

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



① 1ST FLOOR PLAN



150 AZALEA DRIVE
AUSTIN, TEXAS 78741
TEL: (512) 452-2211
FAX: (512) 452-2211



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
1ST FLOOR PLAN

CERTIFICATE OF AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
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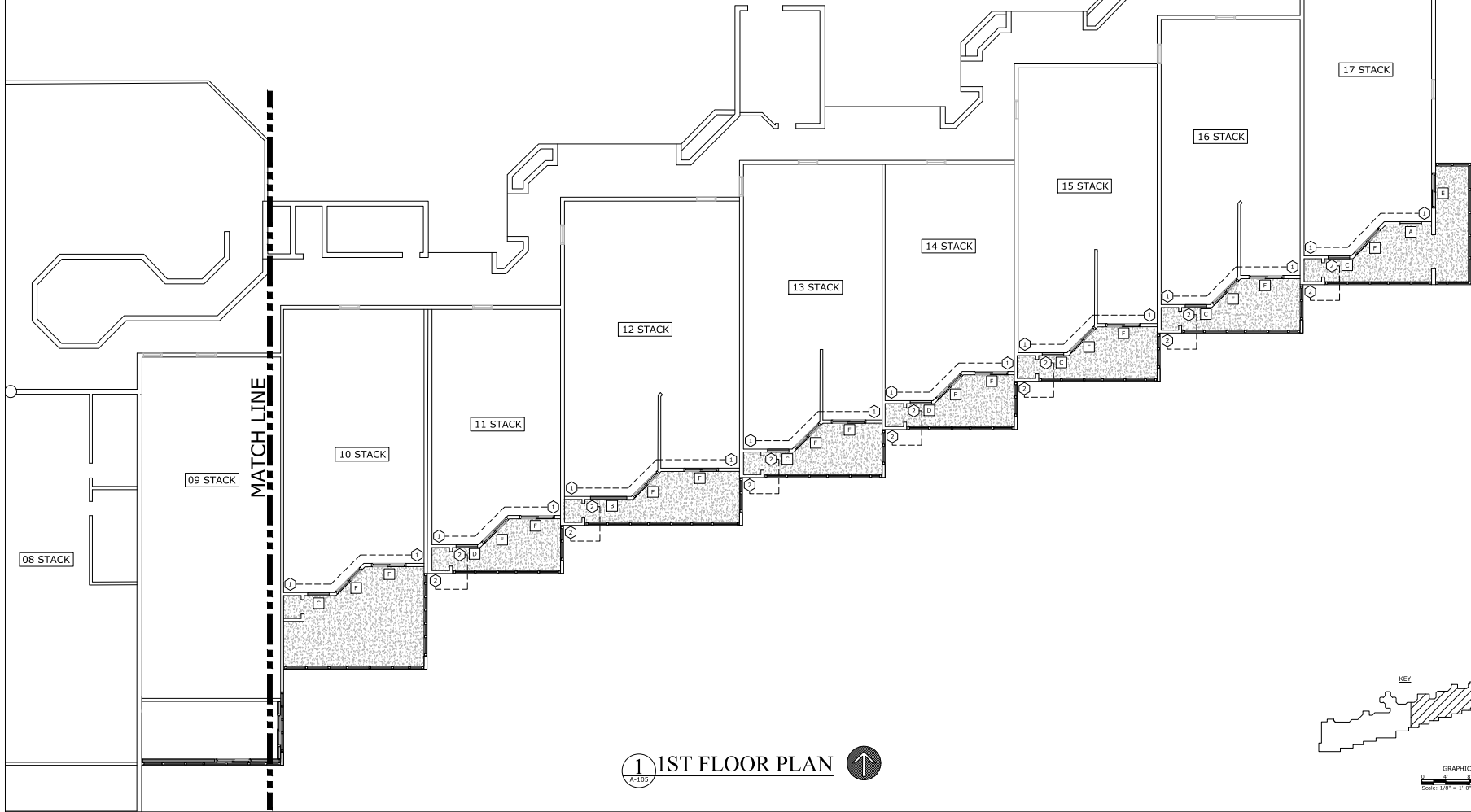
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12/16/2025

REVISIONS

SHEET
A-104

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)
A	EXTERIOR BUILDING COATING RESTORATION (REFERENCE SCOPE NOTE 4 ON A-101)
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C	REMOVE AND REPLACE EXISTING 48" WIDTH WINDOW
D	REMOVE AND REPLACE EXISTING 36" WIDTH WINDOW
E	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
F	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
G	REMOVE AND REPLACE EXISTING 97" WIDTH SGD

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



① 1ST FLOOR PLAN

150 AZALEA DRIVE
AUSTIN, TEXAS 78741
TEL: (512) 452-1111
FAX: (512) 452-0091



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
1ST FLOOR PLAN

CERTIFICATE OF AUTHORIZATION
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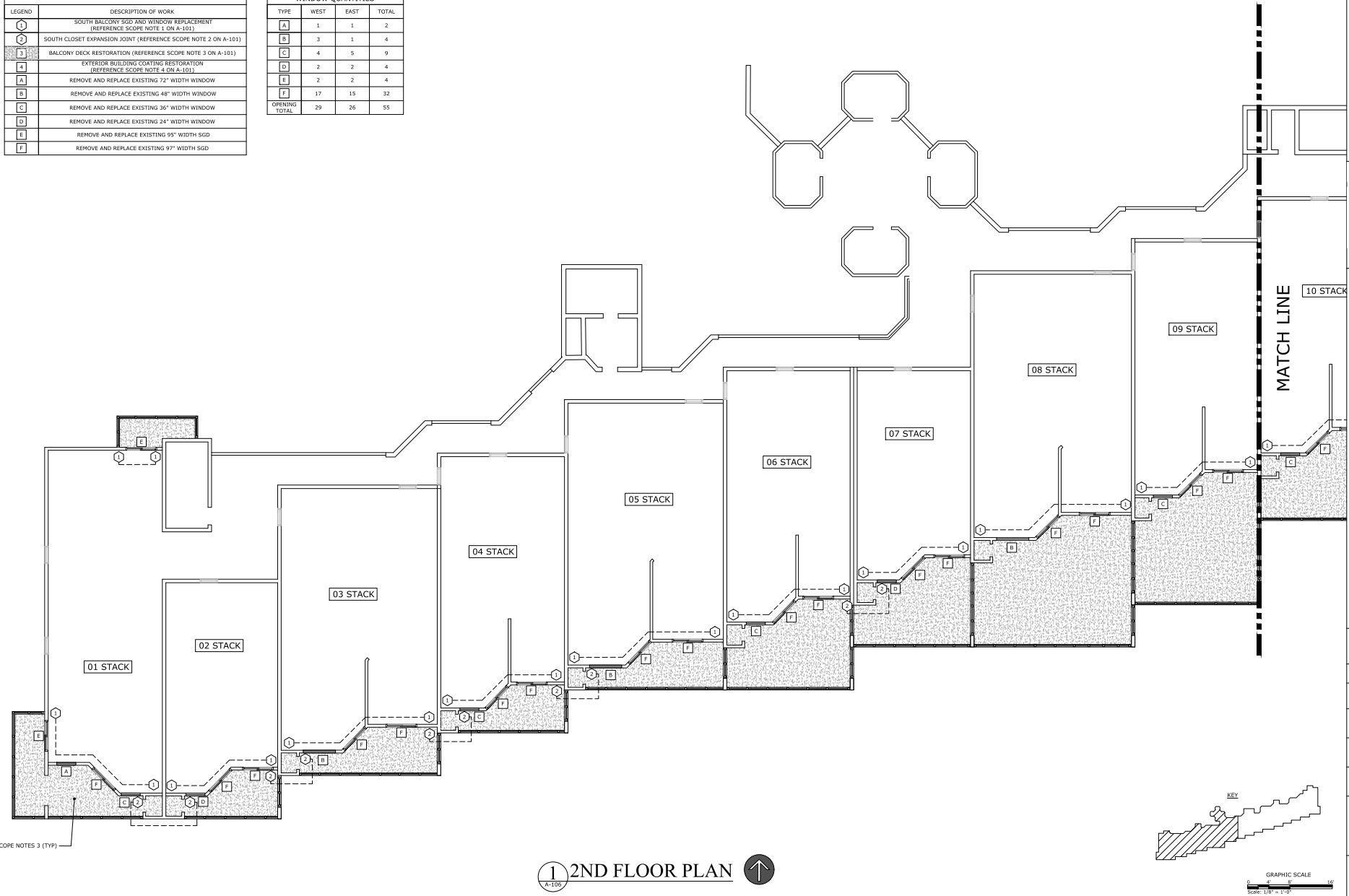
DATE
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REVISIONS

SHEET
A-105

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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D	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
E	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
F	REMOVE AND REPLACE EXISTING 97" WIDTH SGD

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	



1 2ND FLOOR PLAN

150 AZALEA DRIVE
DUSTIN, FLORIDA 32541
TELEPHONE: (850) 850-2311
FAX: (850) 850-0091

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AL PER 40036

PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
2ND FLOOR PLAN

CERTIFICATE OF AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

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JA

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12/16/2025

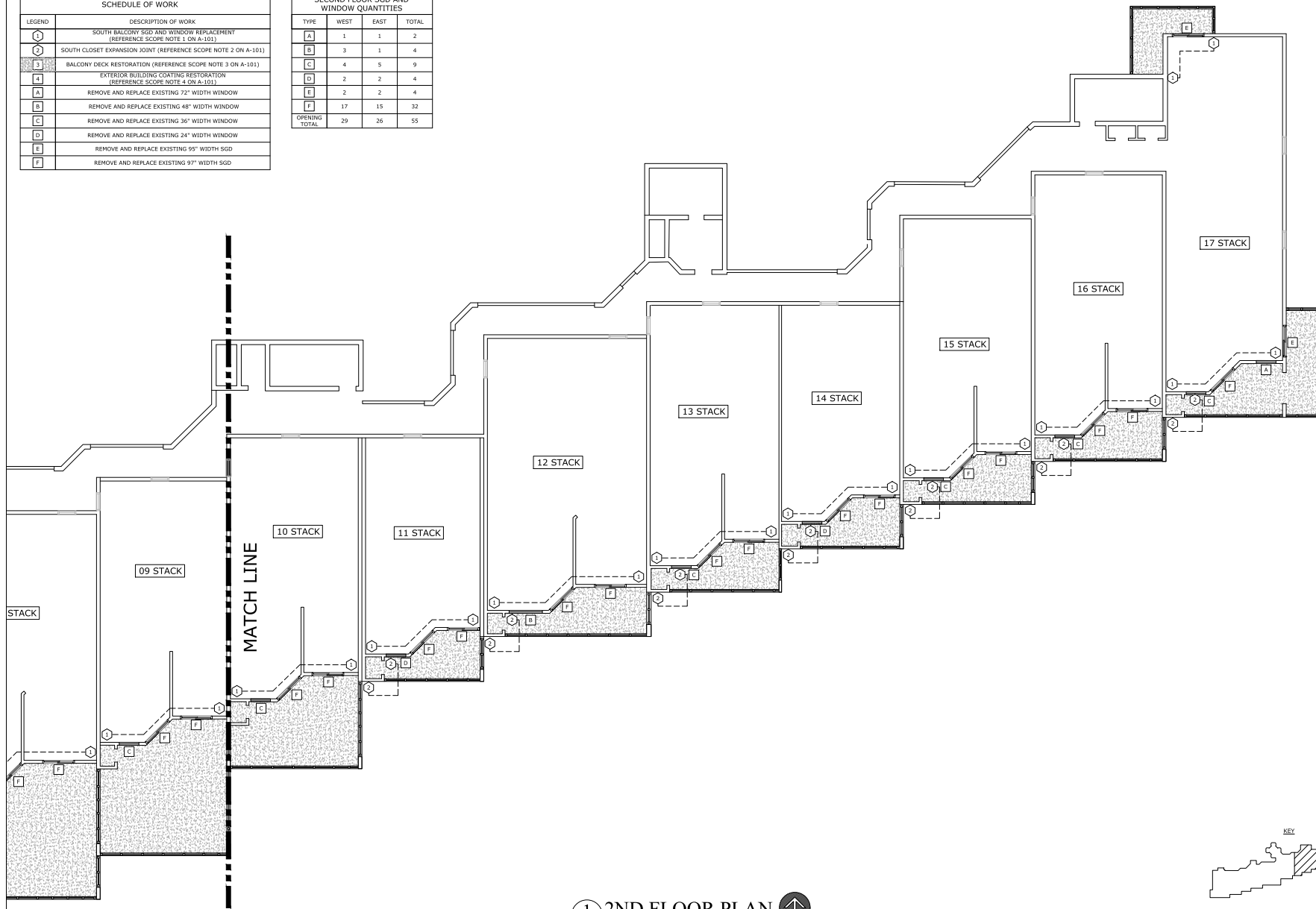
REVISIONS

SHEET
A-106

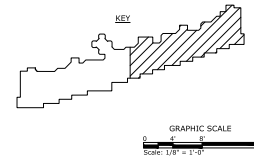
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SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
①	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
②	SOUTH CLOSET EXPANSION JOINT (REFERENCE SCOPE NOTE 2 ON A-101)
③	BALCONY DECK RESTORATION (REFERENCE SCOPE NOTE 3 ON A-101)
④	EXTERIOR BUILDING COATING RESTORATION (REFERENCE SCOPE NOTE 4 ON A-101)
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

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



① 2ND FLOOR PLAN ↑

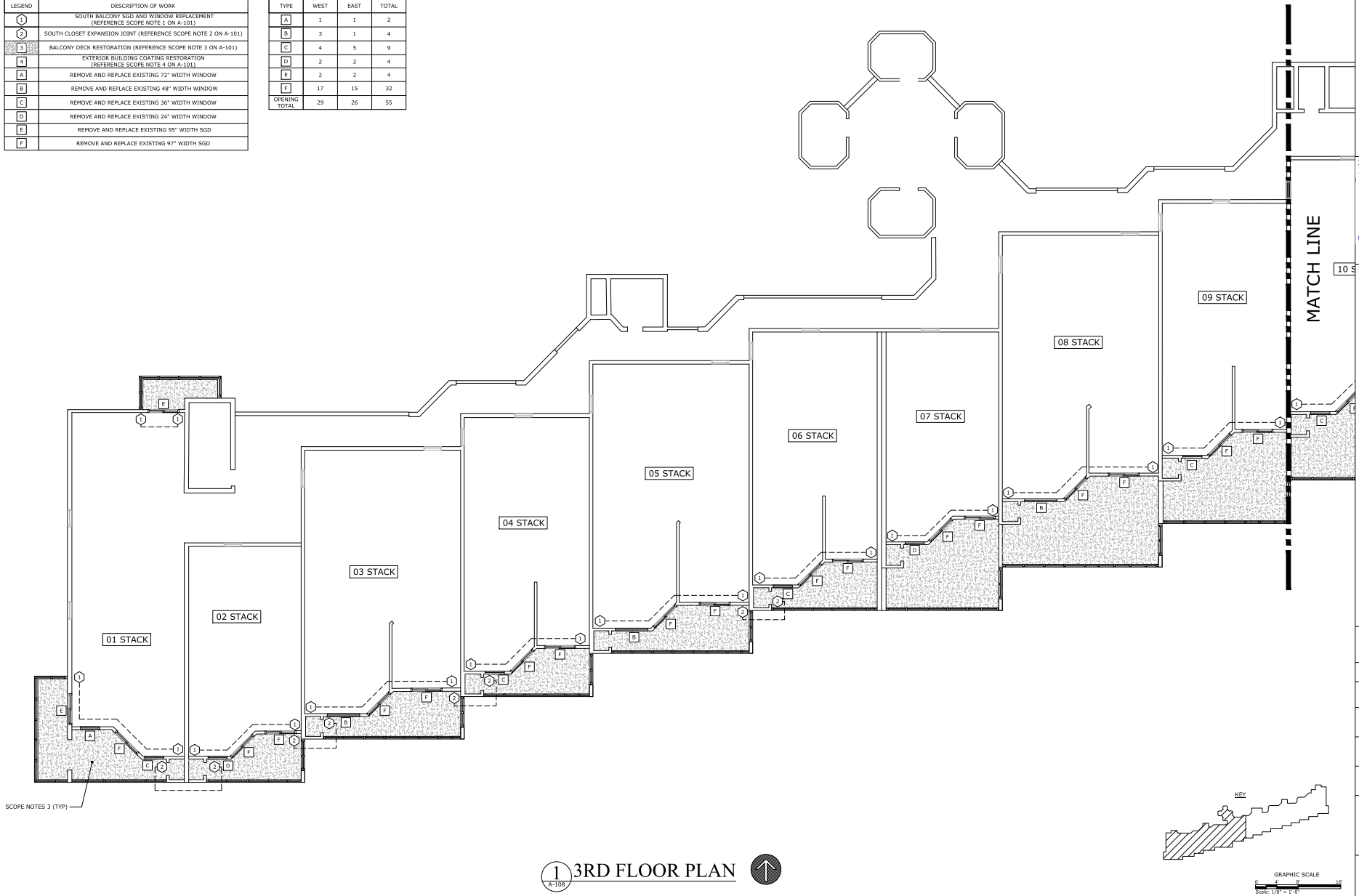


PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
2ND FLOOR PLAN

CERTIFICATE OF AUTHORIZATION NO. CA-2236-E
BID DOCUMENTS
PROJECT NO. P140743323
DRAWN DBR/ALO
CHECKED JA
DATE 12/16/2025
REVISIONS
SHEET A-107

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

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



150 AZALEA DRIVE
AUSTIN, FLORIDA 32541
TELEPHONE: (850) 602-2311
FAX: (850) 602-0091

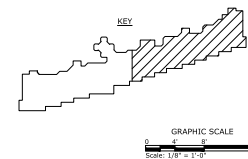
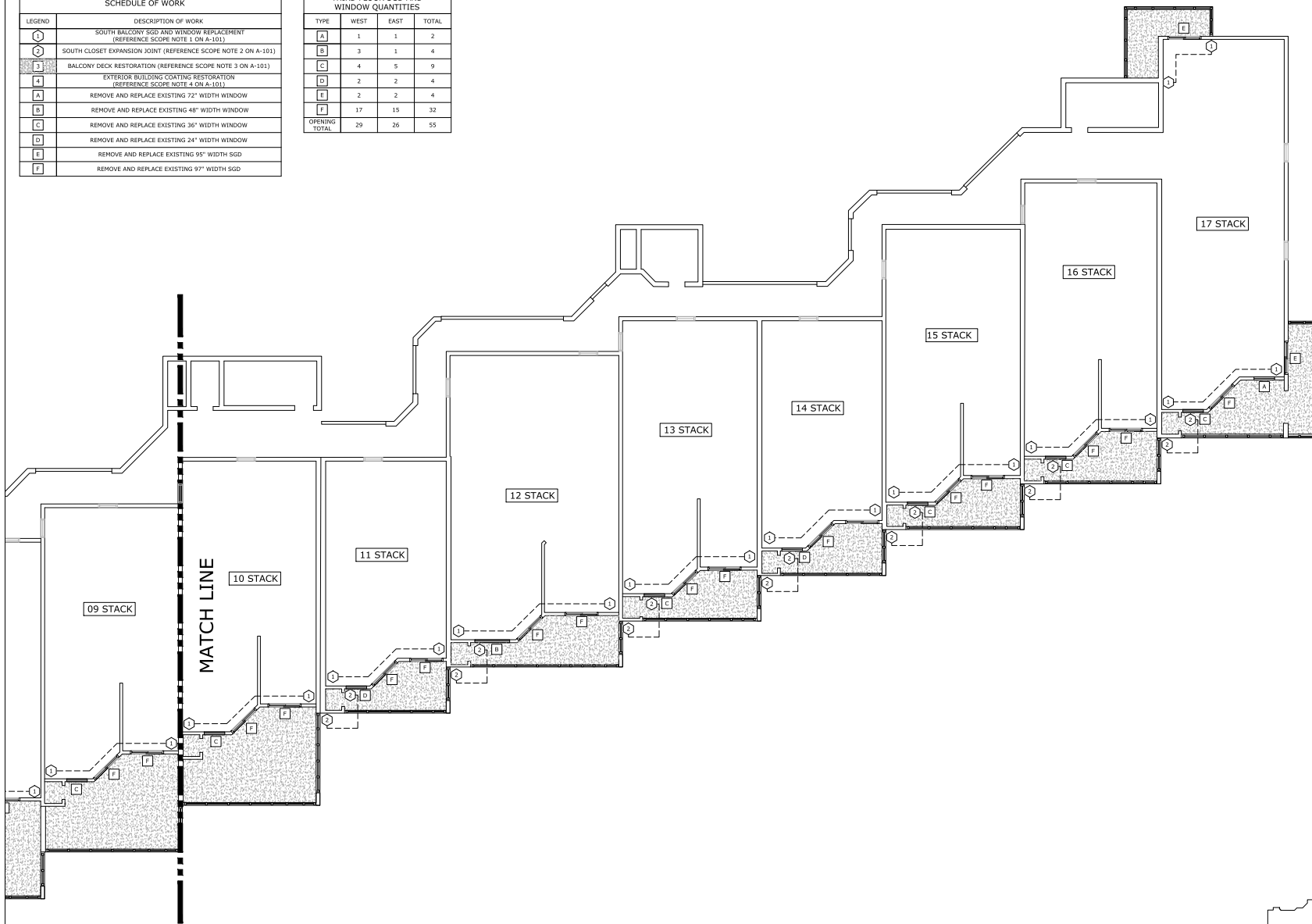


PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
3RD FLOOR PLAN

CERTIFICATE OF AUTHORIZATION
NO. CA-2236-E
BID DOCUMENTS
PROJECT NO.
P140743323
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DBR/ALO
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JA
DATE
12/16/2025
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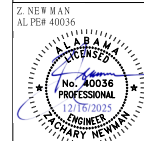
SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
①	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
②	SOUTH CLOSET EXPANSION JOINT (REFERENCE SCOPE NOTE 2 ON A-101)
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D	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
E	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
F	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 ↑

150 AZALEA DRIVE
AUSTIN, TEXAS 78741
TEL: (512) 440-0000
FAX: (512) 440-0001



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
3RD FLOOR PLAN

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

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DBR/ALO

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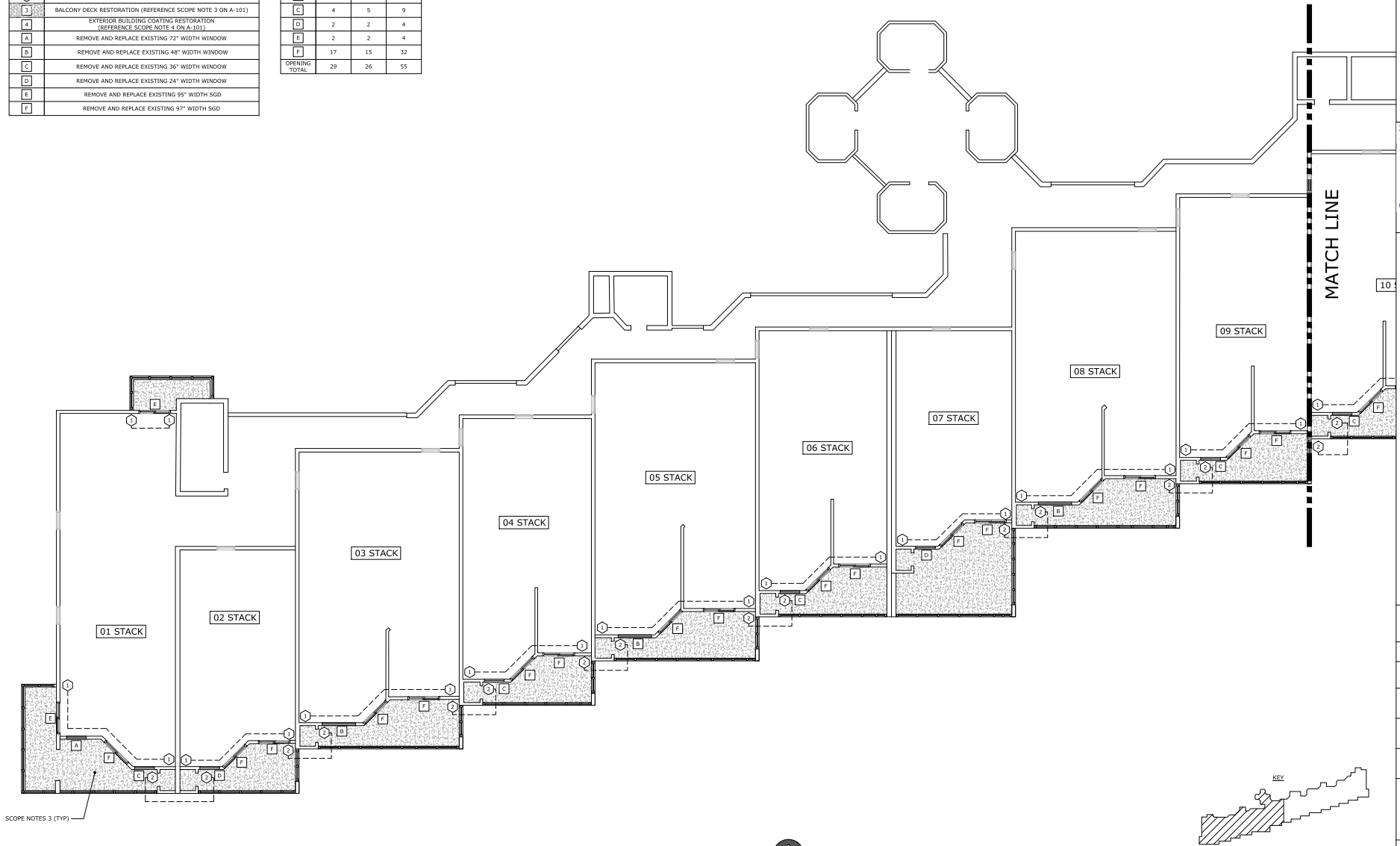
DATE
12/16/2025

REVISIONS

SHEET
A-109

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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D	REMOVE AND REPLACE EXISTING 24" WIDTH WINDOW
E	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
F	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 ↑

150 AZALEA DRIVE
AUSTIN, TEXAS 78741
TELEPHONE: (512) 452-2311
FAX: (512) 452-2091



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
4TH FLOOR PLAN

CERTIFICATE OF AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

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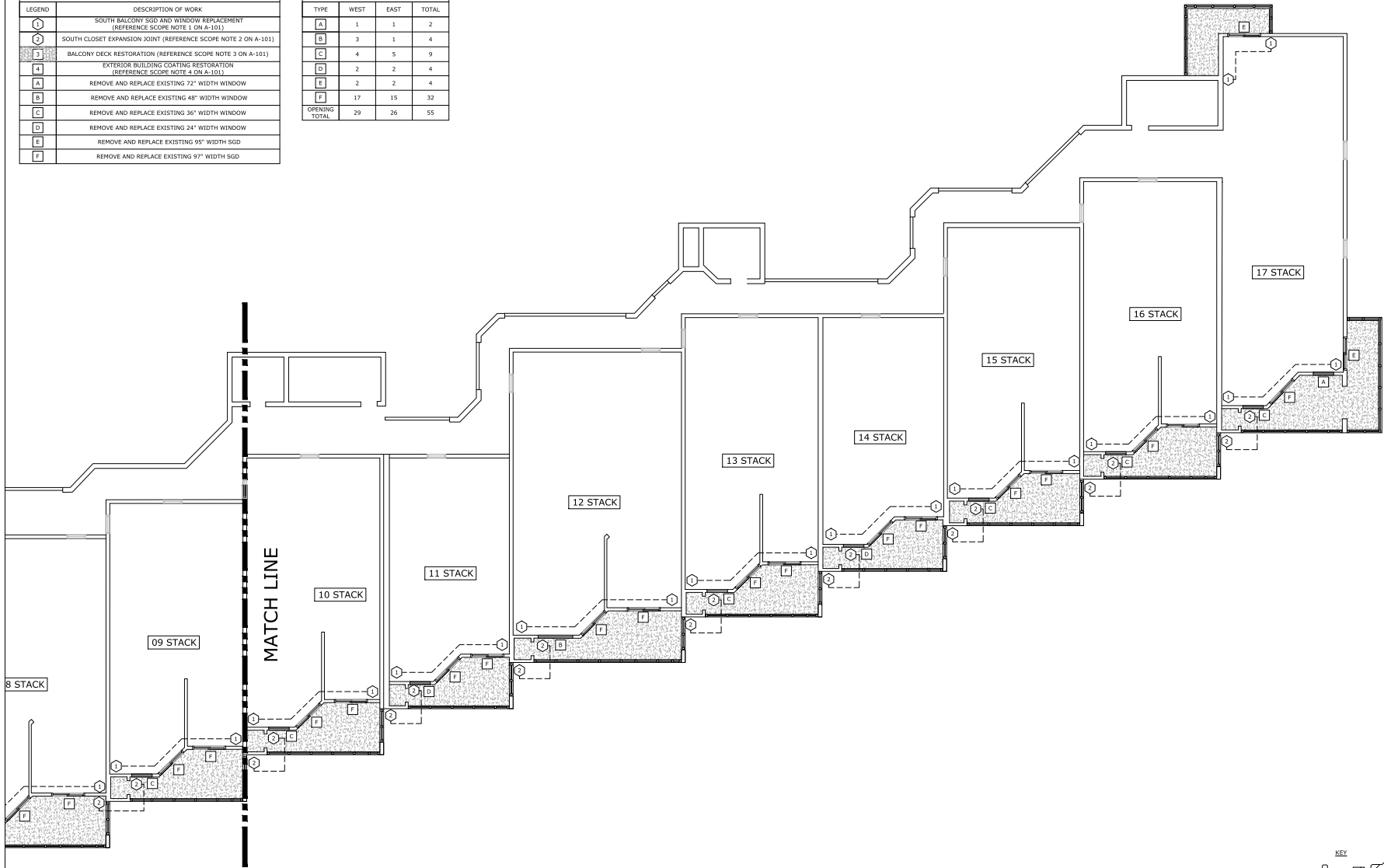
DATE
12/16/2025

REVISIONS

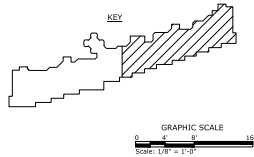
SHEET
A-110

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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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

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 ↑



150 AZALEA DRIVE
AUSTIN, FLORIDA 32541
TELEPHONE: (850) 850-2311
FAX: (850) 850-0091

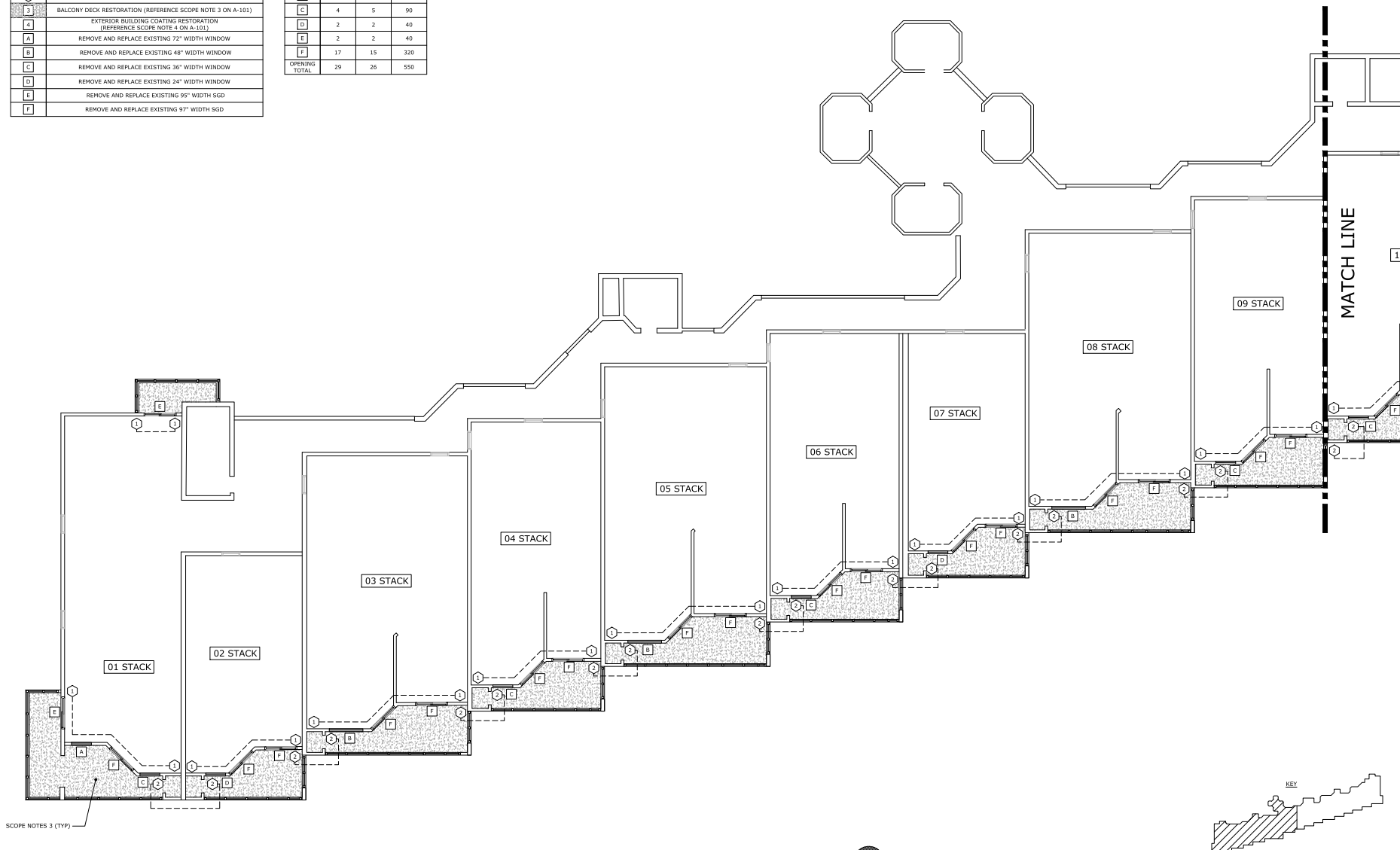


PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
4TH FLOOR PLAN

CERTIFICATE OF AUTHORIZATION NO. CA-2236-E
BID DOCUMENTS
PROJECT NO. P140743323
DRAWN DBR/ALO
CHECKED JA
DATE 12/16/2025
REVISIONS
SHEET A-111

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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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

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

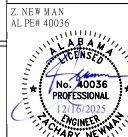


① 5TH-15TH FLOOR PLAN



GRAPHIC SCALE
1" = 10'

150 AZALEA DRIVE
DUSTIN, FLORIDA 32541
TELEPHONE: (850) 602-2311
FAX: (850) 602-0091

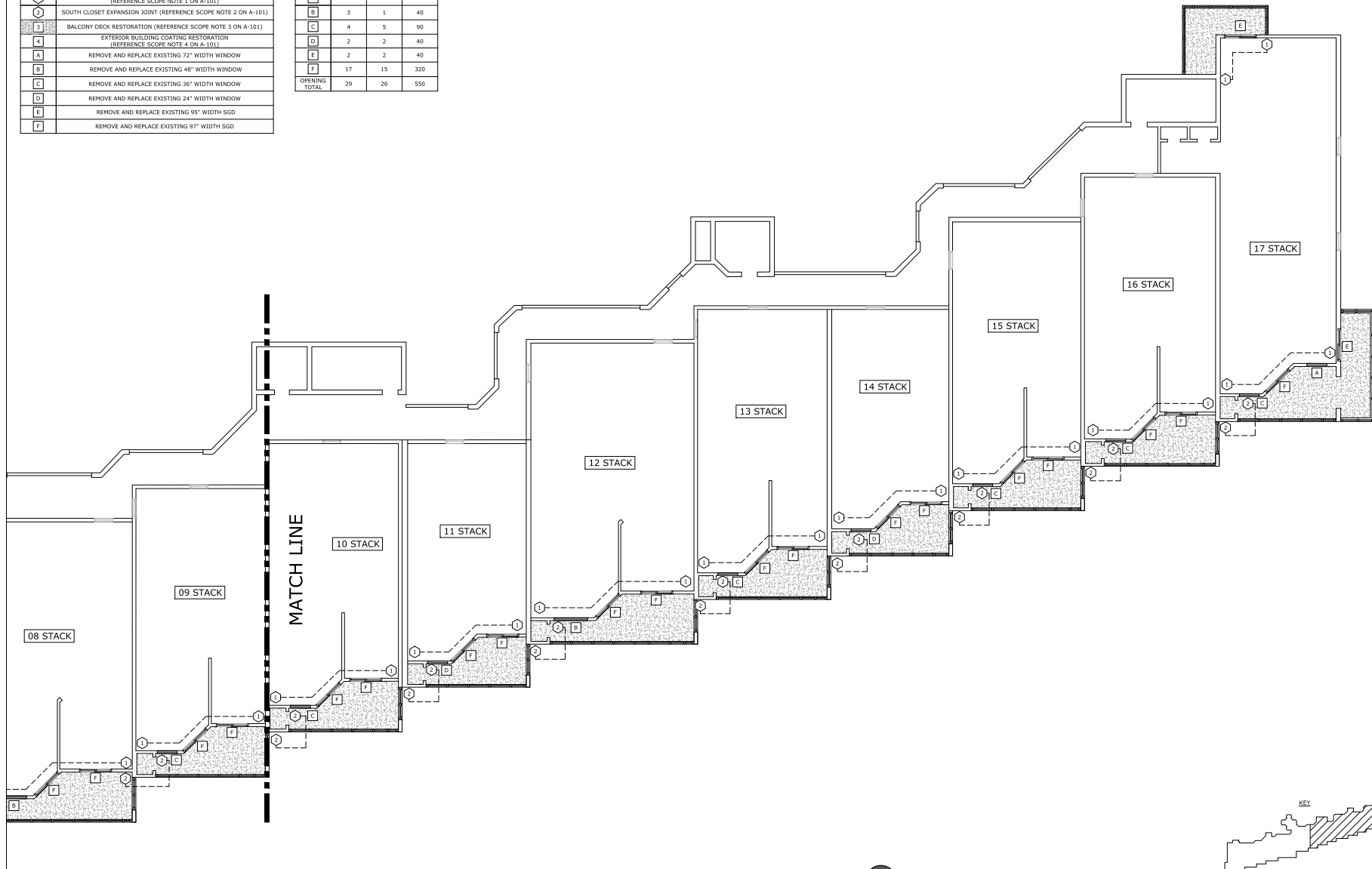


PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
5TH-15TH FLOOR PLAN

CERTIFICATE OF AUTHORIZATION
NO. CA-2236-E
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PROJECT NO.
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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)
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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

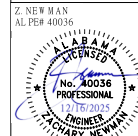
5TH-15TH FLOOR SGD AND WINDOW QUANTITIES			
TYPE	WEST	EAST	TOTAL
A	1	1	20
B	3	1	40
C	4	5	90
D	2	2	40
E	2	2	40
F	17	15	320
OPENING TOTAL	29	26	550



① 5TH-15TH FLOOR PLAN



150 AZALEA DRIVE
AUSTIN, TEXAS 78741
TEL: (512) 440-0000
FAX: (512) 440-0001



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

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NO. CA-2236-E

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PROJECT NO.
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DATE
12/16/2025

REVISIONS

SHEET
A-113

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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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-101

150 AZALEA DRIVE
DUSTIN, FLORIDA 32541
TELEPHONE: (850) 602-2311
FAX: (850) 602-0091



Z. NEW MAN
AL PER 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
NORTH ELEVATION

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

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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)
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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 SOUTH ELEVATION

150 AZALEA DRIVE
DUSTIN, FLORIDA 32541
TELEPHONE: (850) 602-2311
FAX: (850) 602-0097



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
SOUTH ELEVATION

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

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DBR/ALO

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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)
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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 EAST ELEVATION
A-203

150 AZALEA DRIVE
ORANGE BEACH, FLORIDA 32561
TELEPHONE (850) 682-2311
FAX (850) 682-2097



Z. NEW MAN
AL PER 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
EAST ELEVATION

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

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JA

DATE
12/16/2025

REVISIONS	

SHEET
A-203

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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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 WEST ELEVATION

150 AZALEA DRIVE
JACKSONVILLE, FLORIDA 32241
TELEPHONE: (904) 622-2311
FAX: (904) 622-0091



Z. NEW MAN
AL PER 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL
WEST ELEVATION

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

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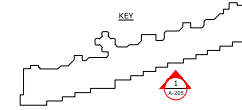
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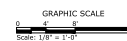
REVISIONS	

SHEET
A-204

SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
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E	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
F	REMOVE AND REPLACE EXISTING 97" WIDTH SGD



① TYPICAL SOUTH ELEVATION STACK



150 AZALEA DRIVE
DUSTIN, FLORIDA 32541
TELEPHONE: (850) 602-2311
FAX: (850) 602-0091



Z. NEW MAN
AL PER 40036



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

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

DRAWN
DBR/ALO

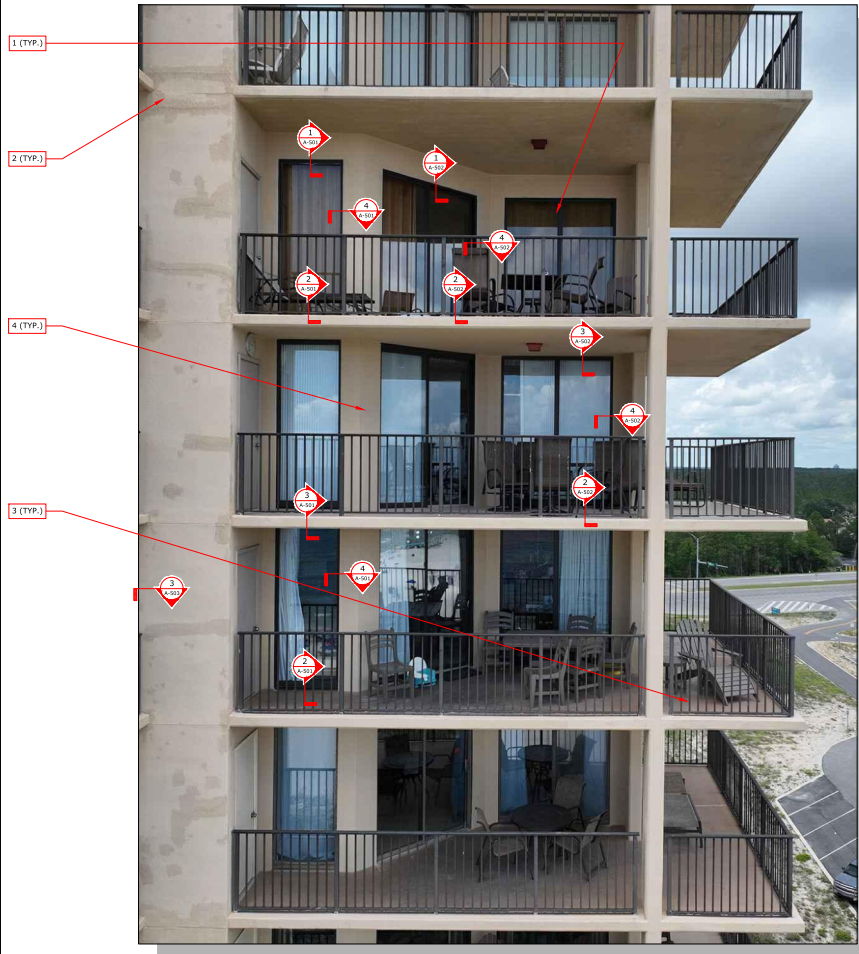
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12/16/2025

REVISIONS	

SHEET
A-205

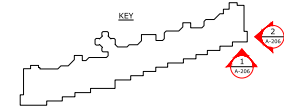
SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
①	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
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E	REMOVE AND REPLACE EXISTING 95" WIDTH SGD
F	REMOVE AND REPLACE EXISTING 97" WIDTH SGD



① TYPICAL SOUTH ELEVATION SOUTHEAST CORNER STACK



② TYPICAL EAST ELEVATION SOUTHEAST CORNER STACK



150 AZALEA DRIVE
ORANGE BEACH, FLORIDA 32541
TELEPHONE: (850) 602-2311
FAX: (850) 602-0091



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

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

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DATE
12/16/2025

REVISIONS	

SHEET
A-206

SCHEDULE OF WORK	
LEGEND	DESCRIPTION OF WORK
1	SOUTH BALCONY SGD AND WINDOW REPLACEMENT (REFERENCE SCOPE NOTE 1 ON A-101)
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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 TYPICAL SOUTH ELEVATION SOUTHWEST CORNER STACK



2 TYPICAL WEST ELEVATION SOUTHWEST CORNER STACK

150 AZALEA DRIVE
AUSTIN, TEXAS 78741
TELEPHONE (512) 452-2111
FAX (512) 452-0071



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

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

PROJECT NO.
P140743323

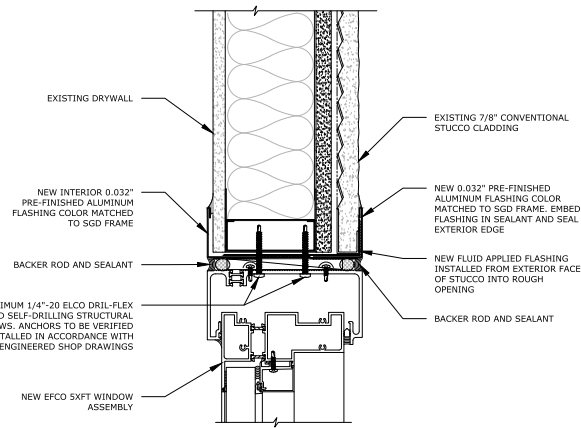
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12/16/2025

REVISIONS	

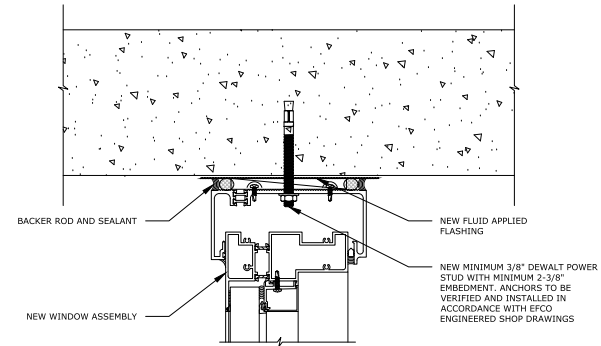
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A-207



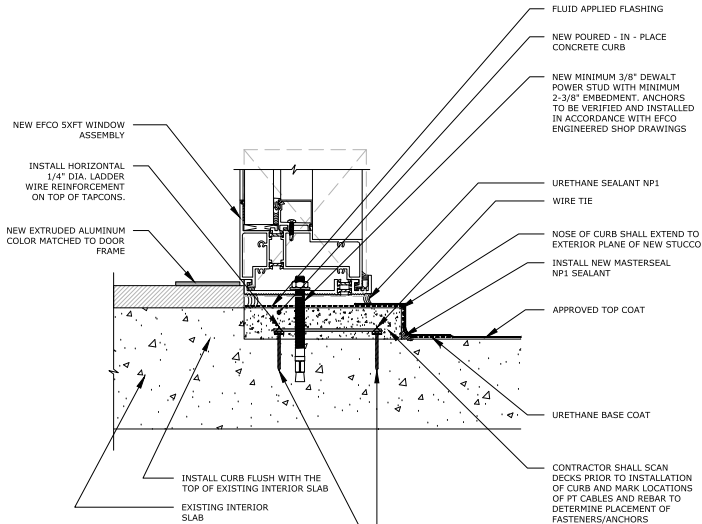
NOTES:

1. SHIM AND ATTACH SUBFRAME AS INDICATED IN APPROVED SHOP DRAWINGS.
2. SUBFRAME SHALL BE FABRICATED ON-SITE TO FIT ROUGH OPENING. END DAMS OF SUBSILL SHALL BE STRIPPED IN WITH FLUID APPLIED FLASHING AT JAMBS.
3. CONSTRUCT AS COMPLETED IN APPROVED MOCK-UP.

1 FRAMED WINDOW HEAD - STUCCO



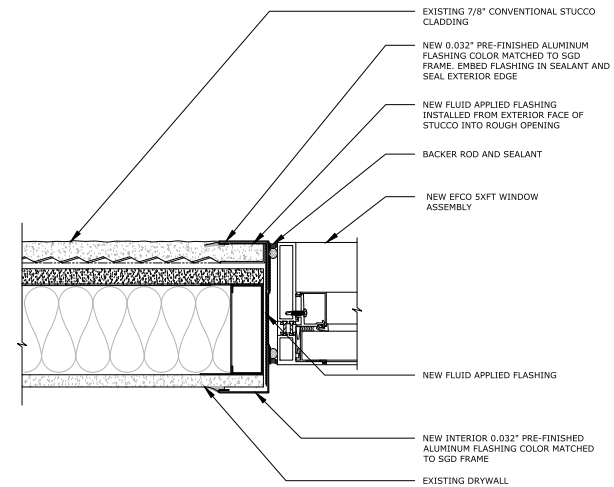
3 CONCRETE WINDOW HEAD



NOTES:

1. SHIM AND ATTACH SUBFRAME AS INDICATED IN APPROVED SHOP DRAWINGS.
2. SUBFRAME SHALL BE FABRICATED ON-SITE TO FIT ROUGH OPENING. END DAMS OF SUBSILL SHALL BE STRIPPED IN WITH FLUID APPLIED FLASHING AT JAMBS.
3. SILL EXTENDER SHALL BE FABRICATED ON-SITE TO FIT SNUG TO ROUGH OPENING. CANT BEAD OF SEALANT SHALL BE INSTALLED FROM SILL EXTENDER TO FLUID APPLIED FLASHING AT JAMBS.
4. CONSTRUCT AS COMPLETED IN APPROVED MOCK-UP.

2 WINDOW SILL



NOTES:

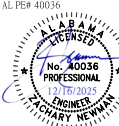
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2. SUBFRAME SHALL BE FABRICATED ON-SITE TO FIT ROUGH OPENING. END DAMS OF SUBSILL SHALL BE STRIPPED IN WITH FLUID APPLIED FLASHING AT JAMBS.
3. CONSTRUCT AS COMPLETED IN APPROVED MOCK-UP.

4 FRAMED WINDOW JAMB

150 AZALEA DRIVE
DUNEDIN, FLORIDA 33541
TELEPHONE: (800) 602-2311
FAX: (800) 602-0091



Z. NEW MAN
AL PER 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

DETAILS

CERTIFICATE OF
AUTHORIZATION
NO. CA-2236-E

BID DOCUMENTS

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P140743323

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DBR/ALO

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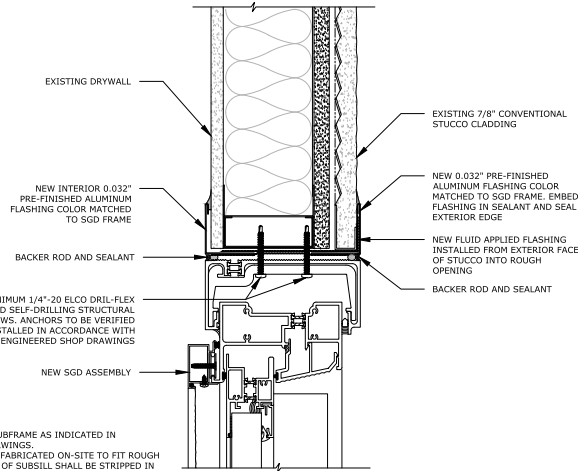
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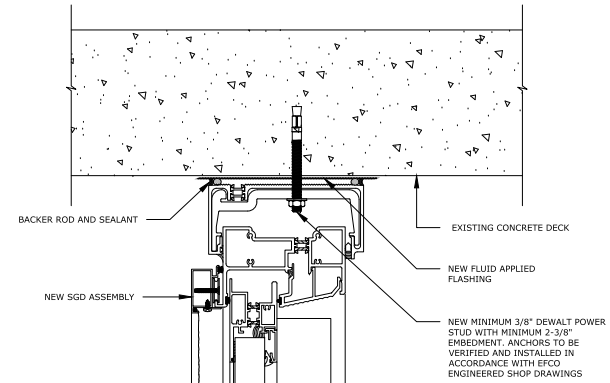
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A-501



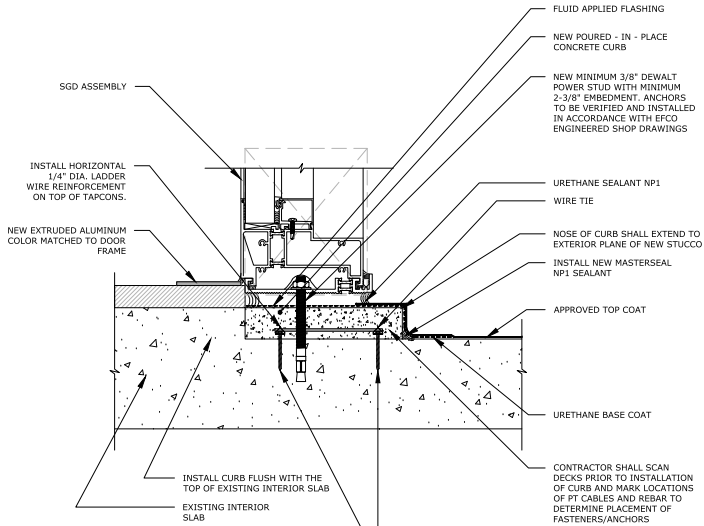
- NOTES:
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 3. CONSTRUCT AS COMPLETED IN APPROVED MOCK-UP.

1 FRAMED SGD HEAD - STUCCO



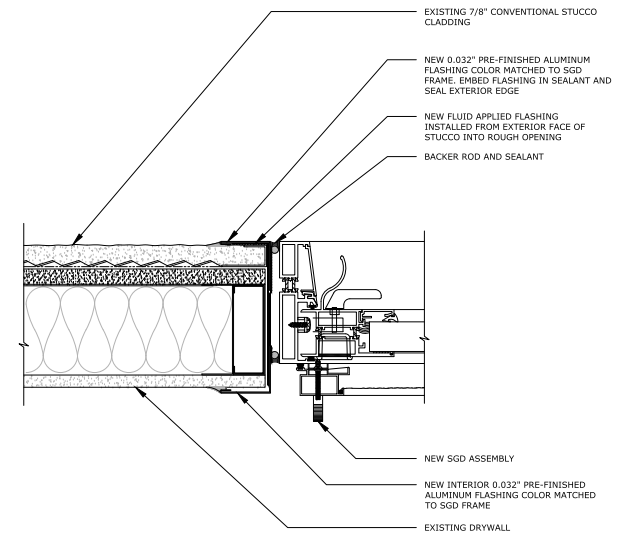
- NOTES:
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 3. CONSTRUCT AS COMPLETED IN APPROVED MOCK-UP.

3 CONCRETE SGD HEAD



- NOTES:
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 3. SILL EXTENDER SHALL BE FABRICATED ON-SITE TO FIT SSG TO ROUGH OPENING. CANT BEAD OF SEALANT SHALL BE INSTALLED FROM SILL EXTENDER TO FLUID APPLIED FLASHING AT JAMBS.
 4. CONSTRUCT AS COMPLETED IN APPROVED MOCK-UP.

2 SGD SILL



- NOTES:
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 3. CONSTRUCT AS COMPLETED IN APPROVED MOCK-UP.

4 FRAMED SGD JAMB

150 AZALEA DRIVE
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FAX (512) 426-0991



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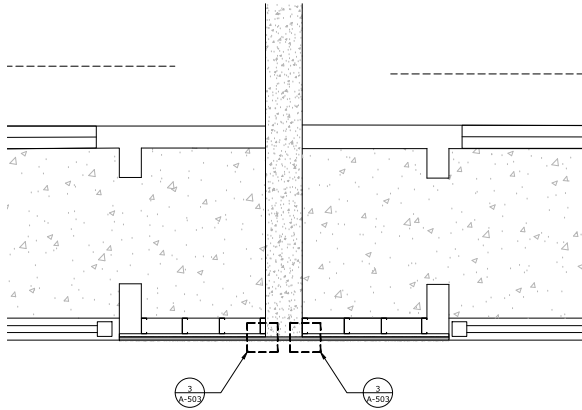
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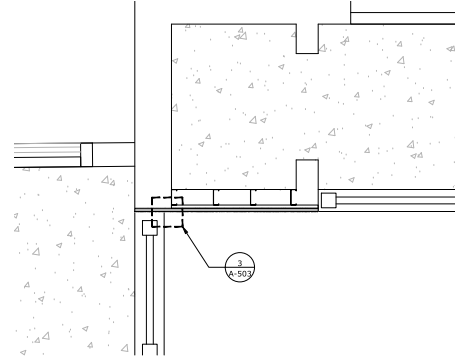
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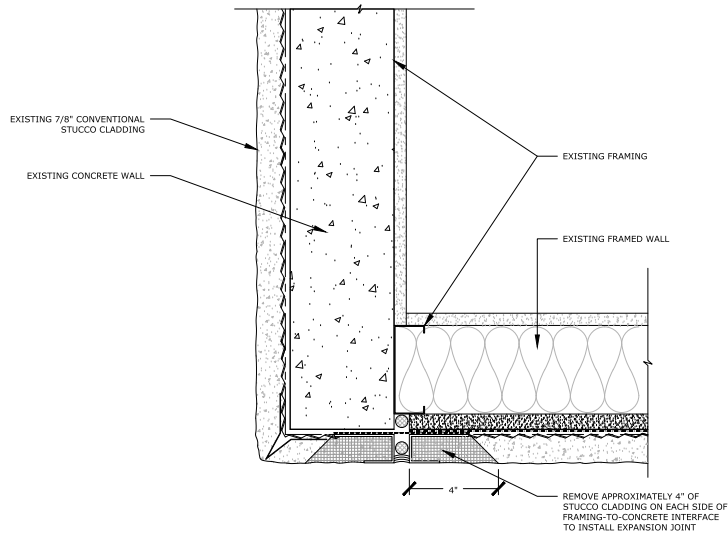
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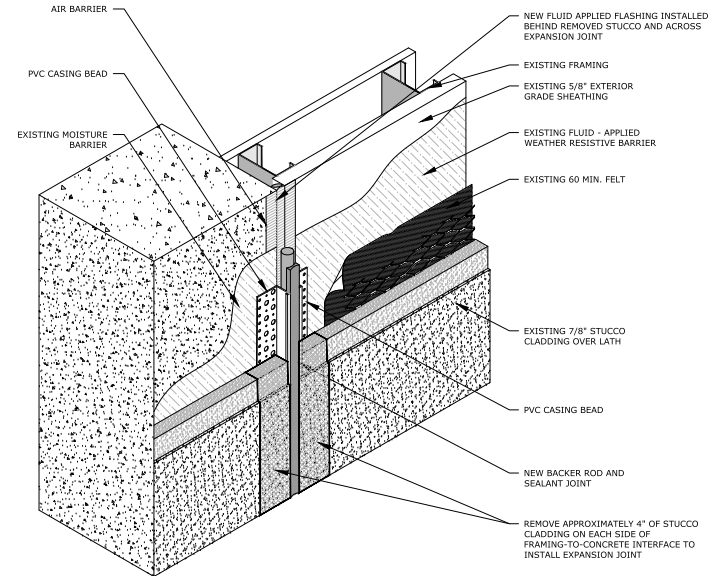
1 01/02 STACK SOUTH CLOSET EXPANSION JOINT
(IF ALTERNATE NO. 1 IS ACCEPTED)



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



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



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

150 AZALEA DRIVE
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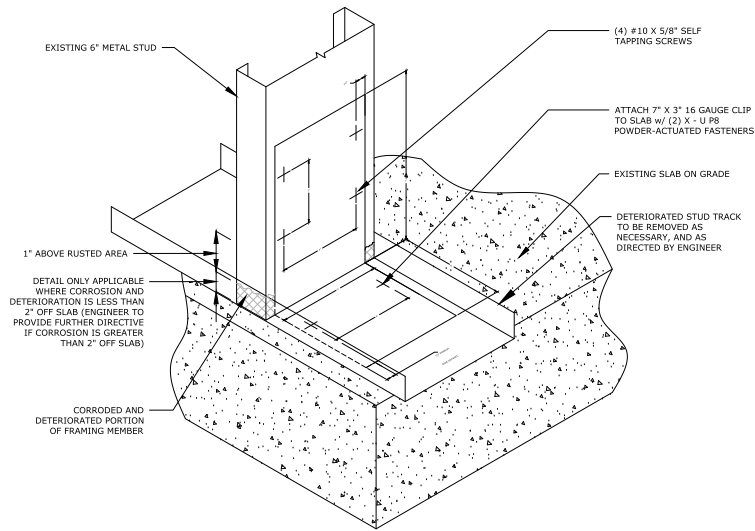
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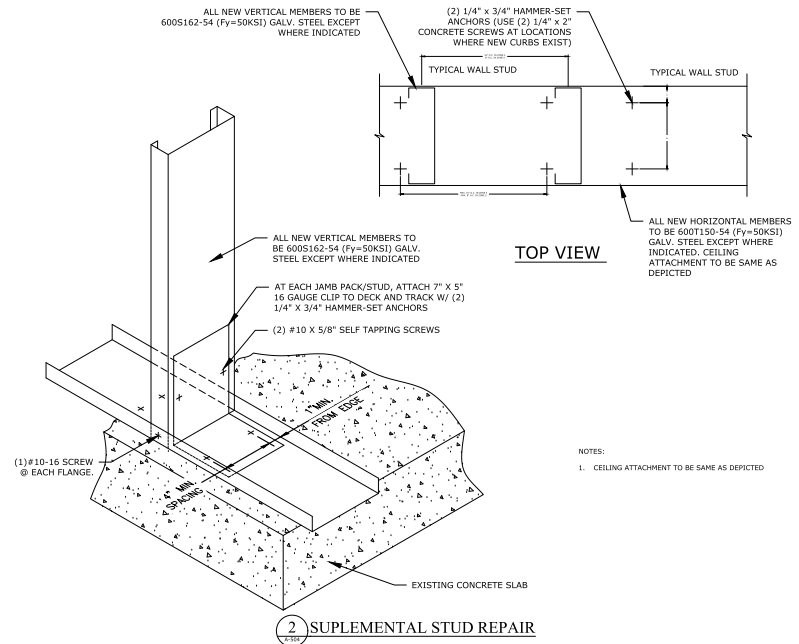
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1 STUD CLIP REPAIR



2 SUPPLEMENTAL STUD REPAIR

150 AZALEA DRIVE
DUSTIN, FLORIDA 32541
TELEPHONE (800) 400-3636
FAX (800) 400-0091



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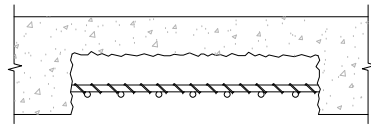
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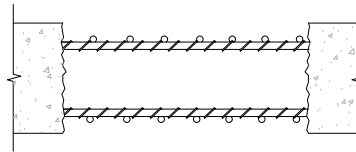
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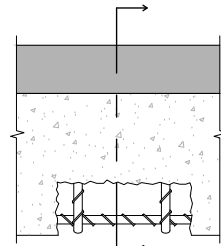
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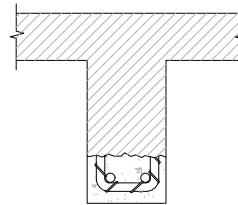
Ⓐ PARTIAL DEPTH REPAIR - SLAB OR WALL - REMOVAL GEOMETRY



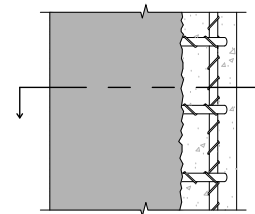
Ⓑ FULL DEPTH REPAIR - SLAB OR WALL - REMOVAL GEOMETRY



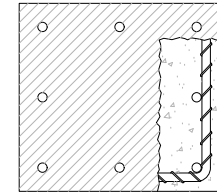
ELEVATION



SECTION



ELEVATION

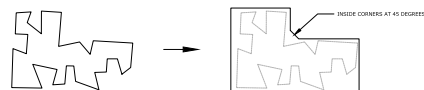


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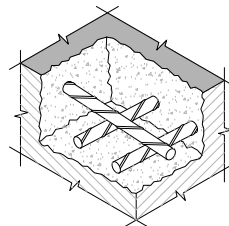
Ⓒ BEAM OR RIB REPAIR - REMOVAL GEOMETRY

Ⓓ COLUMN REPAIR - REMOVAL GEOMETRY

1. EXAMPLES OF THE REMOVAL GEOMETRY FOR SEVERAL DIFFERENT TYPES OF REINFORCED CONCRETE ELEMENTS

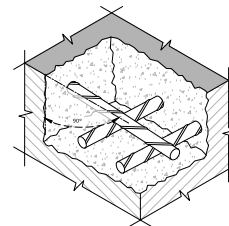


NOTE:
1. REPAIR CONFIGURATIONS SHOULD BE KEPT AS SIMPLE AS POSSIBLE, PREFERABLY SQUARE OR RECTANGULAR WITH SQUARE CORNERS.



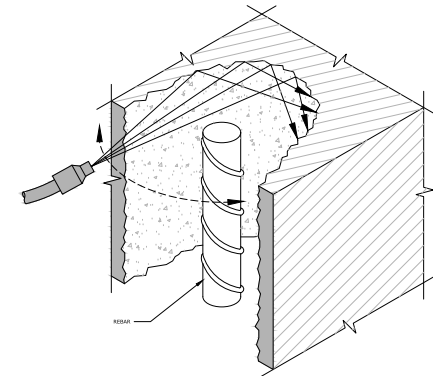
Ⓐ REMOVE CONCRETE TO UNDERCUT AND EXPOSE REINFORCING STEEL AND PROVIDE UNIFORM REPAIR DEPTH

1. REMOVE CONCRETE FROM THE MARKED AREAS AND UNDERCUT EXPOSED REINFORCING STEEL USING IMPACT BREAKERS, HYDRODEMOLITION, OR ANOTHER SUITABLE METHOD. UNDERCUTTING WILL PROVIDE CLEARANCE UNDER THE REINFORCING STEEL FOR CLEANING AND FULL BAR CIRCUMFERENCE BONDING TO THE REPAIR MATERIAL AND THE SURROUNDING CONCRETE.
2. 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.
3. PARTIAL DEPTH, VERTICAL, AND OVERLAYMENT REPAIRS - OBTAIN ICRI CSP 5 WITH A NEW EXPOSED AGGREGATE SURFACE.
4. FULL DEPTH AND STRUCTURAL REPAIRS SUCH AS COLUMNS - OBTAIN ICRI CSP 7 WITH A NEW EXPOSED AGGREGATE SURFACE.



Ⓑ SAW CUT PERIMETER TO PROVIDE VERTICAL EDGE

1. THE PERIMETER OF THE REPAIR AREA SHOULD BE SAW CUT 0.75 IN. DEEP TO PROVIDE A VERTICAL EDGE FOR THE REPAIR MATERIAL.
2. CARE SHOULD BE TAKEN TO AVOID CUTTING THE EXISTING REINFORCING STEEL.



Ⓒ ABRASIVE BLASTING TO CLEAN SUBSTRATE AND REINFORCING

1. REMOVE THE BOND-INHIBITING MATERIALS SUCH AS DIRT, CONCRETE SLURRY, AND LOOSELY BONDED CONCRETE BY OIL-FREE ABRASIVE BLASTING OR HIGH-PRESSURE WATER BLASTING.
2. THE SAW-CUT EDGE OF THE REPAIR AREA SHOULD ALSO BE BLASTED TO ROUGHEN THE POLISHED VERTICAL SURFACE CAUSED BY THE SAW-CUTTING.

2. AREAS OF DETERIORATION AND RECOMMENDED REMOVAL CONFIGURATIONS

3. CONCRETE REMOVAL/SURFACE PREPARATION

150 AZALEA DRIVE
SUITE 100
DUSTIN, FLORIDA 32541
TELEPHONE (850) 850-2311
FAX (850) 850-0091



Z. NEW MAN
AL PER 40036



PHOENIX V ASSOCIATION INC.
ORANGE BEACH, AL

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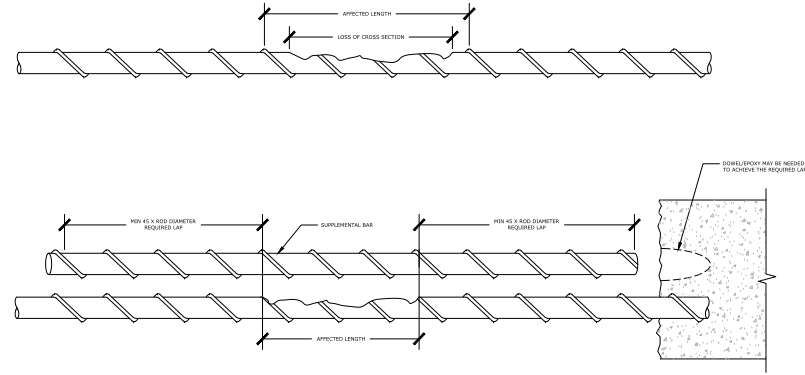
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GENERAL NOTES:

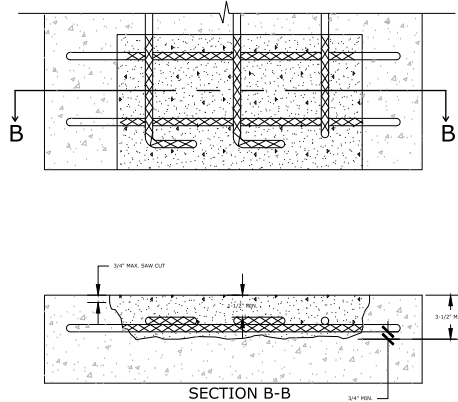
1. DETERIORATED AND DELAMINATED CONCRETE SHOULD BE LOCATED AND MARKED PRIOR TO STARTING THE REMOVAL PROCESS. DELAMINATED CONCRETE CAN BE LOCATED USING SOUNDING.
2. THE REPAIR AREA SHOULD EXTEND A MINIMUM OF 6 IN. BEYOND THE ACTUAL DELAMINATED CONCRETE. NOTE THAT DURING CONCRETE REMOVAL, REPAIR AREAS 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. REMOVE CONCRETE FROM THE MARKED AREAS AND UNDERCUT EXPOSED REINFORCING STEEL USING IMPACT BREAKERS, HYDRODEMOLITION, OR ANOTHER SUITABLE METHOD. UNDERCUTTING WILL PROVIDE CLEARANCE UNDER THE REINFORCING STEEL FOR CLEANING AND FULL 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 SAW 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. INSPECT THE REPAIR CAVITY TO VERIFY THAT ALL DELAMINATIONS AND DETERIORATION HAVE BEEN REMOVED.
11. A TIGHTLY-BONDED LIGHT RUST BUILD-UP ON THE REINFORCING SURFACE IS USUALLY NOT DETRIMENTAL 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 REPLACING THE DAMAGED/DETERIORATED STEEL OR PLACING SUPPLEMENTAL REINFORCING STEEL IN THE AFFECTED SECTION. SUPPLEMENTAL REINFORCING STEEL MAY BE LAP-SPLICED OR MECHANICALLY SPLICED 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 MASTEREMACO® 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 MASTEREMACO® P 124, WATER-BASED EPOXY-CEMENTITIOUS BONDING AGENT AND REBAR COATING.



NOTE:

1. IF THE REINFORCING STEEL HAS LOST MORE THAN 25% OF ITS CROSS SECTION (OR 20% IF TWO OR MORE ADJACENT BARS ARE AFFECTED), THEN CONTRACTOR SHALL NOTIFY ENGINEER AND REQUEST, IN WRITING, HOW TO PROCEED WITH REPAIRING REINFORCED STEEL.
2. IF REINFORCING STEEL HAS LOST CROSS-SECTIONAL AREA, AN ENGINEER SHOULD BE CONSULTED. REPAIR REINFORCING STEEL BY EITHER REPLACING THE DAMAGED/DETERIORATED STEEL OR PLACING SUPPLEMENTAL REINFORCING STEEL IN THE AFFECTED SECTION. SUPPLEMENTAL REINFORCING STEEL MAY BE LAP-SPLICED OR MECHANICALLY SPLICED 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."

1 REPAIR OF DAMAGED/DETERIORATED REINFORCING - REMOVAL GEOMETRY



2 CONCRETE REPAIR DETAIL AND NOTES

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 BUILD-UP ON THE SURFACE IS USUALLY NOT DETRIMENTAL 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:
 - SAWCUT 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 CONDITIONING 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.

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ORANGE BEACH, AL

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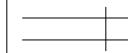
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