MOTT MACDONALD

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ADDENDUM NUMBER 5
October 23, 2024

PROJECT: Africatown Welcome Center
1959 Babridge Cutoff Road
Mobile, AL
MM Project # 502100719

ARCHITECT: Mott MacDonald

This addendum forms a part of and modifies the Construction Documents for the above project. Receipt of this Addendum shall be acknowledged in the submission of a proposal to the Owner. This Addendum will be issued to registered bidders. It is the responsibility of the General Contractor to forward all addenda to his/her applicable subcontractors and material suppliers.

Incorporate into the Contract Documents the following additions, deletions, changes, clarifications, etc.:

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GENERAL:

DOCUMENTS:

- Bid Form revA (ref. question #11)
- Allowances Specification Section (ref. question #19)
- Pre-Engineered Metal Building Specification
- Door Hardware Schedule

DRAWINGS:

- Updated (complete) Civil Set.
- Sheet H100 (ref. question #17).

QUESTIONS:

1. Is there an anticipated contract time?
    a. The construction period of performance is 365 calendar days.
2. Are there any liquidated damages?
    a. Per Section 00300 25.A liquidated damages shall be $250.00/ Day.
3. The pre-bid conference meeting stated that the City of Mobile and ADEM permits are available without cost to the contractor. Does this include all permits and fees and inspections building permit, ADEM inspections, tap/impact fees, or material testing?
    a. COM and ADEM permit fees will be paid by the COM. ADEM inspections shall also be by the COM. All tapping fees (electrical, water, and sewer) and usage until facility turnover will be the responsibility of the GC. See #11 for material testing.
4. Are Coral's PW257 Curtainwall system and FL550 Storefront system approved products for this project?
    a. Yes.

5. Glazing index on A601 states to refer to specifications. Glass types "GL2" and "GL3" in specs call for glass going into Quaker windows and FRP window frames. Please advise.
    a. Interior glazing to be clear tempered safety glass. Exterior storefront glazing to be Impact rated, Insulated, Laminated Glass. Both types shall meet performance specifications found in Section 088000. Delete Gla
6. Referring to elevation C-2 on A602. The weight of the glass above the door will be an issue if all the horizontals above the door aren't run through from door jamb to door jamb (which changes the entire look of the elevation). Please advise.
    a. Horizontals may be run continuous from door jamb to door jamb.
7. Please provide a detail sheet on the underground detention system.
    a. See Updated Civil package (Attached).
8. Is it possible to obtain the civil CADD drawings in order to perform a more accurate take off.
    a. No, however a CADD package will be provided to the selected contractor at award.
9. Drawing A0012 sign says Sage Park. Do you have specs and wording for the monument sign?
    a. Final verbiage will be provided at contract award.
10. Please provide Geotech report
    a. The Geotech report was included in Addendum 3.
11. Please confirm all material testing is paid by owner.
    a. Contractor shall include a 20,000 Bid Allowance for material testing. The COM shall select the preferred testing agent for the selected contractor to engage with. See revised Bid Form A.
12. In reference to all the testing and Studies outlined within the spec book, what tests are truly desired?
    a. Site compaction and concrete testing shall be performed by a third party (see question 11). Testing and balancing of the HVAC system shall be performed by the installation contractor.
13. Do Davis Bacon wage requirements apply to this project?
    a. Davis Bacon is not applicable.
14. Impact and connection fees- Per C500 Water is existing in ROW, sewer is onsite existing, We assume no fee for sewer but will there be a fee for water? Will there be a fee for power? If so, does GC pay or owner? Is there an allowance for these?
    a. See #2.
15. Sidewalks at building entrance-Drawing A102 from building B to Parking lot shows concrete but civils show sidewalk stopping at frame line 3 to 7. Civils show planter in this area. Which is correct?
    a. Refer to civil and landscape plans.
16. Planters on East side of building-do you have a footing detail for this? Do we used the thickened slab detail as shown for the planters on the South side?
    a. Correct, use the thickened slab from the south side.
17. Design shows PEMB with structural steel components. There is no specification for PEMB but a specification for a Standing Seam roof and Gutters and Downspouts. The roof would typically be part of the PEMB design which would include secondary framing (purlins, eave struts, cross bracing) as well as design for columns, portal frames, and rafters, and gutters, trims, and downspouts. Should PEMB specification be provided along with the structural steel specifications and not have and independent standing seam roof specifications and gutter/downspout specification? If so, please provide PEMB specification.
    a. PEMB spec is included in the addenda.
18. Alternate 7-can you better define what is to be deducted in this alternate? Would the alternate deduct the meditation space as well as the terrace? Or just the meditation space? If this alternate were taken what would go in its place?
    a. See extents of Alternate 7 on attached sheet H100.

19. Please provide specification 01210 Allowances
    a. Attached in this addendum.
20. Drawing S001-Specialty Engineer, is the GC to employ a specialty engineer for storefront, windows, curtain wall, doors, … and any exterior ancillary structures. On drawing S002 under Light Guage Galvanized Wall and Ceiling Framing it notes that if contractor proposes an alternate than contractor shall employ a Specialty engineer. Can you better define what systems require a specialty engineer? PEMB will have an engineer for that scope of work, but can you clarify other systems that will require this, assuming there is no alternate proposed for the wall and ceiling framing?
    a. Assuming no alternate framing system is proposed, the PEMB shall be the only system requiring specific specialty engineering. However, Curtain wall/ storefront, doors and louvers will need engineering/ manufacturer certification stating they, in this project configuration, meet the wind load requirements stated.
21. Drawing A311 wall sections- what is the product required for the sheet vapor barrier that is called out to be installed on the exterior face of studs and behind cementitious board? Is there any additional fluid applied or other damproofing required on the exterior face of the cementitious board?
    a. Where Tile panel cladding is present, direct adhesion to the sheathing is required. Seal sheathing joints in those areas. Provide vapor barrio over sheathing in areas clad in brick.
22. 2/A405 – can you provide details of the wall feature above the base cabinets called out to have Banana Fiber Dark VARIA?
    a. This is a frameless Suspended Partition system 200.08 from 3Form within a wall opening.
23. 1/A405-can you provide details of the 4’x7’-5” feature?
    a. This is a lightbox framed system 300.32 from 3Form within a recessed wall area.
24. 6/A403-can you provide details of the 06 64 00 plastic panel feature?
    a. See #21.
25. Drawing A201 note 07 6250.02 references a downspout boot. Please provide specification
    a. Omit reference to downspout boot. Downspout to turn 45 degrees and discharge to a 3’ cast stone splash block.
26. Specification 07 41 13 16 subsection 2.5 and 2.6 these would not apply to this application
    a. Correct.
27. 1,2,3/A602-window head, jamb, and sill details. Please confirm these do not apply to this project all flashing details are shown for windows/storefront on drawing A621.
    a. This is correct. However, minimal tape flashing at openings shall be used to protect edges of sheathing around rough openings while not impairing adhesion of tile panels.
28. Please provide door hardware schedule or allowance.
    a. See attached Hardware Schedule for doors. All hardware to meet specifications included in the bid documents.
29. Drawing I601 rooms 121 and 120 do not match reflected ceiling plan. We assume reflected ceiling plan is correct.
    a. Correct, use RCP.
30. Confirm all flagpoles are 25’ high one in center shows higher than other two.
    a. Center flagpole is 30’ as noted.
31. The carpet tile spec'd has been discontinued. Please provide new specification or allowance.
    a. Replace the current Basis of Design with J&J Industries Well Versed II, Color TBD.
32. Site utilities water main-does the existing site have 2” water meter? If so, could this be utilized for the main water in lieu of a new 3” meter? The MAWSS impact fee would be substantial for 3” meter
    a. All existing water and sewer utilities have been abandoned and cannot be re-used.

33. Is there a specification on the interior and exterior benches that are shown for on the architectural plans?
    a. Basis of Design Trueform Concrete *Concrete Alpine Bench (Woodform Collection)* 60" length.
34. Alternate 5-please clarify the deduct in scope. Do all planters get removed from the scope or just the two that are next to the water feature?
    a. Just those on the south side of the facility.
35. Steel finish-A311, A312, A331 note steel TS and Cees to be galvanized. Structural note 14 on S002 indicates paint and to reference paint spec. The paint spec 099100 do not call out painting steel. Steel specs say all exposed steel galvanized and references painting. Can you please clarify is structural steel paints with shop primer only, or final paint, or galvanized? PEMB there is nothing that indicates any more than the typical shop primer finish. Please clarify.
    a. Structural Steel and PEMB steel to be galvanized.
36. Seeking clarification on the channel framing at rake section on the east and west side of the eaves. Details 3&4/S303 do not say anything about this materials galvanizing, but details 6/A701 and 3/A702 show thismaterial to be galvanized. Please confirm if this should prime paint or galvanize.
    a. See #34 of this addenda.
37. Who is the City's security solutions vendor for this job?
    a. See #38.
38. What is the Security solutions vendor supplying exactly? What material? What labor is in their scope of work to provide?
    a. Include conduit with pull strings and boxes to the camera and card access shown on E204 in your base bid. Conduit and boxes to all other locations will be covered by the allowance along with all cabling and devices. Final Security vendor and system to be selected by the City of Mobile.
39. It appears this is certified payroll through SAM.gov, is this correct?
    a. Yes, the contractor has to be registered with SAM.gov at the time of bid and thought-out the construction phase and comply with all SAM.gov requirements.
40. Whom shall supply the physical EV chargers?
    a. Contractor.
41. Are Concrete duct banks a firm requirement?
    a. Concrete encasement shall only be required under load-bearing pavement.
42. Is Galvanized Rigid conduit truly desired from 10' from building, GRC elbows, and GRC stub-ups?
    a. Delete the 10' requirement. Rigid conduit is only required from the elbows up.
43. NEMA 250 type 4x boxes and enclosures are specified outdoors, is this what is desired?
    a. NEMA 3R will be acceptable
44. Would an Edwards fire alarm system be considered?
    a. Fire alarm systems must not be proprietary and shall be universally compatible with in place COM monitoring systems.
45. The loads on the plans don't specifically call out for a collateral load but they call for an electrical and ceiling load of #36 combined. Please confirm all loads.
    a. Contractor shall refer to S001 and S106 for the live, collateral, and wind loading on the building.
46. The flooring specifications and finish legend on I601 call for different flooring products for carpet tile and hard tile. Please specify which we are to price
    a. Refer to the Finish schedule on I601.
47. Finish Legend is showing Interior wall tile CWT-01 (12"x24") and Exterior wall tile PWT-01 (3'x5'.) Please clarify if any mosaic wall tile will be used.
    a. No mosaic tile will be used.
48. Finish Schedule Shows Rm#121 Jan to Receive CWT-01 / P-02 on all walls and <u>the ceiling.</u> Enlarged Plan Sheet A401 is showing Rm# 121 Jan to Receive PWT-01 on 2 walls only - to the ceiling. Please clarify tile to be installed in RM#121 as well as which walls will receive the tile and height. Please <u>if the EXTERIOR tile will be used for Interior install</u>

    a. PWT-01 shall be installed on all walls. Ceiling shall be painted only (P-02).
49. Finish Schedule Shows Rm#120 RR to Receive PWT-01 on all walls and **the ceiling.** Enlarged Plan Sheet A401 is showing Rm# 120 RR to Receive PWT-01 only on the wet wall behind the toilet. Please **clarify wall / ceiling finishes** for room #120.
    a. RR 116, 117, 120 to receive PWT-01 on all walls and P-02 on the ceiling.
50. Sheet A402 shows RM#123 Unisex to receive **PWT-02** on one wall. Finish Schedule shows RM#123 Unisex to receive **CT-01** on one wall. Neither of those finishes appear on the Finish Legend. Please clarify the **finish and locations of wall tile finish** for this room.
    a. Unisex RM 123 to receive CWT-01 on the wet wall and P-02 on all other walls.
51. Please provide the installation method and material being requested for 09 34 00 -Exterior Tile Panels.
    a. Tile Panels shall be thinset direct to cementitious sheathing as recommended by the manufacturer.
52. Turndown/Toe Wall for Walking Trail: Could you please provide the detail for the turndown/toe wall associated with the walking trail? This information is essential for ensuring proper implementation.
    a. Reference 1/H200.
53. Railroad Protected Liability Insurance: Can you confirm whether we will be required to carry Railroad Protected Liability Insurance for this project?
    a. It will not be required.
54. What finish is desired for PWT-1?
    Provide Full Lappato (Polished ,“shiny” finish)
55. The Contract Docs show liquidated damages. Can you please provide the Contract Time/Duration for the project
    a. Refer to Section 00300 Supplementary Instruction to Bidders, Article 19.A.
56. Site: Is all asphalt to be Standard Duty?
    a. Yes
57. Millwork: Sheet A411 - Can you please provide location for 11/A411 – B7 Display Base Cabinet?
    a. These are freestanding movable displays. Provide 4.
58. Millwork: Sheet A412 - Can you please provide more details for the M1 – Museum Movable Display? Length? Quantity?
    a. Provide 2 at 6’ long each.
59. Is there a control or construction joint pattern for the terrace concrete work shown in the Landscape Plans.
    a. Provide construction joints for the seat walls and steps at 10’-0” OC.
60. Who is responsible for the AV package? Is this being provided by the owner or the GC?
    a. A/V equipment such as TVs, projectors, and speakers are considered furnishing and not the responsibility of the GC.
61. Please clarify the responsibility of the GC as it pertains to the furniture plans.
    a. Furniture is not it contract and for reference only.
62. Is a list of subcontractors required with bid submission or within 24hrs of receipt of bid? If so, is there a specific form we need to use?
    a. A list shall be required with the bid submission. No official form exists for subcontractors. However, there is a form with the Supplier Diversity Plan required by the COM.
63. Is there a specification on the grass pavers?
    a. Use Grasspave2 by Invisible Structures as a basis of design. Equals will be accepted.

END OF ADDENDUM NUMBER 5

SECTION 00400

BID FORM

Copies of the following Bid Forms shall be used. Bids submitted on alternate forms may be rejected. Fill in all blank spaces with an appropriate entry. Bid Form must be signed by an officer of the company and notarized.

TO: City of Mobile, 205 Government St., P.O. Box 1827, Mobile, AL, 36633

REF: PROJECT NO.: CL-036-21
PROJECT NAME: Africatown Welcome Center
PROJECT LOCATION: 1959 Bay Bridge Road Cutoff
Mobile, Alabama, 36610

In compliance with the Bid Documents and having carefully and thoroughly examined said documents for the subject Work prepared by the City of Mobile, Architectural Engineering Department and Mott MacDonald dated December 20, 2023; and all Addendum (a) Number(s) _____, dated _____, 2024 (CAUTION: before submitting any bid it is the Bidder's responsibility to check with the Architectural Engineering Department for all Addenda or special instructions that may impact the Bid) thereto, receipt of which is hereby acknowledged, the premises and all conditions affecting the Work prior to making this Proposal, the Undersigned Bidder, hereby

COMPANY NAME:_____

ADDRESS:_____PHONE_____

ALABAMA GENERAL CONTRACTOR LICENSE NO. _____

CITY OF MOBILE BUSINESS LICENSE NO._____

SECRETARY OF STATE OF ALABAMA BUSINESS IDENTITY NO._____

SECRETARY OF STATE OF ALABAMA ACCOUNT NO._____

(Note: Secretary of State Account Number shall be filled in only by non-resident bidders)

(Check one) [ ] A Corporation [ ] A Partnership [ ] An Individual Doing Business

hereby proposes to furnish all labor, materials, tools, equipment, and supplies and to sustain all the expenses incurred in performing the Work on the above captioned Project in accordance with the terms of the Contract Documents, and all applicable laws and regulations for the sum listed below. The initial term of the Contract shall extend for sixty (60) calendar days from the date of the Notice to Proceed.

Base Bid:		$	.00
Contingency Allowance:	+	$	250,000.00
Appliance Allowance:	+	$	10,000.00
Sculptural Tree Allowance:	+	$	48,000.00
Sculptural Water Feature Allowance:	+	$	10,000.00
IT and Security Allowance:	+	$	150,000.00
Testing Allowance:	+	$	15,000.00
Total Base Bid:		$	.00

(Fill in here and in Total Bid below)

TOTAL BASE BID: _____

_____ Dollars, ($ _____ **.00**)
(Amount in Words) (Amount in Figures)

Deductive Alternates:

Alternate #1: Open Bay between Column line 1 and 2.	-	$	.00
Alternate #2: Lobby Ceiling. Replace with already scheduled ACT.	-	$	.00
Alternate #3: Reduce the Sculptural Tree Allowance by $40,000 to $8000	-	$	.00
Alternate #4: All millwork with the exception of the Information Desk and break room.	-	$	.00
Alternate #5: Remove Entry water feature and planters. Remove Allowance for water feature bubbler.	-	$	.00
Alternate #6: Remove all site lighting north of the Building along the pathways and terraces. Remove all dedicated utility lines serving these lights. Site lighting in parking lot and entrance to remain.	-	$	.00
Alternate #7: Remove the contemplation space from the site and all dedicated utility runs serving it.	-	$	.00

_____Dollars & No Cents $_____.00
Amount in Words Amount in #'s

Unit Prices:

Unit pricing for the following items shall be indicated below for use during any contract scope negotiations:

Concrete (CY) **$_____**

Asphalt (CF) **$_____**

Site Lighting- pathway (per fixture) **$_____**

Site Lighting- pole lighting (per fixture) **$_____**

Pavers (SF installed) **$_____**

Sod (SY installed) **$_____**

Sculptural Tree (EA) **$_____**

(Note: Show amount in both words and figures. In case of discrepancy, the amount in words shall govern). **Bids shall be provided in whole dollar amount with no cents.**

CONTINGENCY ALLOWANCE: $250,000.00 lump sum Contingency Allowance shall be included in the Total Bid for work related to unforeseen conditions as approved by the Owner.

BID SECURITY: The undersigned Bidder agrees that the attached Bid Security, as a Cashier's Check drawn on a bank registered to do business in the State of Alabama and which is a member of the Federal Deposit Insurance Corporation, or a Bid Bond, made payable to the City of Mobile, in the amount of 5% of the bid amount, but in no event more than $10,000, as the proper measure of liquidated damages which the City will sustain by the failure of the undersigned to execute the Contract. Said Bid Security shall become the property of the City of Mobile as liquidated damages as specified in the Contract Documents.

AMERICANS WITH DISABILITIES ACT (ADA): The undersigned Bidder agrees to fully comply with all requirements of the Americans with Disabilities Act of 1990 and the Amendment Act.

SECTION 01210

ALLOWANCES

PART 1GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of the Contract, including General Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Allowances will be utilized to:

1. Defer selection of certain items until more information is available.

2. Provide for discretionary installation of materials where exact and specific conditions cannot be determined in advance.

3. Provide for the discretionary use of labor where tasks and periods cannot be determined in advance.

B. Include in Total Bid, the stipulated lump sum allowance amounts as specified in this Section.

1.3 ALLOWANCE

A. Include in the Total Base Quote stipulated allowances as indicated on the Quote Form for the use upon Owner's instruction. Upon Contractor inspection and Owner approval, any additional work that may be required, but not covered in the original Scope of Work (Base Scope Quote), shall be added to the scope and cost charged against the Contingency Allowance. Contractor's cost for products, delivery, installation labor, insurance, payroll, bonding, equipment rental and overhead and profit will be included in the Allowances.

B. Use of Contingency Allowance(s) shall be approved in writing by the Owner before any materials are ordered or work performed.

C. Upon completion of the Work, any unused portion of the Allowances shall be credited back to the City of Mobile in the form of a Change Order.

D. Contractor shall provide a detailed proposal of the work with overhead and profit broken out. Such proposals shall include proposals from subcontractors, also showing their detailed proposal with overhead and profit broken out.

1.4 SELECTION AND PURCHASE

A. Advise the Project Manager when final selection and purchase of allowance item must be complete to avoid delay.

1.5 SUBMITTALS

A. Request for Use of Allowance: Submit proposals for approval that detail and break out costs for contractors and subcontractor's markups.

B. After Use of Allowance: Submit invoices to show quantity delivered to the site for each allowance.

PART 2 PRODUCTS

Not used

PART 3 EXECUTION

3.1 INSPECTION

A. Promptly inspect all Allowance items upon delivery. Immediately report any shortage, damage, or defects to Project Manager.

3.2 PREPARATION

A. Coordinate materials and installation to assure that each item is integrated with related construction activities.

3.3 ALLOWANCE SCHEDULE

A. Include as a Contingency Allowance the lump sum amount of Two Hundred Fifty Thousand and xx/100 Dollars ($250,000.00).
B. Include as a Appliance Allowance the lump sum amount of Ten Thousand and xx/100 Dollars ($10,000.00).
C. Include as a Monument Allowance the lump sum amount of Forty Eight Thousand and xx/100 Dollars ($48,000.00).
D. Include as a Water Feature Allowance the lump sum amount of Ten Thousand and xx/100 Dollars ($10,000.00).
E. Include as a IT and Security Allowance the lump sum amount of One Hundred Fifty Thousand and xx/100 Dollars ($150,000.00).

END OF SECTION

SECTION 13125

METAL BUILDING SYSTEMS

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.02 SUMMARY

A. This Section includes the following:
   1. Pre-engineered metal building.
   2. Pre-engineered metal building roof panels with a Kynar 500 exterior surficial coating.
   3. Gutters and downspouts with a Kynar 500 exterior surficial coating.
   4. Incidental building components, accessories and trim where applicable.

B. Related Sections include the following:
   1. Division 3 Section "Cast-in-Place Concrete" for concrete foundations and anchor-bolt installation.

1.03 DEFINITIONS

A. Bay Spacing: Dimension between main frames measured normal to frame (at centerline of frame) for interior bays, and dimension from centerline of first interior main frame measured perpendicular to end wall (outside face of end-wall girt).

B. Building Length: Dimension of the building measured perpendicular to main framing from end wall to end wall (outside face of girt to outside face of girt).

C. Building Width: Dimension of the building measured parallel to main framing from sidewall to sidewall (outside face of girt to outside face of girt).

D. Clear Span: Distance between supports of beams, girders, or trusses (measured from lowest level of connecting area of a column and a rafter frame, or knee).

E. Eave Height: Vertical dimension from finished floor to eave (the line along the sidewall formed by intersection of the planes of the roof and wall). Contractor shall coordinate the building and eave heights around the perimeter of the building with the architectural drawings.

F. Clear Height Under Structure: Vertical dimension from finished floor to lowest point of any part of primary or secondary structure, and all ventilation, fire protection, electrical and any other component suspended in the roof including clearances at the frames and between the frames. Contractor shall coordinate the building and eave heights around the perimeter of the building with the architectural drawings.

G. Terminology Standard: Refer to MBMA's "Low Rise Building Systems Manual" for definitions of terms for metal building system construction not otherwise defined in this Section or in referenced standards.

1.04 SYSTEM PERFORMANCE REQUIREMENTS

A. General

1. Provide a complete, integrated set of metal building system manufacturer's standard mutually dependent components and assemblies that form a metal building system capable of withstanding structural and other loads, thermally induced movement, and exposure to weather without failure or infiltration of water into building interior. Include primary and secondary framing, roof panels (both with Kynar 500 exterior surficial coatings), and accessories complying with requirements indicated, including those in this Article.
2. The metal building system shall be designed to resist all applicable loads and shall be the lateral wind resisting system of the building. The metal building's painted standing seam metal roof panels shall be the manufacturers standard standing seam panel with a Kynar 500 exterior surficial coating. The metal building's gutters and downspouts shall be the manufacturers standard painted light gage bent material with a Kynar 500 exterior surficial coating.

B. Metal Building System Design: Of size, spacing, slope, and spans indicated, and as follows:

1. Primary Frame Type: Provide the following:
   a. A solid web modular rigid frame with columns
2. End-Wall Framing: Post and beam and/or expandable primary frame with intermediate end-wall columns.
3. Intermittent Side-Wall Wind Columns: E-Hot roll wide flange steel columns.
4. Secondary Framing System: Varco Pruden Buildings framing system as specified in this specification section.
   a. C/Z Purlins: Acrylic-coated G60 galvanized finish.
5. Eave Height: As required to achieve minimum vertical clearances as outlined herein and shown on the Drawings.
6. Bay Spacing: As indicated on the Drawings.
7. Roof Slope: As indicated on the Drawings.
8. Roof System: Manufacturer's standard painted standing-seam metal roof panels with a Kynar 500 exterior surficial coati.

C. Structural Performance: Provide the metal building system capable of withstanding the effects of gravity loads and the following loads and stresses within limits and under conditions indicated in strict accordance with the latest edition of the International Building Code.

1. Engineer metal building systems according to procedures in MBMA's "Low Rise Building Systems Manual".

2. Design Loads: Comply with load requirements of MBMA's "Low Rise Building Systems Manual", the latest edition of the 2021 International Building Code, Mobile County Amendments and as specified herein.
3. Live Loads: The building live load shall be 20 PSF applied in accordance with referenced codes include vertical loads induced by the building occupancy indicated. Include loads induced by maintenance workers, materials, and equipment for roof live loads.
4. Roof Snow Loads: Not applicable.
5. Wind Loads: Include loads induced by the basic wind speed of 160 mph with a site “B” exposure classification and as outlined on the Drawings in accordance with the 2021 International Code and Mobile County Amendments.
6. Collateral Loads: Include additional dead loads other than the weight of metal building system for permanent items such as sprinklers, mechanical systems, and electrical systems. In addition, provide for an additional 3 PSF mechanical load to allow for potential future IT and/or camera loading.
7. Load Combinations: Design metal building systems to withstand the most critical effects of load factors and load combinations.
8. Lateral Building Drift: Maximum lateral building drift shall be limited to a ratio of the building eave height/ 400 or a maximum of 1-inch.
9. Deflection Limits: Engineer assemblies to withstand design loads with deflections no greater than that allowed by 2021 International Building Code and ASCE 7-16 based on the function, serviceability and material types being used. This evaluation should factor in acceptable primary framing lateral drift (sideways) to account for the installation of the full perimeter concrete knee wall, where shown.
10. Design secondary framing system to accommodate deflection of primary building structure and construction tolerances, and to maintain clearances at openings.

D. Seismic Performance: Design and engineer metal building system capable of withstanding the effects of earthquake motions determined according to the building code in effect for this Project of ASCE 7, “Minimum Design Loads for Buildings and Other Structures”: Section: Section 9, “Earthquake Loads”, whichever is more stringent.

E. Thermal Movements: Provide metal building roof systems that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
   1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

1.05 SUBMITTALS

A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of the following metal building system components:
   1. Painted Standing Seam Metal Roof Panels with Kynar 500 Exterior Surficial Coating
   2. Downspouts and Gutters with Kynar 500 Exterior Surficial Coating
   3. Roof Framing System
   4. Pre-Engineered Metal Building Structural Framing system - Vertical and lateral resisting system for the building.
   5. Accessories and Incidentals

B. Shop Drawings: For the following metal building system components. Include plans, elevations, sections, details, and attachments to other Work such as the light gauge wall framing, the exterior ceiling framing, structural steel bracing system for exterior walls that spans between rigid bents.
   1. For installed components indicated to comply with design loads, include structural analysis data signed and sealed by the qualified professional engineer registered in the state where the project is located responsible for their preparation.
   2. Anchor-Bolt Plans: Include location, diameter, and projection of galvanized anchor bolts required to attach metal building to foundation. Indicate column reactions at each location. The metal building manufacturer must provide a summary sheet of the maximum imposed loads at each column location based on the Code required load combinations so that the foundation design can be checked by the Engineer.
   3. Structural-Framing Drawings: Show complete fabrication of primary and secondary framing. Indicate welds and bolted connections, distinguishing between shop and field applications. Include transverse cross-sections.
   4. Roof Panel Layout Drawings: Show layouts of panels on support framing, details of edge conditions, joints, panel profiles, corners, custom profiles, supports, anchorages, trim, flashings, closures, and special details. Distinguish between factory- and field-assembled work. Roof panels shall be not spliced more than twice from eave to **ridge**, expect as may be required at skylites.
   5. Accessory Drawings: Include details of the following items, at a scale suitable to show all details:
      a. Gutters
      b. Downspouts

   Note: erection drawings showing the specific details of required flashing shall be included in the shop drawings for review and approval

C. Samples for Initial Selection: Manufacturer's color charts showing the full range of colors available for each type of the following products with factory-applied color finishes. Pre-engineered metal building manufacturer shall ensure the final color is available in the Kynar 500 color palette.

1. Roof and Wall Panels
2. Trim and Closures
3. Accessories

D. Samples for Verification: For the following products, in manufacturer's standard sizes, showing the full range of color, texture, and pattern variations expected, in the profile and style indicated. Prepare Samples from the same material to be used for the Work.
   1. Roof Panels: 12 inches (300 mm) long by actual panel width. Include clips, caps, battens, fasteners, closures, other exposed panel accessories and Kynar 500 finish.
   2. Trim and Closures: 12 inches (300 mm) long. Include fasteners, other exposed accessories and Kynar 500 finish.
   3. Accessories: 12-inch- (300-mm-) long samples for each type of accessory.

E. Product Certificates: Signed by manufacturers of metal building systems certifying that products furnished comply with requirements.
   1. Letter of Design Certification: Signed and sealed by a qualified professional engineer for the state of Alabama. Include the following:
      a. Name and location of Project.
      b. Order number.
      c. Name of manufacturer.
      d. Name of Contractor.
      e. Building dimensions, including width, length, height, and roof slope.
      f. Indicate compliance with AISC standards for hot-rolled steel and AISI standards for cold-rolled steel, including edition dates of each standard.
      g. Governing building code and year of edition.
      h. Design Loads: Include dead load, roof live load, collateral loads, roof snow load, deflection, wind loads/speeds and exposure, and seismic zone or effective peak velocity-related acceleration/peak acceleration, and auxiliary loads.
      i. Load Combinations: Indicate that loads were applied acting simultaneously with concentrated loads, according to governing building code.
      j. Building-Use Category: Indicate category of building use and its effect on load importance factors.
      k. AISC Certification for Category MB: Include statement that metal building system and components were designed and produced in an AISC-Certified Facility by an AISC-Certified Manufacturer.

F. Welding Certificates: Copies of certificates for welding procedures and personnel.

G. Erector Certificates: Signed by manufacturer certifying that erectors comply with requirements and are certified by the metal building manufacturer to install all of their systems that will be supplied on the project.

H. Manufacturer Certificates: Signed by manufacturers certifying that they comply with requirements. Include evidence of manufacturing experience.

I. Qualification Data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

J. Material Test Reports: From a qualified testing agency indicating and interpreting test results of steel for compliance with requirements indicated.

K. Warranties: Refer to Section 1.10.

L. Minimum Qualifications: General Contractor, Metal Building Manufacturer and Certified Erector shall provide the required minimum qualification documentation outlined in the “Supplementary Conditions” section of this specifications in order to be accepted for this work.

1.06 QUALITY ASSURANCE

A. Erector Qualifications: An experienced erector who has specialized in erecting and installing work similar in material, design, and extent to that indicated for this Project and who is acceptable to manufacturer; this requires an erector certification from the manufacturer or the ability to obtain in a timely manner that does not affect the construction schedule.

B. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of metal building systems that are similar to those indicated for this Project in material, design, and extent.

C. Manufacturer Qualifications: A firm experienced in manufacturing metal building systems similar to those indicated for this Project and with a record of successful in-service performance.
   1. Manufacturer regularly engaged, for past 20 years, in manufacture of metal building systems of similar type to that specified.
   2. Primary manufacturer of frames, secondary steel, roof and wall sheeting, and trim.
   3. AISC Certification for Category MB: An AISC-Certified Manufacturer that designs and produces metal building systems and components in an AISC-Certified Facility and/or accredited based on IAS Accreditation Criteria AC472 and requirements in International Building Code (IBC), Chapter 17
   4. Engineering Responsibility: Preparation of Shop Drawings, testing program development, test result interpretation, and comprehensive engineering analysis by a qualified professional engineer.

D. Testing Agency Qualifications: An independent testing agency, acceptable to authorities having jurisdiction, qualified according to ASTM E 329 to conduct the testing indicated, as documented according to ASTM E 548.

E. Source Limitations: Obtain each type of metal building system component through one source from a single manufacturer.

F. Product Options: Information on Drawings and in Specifications establishes requirements for system's aesthetic effects and performance characteristics. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction. Performance characteristics are indicated by criteria subject to verification by one or more methods including preconstruction testing, field testing, or in-service performance.

G. Product Options: Drawings indicate size, profiles, and dimensional requirements of metal building system and are based on the specific system indicated. Other manufacturers' systems with equal performance characteristics may be considered.
   1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.

H. Welding: Qualify procedures and personnel according to AWS D1.1, "Structural Welding Code--Steel"; and AWS D1.3, "Structural Welding Code--Sheet Steel".

I. Regulatory Requirements: Fabricate and label structural framing to comply with special inspection requirements at point of fabrication for welding and other connections required by authorities having jurisdiction.

J. Structural Steel: Comply with AISC S335, "Specification for Structural Steel Buildings--Allowable Stress Design, Plastic Design"; or AISC S342, "Load and Resistance Factor Design Specification for Structural Steel Buildings," for design requirements and allowable stresses.

K. Cold-Formed Steel: Comply with AISI SG-671, "Specification for the Design of Cold-Formed Steel Structural Members," and AISI SG-911, "Load and Resistance Facet Design Specification for Steel Structural Members," for design requirements and allowable stresses.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Deliver components, sheets, panels, and other manufactured items so as not to be damaged or deformed. Package roof panels for protection during transportation and handling.

B. Handling: Unload, store, and erect roof and wall panels to prevent bending, warping, twisting, and surface damage.

C. Stack materials on platforms or pallets, covered with tarpaulins or other suitable weathertight and ventilated covering. Store roof wall panels to ensure dryness. Do not store panels in contact with other materials that might cause staining, denting, or other surface damage.

1.08 PROJECT CONDITIONS

A. Weather Limitations: Proceed with installation only when weather conditions permit roof panel installation to be performed according to manufacturer's written instructions and warranty requirements.

B. Field Measurements: Verify metal building system foundations by field measurements before metal building fabrication and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
   1. Established Dimensions for Foundations: Where field measurements cannot be made without delaying the Work, establish foundation dimensions and proceed with fabricating structural framing without field measurements. Coordinate anchor-bolt installation to ensure that actual anchorage dimensions correspond to established dimensions.
   2. Established Dimensions for Panels: Where field measurements cannot be made without delaying the Work, either establish framing and opening dimensions and proceed with fabricating roof panels without field measurements or allow for field-trimming panels. Coordinate roof and wall construction to ensure that actual building dimensions, locations of structural members, and openings correspond to established dimensions.

C. Field Bracing
   1. The Contractor shall brace the partially erected pre-engineered metal building as per the PEMB Manufacturer’s erection guidelines and per AISC steel erection requirements. The Contractor shall ensure a stable building due to field bracing during the erection of the pre-engineered metal building and its ancillary components.

1.09 COORDINATION

A. **Coordinate size and location of concrete foundations and casting of anchor-bolt inserts into foundation walls and footings. Concrete, reinforcement, and formwork requirements are specified in Division 3 Section "Cast-in-Place Concrete”.**

1.10 WARRANTY

A. General Warranty: Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.

B. Manufacturer shall warranty installed system for the periods described herein, starting from Date of Substantial Completion, against all the conditions indicated

below. When notified in writing from Owner, manufacturer/installer shall, promptly and without inconvenience and cost to Owner, correct said deficiencies.

1. Materials and Workmanship Warranty: 5 years
2. Warranty Period: 5 years, premium

C. Standing Seam Roof Premium Weathertight Endorsement:

1. Finish coating shall not peel, blister, chip, crack or check in finish, and shall not chalk in excess of 8 numerical ratings when measured in accordance with ASTM D 4214.
2. Finish coating shall not change color or fade in excess of 5 NBS units as determined by ASTM D 2244.
3. Exterior surficial coating of the painted standing seam metal roof shall be Kynar 500.

D. Finish Warranty:

1. Finish coating shall not peel, blister, chip, crack or check in finish, and shall not chalk in excess of 8 numerical ratings when measured in accordance with ASTM D 4214.
2. Finish coating shall not change color or fade in excess of 5 NBS units as determined by ASTM D 2244.
   a. Panel finish: 25 years.

E. Performance Warranty: Furnish written warranty, stating sheet metal roofing system and flashing (flashing under premium warranty only) under this Section will be maintained in watertight condition and defects resulting from the following items will be corrected without cost to Owner for a period of 20 years.

1. Faulty workmanship
2. Defective materials including sealants and fasteners
3. Water infiltration

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following or equivalent:

1. Varco-Pruden Buildings; a division of BlueScope Buildings, NA
2. Nucor Building Systems
3. Butler Manufacturing Company
4. American Building
5. ACI Building System

2.02 STRUCTURAL-FRAMING MATERIAL

A. Structural-Steel Shapes: ASTM A 36/A 36M or ASTM A 529/A 529M.

B. Steel Plate, Bar, or Strip: ASTM A 529/A 529M, ASTM A 570/A 570M, or ASTM A 572/A 572M; 50,000-psi (345-MPa) minimum yield strength.

C. Steel Tubing or Pipe: ASTM A 500, Grade B; ASTM A 501;ASTM A 53 Grade B.

D. Structural-Steel Sheet: Hot-rolled, ASTM A 570/A 570M, Grade 50 or Grade 55; hot-rolled, ASTM 568/A 568M; or cold-rolled, ASTM A 611, structural-quality, matte (dull) finish.

E. Zinc-Coated (Galvanized) Steel Sheet: ASTM A 653/A 653M, structural quality, Grade 50, with G60 (Z180) coating designation; mill phosphatized.

F. Metallic-Coated Steel Sheet Prepainted with Coil Coating: Steel sheet metallic coated by the hot-dip process and prepainted by the coil-coating process to comply with ASTM A 755/A 755M and the following requirements:
   1. Zinc-Coated (Galvanized) Steel Sheet: ASTM A 653/A 653M, G90 (Z275) coating designation; structural quality.

G. Non-High-Strength Bolts, Nuts, and Washers: ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6); carbon-steel, hex-head bolts; carbon-steel nuts; and flat, unhardened steel washers. <u>All bolts, nuts and washers shall be hot dipped galvanized to a minimum of a G90 coating thickness.</u>

H. High-Strength Bolts, Nuts, and Washers: ASTM A 325 (ASTM A 325M), Type 1, heavy hex steel structural bolts, heavy hex carbon-steel nuts, and hardened carbon-steel washers. <u>All bolts, nuts and washers shall be hot dipped galvanized to a minimum of a G90 coating thickness.</u>

I. Anchor Rods, Bolts, Nuts, and Washers: As follows:
   1. <u>All anchor bolts, threaded rods, nuts and washers shall be hot dipped galvanized to a minimum of a G90 coating thickness.</u>
   2. Unheaded Rods: ASTM A 36/A 36M.
   3. Unheaded Rods: ASTM A 572/A 572M, Grade 50 (Grade 345).
   4. Unheaded Bolts: ASTM A 687, high strength.
   5. Headed Bolts: ASTM A 307, Grade A (ASTM F 568, Property Class 4.6); carbon-steel, hex-head bolts; and carbon-steel nuts.
   6. Headed Bolts: ASTM A 325 (ASTM A 325M), Type 1, heavy hex steel structural bolts and heavy hex carbon-steel nuts.
   7. Washers: ASTM A 36/A 36M.

J. Painting of Structural Steel Framing System
   1. General:
      a. Structural Steel: Prime paint as temporary protection against ordinary atmospheric conditions.
      b. Perform subsequent finish painting, if required, in field as specified in the painting section.
      c. Before painting, clean steel of loose rust, loose mill scale, dirt, and other foreign materials.
   2. Steel Fabricator: Not required to sand blast, flame clean, or pickle steel before painting, unless otherwise specified.
   3. Primary Frames:
      a. Clean steel in accordance with SSPC-SP2.

b. Factory cover steel with 1 coat of gray water-reducible alkyd primer paint formulated to equal or exceed performance requirements SSPC-Paint 15.

c. Minimum Coating Thickness: 3.0 mil.

4. Secondary Structural Members – Roll-Formed:

a. Hot-dipped zinc coating, ASTM A 653, G60; followed by 1 coat of clear acrylic finish.

b. Acrylic-Coated G60 Galvanized Steel: Equal or exceed performance requirements of SSPC Paint-15.

5. Truss Purlins:

a. Hot-dipped zinc coating, ASTM A 653, G60; followed by 1 coat of clear acrylic finish.

b. Acrylic-Coated G60 Galvanized Steel: Equal or exceed performance requirements of SSPC Paint-15.

2.03 PANEL MATERIALS

A. Metallic-Coated Steel Sheet Prepainted with Coil Coating: Steel sheet metallic coated by the hot-dip process and prepainted by the coil-coating process to comply with ASTM A 755/A 755M and the following requirements:

1. Zinc-Coated (Galvanized) Steel Sheet: ASTM A 653/A 653M, G90 (Z275) coating designation; structural quality.

2. Exterior surficial coating of the metallic-coated steel sheets shall have a Kynar 500 finish.

B. Panel Sealants: Provide the following:

1. Sealant Tape: Pressure-sensitive, 100 percent solids, gray polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1/2 inch (13 mm) wide and 1/8 inch (3 mm) thick.

2. Joint Sealant: ASTM C 920; one-part elastomeric polyurethane, polysulfide, or silicone-rubber sealant; of type, grade, class, and use classifications required to seal joints in panels and remain weathertight; or as recommended by metal building system manufacturer.

2.04 INSULATION MATERIALS:

A. Schedule:

1. Roof insulation: Nominal values:

a. Blanket insulation - 6 inches (150 mm); R-value: 30. / U-Factor = 0.065

B. Blanket Insulation: Glass fiber, with factory laminated facing material

1. Glass fiber: Odorless, neutral colored, long filament, flexible resilient, produced in compliance with NAIMA 202-96.

2. Flame spread Index: The composite of fiberglass and facing shall have surface burning characteristics not to exceed 25 flame spread when tested in accordance with UL 723 or ASTM E 84 test methods.

3. Smoke Developed Index: not to exceed 50 smoke development when tested in accordance with UL 723 or ASTM E 84 test methods.
4. UL Classified.
5. Provide facing 3 inches (75 mm) wider than blanket on both edges.

Width: As required for installation.

C. Thermal Blocks: High density, 3/4 inch (19 mm) thick expanded polystyrene, for installation over the purlin.

2.05 FABRICATION

A. General: Design components and field connections required for erection to permit easy assembly and disassembly.
   1. Fabricate components in a manner that once assembled in the shop, they may be disassembled, repackaged, and reassembled in the field.
   2. Mark each piece and part of the assembly to correspond with previously prepared erection drawings, diagrams, and instruction manuals.
   3. Fabricate framing to produce clean, smooth cuts and bends. Punch holes of proper size, shape, and location. Cold-formed members shall be free of cracks, tears, and ruptures.

B. Primary Framing: Shop-fabricate framing components to indicated size and section with baseplates, bearing plates, stiffeners, and other items required for erection welded into place. Cut, form, punch, drill, and weld framing for bolted field assembly.
   1. Make shop connections by welding or by using high-strength bolts.
   2. Join flanges to webs of built-up members by a continuous submerged arc-welding process.
   3. Brace compression flange of primary framing by angles connected between frame web and purlin or girt web, so flange compressive strength is within allowable limits for any combination of loadings.
   4. Weld clips to frames for attaching secondary framing members.
   5. Shop Priming: Prepare surfaces for shop priming according to SSPC-SP 2. Shop prime primary structural members with specified primer after fabrication.

C. Secondary Framing: Shop-fabricate framing components to indicated size and section by roll-forming or break-forming, with baseplates, bearing plates, stiffeners, and other plates required for erection welded into place. Cut, form, punch, drill, and weld secondary framing for bolted field connections to primary framing.
   1. Make shop connections by welding or by using non-high-strength bolts.
   2. Roll-formed Secondary Finish: Hot-dipped zinc coating, ASTM A 653, G60; followed by 1 coat of clear acrylic finish.
   3. Shop Priming: Prepare surfaces for shop priming according to SSPC-SP 2. Shop prime secondary structural members with specified primer after fabrication.

D. Factory Priming for Field-Painted Finish: Where field painting after installation is indicated, apply the specified air-dried primer immediately after cleaning and pretreating.

1. Prime primary, secondary, and end-wall steel framing members with specified primer to a minimum dry film thickness of 3 mil (0.075 mm).
   a. Prime secondary steel framing formed from metallic-coated steel sheet with red-oxide polyester paint, with a minimum dry film thickness of 2.0 mil (0.013 mm) on each side.
2. Prime galvanized members, after phosphoric acid pretreatment, with manufacturer's standard zinc dust, zinc-oxide primer.

E. Tolerances: Comply with MBMA's "Low Rise Building Systems Manual": Chapter IV, Section 9, "Fabrication and Erection Tolerances".

2.06 STRUCTURAL FRAMING

A. Primary Framing: Manufacturer's standard structural primary framing system, designed to withstand required loads and specified requirements. Primary framing includes transverse and lean-to frames; rafter, rake, and canopy beams; sidewall, intermediate, end-wall, and corner columns; and wind bracing.
   1. General: Provide frames with attachment plates, bearing plates, and splice members. Factory drill for field-bolted assembly. Provide frame span and spacing indicated.
      a. Slight variations in span and spacing may be acceptable if necessary to meet manufacturer's standard, as approved by Architect.
   2. Rigid Clear-Span Frames: I-shaped frame sections fabricated from shop-welded, built-up steel plates or structural-steel shapes.
   3. Rigid Modular Frames: I-shaped frame sections fabricated from shop-welded, built-up steel plates or structural-steel shapes. Provide interior columns fabricated from round steel pipe or tube, or shop-welded, built-up steel plates.
   4. Frame Configuration: As indicted on Drawings.
   5. Exterior Column Type: Uniform depth with depth restrictions.
   6. Rafter Type: Tapered with clear dimension requirements.

B. End-Wall Framing: Manufacturer's standard primary end-wall framing fabricated for field-bolted assembly to comply with the following:
   1. End-Wall and Corner Columns: I-shaped sections fabricated from structural-steel shapes; shop-welded, built-up steel plates; with minimum thickness of 0.0747 inch (1.9 mm).
   2. End-Wall Rafters: I- or C-shaped, hot-rolled or cold-formed, structural-steel sheet; with minimum thickness of 0.0598 inch (1.5 mm).

C. Secondary Framing: Manufacturer's standard secondary framing members, including purlins, girts, eave struts, flange bracing, base members, gable angles, clips, headers, jambs, and other miscellaneous structural members as applicable. Fabricate framing from cold-formed, structural-steel sheet or roll-formed, metallic-coated steel sheet prepainted with coil coating, unless otherwise indicated, to comply with the following:
   1. Purlins:
      a. "Z" or “C”-shaped, precision-roll-formed, acrylic-coated G60 galvanized steel in different gauges to meet specified loading conditions.

1) By design from the pre-engineered metal building company.

b. 7-inch, 8-1/2-inch, 10-inch, or 11-1/2-inch-deep "Z" or “C” sections.

c. Attach purlins to main frames and endwalls with minimum 1/2-inch-diameter bolts.

d. Brace purlins at intervals indicated on erection drawings furnished by metal building system manufacture or roof joist supplier through the metal building manufacturer.

e. Concentrated Loads: Hung at purlin panel points.

2. Eave Members:

a. Eave Struts: 7-inch, 8-1/2-inch, 10-inch, or 11-1/2-inch-deep "C" sections, precision-roll-formed, acrylic-coated G60 galvanized steel in different gauges to meet specified loading conditions.

3. Flange Braces and Purlin Braces: Cold formed and installed as indicated on the Drawings.

4. Base or Sill Angles: Minimum 3-by-3-by-0.0747-inch (76-by-51-by-1.9-mm) zinc-coated (galvanized) steel sheet.

5. Purlin and Girt Clips: Minimum 0.1345-inch- (3.4-mm-) thick, zinc-coated (galvanized G-60) steel sheet. Note: The metal building manufacturer shall supply their highest strength hurricane wind clips in the increased wind pressure zones of the roof and walls at the corners, end, and side zones shown on the drawings.

6. Secondary End-Wall Framing: Manufacturer's standard sections fabricated from minimum 0.0747-inch- (1.9-mm-) thick, zinc-coated (galvanized) steel sheet.

7. Framing for Openings: Channel shapes; fabricated from minimum 0.0598-inch- (1.5-mm-) thick, cold-formed, structural-steel sheet or structural-steel shapes. Frame head and jamb of door openings, and head, jamb, and sill of other openings.

8. Miscellaneous Structural Members: Manufacturer's standard sections fabricated from cold-formed, structural-steel sheet; built-up steel plates; or zinc-coated (galvanized) steel sheet; designed to withstand required loads.

D. Bracing: Provide **adjustable** wind bracing as follows: Note: The bracing detail shall be such, that it can be adjusted with all roof joists in place and shall not touch the welding and roof joints.

1. Rods: ASTM A 36/A 36M; ASTM A 572/A 572M, Grade D; or ASTM A 529/A 529M, Grade 50; 1/2-inch- (13-mm-) diameter steel; threaded full length or threaded a minimum of 12 inches (300 mm) at each end. Rods shall be hot dipped galvanized to a minimum of a G90 coating thickness.
2. Cable: ASTM A 475, 1/4-inch- (6-mm-) diameter, extra-high-strength grade, **Class B zinc-coated, seven-strand steel; with threaded end anchors.** Note: Cable is not allowed in the walls.
3. Rigid Portal Frames: Fabricate from shop-welded, built-up steel plates or structural-steel shapes to match primary framing; of size required to withstand design loads.
4. Diaphragm Action of Panels: Design metal building to resist wind forces through diaphragm action of roof and wall panels.
5. Bracing: Provide wind bracing using the methods specified above, at manufacturer's option, with limitations shown on Drawings (i.e. no disruption of aesthetic and structural features of building.

E. Bolts: Provide hot dipped galvanized bolts with a minimum of a G90 coating thickness unless structural-framing components are in direct contact with roof. Provide 316 stainless steel bolts when structural-framing components are in direct contact with roof panels.

2.07 ROOF PANELS

A. SSR Standing Seam Roof Panels; 24 inches (610 mm) wide net coverage, with 3 inches (75 mm) high major ribs formed at the panel side laps, formed for field seaming using electrically operated seaming machine.
   1. Exterior Surficial Coating shall be Kynar 500.
   2. Side joints: Factory applied sealant for field seaming.
   3. Material: Galvalume steel.
   4. Minimum Thickness: 22 gage (0.58 mm).
   5. Standard Roof pitches range from 1/4 inch (6 mm):12 up to 4 inches (102 mm):12
   6. Side laps: Two factory-formed interlocking ribs, with one weather sealed joint, field-seamed into place to form a double-fold 360-degree seam.
   7. Length: Continuous from eave to ridge with only one seam, except at panel interruptions such as roof fans and skylites.
   8. End laps, where required: 4 inches (102 mm) wide, located at a support member.
   9. Staggered Panel endlaps, where required, to avoid a four-panel lap splice.
   10. Panel-to-roof purlin structural attachments: SSR clips with movable tabs which interlock with seamed SSR panel ribs and provide for 1-5/8 inches (41 mm) of panel movement in either direction from center of clip to compensate for thermal effects. Note: The metal building manufacturer shall their highest strength/capacity hurricane roof clips (regardless of design not requiring) in the high wind side, corner, and zones of increased wind pressures as shown on the drawings

   11. Ridge assembly for high end of slopes: SSR Ridge; draw-formed aluminum

seam caps factory-attached to SSR ridge panels that are seamed together along the center of the ridge, utilizing only one weather sealed joint and providing a true expansion joint for panel movement.Rake edge of roof shall be attached to the building structure in a manner which will allow thermal expansion of the SSR roof panels along the gables and will provide the uplift resistance required by code.

12. SSR roof will meet the requirements for UL Class 90 wind uplift. Certification includes IAS.
13. Exposed fasteners are stainless steel capped painted to match the selected color from the VP color chart or special ordered if a special color roof is provided

2.08 DOORS AND FRAMES – Refer to architectural drawings and door/door frame specifications.

2.10 WINDOWS – Refer to architectural drawings and door/door frame specifications.

2.11 ACCESSORIES

A. General: Provide accessories as standard with metal building system manufacturer, and complying with the following:
   1. Provide sheet metal accessories of same material and in same finish as roof and shall have a Kynar 500 exterior surficial coating, unless otherwise indicated.

B. Fasteners: Self-tapping screws, bolts, nuts, self-locking rivets and bolts, end-welded studs, and other suitable fasteners designed to withstand design loads. Provide fasteners with heads matching color of roof or wall sheets by means of plastic caps or factory-applied coating. Comply with the following:
   1. Fasteners for Roof: Self-drilling or self-tapping 316 stainless steel, with EPDM or PVC washer under heads of fasteners bearing on weather side of panels. Note: must be coordinated with overall roof panel systems attachment.
   2. Fasteners for Flashing and Trim: Blind fasteners or self-drilling screws with hex washer head.

3. Blind Fasteners: High-strength aluminum or stainless-steel rivets.

C. Flashing and Trim: Form from 0.0179-inch- (0.45-mm-) thick, zinc-coated (galvanized) steel sheet or aluminum-zinc alloy-coated steel sheet prepainted with coil coating. Provide flashing and trim as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, eaves, rakes, corners, bases, framed openings, ridges, fasciae, and fillers. Finish flashing and trim with same finish system as adjacent roof or wall panels. Exterior surface of the flashing and trim shall have a Kynar 500 exterior surficial coating.

D. Eave Gutters: Roll-formed 26 gage (0.45 mm) steel sheet, with gutter straps, fasteners and joint sealant; manufacturer's standard color. Exterior surface of the gutters shall have a Kynar 500 exterior surficial coating.

E. Downspouts: 26 gage 4 inches by 5 inches (100 by 125 mm) or larger as required for runoff volumes and in 10 foot (3050 mm) lengths, with downspout elbows and downspout straps; same color as wall panels unless specified otherwise. Exterior surface of the downspouts shall have a Kynar 500 exterior surficial coating.

F. Closures: Closed-cell, laminated polyethylene; minimum 1-inch- (25-mm-) thick, flexible closure strips; cut or premolded to match roof panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.

2.12 FINISHES, GENERAL

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Contractor shall examine substrates, with Erector present, for compliance with requirements for installation tolerances and other conditions affecting performance of metal building system.
   1. For the record, prepare written report, endorsed by Erector, listing conditions detrimental to performance of work.
   2. Proceed with erection only after unsatisfactory conditions have been corrected.

B. Before erection proceeds, survey elevations and locations of concrete and masonry bearing surfaces, baseplates, and anchor bolts to receive structural framing. Verify compliance with requirements and metal building system manufacturer's tolerances.
   1. Engage land surveyor to perform surveying.

3.02 PREPARATION

A. Clean substrates of substances, including oil, grease, rolling compounds, incompatible primers, and loose mill scale, that impair bond of erection materials.

B. Surface Preparation: Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition and as specified.

3.03 ERECTION

A. The Contractor shall brace the partially erected pre-engineered metal building as per the PEMB Manufacturer’s erection guidelines and per AISC steel erection requirements. The Contractor shall ensure a stable building due to field bracing during the erection of the pre-engineered metal building and its ancillary components.

B. Erect metal building system according to manufacturer's written instructions and erection drawings.

C. Do not field cut, drill, or alter structural members without written approval from metal building system manufacturer's professional engineer.

D. Set structural framing in locations and to elevations indicated and according to AISC specifications referenced in this Section. Maintain structural stability of frame during erection.

E. Baseplates and Bearing Plates: Clean concrete and masonry bearing surfaces of bond-reducing materials and roughen surfaces before setting baseplates and bearing plates. Clean bottom surface of baseplates and bearing plates.
   1. Set baseplates and bearing plates for structural members on wedges, shims, or setting nuts.
   2. Tighten anchor bolts after supported members have been positioned and plumbed. Do not remove wedges or shims but, if protruding, cut off flush with edge of baseplate or bearing plate before packing with grout.
   3. Pack grout solidly between bearing surfaces and plates so no voids remain. Finish exposed surfaces, protect installed materials, and allow to cure
      a. Comply with manufacturer's written instructions for proprietary grout materials.

F. Align and adjust framing members before permanently fastening. Before assembly, clean bearing surfaces and other surfaces that will be in permanent contact. Make adjustments to compensate for discrepancies in elevations and alignment.
   1. Level and plumb individual members of structure.
   2. Establish required leveling and plumbing measurements on mean operating

temperature of structure. Make allowances for difference between temperature at time of erection and mean temperature at which structure will be when completed and in service.

G. Primary Framing and End Walls: Erect framing true to line, level, plumb, rigid, and secure. Level baseplates to a true even plane with full bearing to supporting structures, set with double-nutted anchor bolts. Use grout to obtain uniform bearing and to maintain a level base-line elevation. Moist cure grout for not less than seven days after placement.

1. Make field connections using high-strength bolts. Tighten bolts by turn-of-the-nut method.

H. Secondary Framing: Erect framing true to line, level, plumb, rigid, and secure. Fasten secondary framing to primary framing using clips with field connections using non-high-strength bolts. Hold rigidly to a straight line by sag rods.
1. Provide rake or gable purlins with tight-fitting closure channels and fasciae.
2. Locate and space wall girts to suit door and window arrangements and heights.
3. Locate canopy framing as indicated.
4. Provide supplemental framing at entire perimeter of openings, including doors, windows, louvers, ventilators, and other penetrations of roof and walls.

I. Bracing: Install bracing in roof and sidewalls where indicated on erection drawings.
1. Tighten rod and cable bracing to avoid sag.
2. Locate interior end bay bracing only where indicated.

3.04 ROOF PANEL INSTALLATION

A. General: Provide roof panels with minimum splices and staggered endlaps from eave to ridge. Install panels perpendicular to purlins.
1. Install in compliance with manufacturer's instructions.
2. Exercise care when cutting prefinished material to ensure cuttings do not remain on finish surface.
3. Fasten cladding system to structural supports, aligned level and plumb.
4. Locate end laps over supports. End lap panels according to manufacturer's recommendations. Place sidelaps over adjacent panel and mechanically seam or stitch fastener per erection guidelines.
5. Provide expansion joints where required; this determination shall be by the metal building manufacturer.
6. Use concealed fasteners where required.
7. Install sealant and gaskets to prevent weather penetration.
8. Install system free of rattles, noise due to thermal movement, and wind whistles.
9. Install door frames, service doors, overhead doors, window and glass, and gutter system in compliance with manufacturer's instructions.
10. Seal wall and roof accessories watertight and weathertight with sealant in compliance with building manufacturer's standard procedures.
11. Rigidly support and secure gutters and downspouts. Joint lengths with formed seams sealed watertight. Flash and seal gutters to downspouts.

12. Tolerances:
13. Framing Members: 1/4 inch (6 mm) from level; 1/8 inch (3 mm) from plumb.
14. Racking: 1/8 inch (3 mm) from true position. Provide shoring to maintain position prior to cladding installation

3.05 ACCESSORY INSTALLATION

A. General: Install gutters, downspouts, ventilators, louvers, wallites, skylites and other applicable accessories according to manufacturer's written instructions, with positiveanchorage to building and weathertight mounting. Coordinate installation with flashings and other components.

B. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide for thermal expansion of metal units; conceal fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that will be permanently watertight and weather resistant.
   1. Install exposed flashing and trim that is without excessive oil canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof and weather-resistant performance.
   2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet (3 m) with no joints allowed within 24 inches (610 mm) of corner or intersection. Where lapped or bayonet-type expansion provisions cannot be used or would not be sufficiently weather resistant and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with mastic sealant (concealed within joints).
   3. Separations: Separate metal from incompatible metal or corrosive substrates by coating concealed surfaces, at locations of contact, with asphalt mastic or other permanent separation as recommended by manufacturer.

C. Gutters: Join sections with riveted and soldered or lapped and sealed joints. Attach gutters to eave with gutter hangers spaced not more than 4 feet (1.2 m) o.c. using manufacturer's standard fasteners. Provide end closures and seal watertight with sealant. Provide for thermal expansion.

D. Downspouts: Join sections with 1-1/2-inch (38-mm) telescoping joints. Provide fasteners designed to hold downspouts securely 1 inch (25 mm) away from walls; locate fasteners at top and bottom and at approximately 60 inches (1500 mm) o.c. in between.
   1. Tie downspouts to underground drainage system as shown.

3.06 ERECTION AND LOCATION TOLERANCES

A. Structural-Steel Erection Tolerances: Comply with erection tolerance limits of AISC S303, "Code of Standard Practice for Steel Buildings and Bridges”.

B. Roof Panel Installation Tolerances: Shim and align units within installed tolerance of

1/4 inch in 20 feet (6 mm in 6 m) on slope and location lines as indicated and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

3.07 FIELD QUALITY CONTROL

A. Testing Agency: Owner may engage a qualified independent testing agency to perform field quality-control testing.

Africatown Door Hardware Schedule

All Hardware to be brushed nickel finish and meet Specifications found in Sections 087100 and 087200. All doors to receive standard hinges unless otherwise noted.

1. Door 105
    a. (Pair) Doors Closes
    b. Storage Room Lock
    c. Dummy Lock
    d. Surface Bolt
    e. Weatherstripping
    f. Threshold
2. Door 112, 113
    a. Storage Room Lock
    b. Door Stop
    c. Silencers
3. Door 111
    a. Office Locks
    b. Door Stop
    c. Silencer
4. Door 114, 115
    a. Push Pull Hardware
    b. Door Closer
    c. Silencer
    d. Door stop
5. Door 121
    a. Storage Room Lock
    b. Door Stop
    c. Silencers
    d. Weatherstripping
    e. Threshold
6. Door 108
    a. Passage Lock
    b. Door Stop
    c. Silencer
7. Door 123
    a. Privacy Lock
    b. Door Stop
    c. Silencer
8. Doors 116, 117,120
    a. Privacy Lock
    b. Door Closer
    c. Door Stop
    d. Threshold
    e. Weatherstripping
9. Door 109B
    a. Office Lock
    b. Door Stop
    c. Silencers

10. Door 109A
    a. Panic Hardware with Keyed lever exterior trim (meet door wind and impact ratings)
    b. Door Closer
    c. Threshold
    d. Weatherstripping
11. Doors 101 A-D
    a. (Pair) Panic Hardware with Keyed lever exterior trim (meet door wind and impact ratings)
        i. Door 101A to be prepped for Receive Maglock and Badge Reader
    b. (Pair) Door Closer
    c. Threshold
    d. Weatherstripping
    e. Continuous hinges.
12. Doors 107 and 124
    a. Barn Door hardware
    b. Keyed Flush Bolt with floor receiver

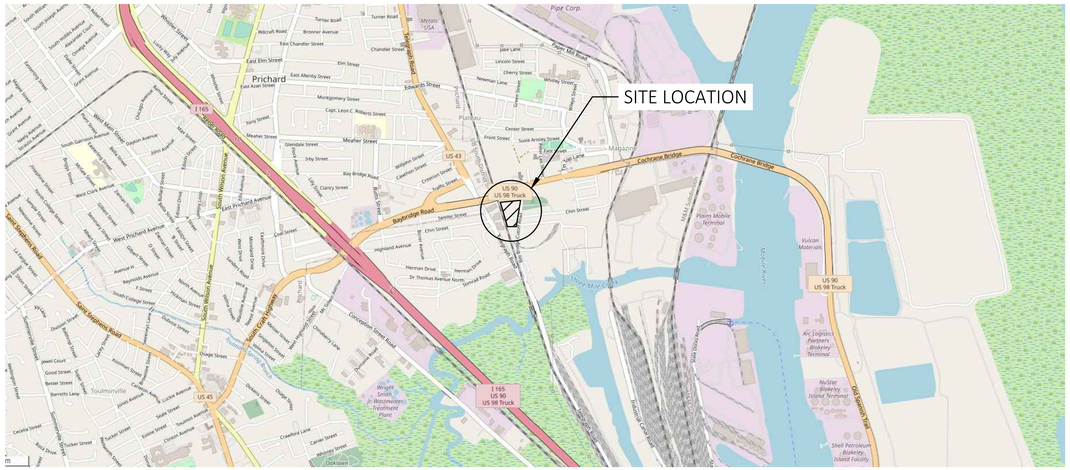
CONTACTS

ARCHITECT:
MOTT MACDONALD
107 ST. FRANCIS ST
SUITE 2900
MOBILE, AL 36602
PHONE: (251) 298-8476
CONTACT: ANDREW MARASCA, RA

CIVIL ENGINEER:
SARCOR, LLC
1116 20TH STREET SOUTH #322
BIRMINGHAM, AL 35205
PHONE: 205-227-8733
CONTACT: JEFFREY HAVERCROFT, P.E.

SURVEYOR:
WATTIER SURVEYING, INC.
4318 DOWNTOWNER LOOP N
SUITE H
MOBILE, AL 36609
PHONE: 251-342-2640
CONTACT: MARK A. WATTIER, PLS

LANDSCAPE ARCHITECT:
CHRISTIAN PREUS LANDSCAPE ARCHITECTURE
307 DE LA MARE AVE
FAIRHOPE, AL 36532
PHONE: (855) 539-5086
CONTACT: MATTHEW PEA



SITE LOCATION MAP
(N.T.S.)

GENERAL NOTES

1. SITE SURVEY WAS PROVIDED BY THE FOLLOWING COMPANY:

   WATTIER SURVEYING, INC.
   4318 DOWNTOWNER LOOP N
   SUITE H
   MOBILE, AL 36609
   PHONE: 251-342-2640
   CONTACT: MARK A. WATTIER, P.L.S.

2. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SPECIFICATIONS. THE ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. ALL WORK SHALL BE AS INDICATED AND STIPULATED ON THE DRAWINGS AND IN THE SPECIFICATIONS.

3. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS AND FAMILIARIZE HIMSELF / HERSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

4. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS AND/OR CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.

6. THESE DRAWINGS ARE FORMATTED FOR 24" X 36". OTHER SIZE VERSIONS ARE NOT PRINTED TO THE SCALE CALLED OUT OR SHOWN.

7. CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT SURVEY OF THE TOTAL SITE, INCLUDING, BUT NOT LIMITED TO, TOPOGRAPHY, SITE UTILITIES, TREE LOCATIONS, ETC., AS PART OF THE CLOSE-OUT DOCUMENTS.

8. CONTRACTOR IS RESPONSIBLE FOR THE COST AND FEES ASSOCIATED WITH THE EXECUTION OF WORK. THIS INCLUDES ANY AND ALL PERMITS AND IMPACT FEES INCLUDING, BUT NOT LIMITED TO, DEMOLITION PERMITS, ENVIRONMENTAL OR GRADING PERMITS, BUILDING PERMITS, SANITARY SEWER CONNECTION OR IMPACT FEES, WATER TAP FEES, ETC.

9. IN THE CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IN WRITING.

10. IF THE CONTRACTOR DAMAGES ANY SITE FEATURES DURING CONSTRUCTION, HE SHALL AT HIS OWN EXPENSE REPLACE OR REPAIR THE FEATURES IMMEDIATELY TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER OR DESIGNATED REPRESENTATIVE.

11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY AND FOR COMPLIANCE WITH ALL SAFETY CODES AND REGULATIONS OF THE GOVERNING JURISDICTIONS.

12. DEVIATIONS FROM THESE PLANS AND ANY ASSOCIATED SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER OF RECORD MAY CAUSE WORK TO BE UNACCEPTABLE.

13. WHEN APPLICABLE, FIRE DEPARTMENT ACCESS SHALL BE ALWAYS MAINTAINED.

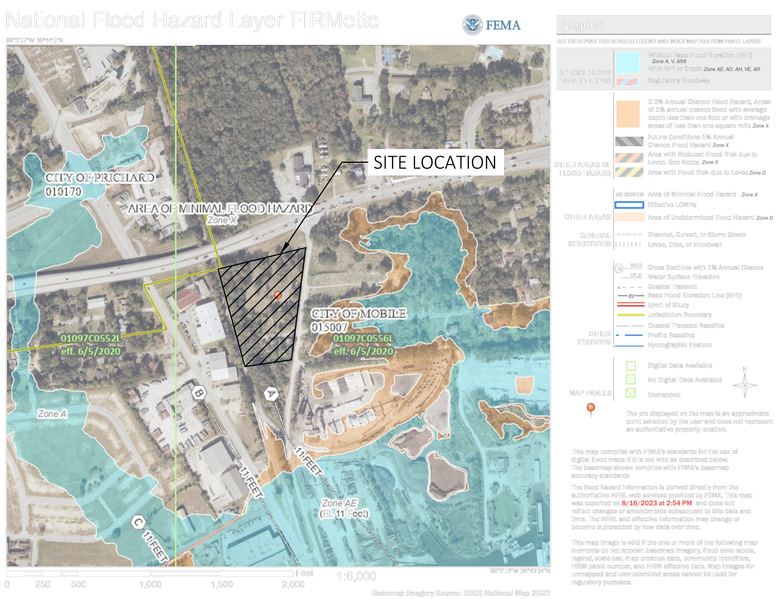
14. WHEN APPLICABLE, SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AND METHODS WHICH MAY BE NECESSARY FOR THE PUBLIC SAFETY AND PROTECTION SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCES AND M.U.T.C.D. (CURRENT EDITION) AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

15. AT A MINIMUM, WORK WILL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MOBILE STANDARDS AND SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS PROJECTS.

16. A FINAL INSPECTION IS REQUIRED BEFORE THE PROJECT CAN BE RELEASED.

SITE SUMMARY

ADDRESS:	1959 BAY BRIDGE CUTOFF ROAD
PARCEL ID:	R022902440003076.000
OWNER:	CITY OF MOBILE P.O. BOX 1827 MOBILE, AL 36633
ZONING:	B-3 (COMMUNITY BUSINESS)
TOTAL AREA:	2.88+/- AC
DISTURBED AREA:	2.34+/- AC



FEMA FIRM DATED 6/5/2020 (N.T.S.)
SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE

STANDARD RIGHT-OF-WAY NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF MOBILE ROW SECTION VIA E-MAIL AT RIGHTOFWAY.INSPECT@CITYOFMOBILE.ORG A MINIMUM OF 24 HOURS PRIOR TO BEGINNING ANY WORK WITHIN THE ROW OR PUBLIC EASEMENT FOR ASSIGNMENT OF THE CITY OF MOBILE ROW INSPECTOR. PRIOR NOTICE APPLIES TO ALL ACTIVITY WITHIN THE ROW INCLUDING MOBILIZATION, TRENCHING, BORING, CONCRETE PLACEMENT, ETC. FAILURE TO CONTACT THE CITY OF MOBILE ROW SECTION PRIOR TO BEGINNING ANY WORK IS A VIOLATION OF THE CITY OF MOBILE ROW ORDINANCE AND MAY INVOKE ENFORCEMENT ACTION IN THE FORM OF A MUNICIPAL OFFENSE TICKET.

2. THE ROW PERMIT SHALL EXPIRE UPON THE COMPLETION OF THE WORK OR IF THERE IS ANY SUSPENSION IN THE PROGRESSION OF WORK GREATER THAN OR EQUAL TO SIX (6) MONTHS FROM THE DATE OF PERMIT APPROVAL. THE CITY MAY REQUIRE A SUBMISSION OF A SCHEDULE/DEADLINE FOR COMPLETION OF WORK. PERMITTED WORK IN THE ROW NOT COMPLETED IN A TIMELY MANNER IS A VIOLATION OF THE CITY OF MOBILE ROW ORDINANCE AND MAY INVOKE ENFORCEMENT ACTION IN THE FORM OF A MUNICIPAL OFFENSE TICKET.

3. THE CONTRACTOR SHALL SCHEDULE AND OBTAIN AN APPROVED FORMWORK INSPECTION FROM THE ASSIGNED CITY OF MOBILE ROW INSPECTOR PRIOR TO PLACEMENT OF CONCRETE TO CONFIRM MINIMUM DIMENSIONAL STANDARDS ARE MET.

4. THE PERMITTEE SHALL SCHEDULE AND OBTAIN AN APPROVED PIPE INSPECTION FROM THE CITY OF MOBILE ROW INSPECTOR PRIOR TO PLACEMENT OF FILL TO CONFIRM PIPE JOINTS ARE WRAPPED AND NO LIFTING HOLES ARE PRESENT.

5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF MOBILE ROW SECTION VIA E-MAIL AT RIGHTOFWAY.INSPECT@CITYOFMOBILE.ORG OF ANY INCIDENTAL DAMAGE TO ANY CITY OF MOBILE FACILITIES IN THE ROW OR PUBLIC EASEMENTS INCLUDING SIDEWALKS, DRIVEWAYS, ADA RAMPS, CURB AND GUTTER, DRAINAGE STRUCTURES AND PIPES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGED FACILITIES TO THE CITY OF MOBILE STANDARDS, IN A TIMELY MANNER, AND AT NO COST TO THE CITY OF MOBILE.

6. ALL WORK WITHIN THE CITY OF MOBILE ROW OR PUBLIC EASEMENTS MUST COMPLY WITH THE "MOBILE RIGHTS OF WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE". A COPY OF THE ORDINANCE MAY BE FOUND AT THE MUNICODE WEBSITE FOR THE CITY OF MOBILE ORDINANCE CHAPTER 57, ARTICLE VIII.

7. ALL WORK IN THE ROW SHALL COMPLY WITH THE STORMWATER MANAGEMENT AND FLOOD CONTROL ORDINANCE AND FLOOD PLAIN MANAGEMENT PLAN OF THE CITY OF MOBILE, ALABAMA, INCLUDING BUT NOT LIMITED TO: A. DO NOT ALTER THE NATURAL DRAINAGE FLOW PATTERN IN THE AREA OF WORK. B. DO NOT DIVERT STORM WATER ONTO ADJACENT PROPERTY OR INCREASE THE AMOUNT OF NATURAL DRAINAGE FLOW ONTO AN ADJACENT PROPERTY OWNER OR PREVENT THE NATURAL FLOW OF WATER IN THE AREA OF WORK. C. DO NOT FILL WETLANDS WITHOUT A PERMIT FROM THE US ARMY CORPS OF ENGINEERS. D. DO NOT FILL WITHIN OR ALTER A SPECIAL FLOOD HAZARD AREA (FLOODPLAIN) WITHOUT AN ENGINEERED FLOOD STUDY OR VIOLATE ANY OF THE REQUIREMENTS IN DIVISION 2 OF THE STORMWATER MANAGEMENT AND FLOOD CONTROL ORDINANCE SPECIFICALLY.

8. WITH THE EXCEPTION OF MAJOR ROADWAY REHABILITATIONS/IMPROVEMENTS, ALL RESTORATION WORK ASSOCIATED WITH EXCAVATIONS WITHIN A PUBLIC ROADWAY INCLUDING THE PLACEMENT AND COMPACTION OF SUB-BASE, BASE, AND BITUMINOUS OR CONCRETE PAVEMENT SHALL COMPLY WITH CITY OF MOBILE STANDARD DRAWINGS 11 (SHEETS 1-3) (WHICHEVER IS APPLICABLE). REFER TO THE STANDARD DRAWING DETAILS INCLUDED IN THIS PLAN SET.

9. THE FINAL RESURFACING LIMITS OF ANY ROADWAY RESTORATION SHALL BE AT THE DISCRETION OF THE CITY ENGINEER, TO BE DETERMINED BY A FIELD INSPECTION/SITE VISIT UPON COMPLETION OF THE INSTALLATION OF ALL PERMITTED INFRASTRUCTURE/FACILITIES, PRIOR TO THE CONTRACTOR BEGINNING PAVING.

10. ALL SIDEWALK CONSTRUCTION IN THE ROW SHALL COMPLY WITH CITY OF MOBILE STANDARD DRAWING 12. REFER TO THE STANDARD DRAWING DETAILS INCLUDED IN THIS PLAN SET. CITY OF MOBILE CONSOLIDATED STANDARD ROW NOTES ENGINEERING PERMITTING DEPARTMENT PAGE 2 REV. 8-13-20

11. SIDEWALKS IN THE ROW SHALL NOT BE OBSTRUCTED, PARKED UPON, OR DRIVEN UPON WITHOUT EXPLICIT APPROVAL DOCUMENTED IN WRITING OR ON THE PERMITTED PLANS. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY INVOKE ENFORCEMENT ACTION IN THE FORM OF A MUNICIPAL OFFENSE TICKET.

12. ON SUBSTANTIAL DEVELOPMENT/REDEVELOPMENT PROJECTS, ANY SIDEWALK PANELS IN THE ROW WHICH ARE CRACKED, HAVE BEEN SHOVED CREATING A TRIPPING HAZARD, OR THOSE WHICH HAVE BEEN WORN TO THE EXTENT THAT THEY CREATE A SLIPPING HAZARD, SHALL BE REPLACED. THE DETERMINATION OF THIS CONDITION IS ULTIMATELY THE DECISION OF THE CITY.

13. ALL DRIVEWAY APRON CONSTRUCTION IN THE ROW SHALL COMPLY WITH CITY OF MOBILE STANDARD DRAWINGS 3 (SHEETS 1 AND 2), 5/5 SW (SHEETS 1 AND 2), 6, OR 10 (WHICHEVER IS APPLICABLE). REFER TO THE STANDARD DRAWING DETAILS INCLUDED IN THIS PLAN SET.

14. ALL ADA RAMPS AND LANDING CONSTRUCTION IN THE ROW SHALL COMPLY WITH CITY OF MOBILE STANDARD DRAWINGS 7 (SHEETS 1 AND 2), 8 (SHEETS 1 AND 2), 9 (SHEETS 1 AND 2) (WHICHEVER IS APPLICABLE). REFER TO THE STANDARD DRAWING DETAILS INCLUDED IN THIS PLAN SET. ADA COMPLIANT TRUNCATED DOME PANELS SHALL BE ANCHORED AND CAST IN PLACE, NOT BOLTED DOWN AND RETROFITTED.

15. ALL CONTROL AND EXPANSION JOINTING IN THE ROW SHALL COMPLY WITH THE MATERIAL AND DIMENSIONAL REQUIREMENTS ON CITY OF MOBILE STANDARD DRAWING 12. WOOD SHALL NOT BE USED AS EXPANSION JOINT MATERIAL. EXPANSION JOINTS SHALL BE REQUIRED WHERE ANY CONCRETE STRUCTURE ABUTS ANOTHER CONCRETE STRUCTURE OR NON-YIELDING MATERIAL. THE SPACING OF CONTROL AND EXPANSION JOINTS FOR VARIOUS CONCRETE STRUCTURES SHALL BE AS FOLLOWS: A. SIDEWALKS - CONTROL JOINS SHALL BE PLACED EVERY 4 FEET OR EQUIVALENT WITH THE WIDTH OF THE SIDEWALK (MAXIMUM 10 FEET). EXPANSION JOINTS SHALL BE PLACED EVERY 30 FEET TO 32 FEET. B. DRIVEWAYS AND CURB AND GUTTER - CONTROL JOINTS SHALL BE PLACED EVERY 8 FEET TO 10 FEET. EXPANSION JOINTS SHALL BE PLACED EVERY 32 FEET TO 40 FEET.

16. ALL STORM DRAIN PIPE INSTALLED IN THE CITY OF MOBILE ROW, PUBLIC EASEMENT, OR CARRYING CITY OF MOBILE SYSTEM STORMWATER SHALL HAVE THE JOINTS WRAPPED WITH FILTER FABRIC, SHALL HAVE NO LIFTING HOLES (FILLING LIFTING HOLES IS NOT ALLOWED WITHOUT EXPLICIT APPROVAL), SHALL BE A MINIMUM OF 15 INCH IN DIAMETER, AND SHALL BE CLASS III OR STRONGER REINFORCED CONCRETE PIPE (RCP). THE CONTRACTOR NEEDS TO NOTIFY THE PIPE MANUFACTURER AHEAD OF TIME THAT THE PROJECT IS WITHIN THE CITY OF MOBILE ROW TO OBTAIN PIPE WITHOUT LIFTING HOLES.

17. STORM DRAINAGE CONNECTIONS SHALL OCCUR AT THE JUNCTION BOX OR INLET. IF THERE IS NOT AN EXISTING INLET OR JUNCTION BOX TO CONNECT TO, THEN ONE SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT ALDOT STANDARD AND SPECIAL DRAWINGS.

18. ANY EXCESS SOIL PRODUCED AS A RESULT FROM ANY EXCAVATION IN THE ROW SHALL BE REMOVED FROM THE ROW.

19. NO EXCAVATIONS IN THE ROW SHALL BE LEFT OPEN OVERNIGHT UNLESS THE EXCAVATION HAS BEEN PROPERLY SECURED WITH APPROPRIATE SAFETY EQUIPMENT (E.G. STEEL PLATES, BARRICADES, SAFETY FENCING/SCREENING). EXCAVATIONS IN THE ROW SHALL NOT BE LEFT OPEN FOR EXCESSIVE AMOUNTS OF TIME REGARDLESS OF SAFETY EQUIPMENT.

20. NO EXCAVATIONS OR JETTING SHALL BE DONE UNDER THE CURBS AND GUTTERS, SIDEWALK, OR DRIVEWAYS, OR OTHER HARDSCAPES WITHIN THE ROW WITHOUT REMOVAL AND REPLACEMENT OF THE OVERLYING STRUCTURE. BORING, USING A MISSILE, OR OTHER METHODS WHICH DO NOT EXCAVATE AND UNDERMINE THE COMPACTION OF THE UNDERLYING SOIL SHALL BE PERMISSIBLE.

21. ALL DISTURBED AREAS IN THE NEUTRAL GROUND OF THE ROW SHALL BE SOLID SODDED OR STABILIZED ACCORDING TO AN APPROVED LANDSCAPING PLAN. THE SOD SHALL BE FLUSH WITH THE TOP OF THE SIDEWALK. IF LANDSCAPING IS PRESENT, THE ROW SHALL BE RESTORED IN KIND. IN SOME INSTANCES, AT THE DISCRETION OF THE CITY, EXISTING VEGETATION MAY REQUIRE REMOVAL AND RESTORATION OF EXISTING BARE AREAS MAY REQUIRE PLACEMENT OF SOD.

22. INSTALLATION OF IRRIGATION SYSTEMS WITHIN THE ROW SHALL REQUIRE A SEPARATE ROW PERMIT OR SHALL BE PERMITTED BY INCLUSION OF AN IRRIGATION PLAN (INCLUDING LOCATIONS OF METERS, VALVES, SPRINKLER HEADS AND SPRAY DIRECTION/LENGTH) IN THE APPROVED PLANS. THE CITY RESERVES THE RIGHT TO REMOVE IRRIGATION IN THE ROW AND ASSUMES NO LIABILITY FOR DAMAGES ASSOCIATED WITH IRRIGATION SYSTEMS.

23. ALL UTILITY PIPES, CONDUITS, AND FACILITIES AND ASSOCIATED EXCAVATION SHALL MAINTAIN A MINIMUM 36 INCHES OF SEPARATION (VERTICALLY, HORIZONTALLY, OR COMBINATION THEREOF) FROM CITY OF MOBILE STORM DRAINAGE PIPES AND STRUCTURES. IF A MINIMUM OF 36 INCHES OF SEPARATION CANNOT BE MAINTAINED DUE TO DIMENSIONAL CONSTRAINTS IN THE FIELD, AS A CONDITION OF APPROVAL, THE CITY OF MOBILE MAY REQUIRE ADDITIONAL PRECAUTIONARY MEASURES TO BE TAKEN CITY OF MOBILE CONSOLIDATED STANDARD ROW NOTES ENGINEERING PERMITTING DEPARTMENT PAGE 3 REV. 8-13-20 SUCH AS LIMITING EXCAVATION EFFORTS TO HAND TRENCHING, PRESENCE OF A ROW INSPECTOR WHILE PROBING, LOCATING, AND EXCAVATING WITHIN 36 INCHES OF THE PIPE/STRUCTURE, OR THE PROVISION OF POST CONSTRUCTION STORM DRAINAGE VIDEOS. PLEASE REFER TO ANY SITE-SPECIFIC NOTES ON THE PLAN/PROFILE SHEETS AND/OR CROSS-SECTIONS DETAILS AS WELL AS ANY CONDITIONS PRINTED ON THE PERMIT FOR ANY REQUIRED WORK RESTRICTIONS.

24. ALL UTILITIES IN THE CITY OF MOBILE ROW SHALL BE PLACED AT A MINIMUM DEPTH OF 36 INCHES AND 48 INCHES OUTSIDE AND INSIDE OF ROADWAYS RESPECTIVELY.

MOTT MACDONALD
Architects Engineers Surveyors
107 St. Francis Street - Suite 2900
Mobile, AL 36602
Telephone (251) 343-4366 Fax (251) 343-6902

AFRICATOWN WELCOME CENTER

City of Mobile - Africatown Welcome Center 1959
1959 Bay Bridge Cutoff Road
Mobile, Alabama 36610

ALABAMA LICENSED No. 32428 PROFESSIONAL ENGINEER 10/27/2023 JEFFREY V. HAVERCROFT

DATE	REV	REVISIONS DESCRIPTION
09/02/24		REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacali
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
C100

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PLANS LEGEND AND ABBREVIATION SHEET

SITE

PROPERTY LINE	
ADJACENT / OFF-SITE PROPERTY LINE	PL PL
RIGHT-OF-WAY LINE	ROW
ROADWAY CENTERLINE	
FENCE	x x
TREE LINE	
HANDRAIL	
TREES (TYPICAL)	
BENCHMARK	
SIGN (SINGLE POLE)	
BOLLARD	
SURVEY MONUMENT FOUND	
SURVEY MONUMENT SET	

EROSION CONTROL

SILT FENCE	SF
LIMITS OF DISTURBANCE	
TREE PROTECTION	TP
INLET PROTECTION	
TEMPORARY SEEDING	TS
MULCHING	MU
PERMANENT SEEDING	PS
TEMPORARY CONSTRUCTION ENTRANCE	TCE
OUTLET PROTECTION	
EROSION CONTROL BLANKET	ECB

EXISTING PAVEMENT (RETAIN)	
EXISTING PAVEMENT (REMOVE)	
EXISTING PAVEMENT (RETAIN & OVERLAY)	
CONCRETE (EXISTING OR REQUIRED)	
EXISTING CONCRETE (REMOVE)	
DEMOLISION	

UTILITIES

	EXISTING	PROPOSED
SANITARY SEWER LINE	S	SS
OVERHEAD ELECTRIC LINE	OE	OE
UNDERGROUND ELECTRIC LINE	UE	UE
OVERHEAD TELECOM LINE	OT	OT
UNDERGROUND TELCOM LINE	UT	UT
GAS LINE	GAS	GAS
WATER LINE	W	W
SANITARY SEWER MANHOLE	S	SS
SANITARY SEWER CLEANOUT	CO	CO
POWER POLE		
GUY ANCHOR		
LIGHT POLE		
POWER MANHOLE	P	P
TELCOM PEDESTAL	T	T
TELCOM MANHOLE	T	T
GAS VALVE	GV	GV
FIRE HYDRANT		
WATER VALVE	WV	WV
WATER METER		

GRADING AND DRAINAGE

	EXISTING	PROPOSED
MINOR (1') CONTOUR LINE	574	574
MAJOR (5') CONTOUR LINE	575	575
STORM DRAIN LINE		
STORM DRAIN MANHOLE	D	D
CATCH BASIN	CB	CB
SLOPE ARROW	2.00%	
STORM WATER FLOW ARROW		

ABBREVIATIONS

ACRE	AC	POUND	LB
ALABAMA DEPARTMENT OF TRANSPORTATION	ALDOT	POWER POLE	PP
APPROXIMATE(LY)	APP	PRESENT	PRES
ASPHALT	ASPH	PROJECT	PROJ
BARBED WIRE	B/W	PROPERTY LINE	℄
BEARING	BRNG	PROPOSED	PROP
BENCH MARK	BM	QUANTITY	QUANT
BOUNDARY	BDY	RADIUS	R
BUILDING	BLDG	RAILROAD	RR
CAST-IN-PLACE	CIP	REINFORCED CONCRETE	RC
CATCH BASIN	CB	RELOCATE	RELC
CENTERLINE	℄	REMOVE	REM
CHAIN LINK	C/L	REQUIRED	REQ
CONCRETE	CONC	RETAIN(ING)	RET
CONSTRUCTION LIMITS	CONST LIM	REVISION	REV
CORNER	COR	RIGHT	RT
CORRUGATED METAL PIPE	CMP	RIGHT OF WAY	ROW
COUNTY	CO	RIVER	RIV
COUNTY ROAD	CO-RD	ROAD	RD
CREEK	CK	ROADWAY	RDWY
CROSS SECTION	X-SECT	SANITARY SEWER	SS
CUBIC	CU	SECTION	SEC
CUBIC FEET PER SECOND	CFS	SERVICE	SERV
CUBIC YARDS	CU YD	SHOULDER	SHLD
CULVERT	CULV	SIDEWALK	SW
CURB AND GUTTER	C&G	SOUTH	S
DEED BOOK	DB	SPECIAL	SP
DIAMETER	DIA	SQUARE	SQ
DIRECTION	DIR	SQUARE FEET	SQ FT
DISTANCE	DIST	SQUARE YARD	SQ YD
DOUBLE	DBL	STANDARD	STD
DRAINAGE AREA	DA	STATION	STA
DRIVE	DR	STORM DRAIN	STRM
DROP INLET	DI	STREET	ST
EACH	EA	STRUCTURE	STR
EASEMENT	ESMT	SUB-GRADE	SG
EAST	E	SURVEY	SURV
EDGE OF PAVEMENT	EP	TANGENT	TAN
ELEVATION	EL OR ELEV	TELEPHONE/TELECOM	TEL
EXCAVATION	EXCAV	TEMPORARY	TEMP
EXISTING	EX	TOWNSHIP	TSHP
FEET	FT	TYPE	TY
FINISHED GRADE	FG	UNDERGROUND	U/G
FIRE HYDRANT	FH	UNDERGROUND ELECTRIC	UE
FLOW LINE	FL	UNDERGROUND TELEPHONE/TELCOM	UT
GRAVEL	GRV	UNKNOWN	UNK
GUARDRAIL	GR	UNPAVED	UNPVD
GUY WIRE	GUY	VALLEY GUTTER	VG
HEADWALL	HDWL	VARIABLE	VAR
HIGHWAY	HWY	VERTICAL	VERT
HORIZONTAL	HOR	VITRIFIED CLAY PIPE	VCP
IN PLACE	IN-PL	VOLUME	VOL
INCHES	IN	WEST	W
INCLUDING	INCL	YARD	YD
IRON PIN FOUND	IPF		
IRON PIN SET	IPS		
JUNCTION BOX	JB		
LANE	LN		
LEFT	LT		
LIGHT POLE	LP		
LIMIT	LIM		
LINEAR	LIN		
MANHOLE	MH		
MAP BOOK	MB		
MARKER	MKR		
MAXIMUM	MAX		
MEASUREMENT	MEAS		
MEDIAN	MED		
MILE POST	MP		
MILES	MI		
MILES PER HOUR	MPH		
MINIMUM	MIN		
MONUMENT	MON		
MULTIPLE	MULT		
NORTH	N		
NORTHING-EASTING	N-E		
NOT IN CONTRACT	NIC		
NOT TO SCALE	NTS		
NUMBER	NO		
ON CENTER	OC		
OVERHEAD ELECTRIC	OE		
OVERHEAD TELEPHONE/TELCOM	OT		
PAGE	PG		
PAVED	PVD		
PAVEMENT	PVMT		
PEDESTAL	PED		
PIPE END TREATMENT	PET		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		
POINT OF INTERSECTION	PI		
POINT OF TANGENCY	PT		
POLYVINYL CHLORIDE PIPE PVC			

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AFRICATOWN WELCOME CENTER

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ALABAMA LICENSED No. 32428 PROFESSIONAL ENGINEER JEFFREY V. HAVERCROFT 10/27/2023

DATE	REV	REVISIONS DESCRIPTION
09/02/24		REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE
PLANS LEGEND AND ABBREVIATIONS

SHEET NUMBER
C101

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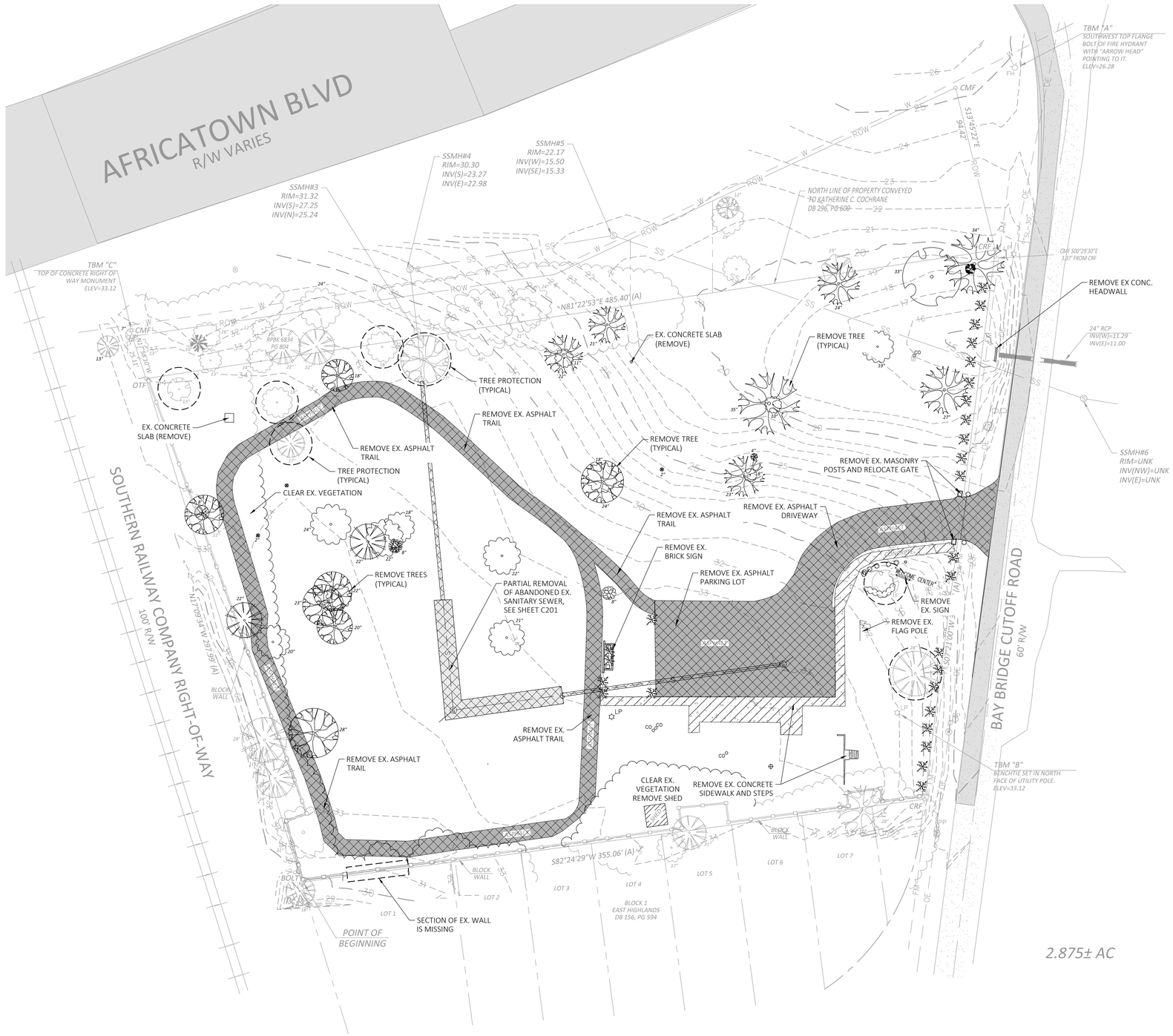

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND STRUCTURES, ABOVE OR BELOW GROUND, THAT MIGHT INTERFERE WITH DEMOLITION. ANY DAMAGE TO SUCH UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS.
3. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
4. TREES TO BE DEMOLISHED SHALL BE CLEARED AND GRUBBED. NO BURNING SHALL BE ALLOWED ON OWNERS PROPERTY. ALL TREE AND VEGETATION LOCATIONS ARE APPROXIMATE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
6. CONTRACTOR SHALL MAINTAIN SITE SECURITY BY CONTRACTOR'S OWN MEANS AND METHODS. ALL WORK, INCLUDING MATERIAL STORAGE, SHALL BE KEPT WITHIN THE SECURED AREA. CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO A CONDITION ACCEPTABLE TO THE OWNER.
7. ALL UTILITY WORK & MATERIALS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE PERTINENT UTILITY.
8. DEMOLITION OF ANY/ALL CONCRETE AND/OR ASPHALT SIDEWALKS, DRIVEWAYS, ETC. SHALL INCLUDE CLEAN CUTS AT LOCATIONS ABUTTING SIDEWALKS AND/OR DRIVEWAYS THAT ARE TO REMAIN IN PLACE.
9. CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS NECESSARY TO PERFORM THE WORK. PERMITS ARE AT NO COST TO THE CONTRACTOR.
10. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, WHICH SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND THE REQUIREMENTS OF THE CITY OF MOBILE.
11. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST FROM THE PROJECT SO THAT IT DOES NOT POSE A HAZARD TO PEDESTRIAN AND VEHICLE TRAFFIC OR TO THE SURROUNDING BUILDING ENVIRONMENT.
12. UNLESS OTHERWISE NOTED, ALL UTILITIES OUTSIDE THE PROPERTY LINE ARE TO REMAIN AND FUNCTION THROUGHOUT THE DEMOLITION PROCESS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ANY SUCH UTILITIES PRIOR TO BEGINNING DEMOLITION.

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Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

EXISTING CONDITIONS / SITE DEMOLITION PLAN

SHEET NUMBER

C200

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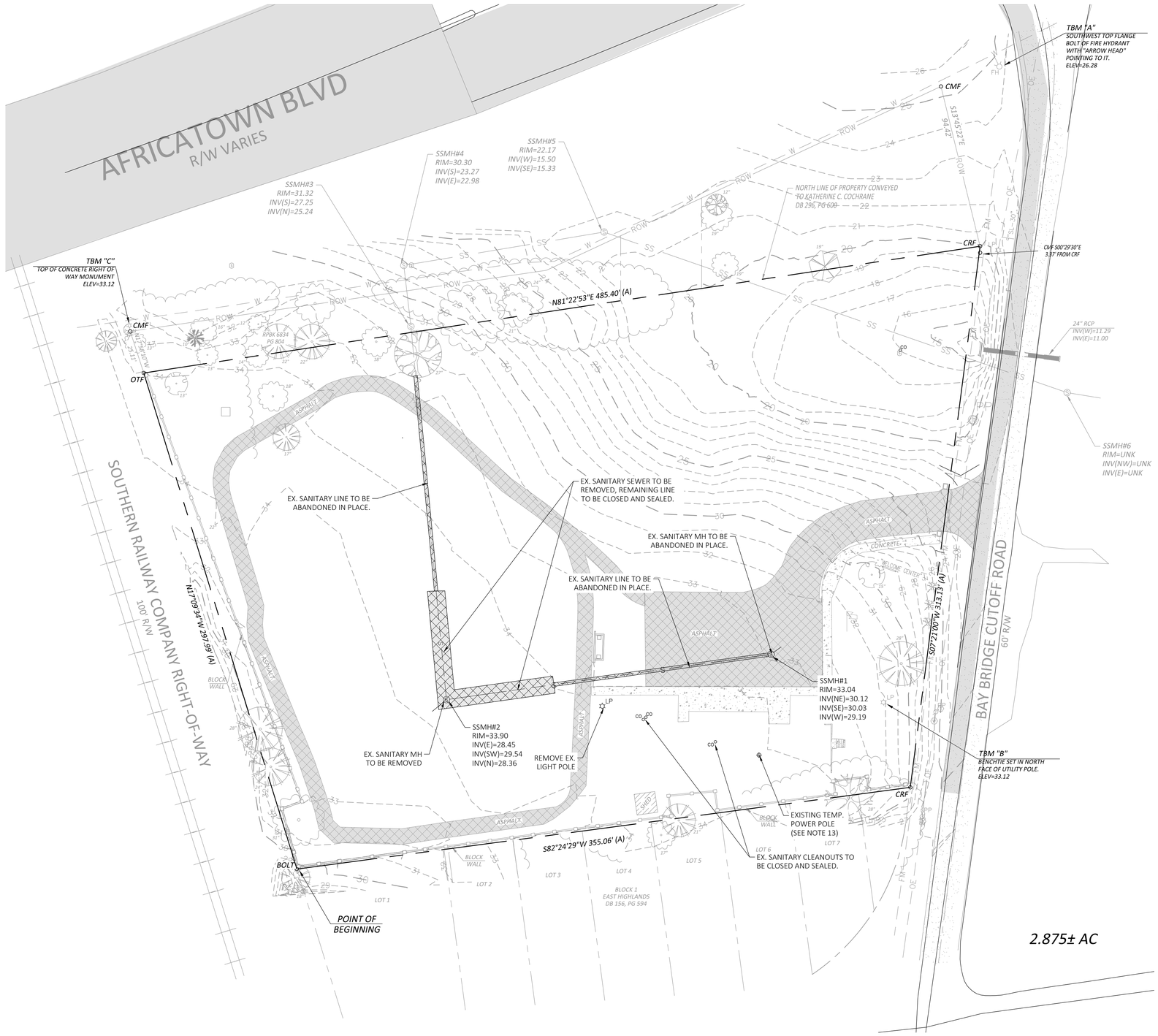

DEMOLITION NOTES

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6. CONTRACTOR SHALL MAINTAIN SITE SECURITY BY CONTRACTOR'S OWN MEANS AND METHODS. ALL WORK, INCLUDING MATERIAL STORAGE, SHALL BE KEPT WITHIN THE SECURED AREA. CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO A CONDITION ACCEPTABLE TO THE OWNER.
7. ALL UTILITY WORK & MATERIALS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE PERTINENT UTILITY.
8. DEMOLITION OF ANY/ALL CONCRETE AND/OR ASPHALT SIDEWALKS, DRIVEWAYS, ETC. SHALL INCLUDE CLEAN CUTS AT LOCATIONS ABUTTING SIDEWALKS AND/OR DRIVEWAYS THAT ARE TO REMAIN IN PLACE.
9. CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS NECESSARY TO PERFORM THE WORK. PERMITS ARE AT NO COST TO THE CONTRACTOR.
10. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, WHICH SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND THE REQUIREMENTS OF THE CITY OF MOBILE.
11. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST FROM THE PROJECT SO THAT IT DOES NOT POSE A HAZARD TO PEDESTRIAN AND VEHICLE TRAFFIC OR TO THE SURROUNDING BUILDING ENVIRONMENT.
12. UNLESS OTHERWISE NOTED, ALL UTILITIES OUTSIDE THE PROPERTY LINE ARE TO REMAIN AND FUNCTION THROUGHOUT THE DEMOLITION PROCESS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ANY SUCH UTILITIES PRIOR TO BEGINNING DEMOLITION.
13. IF EXISTING TEMPORARY POWER POLE IS SERVICEABLE, OR CAN BE MADE SO, AS DETERMINED BY THE OWNER, CONTRACTOR, AND UTILITY PROVIDER, THE POLE MAY REMAIN IN PLACE FOR THE CONTRACTOR'S USE DURING THE WORK, AND REMOVED AT THE COMPLETION OF THE PROJECT. IF THE POLE IS NOT SERVICEABLE, THEN IT IS TO BE REMOVED.

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ALABAMA LICENSED No. 32428 PROFESSIONAL ENGINEER JEFFREY V. HAVERCROFT 10/27/2023

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Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

UTILITIES DEMOLITION PLAN

SHEET NUMBER

C201

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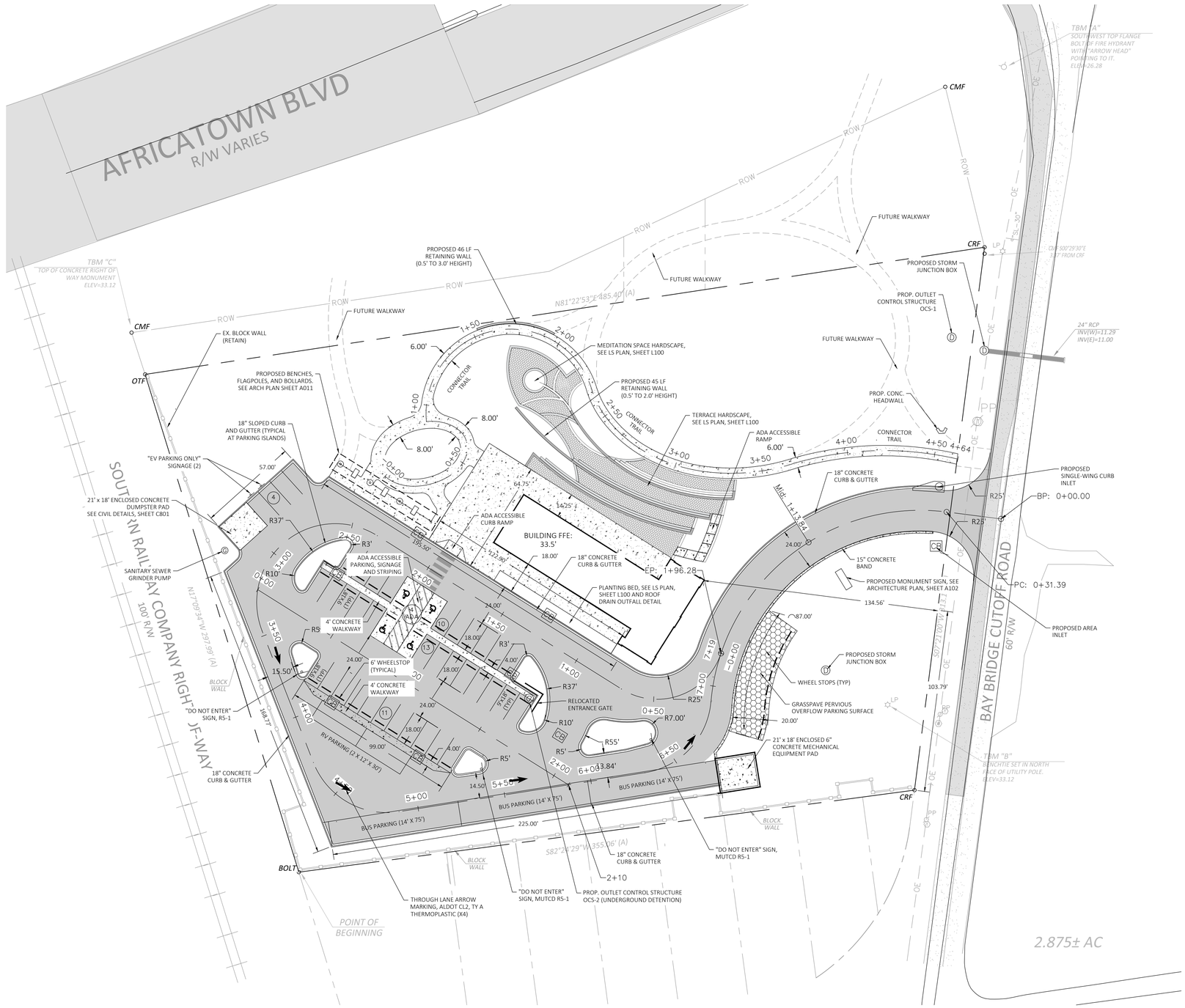

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, STEPS, TRANSFORMER PADS, ADDITIONAL SITEWORK, ALTERNATE INFORMATION, etc.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES, AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY WATTIER SURVEYING, INC. SARCOR, LLC. IS NOT RESPONSIBLE FOR THE ACCURACY.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO THE BUILDINGS ARE TO THE OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE AND LOCAL CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD AND SPECIAL DRAWINGS.
7. ALL STRIPED AND CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, etc. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
10. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
11. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
12. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED AND THE ENGINEER NOTIFIED IMMEDIATELY.
13. CONCRETE USED FOR SIDEWALK AND CONCRETE PADS SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH. CONCRETE USED FOR CONCRETE APRONS/DRIVEWAYS SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
14. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18".
16. PARKING LOT STRIPING SHALL BE INCLUDED IN THE PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATION UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF SITE EASEMENTS NOT DELINEATED ON THE PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
18. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS UTILITY CONDUITS.

PARKING SUMMARY	
STANDARD SPACES (9' X 18')	38
ADA SPACES	4
TOTAL	42
BUS SPACES (14' X 75')	3

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Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE
SITE PLAN

SHEET NUMBER
C300

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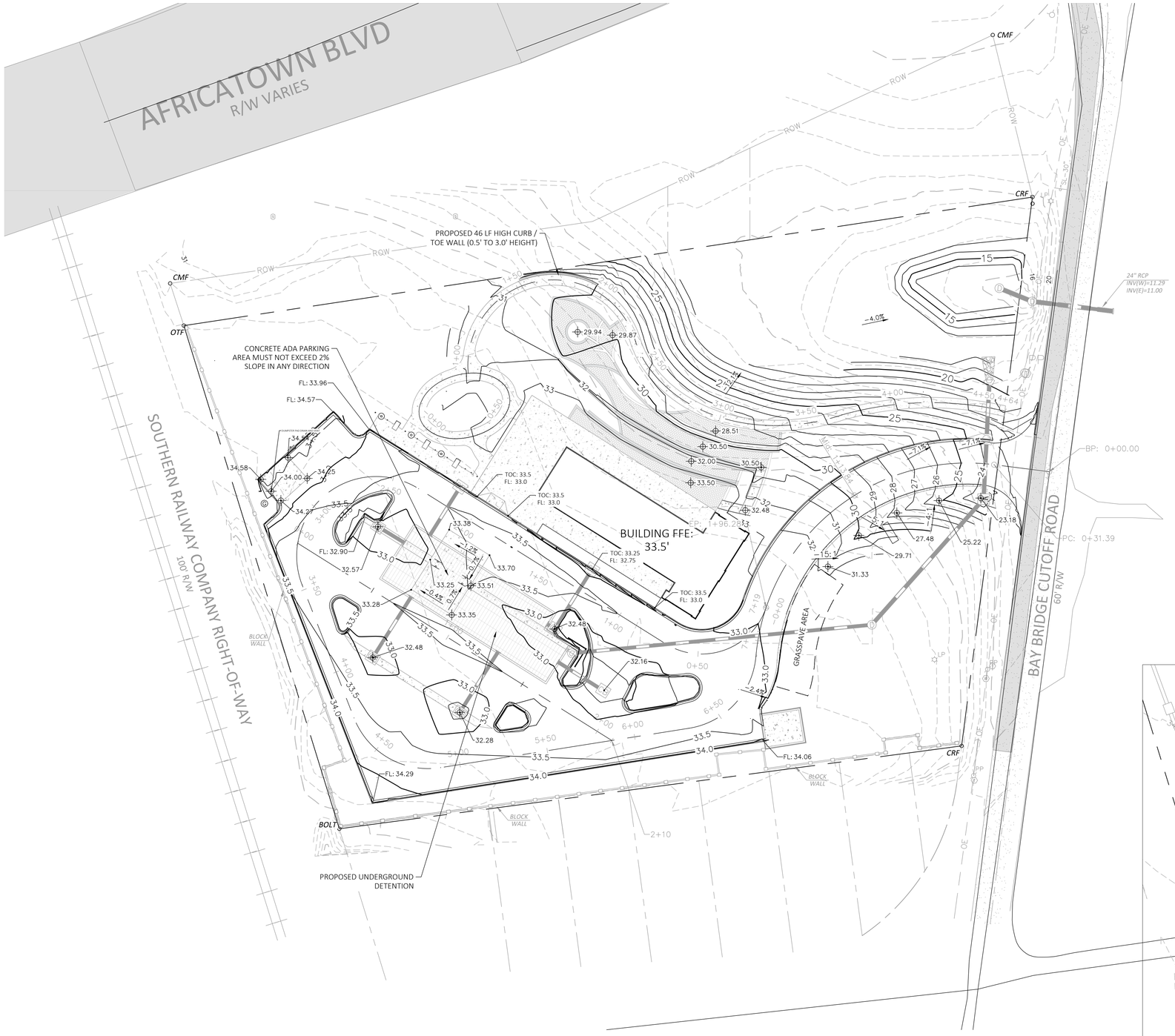
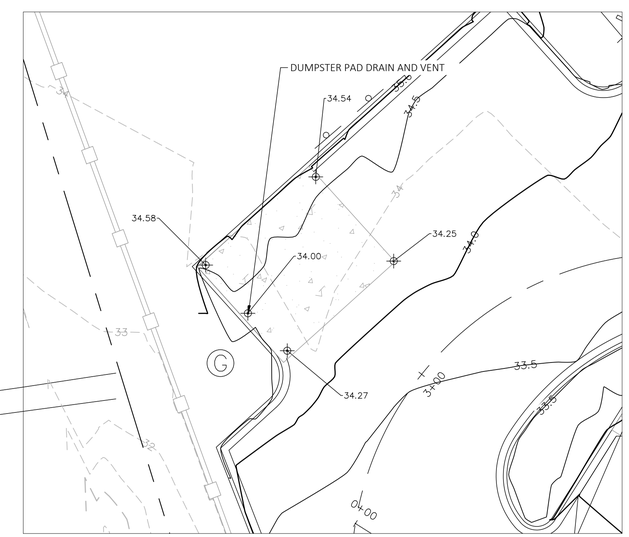


N

0 30 60 Feet

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT / FINISHED GRADE UNLESS OTHERWISE NOTED.
2. INFORMATION CONCERNING SITE SOIL CONDITIONS IS CONTAINED IN THE GEOTECHNICAL REPORT DATED OCTOBER 23, 2023 BY GEOTECHNICAL ENGINEERING-TESTING, INC. THE CONTRACTOR IS TO REFER TO THE GEOTECHNICAL REPORT RECOMMENDATIONS CONCERNING SELECT FILL PLACEMENT AND COMPACTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS NOT ACCEPTABLE TO THE OWNER AND ENGINEER.
4. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL MAKE A TOPOGRAPHIC SURVEY AT THEIR OWN EXPENSE AND SUBMIT IT TO THE OWNER FOR REVIEW.
5. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
6. CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THE BUILDINGS.
7. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTORS OPTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, AND ETC.
9. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4" OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED, MULCHED, FERTILIZED, AND WATERED TO PROVIDE A HEARTY MOWABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREA DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. SPOIL FROM THE FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM THE SITE.
13. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS.



DUMPSTER PAD DETAIL
SCALE: 1" = 10'

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Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C400

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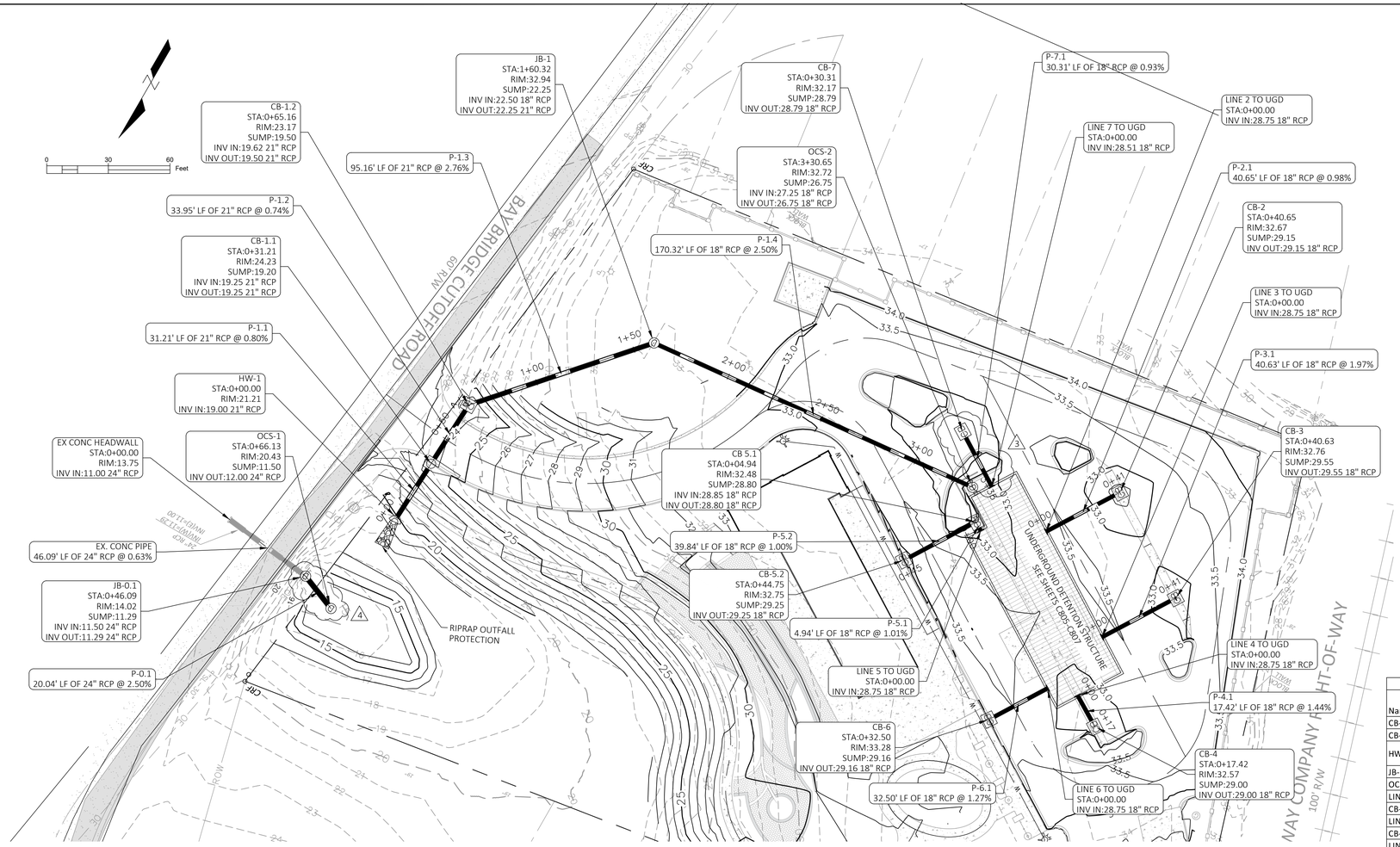

DRAINAGE NOTES

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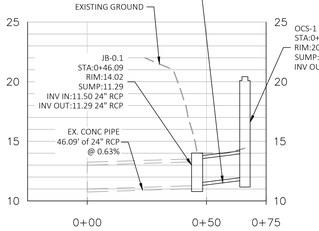
2. RCP STORM PIPE IN CITY ROW SHALL BE CLASS III PER ASTM C-76. ALL PIPE AND CONNECTIONS AT MANHOLES SHALL BE WATER TIGHT.
3. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL USED AS BACKFILL, SHALL BE CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHALL BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES THICKNESS, AT MOISTURE CONTENTS WITHIN TWO PERCENT OPTIMUM, AND COMPACTED TO MINIMUM DENSITY OF 98 PERCENT OF ITS STANDARD PROCTOR (ASTM D 698) MAX DRY DENSITY.
4. CONTRACTOR IS REQUIRED TO DO ITS OWN TESTING ON MATERIAL AND COMPACTION.
5. ALL SYSTEM MANHOLES AND PIPES ARE TO BE FLUSHED CLEAN PRIOR TO TURNING OVER TO THE OWNER.
6. ALL PIPE LENGTHS LISTED ARE BASED ON THE HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE AND USED FOR DESIGN.
7. STORM PIPE WITHIN DEVELOPMENT SHALL BE 18" RCP. ROOF DRAIN LINES SHALL DISCHARGE INTO A SURFACE GRADE OUTFALL AREA AS SHOWN IN DETAIL DRAWINGS.
8. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
9.
   a. DETENTION POND MAINTENANCE RESPONSIBILITY IS WITH THE PROPERTY OWNER AND IS NOT THE RESPONSIBILITY OF THE CITY OF MOBILE.
   b. CONTRACTOR SHALL CONTACT CITY ENGINEERING DEPARTMENT VIA EMAIL AT LAND.DISTURBANCE@CITYOFMOBILE.ORG AT LEAST 24 HOURS PRIOR TO BEGINNING ANY WORK ON THIS SITE, TO SCHEDULE AN INITIAL ON-SITE BMP INSPECTION WITH THE APPROPRIATE CITY ENGINEERING INSPECTOR. FAILURE TO CONTACT THE CITY ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY WORK IS A VIOLATION OF THE STORM WATER MANAGEMENT AND FLOOD CONTROL ORDINANCE AND MAY INVOKE ENFORCEMENT ACTION IN THE FORM OF A MUNICIPAL OFFENSE TICKET.
   c. THE CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTION AND CONTINUED MAINTENANCE OF EROSION CONTROL ELEMENTS.
   d. ANY DISTURBED AREA(S) MAY NOT REMAIN DENUDED LONGER THAN 10 DAYS.
   e. A VIDEO SHALL BE SUBMITTED TO THE CITY SHOWING THE UNDERGROUND DETENTION SYSTEM, PIPES FROM THE UG DETENTION SYSTEM TO THE OUTFALL (PIPES P-1.1 TO P-1.4), AND THE PIPE FROM OCS-1 TO THE EXISTING OUTFALL ON THE EAST SIDE OF ROAD. THE PIPE MUST BE VIDEOED AFTER THE PROJECT'S COMPLETION, BUT PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY. SUBMIT THE VIDEO TO THE CITY OF MOBILE WITH THE ENGINEER'S AS-BUILT CERTIFICATION PACKAGE. THE VIDEO NEEDS TO BE REVIEWED BY THE PROJECT ENGINEER BEFORE BEING SUBMITTED TO THE CITY. EACH JOINT NEEDS TO BE PANNED LEFT AND RIGHT AS WELL AS ANY DEFICIENCIES BEING WELL DOCUMENTED VIA VIDEOGRAPHY, INCLUDING A WRITTEN REPORT.

STRUCTURES

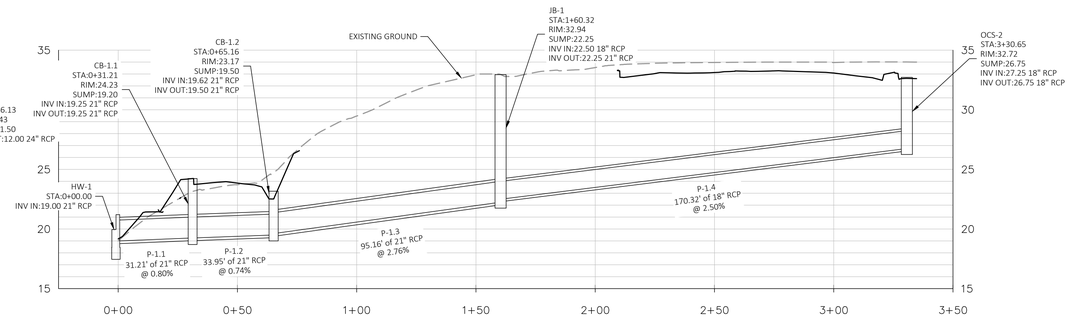
Name	Description	Reference Alignment	Station	Rim Elev	Sump Elev	Inv In	Inv Out
CB-1.1	36 x 36 Rect Structure 24 x 24 Frm	Storm Line 1	0+31.21	24.23	19.20	19.20	19.20
CB-1.2	36 x 36 Rect Structure 24 x 24 Frm	Storm Line 1	0+65.16	23.17	19.50	19.62	19.50
HW-1	38 x 12 x 45 inch Concrete Rectangular Winged Headwall	Storm Line 1	0+00.00		19.00	19.20	19.00
JB-1	48 inch Cylindrical Structure	Storm Line 1	1+60.32	32.94	22.25	22.25	22.50
OCS-2	48 inch Cylindrical Structure	Storm Line 1	3+37.19	32.72	26.75	27.25	26.75
LINE 2 TO UGD	Connection to UGD	Storm Line 2	0+00.00			28.75	
CB-2	36 x 36 Rect Structure 24 x 24 Frm	Storm Line 2	0+40.65	32.67	29.15		29.15
LINE 3 TO UGD	Connection to UGD	Storm Line 3	0+00.00			28.75	
CB-3	36 x 36 Rect Structure 24 x 24 Frm	Storm Line 3	0+40.63	32.76	29.55		29.55
LINE 4 TO UGD	Connection to UGD	Storm Line 4	0+00.00			28.75	
CB-4	36 x 36 Rect Structure 24 x 24 Frm	Storm Line 4	0+17.42	32.57	29.00		29.00
LINE 5 TO UGD	Connection to UGD	Storm Line 5	0+00.00			28.75	
CB-5.1	36 x 36 Rect Structure 24 x 24 Frm	Storm Line 5	0+04.94	32.48	28.80	28.85	28.80
CB-5.2	36 x 36 Rect Structure 24 x 24 Frm	Storm Line 5	0+44.75	32.75	29.25		29.25
LINE 6 TO UGD	Connection to UGD	Storm Line 6	0+00.00			28.75	
CB-6	36 x 36 Rect Structure 24 x 24 Frm	Storm Line 6	0+32.50	33.28	29.16		29.16
LINE 7 TO UGD	Connection to UGD	Storm Line 7	0+00.00			28.51	
CB-7	36 x 36 Rect Structure 24 x 24 Frm	Storm Line 7	0+30.31	32.17	28.79		28.79

PIPES

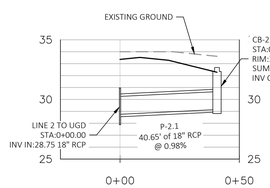
Name	Inner Diameter	Material	Reference Alignment	DOWNSTREAM Start Station	DOWNSTREAM INVERT ELEV	DOWNSTREAM STRUCTURE ID	UPSTREAM End Station	UPSTREAM INVERT ELEV	UPSTREAM STRUCTURE ID	Length	Slope
P-1.1	21"	RCP	Storm Line 1	0+00.00	19.00	HW-1	0+31.21	19.25	CB-1.1	31.21	0.80%
P-1.2	21"	RCP	Storm Line 1	0+31.21	19.25	CB-1.1	0+65.16	19.50	CB-1.2	33.95	0.74%
P-1.3	18"	RCP	Storm Line 1	0+65.16	19.62	CB-1.2	1+60.32	22.25	JB-1	95.16	2.76%
P-1.4	18"	RCP	Storm Line 1	1+60.32	22.50	JB-1	3+30.65	26.75	OCS-2	170.32	2.50%
P-2.1	18"	RCP	Storm Line 2	0+00.00	28.75	LINE 2 TO UGD	0+40.65	29.15	CB-2	40.65	0.98%
P-3.1	18"	RCP	Storm Line 3	0+00.00	28.75	LINE 3 TO UGD	0+40.63	29.55	CB-3	40.63	1.97%
P-4.1	18"	RCP	Storm Line 4	0+00.00	28.75	LINE 4 TO UGD	0+17.42	29.00	CB-4	17.42	1.44%
P-5.1	18"	RCP	Storm Line 5	0+00.00	28.75	LINE 5 TO UGD	0+04.94	28.50	CB-5.1	4.94	-5.06%
P-5.2	18"	RCP	Storm Line 5	0+04.94	28.85	CB-5.1	0+44.75	29.25	CB-5.2	39.84	1.00%
P-6.1	18"	RCP	Storm Line 6	0+00.00	28.75	LINE 6 TO UGD	0+32.50	29.30	CB-6	32.5	1.69%
P-7.1	18"	RCP	Storm Line 7	0+00.00	28.51	LINE 7 TO UGD	0+30.31	28.79	CB-7	30.31	0.92%



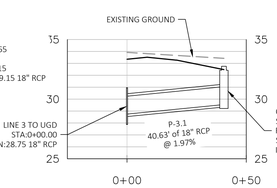
Alignment - Outfall PROFILE



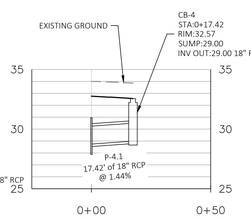
Storm Line 1 PROFILE



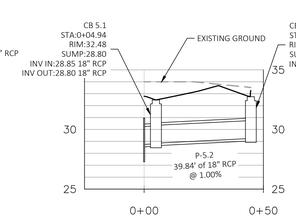
Storm Line 2 PROFILE



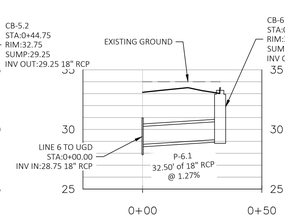
Storm Line 3 PROFILE



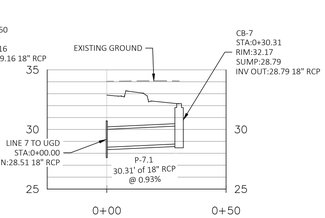
Storm Line 4 PROFILE



Storm Line 5 PROFILE



Storm Line 6 PROFILE



Storm Line 7 PROFILE

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AFRICATOWN WELCOME CENTER

City of Mobile - Africatown Welcome Center 1959
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ALABAMA LICENSED No. 32428 PROFESSIONAL ENGINEER JEFFREY V. HAVERCROFT 10/27/2023

REV	DATE	REVISIONS DESCRIPTION
	09/02/24	REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Godmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

DRAINAGE PLAN

SHEET NUMBER

C401

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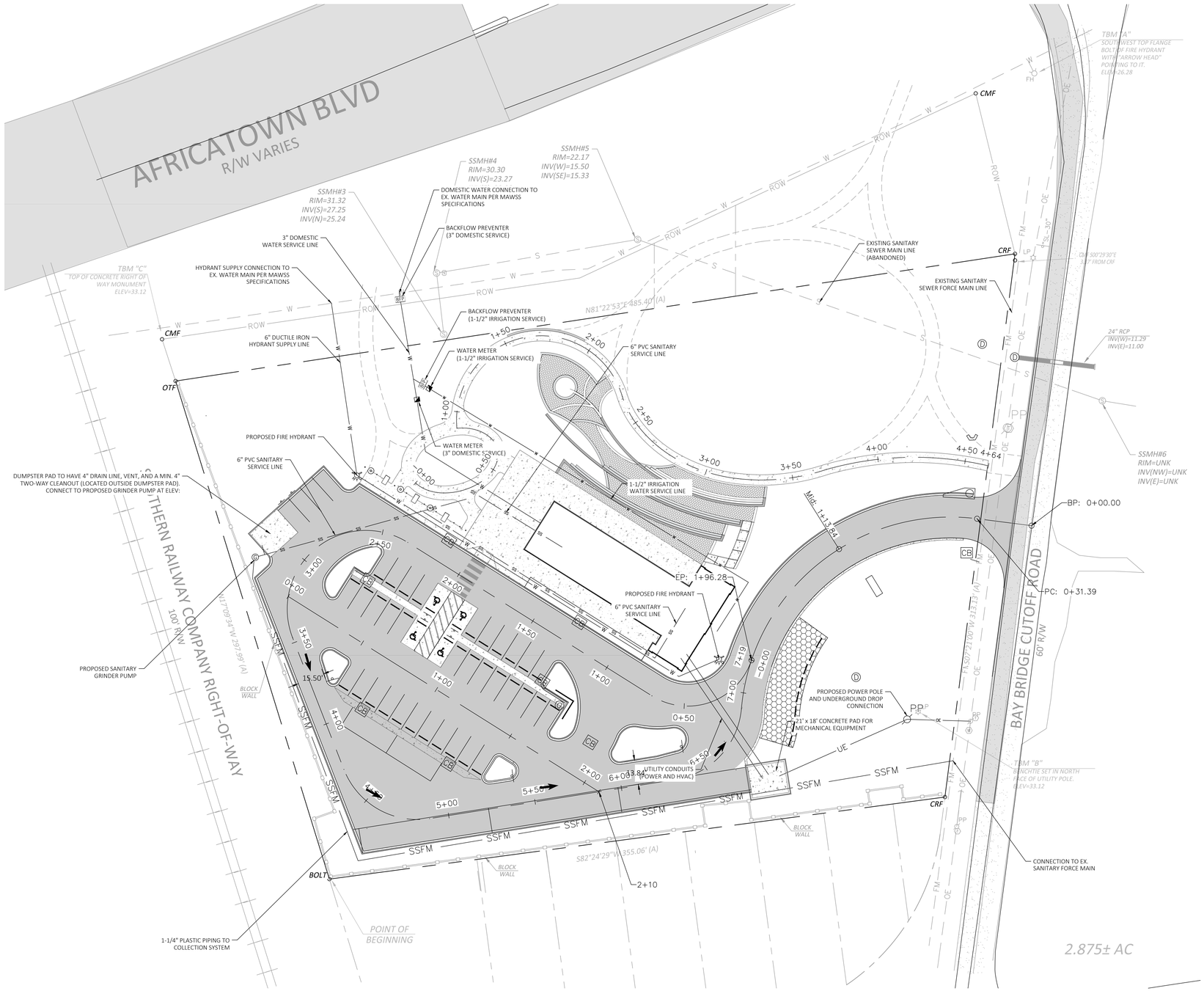

UTILITY NOTES

1. SANITARY SEWER LATERAL LINES SHALL BE SDR 26 PVC, SCHEDULE 40 D2665.
2. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL TRANSFORMER PADS WITH THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSFORMER TO THE BUILDING.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. CONTRACTOR SHALL COMPLY WITH THE LATEST STANDARDS, DIRECTIVES, OR PERFORMANCE CRITERIA OF OSHA, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL PROVIDE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT IS NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING.
5. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS. ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION. SEWER SERVICE LATERALS ARE TO BE PERMANENTLY MARKED ON THE CURB.
6. ALL WATER PIPE 4" DIAMETER AND LARGER SHALL BE C900 CLASS 150 PVC WATER PIPE WITH 150 PSI PRESSURE RATING CONFORMING TO AWWA, AND UNIBELL PLASTIC PIPE STANDARD SPECIFICATIONS. FITTINGS 4" AND LARGER SHALL BE CAST IRON OR DUCTILE IRON AND CONFORM WITH WWA STANDARD SPECIFICATIONS.
7. ALL WATER PIPE 3" AND SMALLER SHALL BE TYPE K COPPER OF SDR 21 PER ANSI 16.22.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' OVER ALL WATER LINES.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH MAWSS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES AND PERMITS ASSOCIATED WITH ALL APPARATUS INCLUDING; WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.
10. EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBERED BY THE CONTRACTOR.
11. ALL ELECTRIC, TELEPHONE, AND GAS LINES, INCLUDING SERVICE LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.
12. CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.
13. PRIMARY ELECTRIC SERVICE IS PROVIDED BY ALABAMA POWER. THIS INCLUDES THE TRANSFORMER AND PAD, TRENCHING, BACKFILL, AND COMPACTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH POWER SERVICE AS WELL AS SECONDARY SERVICE.
14. PRIMARY ELECTRIC LINES SHOWN ARE FOR COORDINATION ONLY. EXACT LOCATION WILL BE FIELD DETERMINED DURING CONSTRUCTION.
15. ALL SANITARY MANHOLES AND PIPE ARE TO BE FLUSHED CLEAN OF DEBRIS PRIOR TO TURN OVER OF SYSTEM TO OWNER.
16. ALL EASEMENTS TO BE PLATTED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED).
17. ANY UTILITIES NOT SHOWN THAT REQUIRE RELOCATION OR REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.
18. DUMPSTER PAD TO HAVE DRAIN, VENT, AND A MINIMUM OF A 4" TWO-WAY CLEANOUT (LOCATED OUTSIDE PAD) DISCHARGING TO SANITARY SEWER. LOCATE DRAIN TO FRONT OR BACK SIDE. DRAIN NOT TO BE LOCATED UNDER DUMPSTER, FOR CLEANING PURPOSES. DRAIN TO BE AT OR ABOVE MFFE IN FLOOD ZONES (NO DRY FLAT VENT ALLOWED). EXTEND VENT ABOVE ENCLOSURE.

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ALABAMA LICENSED No. 32428 PROFESSIONAL ENGINEER 10/27/2023 JEFFREY V. HAVERCROFT

REV	DATE	REVISIONS DESCRIPTION
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Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Golmen Pacal
Profession: CIVIL
Project Architect: Andrew Marrasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C500

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EROSION & SEDIMENT CONTROL NOTES

1. TEMPORARY SEEDING SHALL BE APPLIED AS SOON AS ANY AREAS OF THE SITE ARE DISTURBED. THE TOP 6" OF SOIL SHALL BE LOOSENED TO ENHANCE THE ROOTING OF SEEDLINGS. ONCE TEMPORARY SEEDING HAS BEEN APPLIED, THE CONTRACTOR SHALL COVER THE SEEDED AREA WITH MULCH MATERIALS. SEE TEMPORARY SEEDING SCHEDULE AND MULCH MATERIALS LISTED IN THE PROJECT CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN (CBMPP).
2. ONCE CLEARING AND GRUBBING IS COMPLETE, AND THE TEMPORARY SEEDING HAS BEGUN TO GERMINATE, THE CONTRACTOR SHALL BEGIN INSTALLING THE PERMANENT SEEDING. SEE PERMANENT SEEDING SCHEDULE IN THE CBMPP.
3. ONCE THE PERMANENT SEEDING HAS BEGUN TO SEED, COVER 70% OF THE SURFACE WITH THE SPECIFIED MULCH MATERIALS LISTED IN THE CBMPP.
4. THE COMBINATION OF TEMPORARY SEEDING, FOLLOWED BY PERMANENT SEEDING AND MULCH, WILL COMPLETELY STABILIZE THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE STABILIZATION WITHIN 14 DAYS OF STOPPING WORK IN ANY AREA. THEREFORE, THE SEEDING PROCESS SHALL BEGIN AS SOON AS AN AREA HAS BEEN DISTURBED.
5. TYPE A SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND SHALL REMAIN UNTIL SUBSTANTIAL COMPLETION. THE INTERIOR SILT FENCING SHALL BE INSTALLED AFTER SLOPE CLEARING AND MULCHING ARE COMPLETE.
6. THE EROSION AND SEDIMENT BMPs ARE TO BE REGULARLY INSPECTED BY THE QCP, OR A QUALIFIED REPRESENTATIVE TO THE OWNER, AFTER 0.75" RAIN WITHIN 24 HRS, OR MONTHLY.
7. ADEM GENERAL PERMIT HAS NOT BEEN OBTAINED BY THE OWNER. PRIOR TO THE NOTICE TO PROCEED, THE CONTRACTOR SHALL FILE A GENERAL PERMIT WITH ADEM AS THE RESPONSIBLE OFFICIAL. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES AND INSPECTION SERVICE REQUESTED BY ADEM.
8. SILT FENCING, TREE PROTECTION FENCING, AND INLET PROTECTION SHALL BE REMOVED AFTER SITE STABILIZATION AND PRIOR TO SUBSTANTIAL COMPLETION.

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AFRICATOWN WELCOME CENTER

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ALABAMA LICENSED No. 32428 PROFESSIONAL ENGINEER JEFFREY V. HAVERCROFT 10/27/2023

DATE	REV	REVISIONS DESCRIPTION
09/02/24		REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacali
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

EROSION CONTROL PLAN (INITIAL)

SHEET NUMBER

C600

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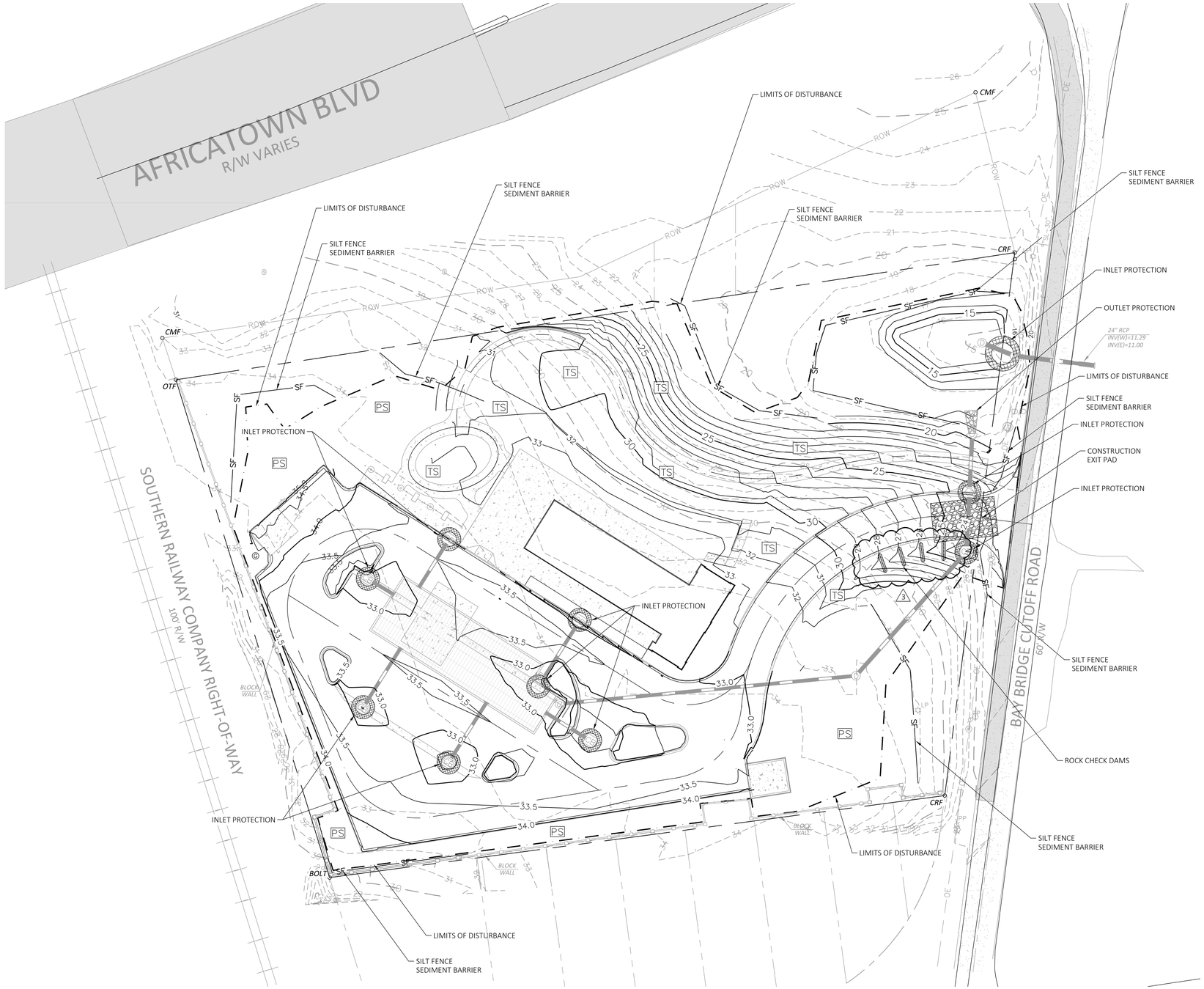

EROSION & SEDIMENT CONTROL NOTES

1. TEMPORARY SEEDING SHALL BE APPLIED AS SOON AS ANY AREAS OF THE PROPERTY ARE DISTURBED. THE TOP 6" OF SOIL SHALL BE LOOSENED TO ENHANCE THE ROOTING OF SEEDLINGS. ONCE TEMPORARY SEEDING HAS BEEN APPLIED, THE CONTRACTOR SHALL COVER THE SEEDED AREA WITH MULCH MATERIALS. SEE TEMPORARY SEEDING SCHEDULE AND MULCH MATERIALS LISTED BELOW.
2. ONCE CLEARING AND GRUBBING IS COMPLETE, AND THE TEMPORARY SEEDING HAS BEGUN TO GERMINATE, THE CONTRACTOR SHALL BEGIN INSTALLING THE PERMANENT SEEDING. SEE PERMANENT SEEDING SCHEDULE.
3. ONCE THE PERMANENT SEEDING HAS BEGUN TO SEED, COVER 70% OF THE SURFACE WITH THE SPECIFIED MULCH MATERIALS LISTED ON THIS SHEET.
4. THE COMBINATION OF TEMPORARY SEEDING, FOLLOWED BY PERMANENT SEEDING AND MULCH, WILL COMPLETELY STABILIZE THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE STABILIZATION WITHIN 14 DAYS OF STOPPING WORK IN ANY AREA. THEREFORE, THE SEEDING PROCESS SHALL BEGIN AS SOON AS AN AREA HAS BEEN DISTURBED.
5. TYPE A SILT FENCE SHALL BE INSTALLED ON DAY 1 AROUND THE LIMITS OF DISTURBANCE AND REMAIN UNTIL SUBSTANTIAL COMPLETION. THE INTERIOR SILT FENCING SHALL BE INSTALLED AFTER SLOPE CLEARING AND MULCHING ARE COMPLETE.
6. THE EROSION AND SEDIMENT BMPs ARE TO BE REGULARLY INSPECTED BY THE QCP, OR A QUALIFIED REPRESENTATIVE TO THE OWNER, AFTER 0.25" RAIN (WITHIN 24 HRS) OR MONTHLY.
7. ADEM GENERAL PERMIT HAS NOT BEEN OBTAINED BY THE OWNER. PRIOR TO THE NOTICE TO PROCEED, THE CONTRACTOR SHALL FILE A GENERAL PERMIT WITH ADEM AS THE RESPONSIBLE OFFICIAL. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES AND INSPECTION SERVICE REQUESTED BY ADEM.
8. SILT FENCING, TREE PROTECTION FENCING, AND INLET PROTECTION SHALL BE REMOVED AFTER SITE STABILIZATION AND PRIOR TO SUBSTANTIAL COMPLETION.

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ALABAMA LICENSED PROFESSIONAL ENGINEER No. 32428 10/27/2023 JEFFREY V. HAVERCROFT

DATE	REV	REVISIONS DESCRIPTION
09/02/24		REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marascа
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

EROSION CONTROL PLAN
(CONSTRUCTION)

SHEET NUMBER

C601

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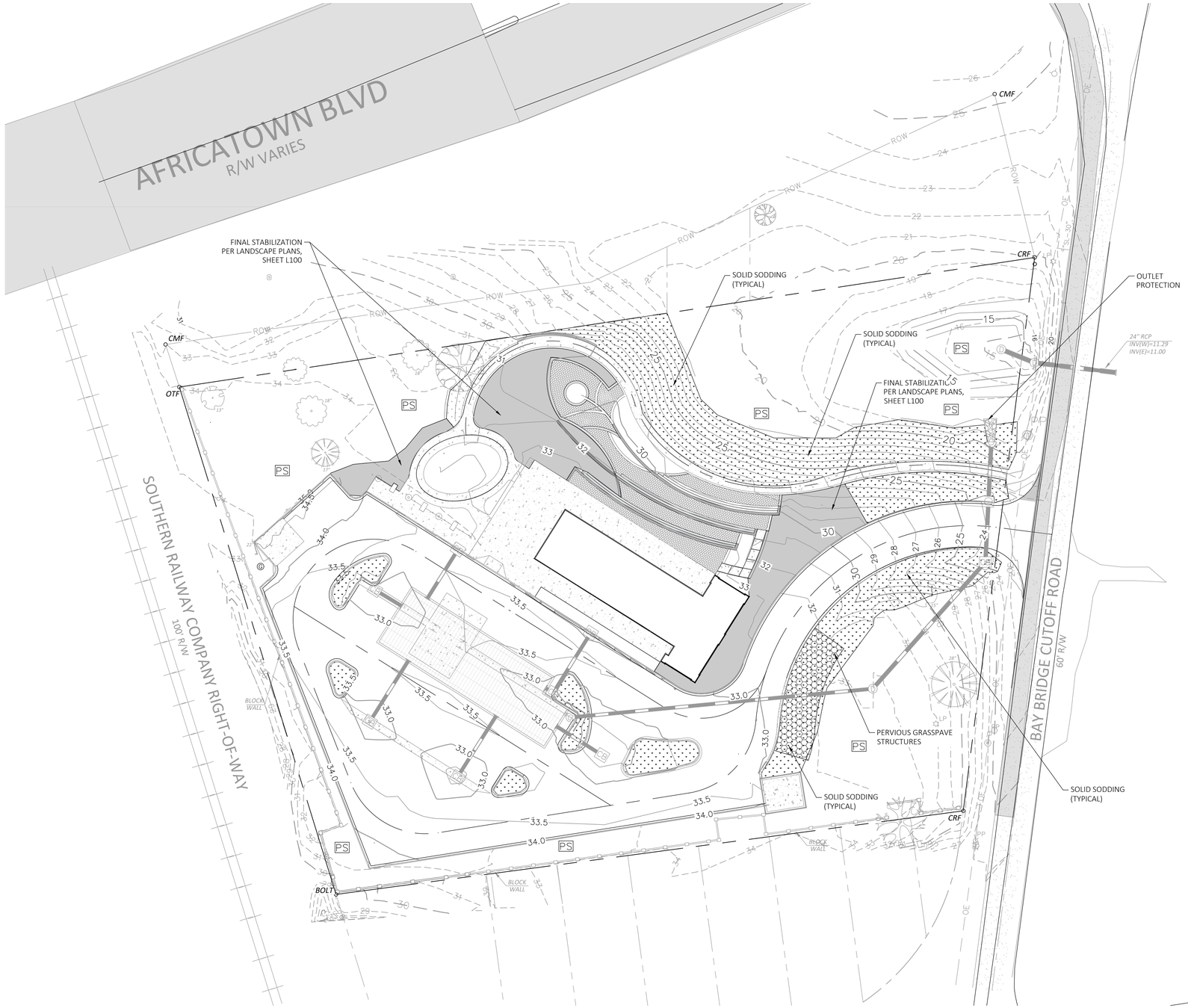

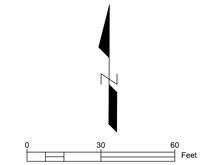

EROSION & SEDIMENT CONTROL NOTES

1. TEMPORARY SEEDING SHALL BE APPLIED AS SOON AS ANY AREAS OF THE PROPERTY ARE DISTURBED. THE TOP 6" OF SOIL SHALL BE LOOSENED TO ENHANCE THE ROOTING OF SEEDLINGS. ONCE TEMPORARY SEEDING HAS BEEN APPLIED, THE CONTRACTOR SHALL COVER THE SEEDED AREA WITH MULCH MATERIALS. SEE TEMPORARY SEEDING SCHEDULE AND MULCH MATERIALS LISTED BELOW.
2. ONCE CLEARING AND GRUBBING IS COMPLETE, AND THE TEMPORARY SEEDING HAS BEGUN TO GERMINATE, THE CONTRACTOR SHALL BEGIN INSTALLING THE PERMANENT SEEDING. SEE PERMANENT SEEDING SCHEDULE.
3. ONCE THE PERMANENT SEEDING HAS BEGUN TO SEED, COVER 70% OF THE SURFACE WITH THE SPECIFIED MULCH MATERIALS LISTED ON THIS SHEET.
4. THE COMBINATION OF TEMPORARY SEEDING, FOLLOWED BY PERMANENT SEEDING AND MULCH, WILL COMPLETELY STABILIZE THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE STABILIZATION WITHIN 14 DAYS OF STOPPING WORK IN ANY AREA. THEREFORE, THE SEEDING PROCESS SHALL BEGIN AS SOON AS AN AREA HAS BEEN DISTURBED.
5. TYPE A SILT FENCE SHALL BE INSTALLED ON DAY 1 AROUND THE LIMITS OF DISTURBANCE AND REMAIN UNTIL SUBSTANTIAL COMPLETION. THE INTERIOR SILT FENCING SHALL BE INSTALLED AFTER SLOPE CLEARING AND MULCHING ARE COMPLETE.
6. THE EROSION AND SEDIMENT BMPs ARE TO BE REGULARLY INSPECTED BY THE QCP, OR A QUALIFIED REPRESENTATIVE TO THE OWNER, AFTER 0.25" RAIN (WITHIN 24 HRS) OR MONTHLY.
7. ADEM GENERAL PERMIT HAS NOT BEEN OBTAINED BY THE OWNER. PRIOR TO THE NOTICE TO PROCEED, THE CONTRACTOR SHALL FILE A GENERAL PERMIT WITH ADEM AS THE RESPONSIBLE OFFICIAL. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES AND INSPECTION SERVICE REQUESTED BY ADEM.
8. SILT FENCING, TREE PROTECTION FENCING, AND INLET PROTECTION SHALL BE REMOVED AFTER SITE STABILIZATION AND PRIOR TO SUBSTANTIAL COMPLETION.
9. DEVELOPER / OWNER OF THE SITE IS REQUIRED TO MAINTAIN POST-STRUCTURAL AND NON-STRUCTURAL CONSTRUCTION BMPS UNTIL THE MAINTENANCE RESPONSIBILITY OF LEGALLY TRANSFERRED TO ANOTHER PARTY.

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ALABAMA LICENSED No. 32428 PROFESSIONAL ENGINEER 10/27/2023 JEFFREY V. HAVERCROFT

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Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Golmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

EROSION CONTROL PLAN (FINAL)

SHEET NUMBER

C602

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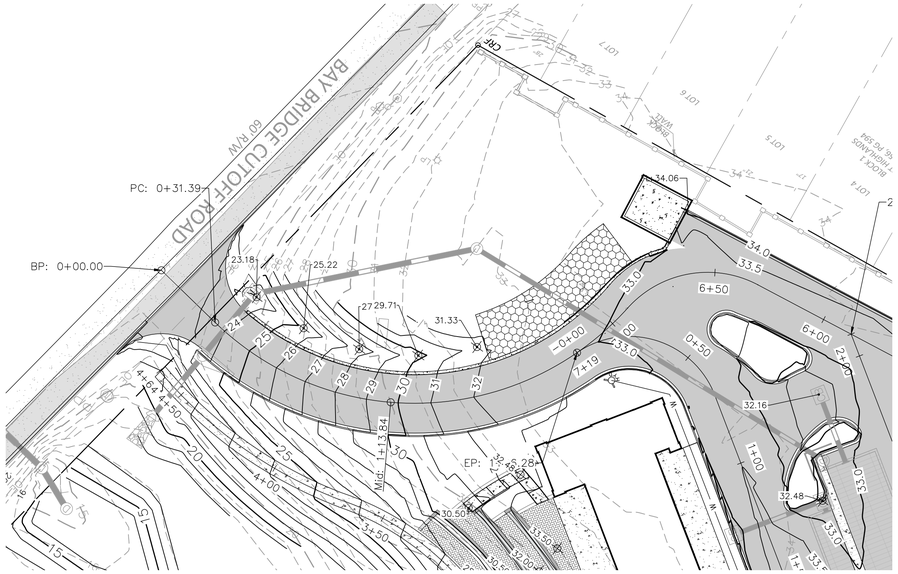
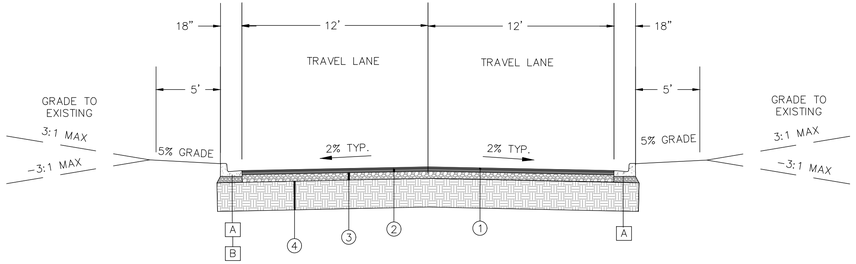




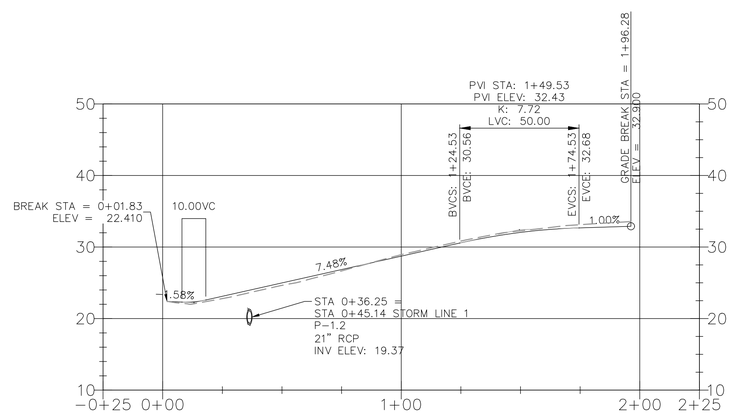
A STA 0+11.17 TO 0+41.33

B STA 0+41.33 TO STA 1+96.28

1	2" BITUMINOUS CONCRETE WEARING SURFACE LAYER ALDOT 424-A, ½" MAX AGG. SIZE
2	2" BITUMINOUS CONCRETE BINDER LAYER ALDOT 424-B, 1" MAX AGG. SIZE
3	6" CRUSHED AGGREGATE, ALDOT 825 TYPE B
4	SUBGRADE SOILS COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
A	18" CURB & GUTTER, TYPE C (MOD), WITH 8" CRUSHED AGGREGATE BASE
B	15" CONCRETE BAND, WITH 8" CRUSHED AGGREGATE BASE

TYPICAL SECTION
PAVEMENT BUILDUP

N.T.S.



DRIVEWAY PROFILE

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AFRICATOWN WELCOME CENTER

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1959 Bay Bridge Cutoff Road
Mobile, Alabama 36610

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 32428 10/27/2023 JEFFREY V. HAVERCROFT

DATE	REV	REVISIONS DESCRIPTION
09/02/24		REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

DRIVEWAY PLAN / PROFILE

SHEET NUMBER

C700

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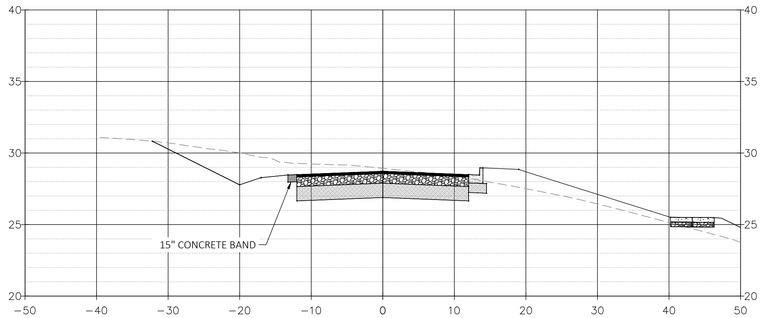

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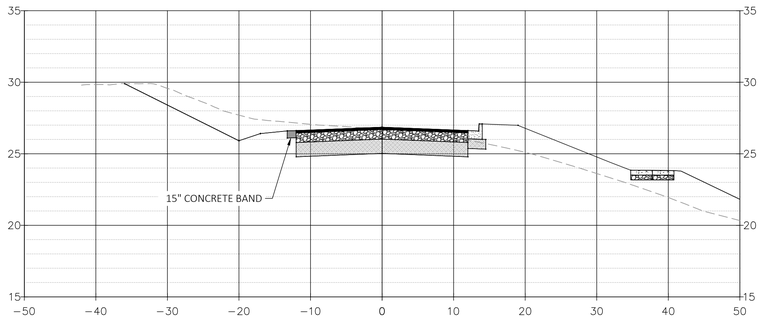

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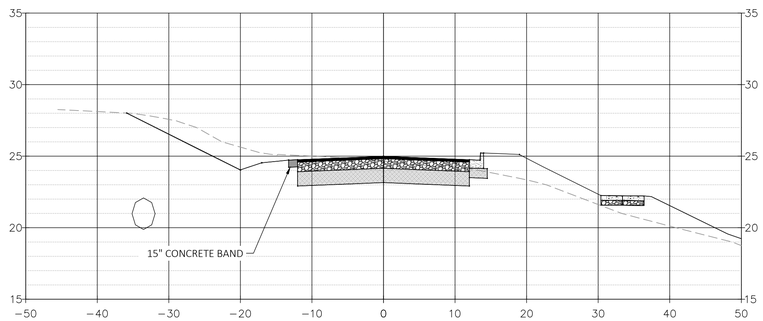

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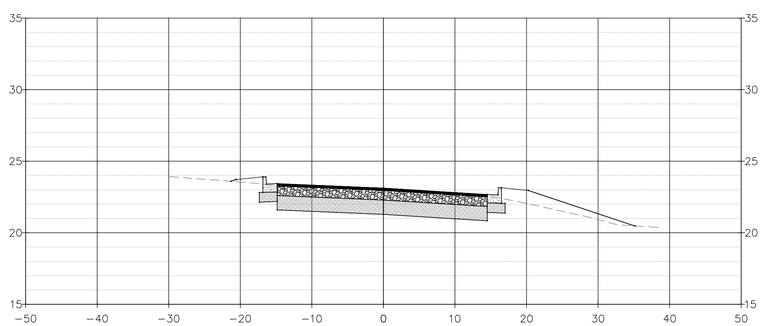

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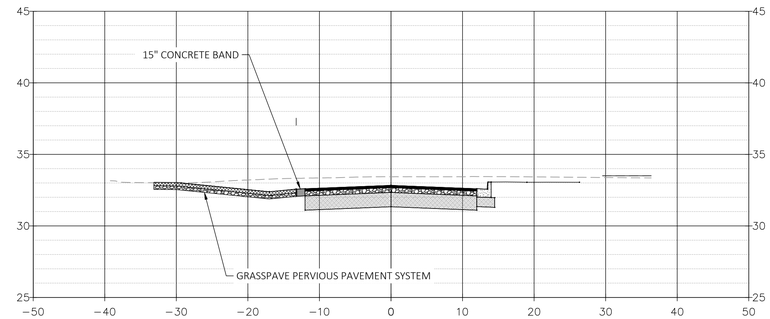

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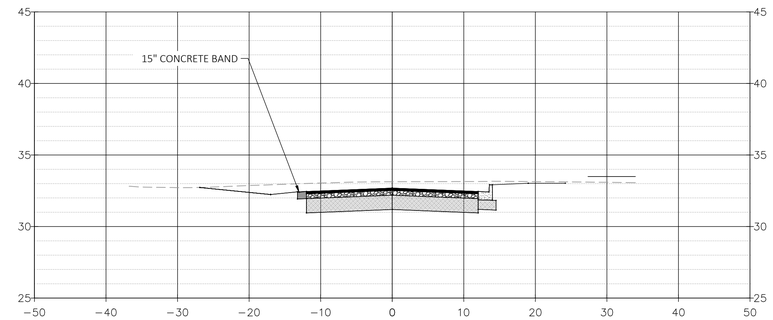

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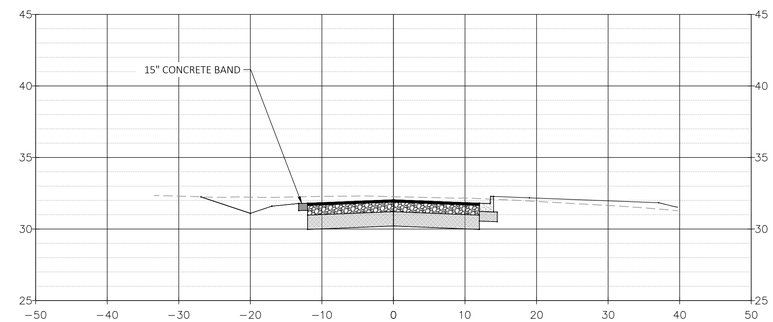

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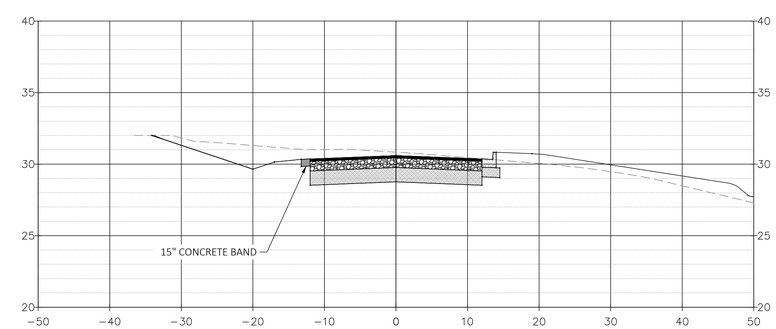

1+25.00

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Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marascа
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

DRIVEWAY CROSS SECTIONS

SHEET NUMBER

C701

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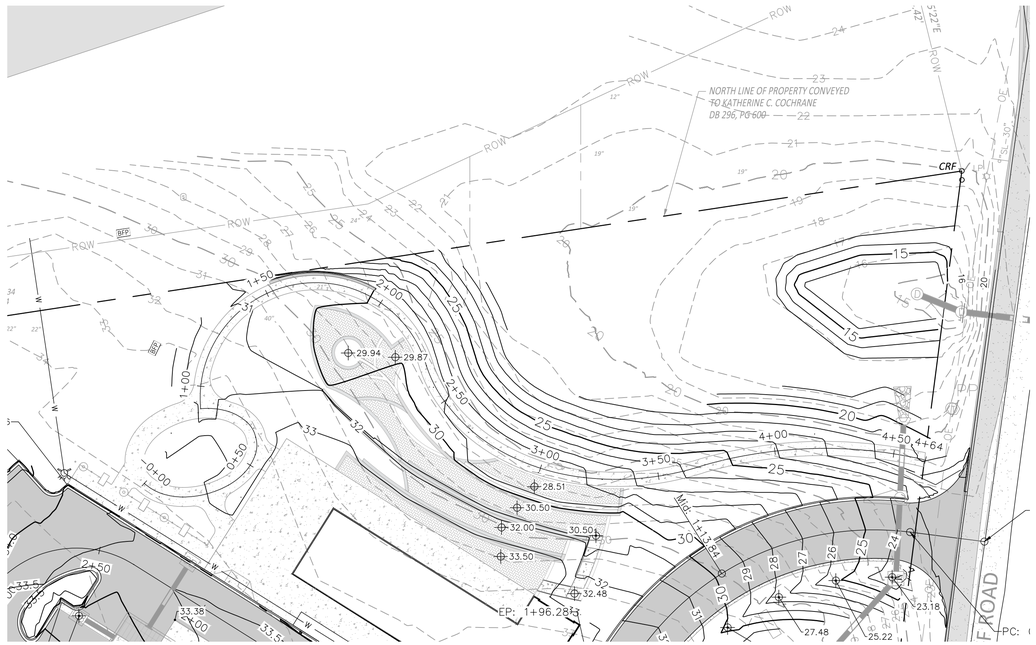

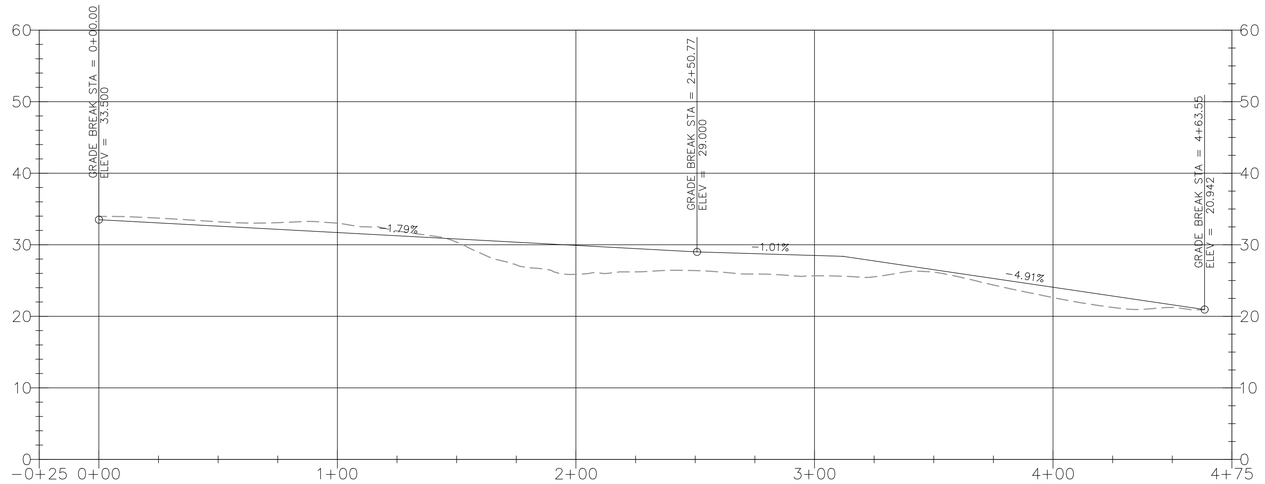

Connector Path PROFILE

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M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

TRAIL PLAN / PROFILE

SHEET NUMBER

C702

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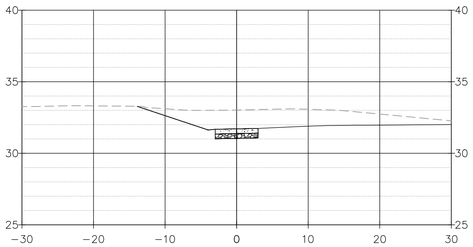

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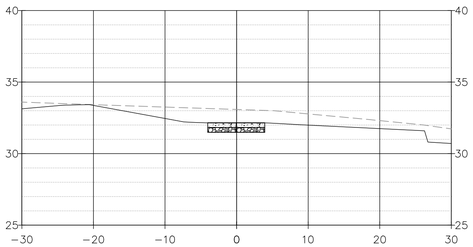

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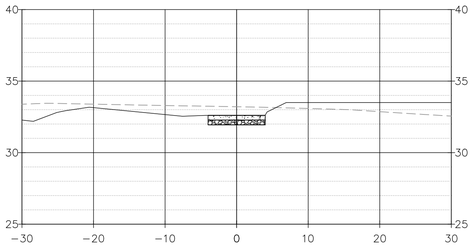

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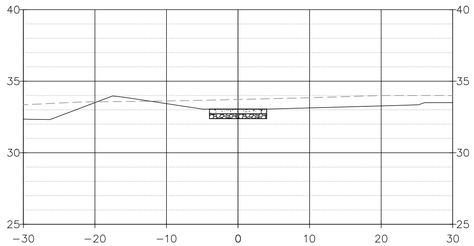

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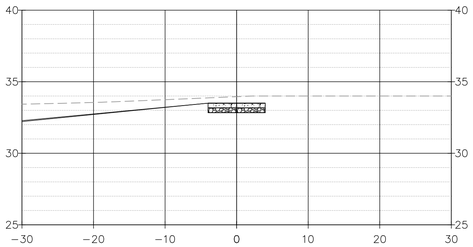

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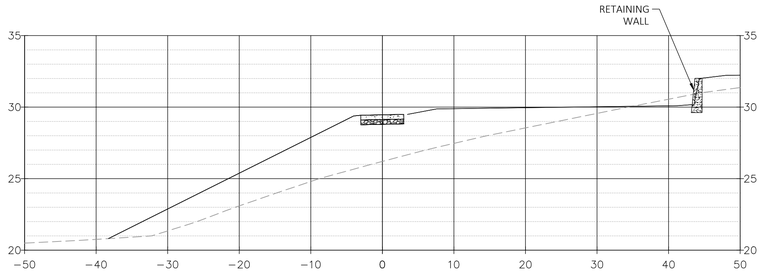

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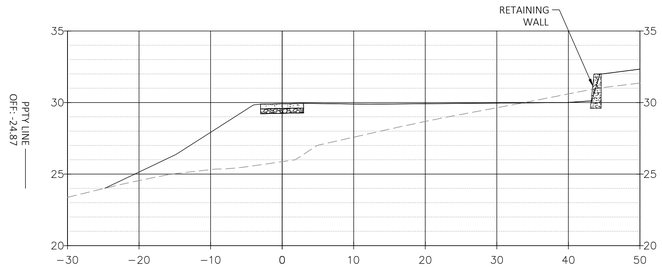

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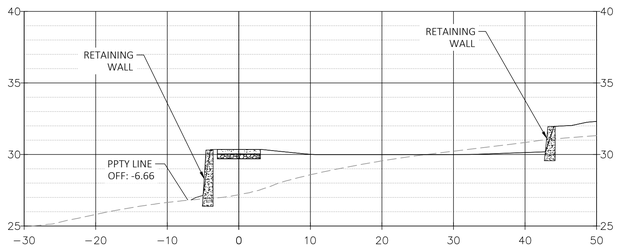

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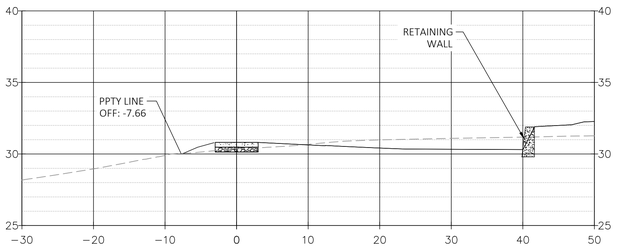

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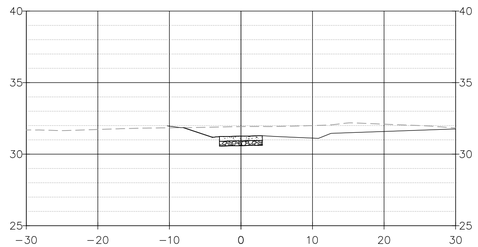

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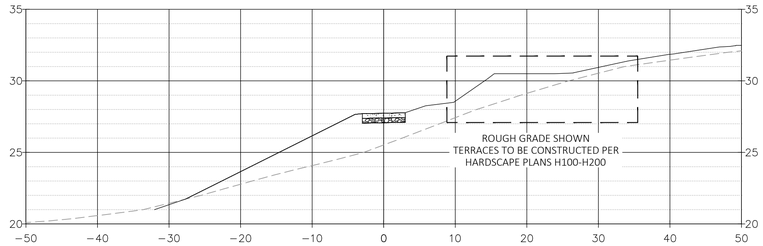

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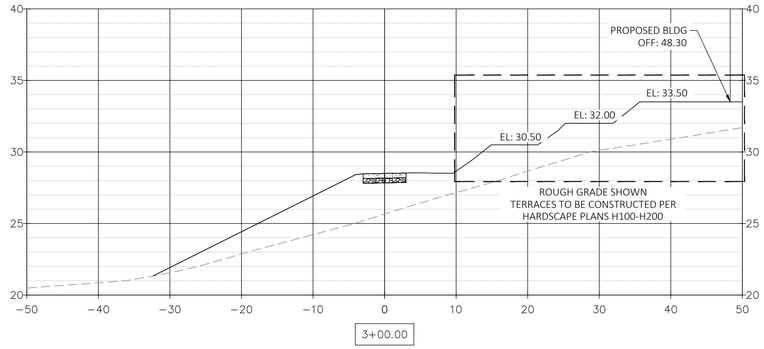

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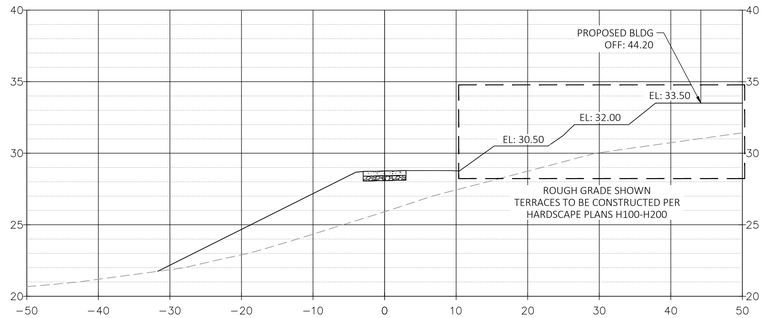

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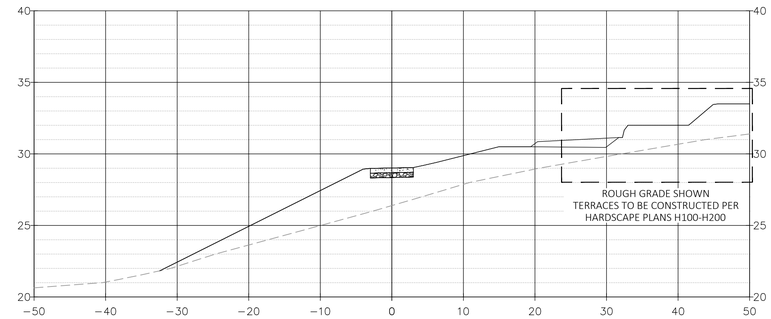

2+50.00

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Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

TRAIL CROSS SECTIONS

SHEET NUMBER

C703

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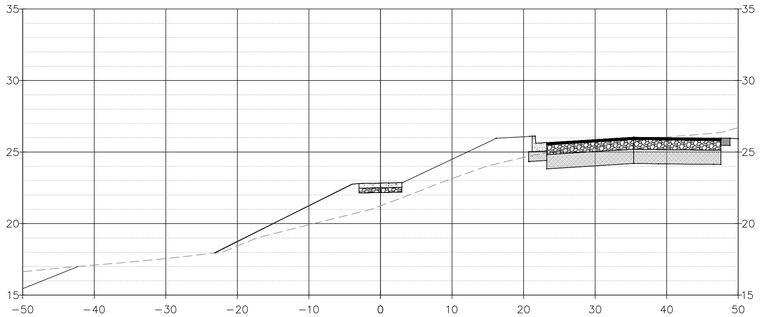

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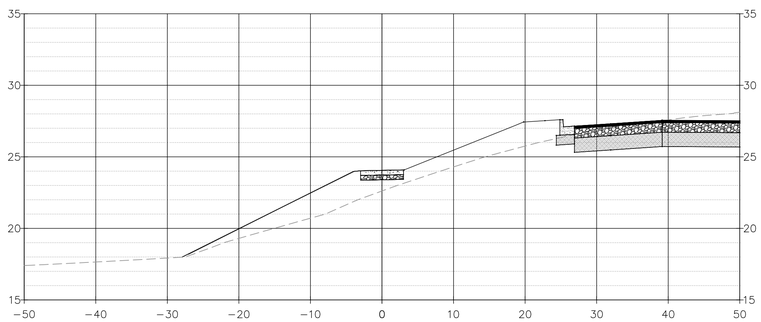

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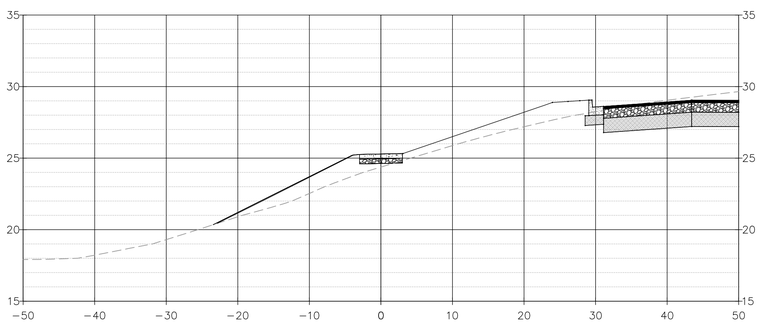

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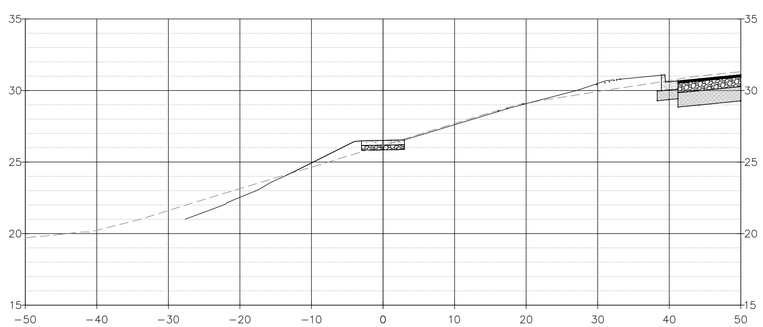

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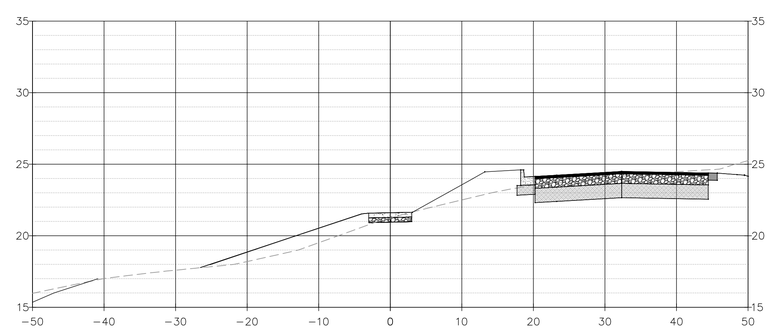

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M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

TRAIL CROSS SECTIONS

SHEET NUMBER

C704

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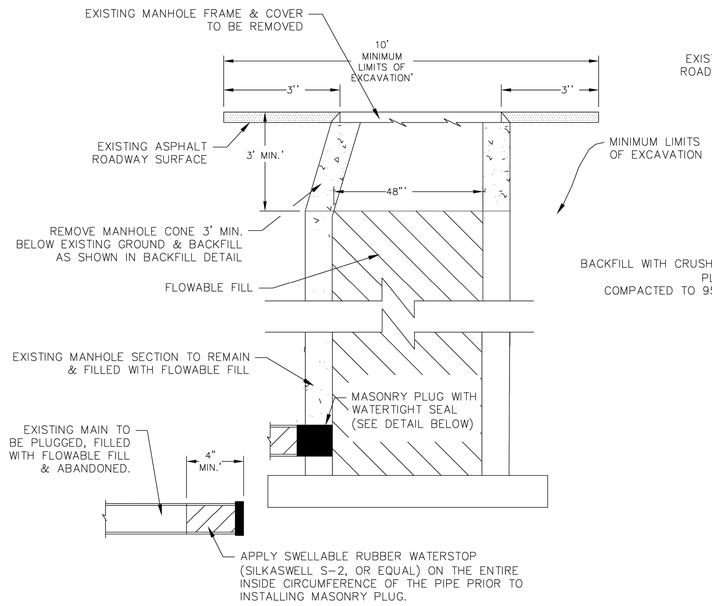
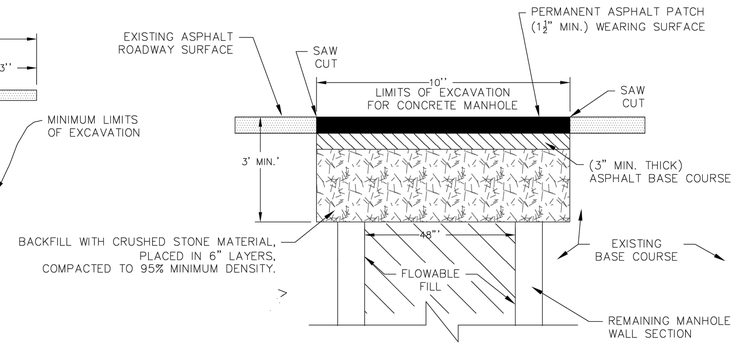


PLUG & ABANDON CONCRETE MANHOLE DETAIL (ASPHALT STREET)

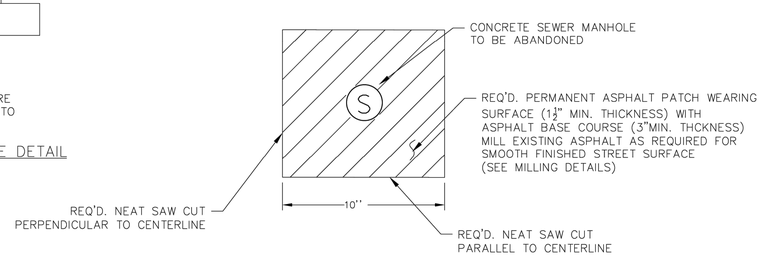
N.T.S.

- MINIMUM PLUG WIDTH = 1/2 PIPE SIZE DIAMETER
- SIKASWELL S-2, OR EQUAL, WATERTIGHT SEAL BETWEEN PIPE WALL AND MASONRY PLUG SHALL BE PROVIDED.
- THE MANHOLE FRAME, COVER, & TOP 3-FEET OF EXISTING MANHOLE SHALL BE REMOVED. REMAINING MANHOLE SECTION SHALL BE FILLED WITH FLOWABLE FILL.
- AFTER FLOWABLE FILL OBTAINS ADEQUATE HARDNESS, THE EXCAVATED AREA FROM THE TOP OF THE MANHOLE CONE SECTION TO THE EXISTING SURFACE SHALL BE BACKFILLED AND RESTORED TO MATCH THE EXISTING SURFACE CONDITIONS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- WHERE THE MANHOLES TO BE ABANDONED ARE LOCATED IN THE ROADWAY, A PERMANENT ASPHALT PATCH SHALL BE INSTALLED.



BACKFILL AT ABANDON CONCRETE MANHOLE DETAIL

N.T.S.

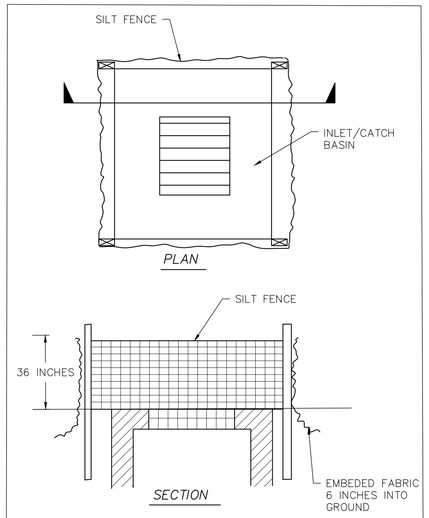


MANHOLE PERMANENT ASPHALT PATCH DETAIL FOR ABANDONED CONCRETE MANHOLE

N.T.S.

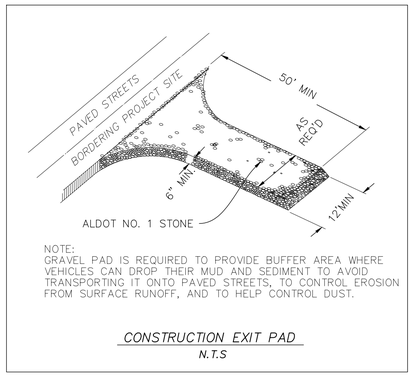
NOTE:

PAVING AND CONSTRUCTION WITHIN THE CITY OF MOBILE RIGHT OF WAY SHALL MEET THE CITY OF MOBILE'S STANDARDS.



INLET PROTECTION

NOT.TO.SCALE.



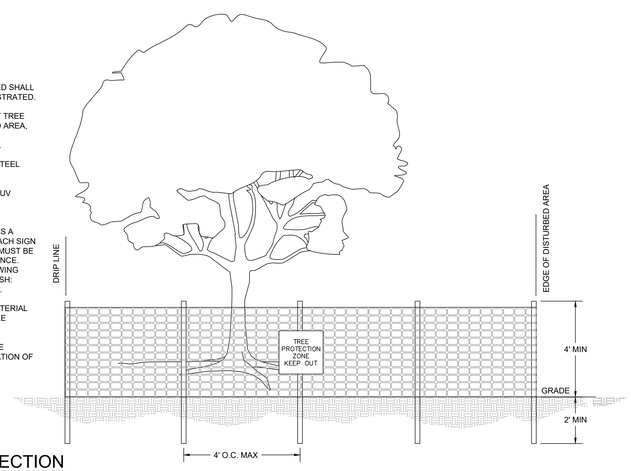
NOTE:
GRAVEL PAD IS REQUIRED TO PROVIDE BUFFER AREA WHERE VEHICLES CAN DROP THEIR MUD AND SEDIMENT TO AVOID TRANSPORTING IT ONTO PAVED STREETS, TO CONTROL EROSION FROM SURFACE RUNOFF, AND TO HELP CONTROL DUST.

CONSTRUCTION EXIT PAD

N.T.S

NOTES:

1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. FENCE POSTS SHALL BE 1.33 LBS/LF STEEL POSTS.
4. FENCE MATERIAL SHALL BE ORANGE, UV RESISTANT, HIGH TENSILE STRENGTH POLYETHYLENE FABRIC.
5. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 100 FEET. EACH SIGN MUST BE ATTACHED TO A POST, AND MUST BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
6. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
7. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.



TREE PROTECTION

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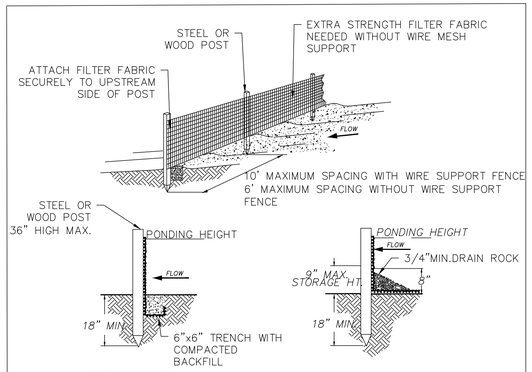


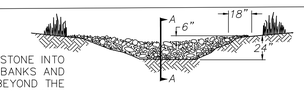
TRENCH DETAIL INSTALLATION WITHOUT TRENCHING

NOTES:

1. TYPE A FENCE, 36" WIDE WITH WIRE REINFORCEMENTS, SHALL BE INSTALLED ON THIS PROJECT.
2. SILT FENCE SEDIMENT BARRIERS SHALL BE INSTALLED ON THE CONTOUR SO THAT FLOW WILL NOT CONCENTRATE AND CAUSE BYPASSING BY RUNOFF GOING AROUND THE END OF THE BARRIER OR OVERTOPPING BECAUSE OF LACK OF STORAGE.

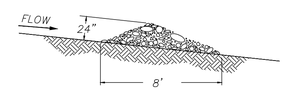
SILT FENCE SEDIMENT BARRIER

NOT TO SCALE



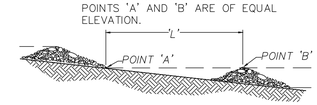
NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW AROUND DAM.

VIEW LOOKING UPSTREAM



SECTION A – A

'L' = THE DISTANCE SUCH THAT POINTS 'A' AND 'B' ARE OF EQUAL ELEVATION.



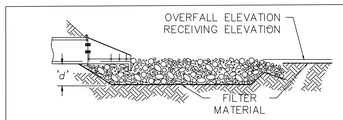
SPACING BETWEEN FILTER DAMS

NOTES:

1. CLEAR AND GRUB THE AREA UNDER THE DAM, REMOVING AND PROPERLY DISPOSING OF ALL ROOT MATERIAL, BRUSH AND OTHER DEBRIS.
2. DIVERT RUNOFF FROM UNDISTURBED AREAS AWAY FROM THE ROCK DAM AND BASIN AREA. SMOOTH THE DAM FOUNDATION.
3. CONSTRUCT THE DAM BY PLACING WELL GRADED, HARD, ANGULAR, DURABLE ROCK OF THE SPECIFIED SIZE OVER THE FOUNDATION TO PLANNED DIMENSIONS AND SECURELY EMBED INTO BOTH CHANNEL BANKS.
4. ONCE THE DAM IS IN PLACE, CLEAR THE SEDIMENT BASIN AREA AND DISPOSE OF THE CLEARED MATERIAL.
5. SET A MARKER STAKE TO INDICATED THE CLEAN OUT ELEVATION (I.E., POINT AT WHICH THE BASIN IS 50% FULL OF SEDIMENT).

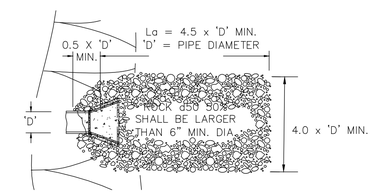
ROCK FILTER DAM

NOT TO SCALE



THICKNESS ('d') = 1.5 x MAX. ROCK DIAMETER – 6") MIN.

SECTION



PLAN

NOTES:

1. ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIP RAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIP RAP THICKNESS.
2. GEOTEXTILE FABRIC MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCTURING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIP RAP AND PLACING ANOTHER PIECE OF FILTER CLOTH OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP A MINIMUM OF 1.5 FEET WITH THE UPSTREAM EDGE OVER THE DOWNSTREAM EDGE. IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE GEOTEXTILE FABRIC.
3. RIP RAP MAY BE PLACED BY EQUIPMENT. CARE SHOULD BE TAKE TO AVOID DAMAGING THE FILTER.
4. CONSTRUCT THE APRON ON ZERO GRADE WITH NO OVERFALL AT THE END. MAKE THE TOP OF THE RIP RAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT..

OUTLET PROTECTION

NOT TO SCALE

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AFRICATOWN WELCOME CENTER

City of Mobile - Africatown Welcome Center 1959
1959 Bay Bridge Cutoff Road
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ALABAMA LICENSED PROFESSIONAL ENGINEER No. 32428 10/27/2023 JEFFREY V. HAVERCROFT

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09/02/24		REV. PER CoM ENG COMMENTS

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Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

DETAIL DRAWINGS

SHEET NUMBER

C800

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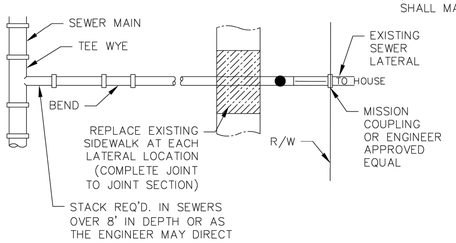
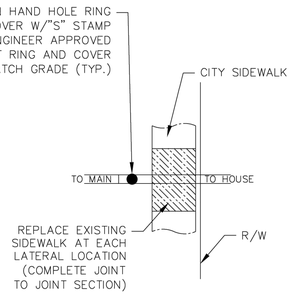
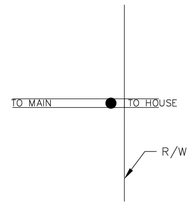
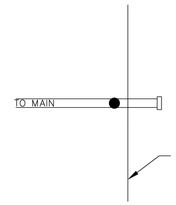
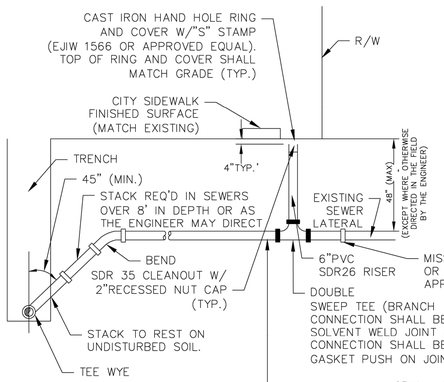




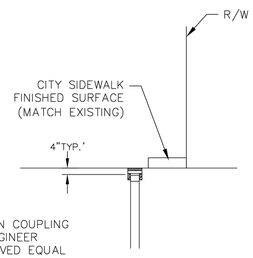
PLAN
N.T.S.



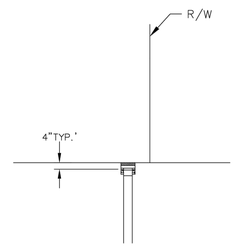




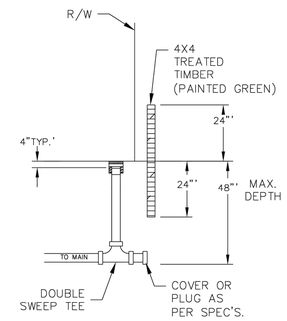
EDGE OF SIDEWALK BEFORE PROPERTY LINE
N.T.S.



EDGE OF SIDEWALK BEFORE PROPERTY LINE
N.T.S.



NO SIDEWALK
N.T.S.

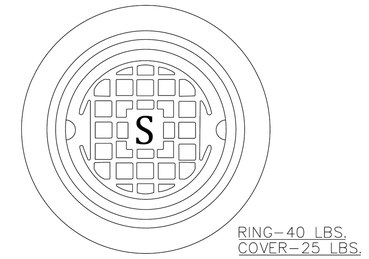


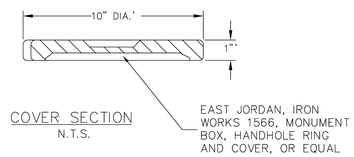
NO EXISTING LATERAL
N.T.S.

NOTE:
- GRAVITY LATERALS SHALL BE OF SDR 26 6"PVC PIPE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- DOUBLE SWEEP TEE SHALL BE GASKET RUN JOINTS BY SOLVENT WELD BRANCH JOINTS
- NON SEIZE GREASE, SUITABLE FOR USE WITH PVC, SHALL BE APPLIED TO THE THREADS OF THE CLEANOUT CAP.
- CONNECTION OF LATERALS TO EXISTING PIPE SHALL BE PROVIDED BY CUTTING IN TEES/TEE-WYES.
- WHERE SEWER MAIN IS OF HEAVY WALL PVC C900, THE CONNECTION OF LATERALS TO THE EXISTING PIPE SHALL BE WITH GASKETED PVC C900 45° WYE.

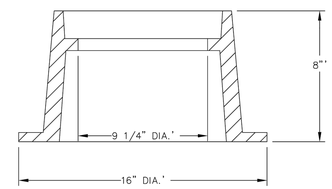
ELEVATIONS
TYPICAL TEE & LATERAL INSTALLATION
N.T.S.

TRAFFIC RATED COVERS FOR CLEAN-OUTS SHALL BE MARKED "SEWER". TRAFFIC RATED COVERS FOR WATER SHOULD BE MARKED "WATER". TRAFFIC RATED COVERS SHALL BE INDEPENDENT OF THE RISER AND SIMILAR TO LAMP HOLE COVERS. CLEAN-OUT ASSEMBLIES WITH FLANGES THAT ARE INTEGRATED INTO THE SURROUNDING CONCRETE BUT INDEPENDENT FROM THE RISER MAY BE USED AS WELL.





COVER SECTION
N.T.S.

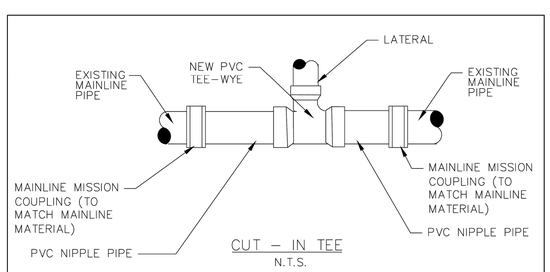


RING SECTION
N.T.S.

HAND HOLE RING & COVER
DETAIL FOR 6" CLEANOUT
N.T.S.

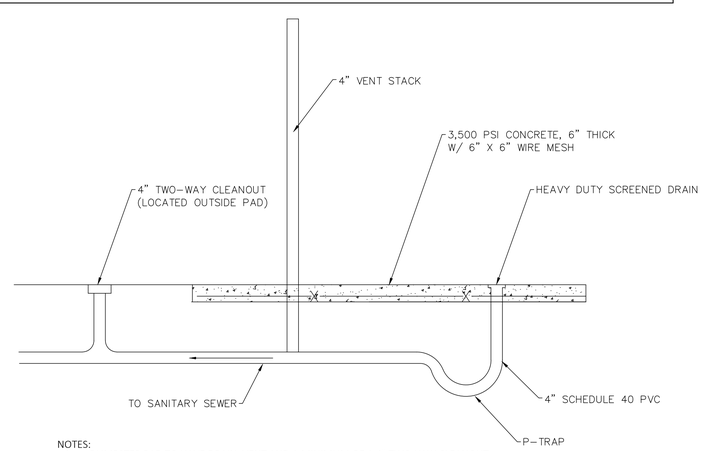
NOTE:

FOR 4" CLEANOUT U.S. FOUNDRY MODEL NO. 7610 OR EQUAL SHALL BE USED.



CUT - IN TEE
N.T.S.

NOTE:
- LENGTH SHALL VARY TO MEET ACTUAL FIELD CONDITION.

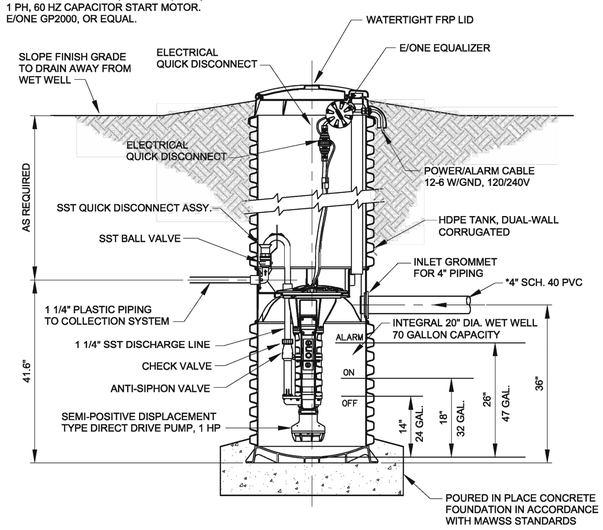


NOTES:
1. DUMPSTER PAD TO HAVE DRAIN, VENT AND A MINIMUM OF A 4" TWO-WAY CLEANOUT (LOCATED OUTSIDE PAD) DISCHARGING TO SANITARY SEWER.
2. LOCATE DRAIN TO FRONT, SIDE OR BACK. DRAIN NOT TO BE LOCATED UNDER DUMPSTER, FOR CLEANING PURPOSES.
3. DRAIN TO BE AT OR ABOVE MFFE IN FLOOD ZONES (NO FLAT DRY VENT ALLOWED).
4. VENT TO EXTEND ABOVE ENCLOSURE.

DUMPSTER PAD SECTION W/ SANITARY SEWER CONNECTION
N.T.S.

*** PUMP CHARACTERISTICS:**

EACH PUMP SHALL BE RATED AT 12 GPM AT 25' TDH WITH A 1HP, 1725 RPM, 240V, 1 PH, 60 HZ CAPACITOR START MOTOR. E/ONE GP2000, OR EQUAL.



HDPE TANK WITH INTEGRAL WET WELL AND PUMP
(E/ONE SIMPLEX SHOWN)

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Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE
DETAIL DRAWINGS

SHEET NUMBER
C801

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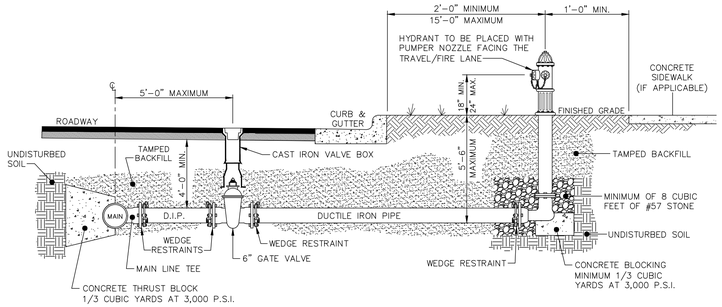
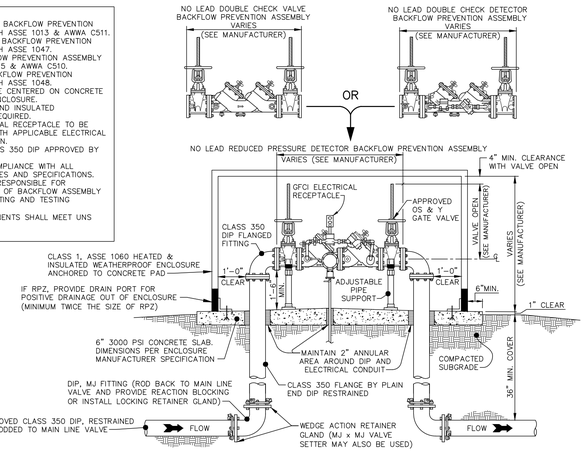


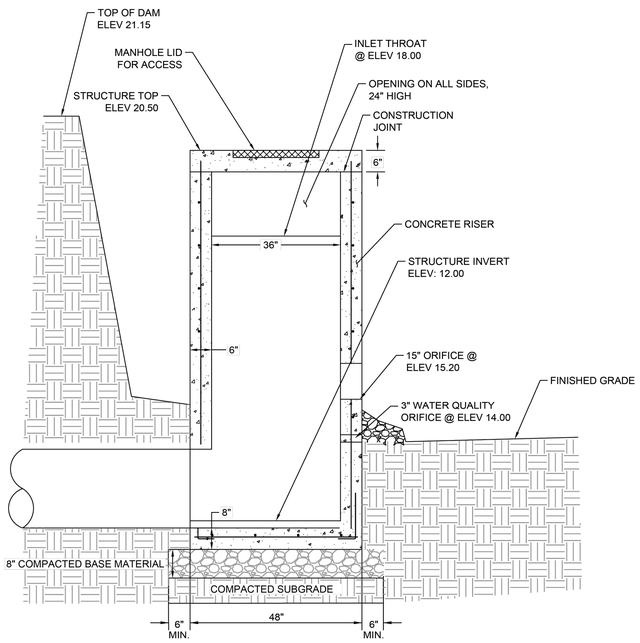
NOTES:
1. TOP OF BLOCKING TO BE 2 INCHES FROM HYDRANT WEEP HOLES.
2. IF HYDRANT IS LOCATED ON A DEPARTMENT OF TRANSPORTATION ROADWAY USE D.O.T. STANDARDS FOR LOCATION OF HYDRANT.
3. HYDRANT SHALL BE LOCATED FROM 2 TO 15 FEET FROM BACK OF CURB.
4. HYDRANT MAY BE LOCATED (AT LEAST 1 FOOT) BEHIND SIDEWALK WHEN IT CANNOT BE LOCATED INSIDE THE UTILITY STRIP.
5. HYDRANT SHALL BE INSTALLED AT LEAST 2 FEET BEYOND TOP SLOPE OF ANY DRAINAGE DITCHES. HYDRANT INSTALLATION WITHIN THE DITCH LINE OR SLOPE SHALL BE PROHIBITED.
6. STANDARD WEDGE ACTION RETAINER GLANDS MAY BE SUBSTITUTED WITH 3/4 INCH STAINLESS STEEL RODDING IN ORDER TO ACHIEVE CONTINUOUS RESTRAINT BETWEEN THE HYDRANT AND THE MAIN.
7. HYDRANT EXTENSIONS ARE PROHIBITED.

STANDARD HYDRANT INSTALLATION FOR ROADS WITH CURB & GUTTER

NOTES:
1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY SHALL COMPLY WITH ASSE 1013 & AWWA C511.
2. REDUCED PRESSURE DETECTOR BACKFLOW PREVENTION ASSEMBLY SHALL COMPLY WITH ASSE 1047.
3. DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY SHALL COMPLY WITH ASSE 1015 & AWWA C510.
4. DOUBLE CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY SHALL COMPLY WITH ASSE 1048.
5. BACKFLOW ASSEMBLY SHALL BE CENTERED ON CONCRETE PAD AND CENTERED WITHIN ENCLOSURE.
6. CLASS 1, ASSE 1060 HEATED AND INSULATED WEATHERPROOF ENCLOSURE REQUIRED.
7. STANDARD 120V GFCI ELECTRICAL RECEPTACLE TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE ELECTRICAL CODE FOR OUTDOOR OPERATION.
8. PIPE MATERIAL SHALL BE CLASS 350 DIP APPROVED BY MOBILE.
9. INSTALLATION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE MOBILE ORDINANCES AND SPECIFICATIONS.
10. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND OPERATION OF BACKFLOW ASSEMBLY AND COMPLIANCE WITH REPORTING AND TESTING REQUIREMENTS.
11. ALL "NO LEAD" BRASS COMPONENTS SHALL MEET UNS C89833 AS PER ASTM B584.



STANDARD COMMERCIAL OUTDOOR BACKFLOW ASSEMBLY, (2½" DIAMETER AND LARGER)



OUTLET CONTROL STRUCTURE (OCS-1)
N.T.S.

NOTES

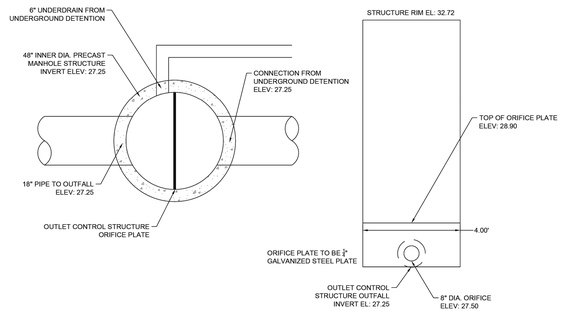
STRUCTURE SHALL BE CONSTRUCTED WITH 3,500 PSI CONCRETE.

STEEL REINFORCEMENT BARS SHALL BE GRADE 60 STEEL.

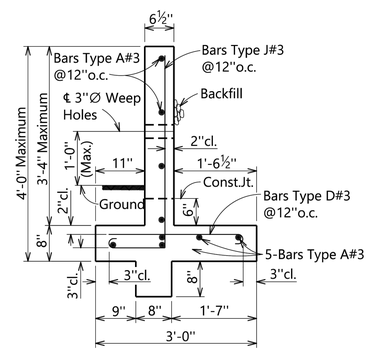
THE SPACE BETWEEN STRUCTURE OPENING FOR PIPE AND FIELD INSTALLED PIPE SHALL BE SEALED AND GROUTED. SEAL SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS. GROUT SHALL BE NON-SHRINKING PER PIPE MANUFACTURER RECOMMENDATIONS.

VERTICAL STEPS SHALL BE CONSISTENTLY SPACED AND SHALL COMPLY WITH OSHA (SUBPART D) " FIXED LADDERS" (SECTION 1910-27) AND/OR ASTM C-478. STAIRS MAY BE STRAIGHT OR STAGGERED PER APPROVAL OF THE ENGINEER.

FRAME AND COVER SHALL BE NEENAH ENTERPRISES, INC. PRODUCT 6144 OR APPROVED EQUAL.



OUTLET CONTROL STRUCTURE (OCS-2)
N.T.S.



0' To 4'-0" RETAINING WALL

Scale: ¾" =1'-0"

GENERAL NOTES
1. CONCRETE SHALL BE 3,500 PSI MIX
2. REINFORCING STEEL SHALL BE GRADE 40.
3. THREE INCH ROUND WEEP HOLES SPACED NO MORE THAN 10' ON CENTER SHALL BE PLACED AT ELEVATIONS SHOWN ON WALL SECTION DETAIL

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SARCOR

SHEET TITLE
DETAIL DRAWINGS

SHEET NUMBER
C802

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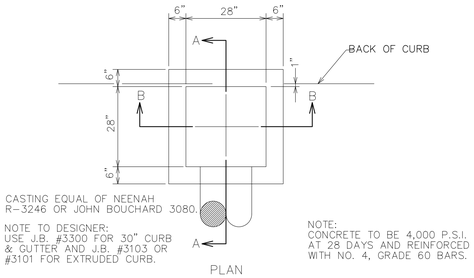
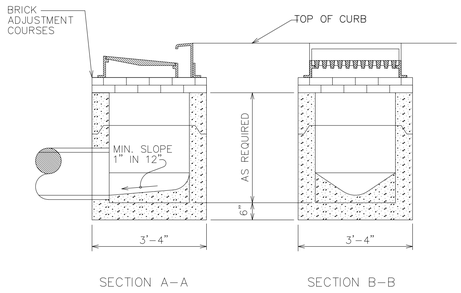
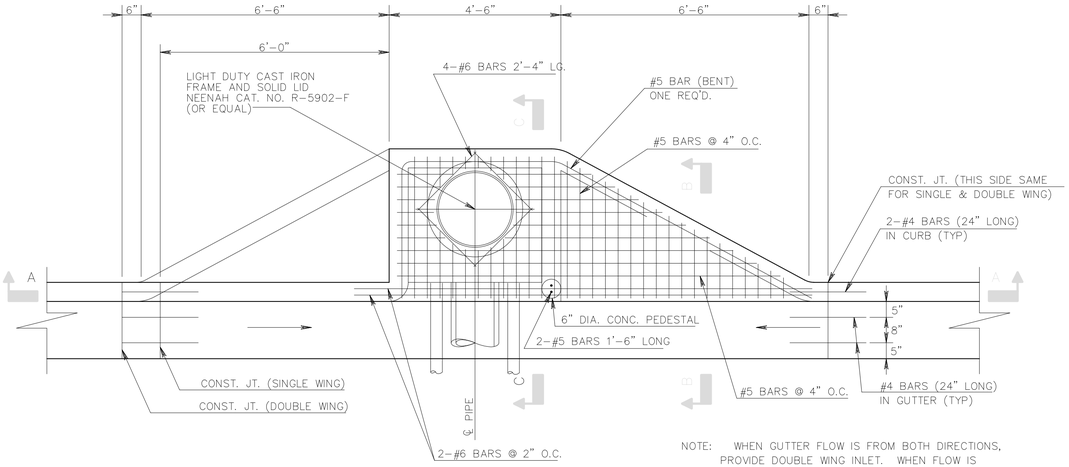


PLAN

NOTE:
CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.

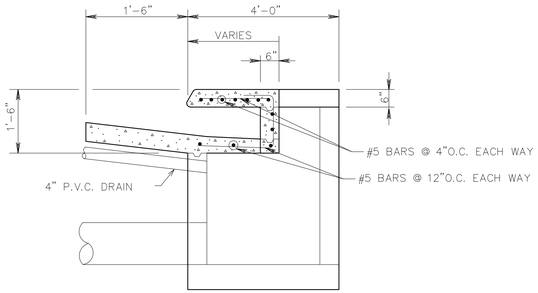


SINGLE PRECAST CURB INLET



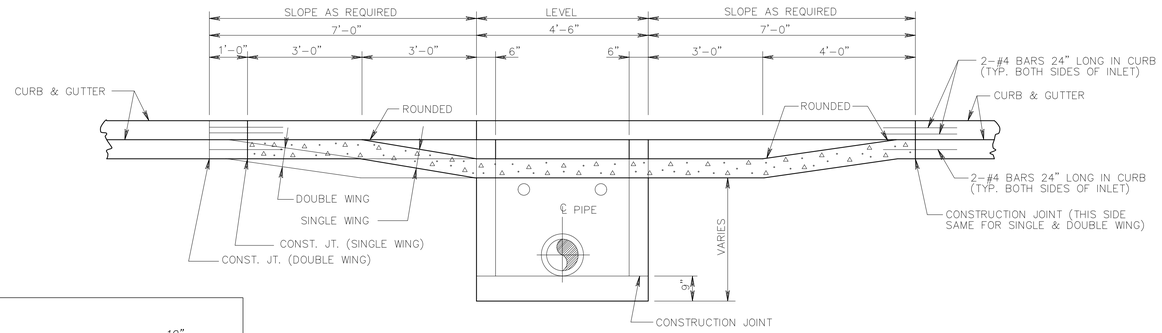
PLAN

NOTE: WHEN GUTTER FLOW IS FROM BOTH DIRECTIONS, PROVIDE DOUBLE WING INLET. WHEN FLOW IS FROM ONE DIRECTION, PROVIDE SINGLE WING ON UPSTREAM SIDE.

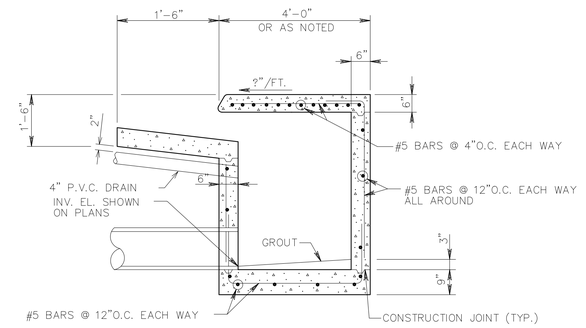


SECTION "B-B"

N.T.S.



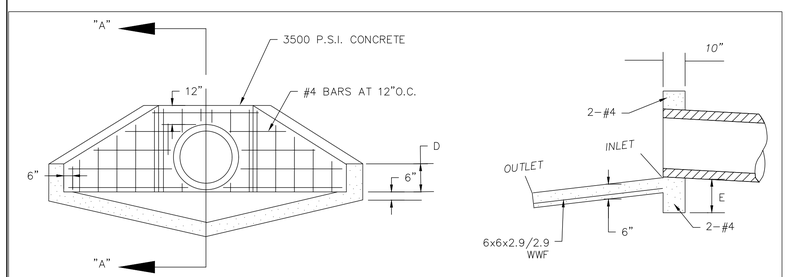
SECTION "A-A"



SECTION "C-C"

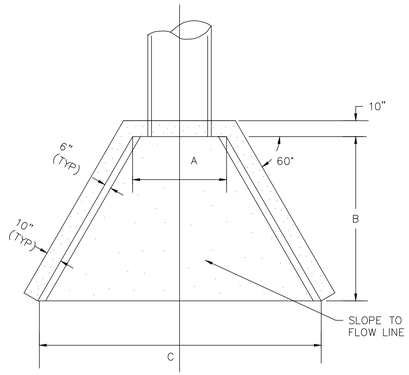
CURB INLET DETAILS

N.T.S.



ELEVATION

SECTION "A-A"



PLAN

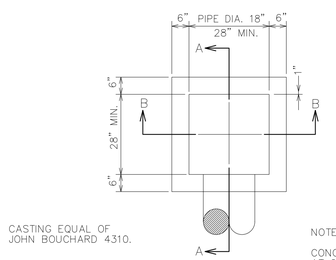
DIMENSIONS TABLE					
DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

NOTE:

ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED ONE INCH

WINGED HEADWALL/ENDWALL

NOT TO SCALE



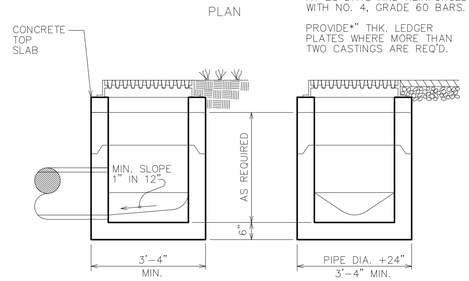
CASTING EQUAL OF JOHN BOUCHARD 4310.

PLAN

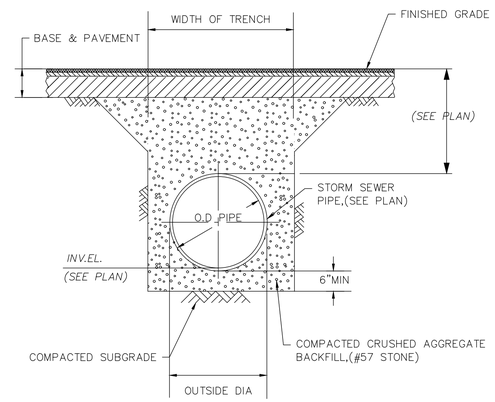
NOTES:

CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.

PROVIDE 4" THK. LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQ'D.



PRECAST CATCH BASIN/AREA INLET



NOTES:

ALL TRENCH EXCAVATION INCLUDING BUT NOT LIMITED TO: SLOPES, BENCHING, SHEETING, SHIELDING AND SHORING SHALL BE IN COMPLIANCE WITH U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH STANDARDS 29 CFR PART 1926, SUBPART P – EXCAVATIONS.

STORM SEWER PIPE BEDDING DETAIL(PAVED AREAS)

NOT TO SCALE

MOTT MACDONALD
Architects Engineers Surveyors
107 St. Francis Street - Suite 2900
Mobile, AL 36602
Telephone:(251) 343-4366 Fax:(251) 343-6902

AFRICATOWN WELCOME CENTER

City of Mobile - Africatown Welcome Center 1959
1959 Bay Bridge Cutoff Road
Mobile, Alabama 36610

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 32428 10/27/2023 JEFFREY V. HAVERCROFT

REV	DATE	REVISIONS DESCRIPTION
	09/02/24	REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

DETAIL DRAWINGS

SHEET NUMBER

C803

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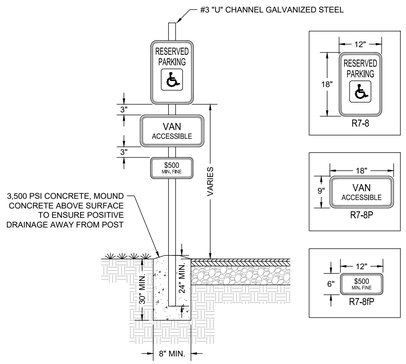
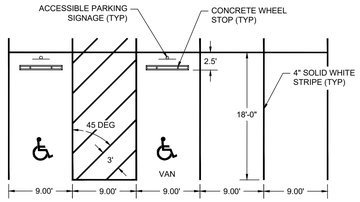


NOTES:
1. ALL SIGNS SHALL BE STANDARD SIGNS (FLAT PANEL) 0.08 ALUMINUM OR 14 GAUGE STEEL.
2. ALL SIGNS SHALL BE MOUNTED ON POSTS w/ GALVANIZED FASTENERS.
3. MOUNTING HEIGHT (TO BOTTOM OF PRIMARY SIGN) SHALL BE 7'-0" IN PAVEMENTS OR SIDEWALKS OR 5'-0" IN LANDSCAPED AREAS

ACCESSIBLE PARKING SIGN / POST

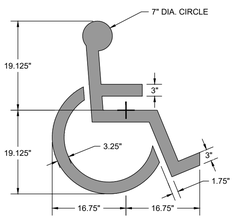
NOT TO SCALE



NOTES:
1. ALL ADA STRIPING AND MARKINGS SHALL BE 4" SOLID WHITE APPLIED IN TWO LAYERS
2. ALL PARKING STRIPING SHALL BE 4" SOLID WHITE APPLIED IN TWO LAYERS
3. CONCRETE WHEEL STOPS (WHEN REQUIRED) SHALL BE INSTALLED 30" FROM END OF SPACE TO OPPOSITE FACE OF WHEEL STOP

ACCESSIBLE PARKING STRIPING DETAIL

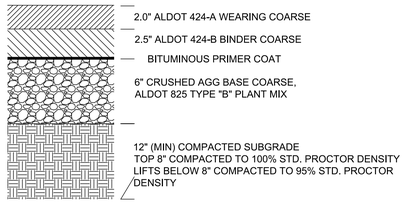
NOT TO SCALE



NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE WHITE IN COLOR.
2. REF. ALDOT STANDARD DRAWING TCM-703

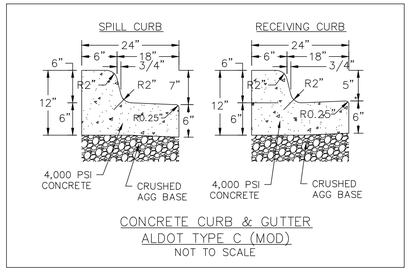
ACCESIBLE PARKING PAVEMENT MARKINGS

NOT TO SCALE

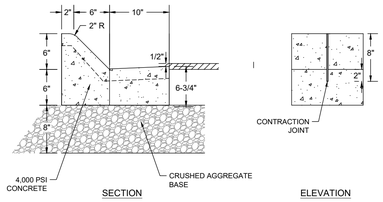


ASPHALT (MED DUTY) PAVEMENT DETAIL

NOT TO SCALE



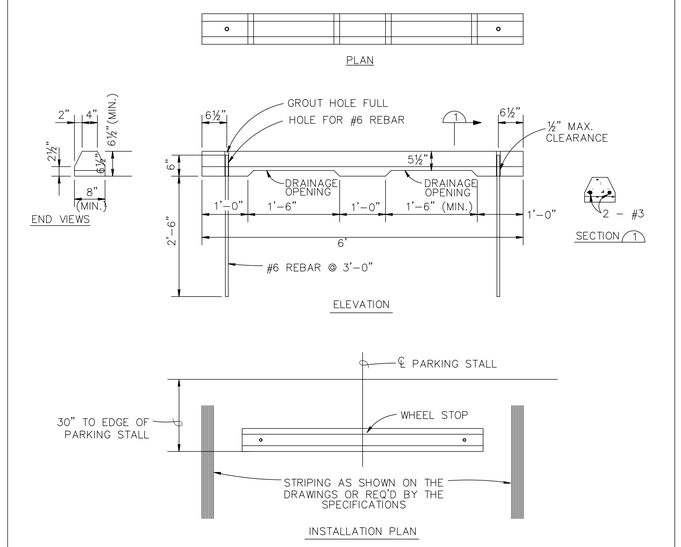
CONCRETE CURB & GUTTER
ALDOT TYPE C (MOD)
NOT TO SCALE



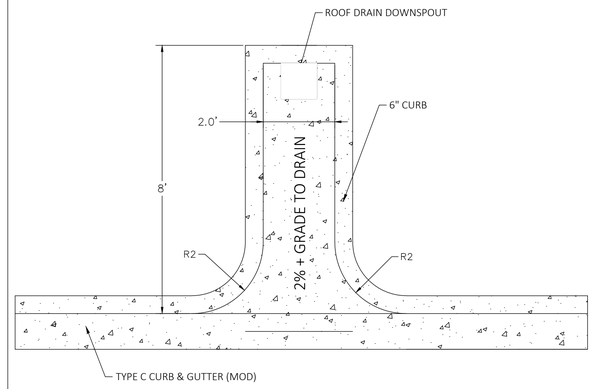
NOTES:
1. CONTRACTION JOINTS REQUIRED MINIMUM OF 8 LF IN TANGENTS, INLETS, AND AS DIRECTED BY ENGINEER.

CONCRETE CURB & GUTTER ALDOT TYPE N (MOD)

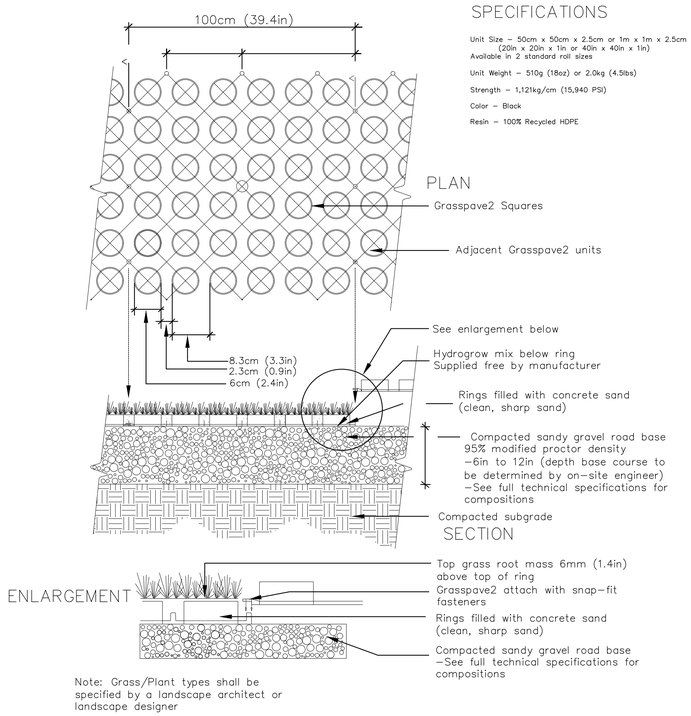
NOT TO SCALE



PRECAST CONCRETE WHEEL STOP



ROOF DRAIN OUTFALL
N.T.S



SPECIFICATIONS

Unit Size – 50cm x 50cm x 2.5cm or 1m x 1m x 2.5cm (20in x 20in x 1in or 40in x 40in x 1in)
Available in 2 standard roll sizes

Unit Weight – 510g (18oz) or 2.0kg (4.5lbs)

Strength – 1,121kg/cm (15,940 PSI)

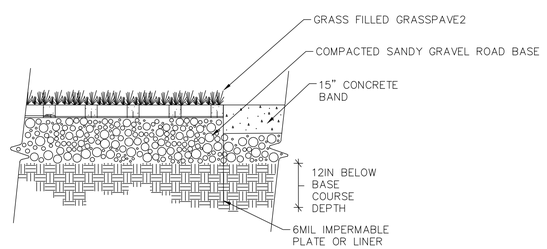
Color – Black

Resin – 100% Recycled HDPE

Note: Grass/Plant types shall be specified by a landscape architect or landscape designer

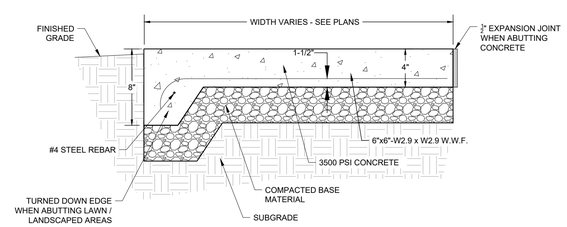
Not for Scale

GRASSPAVE2 – UNIT DETAILS



GRASSPAVE2 PERVIOUS PAVEMENT SYSTEM
EDGE DETAIL (N.T.S.)

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER
NOT TO SCALE



NOT TO SCALE

4" CONCRETE SIDEWALK WITH TURNDOWN EDGE

MOTT MACDONALD
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107 St. Francis Street - Suite 2900
Mobile, AL 36602
Telephone:(251) 343-4366 Fax:(251) 343-6902

AFRICATOWN WELCOME CENTER

City of Mobile - Africatown Welcome Center 1959
1959 Bay Bridge Cutoff Road
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ALABAMA LICENSED PROFESSIONAL ENGINEER No. 32428 10/27/2023 JEFFREY V. HAVERCROFT

DATE	REV	REVISIONS DESCRIPTION
09/02/24		REV. PER C&M ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacali
Profession: CIVIL
Project Architect: Andrew Marascia
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE

DETAIL DRAWINGS

SHEET NUMBER

C804

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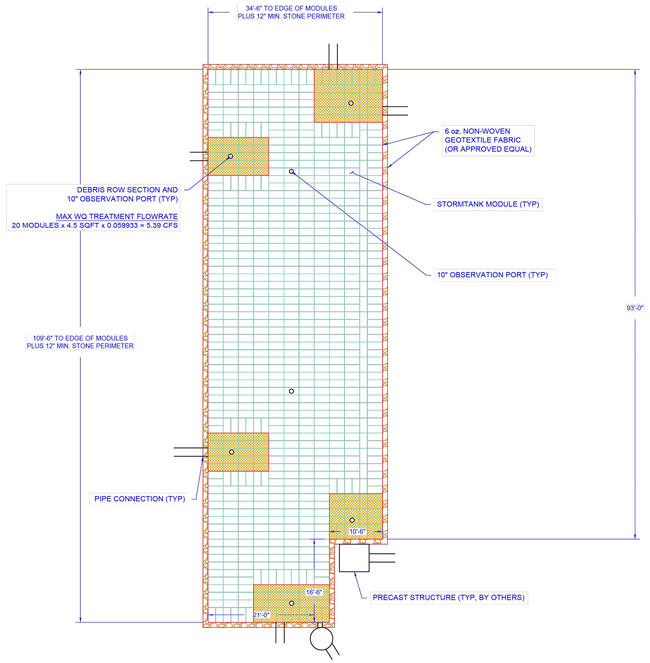

STORMTANK MODULE 25 SERIES UNITS - MODEL 2536

NOTES:
a. REFERENCE BRENTWOOD INDUSTRIES STANDARD DRAWINGS AND NOTES FOR DETAILED INFORMATION.
b. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
c. ENGINEER OF RECORD TO CONFIRM CONFORMANCE TO MANUFACTURER'S ALLOWABLE PROXIMITY TO OTHER STRUCTURES.
d. ALL INLET AND PIPE LOCATIONS AND DESIGNS BY OTHERS.
e. ALL STRUCTURES AND PIPES TO BE SUPPLIED BY OTHERS.

LEGEND

10" OBSERVATION PORT

¾" (19.5 mm) ANGULAR STONE

DEBRIS ROW

Proposed Layout

36" Tall StormTank Module System on 6" Stone Base, 12" Stone Cover

(801) StormTank Module 25 Series Units - Model 2536

Module Footprint = 3,604.50 sqft

Excavation Footprint = 3,896.50 sqft

Estimated Geotextile Fabric = 2,123 sy

Estimated Stone Backfill Volume = 249 cy

Installed System Storage Volume (Excluding Stone) = 10,489 cf

Installed System Storage Volume (Including Stone) = 13,178 cf

Elevations

Max. Finished Grade	39.00
Min. Finished Grade (HS-25 Loads)	33.00
Min. Finished Grade (HS-20 Loads)	32.75
Top of Stone	32.00
Top of Module	31.00
Module Invert	28.00
Bottom of Stone	27.50

Material Quantities

Platens	1,602
36" Side Panels	276
36" Columns	6,408
10" Observation Port Kit(s)	7

REV	DATE	RECORD OF CHANGES	BY
A	10/21/22	INITIAL RELEASE	TJO
B	06/27/24	REVISED FOOTPRINT	JPG

StormTank
Brentwood Industries, Inc.
620 Spring Ridge Drive
Reading, PA 19610
Phone: (610) 374-5109
www.StormTank.com
Info@StormTank.com

Project Name: Africatown Welcome Center

STORMTANK
LAYOUT DRAWINGS

Drawn By: T.Travis Owen
Date: 10/24/2023
Scale: NTS
Revision Date: 2-4-2025

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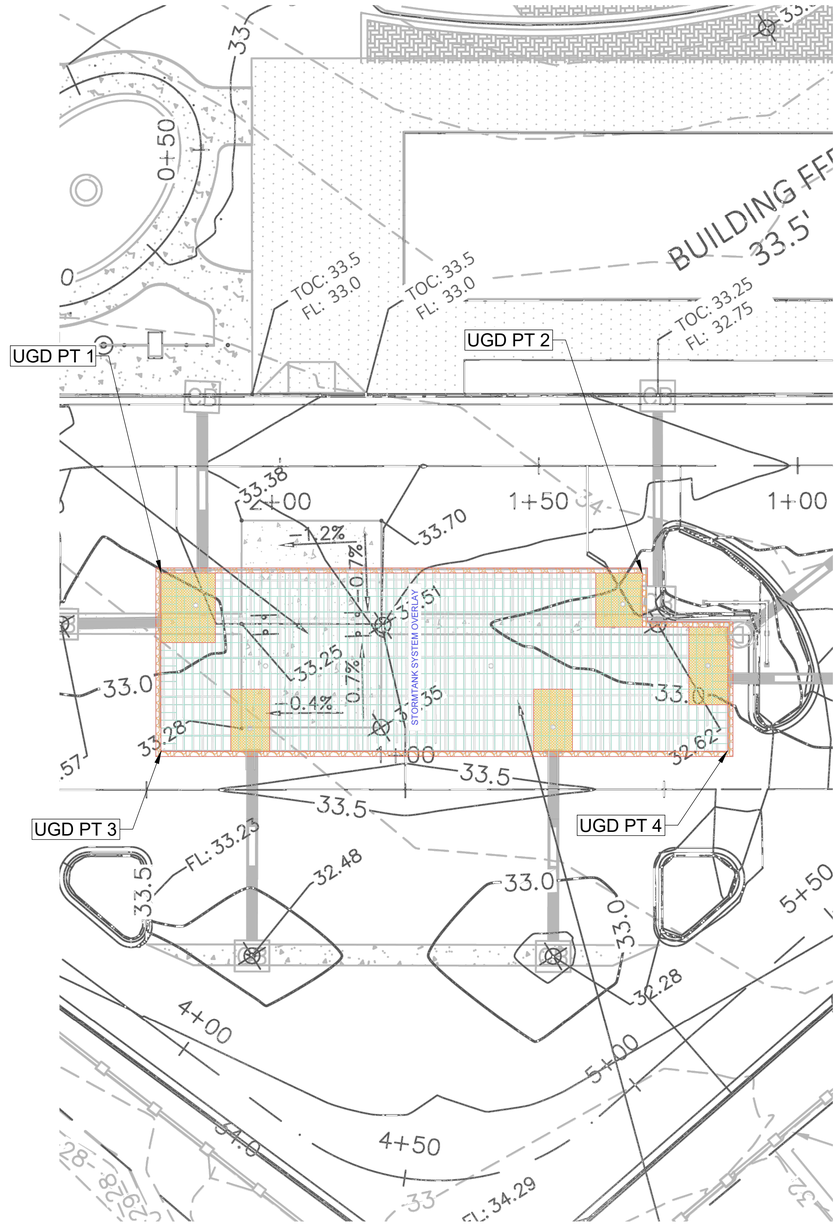


UGD PT	NORTHING	EASTING
1	266156.74	1792181.63
2	266107.08	1792260.21
3	266127.15	1792162.93
4	266068.66	1792255.50

LOCATION POINTS INDICATE CORNERS OF UGD STRUCTURE, AND DO NOT ACCOUNT FOR 12" STONE PERIMETER FILL AREA

UNDERGROUND DETENTION LOCATION POINTS

N.T.S.

GENERAL CONDITIONS

- REVIEW INSTALLATION PROCEDURES AND COORDINATE THE INSTALLATION WITH OTHER CONSTRUCTION ACTIVITIES, SUCH AS GRADING, EXCAVATION, UTILITIES, CONSTRUCTION ACCESS, EROSION CONTROL, ETC.
- ENGINEERED DRAWINGS SUPERSEDE ALL PROVIDED DOCUMENTATION, AS THE INFORMATION FURNISHED IN THIS DOCUMENT IS BASED ON A TYPICAL INSTALLATION.
- WHEN INSTALLED BASED ON BRENTWOOD'S SITE PREPARATION AND INSTALLATION INSTRUCTIONS OR SIMILAR, A STORMTANK® SYSTEM CAN SUPPORT AN HS-25 LOAD.
- COORDINATE THE INSTALLATION WITH MANUFACTURER'S REPRESENTATIVE/DISTRIBUTOR TO BE ON-SITE TO REVIEW START UP PROCEDURES AND INSTALLATION INSTRUCTIONS.
- COMPONENTS SHALL BE UNLOADED, HANDLED AND STORED IN AN AREA PROTECTED FROM TRAFFIC AND IN A MANNER TO PREVENT DAMAGE.
- ASSEMBLED MODULES MAY BE WALKED ON, BUT VEHICULAR TRAFFIC IS PROHIBITED UNTIL BACKFILLED PER MANUFACTURER'S REQUIREMENTS. PROTECT THE INSTALLATION AGAINST DAMAGE WITH HIGHLY VISIBLE CONSTRUCTION TAPE, FENCING, OR OTHER MEANS UNTIL CONSTRUCTION IS COMPLETE.
- ENSURE ALL CONSTRUCTION OCCURS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, REGULATIONS AND SAFETY REQUIREMENTS.
- EXTRA CARE AND CAUTION SHOULD BE TAKEN WHEN TEMPERATURES ARE AT OR BELOW 40° F (4.4° C).

1.0 STORMTANK® ASSEMBLY

STORMTANK® MODULES:
STORMTANK® MODULES ARE DELIVERED TO THE SITE AS PALLETIZED COMPONENTS REQUIRING SIMPLE ASSEMBLY, NO SPECIAL EQUIPMENT, TOOLS OR BONDING AGENTS ARE REQUIRED; ONLY A RUBBER MALLET. A SINGLE WORKER CAN TYPICALLY ASSEMBLE A MODULE IN TWO MINUTES.

ASSEMBLY INSTRUCTIONS:
1. PLACE A PLATEN ON A FIRM, LEVEL SURFACE AND INSERT THE EIGHT (8) COLUMNS INTO THE PLATEN RECEIVER CUPS. FIRMLY TAP EACH COLUMN WITH A RUBBER MALLET TO ENSURE THE COLUMN IS SEATED.
2. PLACE A SECOND PLATEN ON A FIRM, LEVEL SURFACE. FLIP THE PREVIOUSLY ASSEMBLED COMPONENTS UPSIDE DOWN ONTO THE SECOND PLATEN, ALIGNING THE COLUMNS INTO THE PLATEN RECEIVER CUPS.
3. ONCE ALIGNED, SEAT THE TOP ASSEMBLY BY ALTERNATING TAPS, WITH A RUBBER MALLET AT EACH STRUCTURAL COLUMN UNTIL ALL COLUMNS ARE FIRMLY SEATED.

SIDE PANELS
4. IF SIDE PANELS ARE REQUIRED, FIRMLY TAP THE TOP PLATEN UPWARD TO RAISE THE TOP PLATEN. INSERT THE SIDE PANEL INTO THE BOTTOM PLATEN.
5. ALIGN THE TOP OF THE SIDE PANEL WITH THE TOP PLATEN AND FIRMLY SEAT THE TOP PLATEN UTILIZING A RUBBER MALLET.

GENERAL NOTES:
- REMOVE PACKAGING MATERIAL AND CHECK FOR ANY DAMAGE. REPORT ANY DAMAGED COMPONENTS TO A STORMTANK® DISTRIBUTOR OR BRENTWOOD PERSONNEL.
- STORMTANK® COMPONENTS ARE BACKED BY A ONE YEAR WARRANTY, WHEN INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

2.0 BASIN EXCAVATION

1. STAKE OUT AND EXCAVATE TO ELEVATIONS PER APPROVED PLANS. EXCAVATION REQUIREMENTS:
   a. SUB-GRADE EXCAVATION MUST BE A MINIMUM OF 6" (152 MM) BELOW DESIGNED STORMTANK® MODULE INVERT.
   b. THE EXCAVATION SHOULD EXTEND A MINIMUM OF 12" (305 MM) BEYOND THE STORMTANK® DIMENSIONS IN EACH LENGTH AND WIDTH (AN ADDITIONAL 24" [610 MM] IN TOTAL LENGTH AND TOTAL WIDTH) TO ALLOW FOR ADEQUATE PLACEMENT OF SIDE BACKFILL MATERIAL.
   c. REMOVE OBJECTIONABLE MATERIAL ENCOUNTERED WITHIN THE EXCAVATION, INCLUDING PROTRUDING MATERIAL FROM THE WALLS.
   d. FURNISH, INSTALL, MONITOR AND MAINTAIN EXCAVATION SUPPORT (E.G., SHORING, BRACING, TRENCH BOXES, ETC.) AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, REGULATIONS AND SAFETY REQUIREMENTS.

3.0 SUB-GRADE REQUIREMENTS

1. SUB-GRADE SHALL BE UNFROZEN, LEVEL (PLUS OR MINUS 1%), AND FREE OF LUMPS OR DEBRIS WITH NO STANDING WATER, MUD OR MUCK. DO NOT USE MATERIALS NOR MIX WITH MATERIALS THAT ARE FROZEN AND/OR COATED WITH ICE OR FROST.
2. UNSTABLE, UNSUITABLE AND/OR COMPROMISED AREAS SHOULD BE BROUGHT TO THE ENGINEER'S ATTENTION AND MITIGATING EFFORTS DETERMINED PRIOR TO COMPACTING THE SUB-GRADE.
3. SUB-GRADE MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR AS APPROVED BY THE ENGINEER OF RECORD. IF CODE REQUIREMENTS RESTRICT SUBGRADE COMPACTION, IT IS THE REQUIREMENT OF THE GEOTECHNICAL ENGINEER TO VERIFY THAT THE BEARING CAPACITY AND SETTLEMENT CRITERIA FOR SUPPORT OF THE SYSTEM ARE MET. *

** THE ENGINEER OF RECORD SHALL REFERENCE BRENTWOOD DOCUMENT APPENDIX A - FOR MINIMUM SOIL BEARING CAPACITY REQUIRED BASED ON LOAD RATING AND TOP COVER DEPTH. MINIMUM SOIL BEARING CAPACITY IS REQUIRED SO THAT SETTLEMENTS ARE LESS THAN 1"*

THROUGH THE ENTIRE SUB-GRADE AND DO NOT EXCEED LONG-TERM 1/2" DIFFERENTIAL SETTLEMENT BETWEEN ANY TWO ADJACENT UNITS WITHIN THE SYSTEM. SUB-GRADE MUST BE DESIGNED TO ENSURE SOIL BEARING CAPACITY IS MAINTAINED THROUGHOUT ALL SOIL SATURATION LEVELS.

4.0 LEVELING BED INSTALLATION

1. INSTALL GEOTEXTILE FABRIC AND/OR LINER MATERIAL, AS SPECIFIED.
   a. GEOTEXTILE FABRIC SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS.
   b. ADDITIONAL MATERIAL TO BE UTILIZED FOR WRAPPING ABOVE THE SYSTEM MUST BE PROTECTED FROM DAMAGE UNTIL USE.
2. AFTER THE GEOTEXTILE IS SECURED, PLACE A MINIMUM 6" (152 MM) LEVELING BED.
   a. MATERIAL SHOULD BE A 3/4" (19 MM) ANGULAR STONE MEETING APPENDIX B - ACCEPTABLE FILL MATERIAL.
   b. MATERIAL SHOULD BE RAKED FREE OF VOIDS, LUMPS, DEBRIS, SHARP OBJECTS AND PLATE VIBRATED TO A LEVEL WITH A MAXIMUM 1% SLOPE.
3. CORRECT ANY UNSATISFACTORY CONDITIONS.

5.0 STORMTANK® MODULE PLACEMENT

1. INSTALL GEOTEXTILE FABRIC AND/OR LINER MATERIAL, AS SPECIFIED.
   a. GEOTEXTILE FABRIC SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS.
   b. ADDITIONAL MATERIAL TO BE UTILIZED FOR WRAPPING ABOVE THE SYSTEM MUST BE PROTECTED FROM DAMAGE UNTIL USE.
2. MARK THE FOOTPRINT OF THE MODULES FOR PLACEMENT.
   a. ENSURE MODULE PERIMETER OUTLINE IS SQUARE OR SIMILAR PRIOR TO MODULE PLACEMENT.
   b. CARE SHOULD BE TAKEN TO NOTE ANY CONNECTIONS, PORTS OR OTHER IRREGULAR UNITS TO BE PLACED.
3. INSTALL THE INDIVIDUAL MODULES BY HAND, AS DETAILED BELOW.
   a. THE MODULES SHOULD BE INSTALLED AS SHOWN IN THE STORMTANK® SUBMITTAL DRAWINGS WITH THE SHORT SIDE OF PERIMETER MODULES FACING OUTWARD, EXCEPT AS OTHERWISE REQUIRED.
   b. MAKE SURE THE TOP/BOTTOM PLATENS ARE IN ALIGNMENT IN ALL DIRECTIONS TO WITHIN A MAXIMUM 1/4" (6.4 MM).
   c. FOR DOUBLE STACK CONFIGURATIONS:
      i. INSTALL THE BOTTOM MODULE FIRST. **DO NOT INTERMIX VARIOUS MODULE HEIGHTS ACROSS LAYERS.** BACKFILLING PRIOR TO PROCEEDING TO THE NEXT LAYER IS OPTIONAL.
      ii. INSERT STACKING PINS (2 PER MODULE) INTO THE TOP PLATEN OF THE BOTTOM MODULE.
      iii. PLACE THE UPPER MODULE DIRECTLY ON TOP OF THE BOTTOM MODULE IN THE SAME DIRECTION, MAKING SURE TO ENGAGE THE PINS.
4. INSTALL THE MODULES TO COMPLETION, TAKING CARE TO AVOID DAMAGE TO THE GEOTEXTILE AND/OR LINER MATERIAL.
5. LOCATE ANY PORTS OR OTHER PENETRATION OF THE STORMTANK®.
   a. INSTALL PORTS/PENETRATIONS IN ACCORDANCE WITH THE APPROVED SUBMITTALS, CONTRACT DOCUMENTS AND MANUFACTURER'S RECOMMENDATIONS.
6. UPON COMPLETION OF MODULE INSTALLATION, WRAP THE MODULES IN GEOTEXTILE FABRIC AND/OR LINER.
   a. GEOTEXTILE FABRIC SHALL BE WRAPPED AND SECURED PER MANUFACTURER'S RECOMMENDATIONS.
   b. SEAL ANY PORTS/PENETRATIONS PER MANUFACTURER'S REQUIREMENTS

NOTES:
- *IF DAMAGE OCCURS TO THE GEOTEXTILE FABRIC OR IMPERMEABLE LINER, REPAIR THE MATERIAL IN ACCORDANCE WITH THE GEOTEXTILE/LINER MANUFACTURER'S RECOMMENDATIONS.*

6.0 SIDE BACKFILL

1. INSPECT ALL GEOTEXTILE, ENSURING THAT NO VOIDS OR DAMAGE EXISTS; WHICH WILL ALLOW SEDIMENT INTO THE STORMTANK® SYSTEM.
2. ADJUST THE STONE/SOIL INTERFACE GEOTEXTILE ALONG THE SIDE OF THE NATIVE SOIL TO ENSURE THE GEOTEXTILE IS TAUGHT TO THE NATIVE SOIL.
3. ONCE THE GEOTEXTILE IS SECURED, BEGIN TO PLACE THE SIDE BACKFILL.
   a. MATERIAL SHOULD BE A 3/4" (19 MM) ANGULAR STONE MEETING APPENDIX B - ACCEPTABLE FILL MATERIAL.
   b. BACKFILL SIDES "EVENLY" AROUND THE PERIMETER WITHOUT EXCEEDING SINGLE 12" (305 MM) LIFTS.
   c. PLACE MATERIAL UTILIZING AN EXCAVATOR, DOZER OR CONVEYOR BOOM.
   d. UTILIZE A PLATE VIBRATOR TO SETTLE THE STONE AND PROVIDE A UNIFORM DISTRIBUTION.

NOTES:
- *DO NOT APPLY VEHICULAR LOAD TO THE MODULES DURING PLACEMENT OF SIDE BACKFILL. ALL MATERIAL PLACEMENT SHOULD OCCUR WITH EQUIPMENT LOCATED ON THE NATIVE SOIL SURROUNDING THE SYSTEM*
- *IF DAMAGE OCCURS TO THE GEOTEXTILE FABRIC OR IMPERMEABLE LINER, REPAIR THE MATERIAL IN ACCORDANCE WITH THE GEOTEXTILE/LINER MANUFACTURER'S RECOMMENDATIONS.*

7.0 TOP BACKFILL (STONE)

1. BEGIN TO PLACE THE TOP BACKFILL
   a. MATERIAL SHOULD BE A 3/4" (19 MM) ANGULAR STONE MEETING APPENDIX B - ACCEPTABLE FILL MATERIAL.
   b. PLACE MATERIAL UTILIZING AN EXCAVATOR, DOZER OR CONVEYOR BOOM (APPENDIX C - MATERIAL PLACEMENT) AND USE A WALK-BEHIND PLATE VIBRATOR TO SETTLE THE STONE AND PROVIDE AN EVEN DISTRIBUTION.
   DO NOT DRIVE ON THE MODULES WITHOUT A MINIMUM 12" (305 MM) COVER.
2. UPON COMPLETION OF TOP BACKFILLING, WRAP THE SYSTEM IN GEOTEXTILE FABRIC AND/OR LINER PER MANUFACTURER'S RECOMMENDATIONS.
3. INSTALL METALLIC TAPE AROUND THE PERIMETER OF THE SYSTEM TO MARK THE AREA FOR FUTURE UTILITY DETECTION.

NOTES:
- *IF DAMAGE OCCURS TO THE GEOTEXTILE FABRIC OR IMPERMEABLE LINER, REPAIR THE MATERIAL IN ACCORDANCE WITH THE GEOTEXTILE/LINER MANUFACTURER'S RECOMMENDATIONS.*

8.0 SUITABLE COMPACTABLE FILL

FOLLOWING TOP BACKFILL PLACEMENT AND GEOTEXTILE FABRIC WRAPPING; COMPLETE THE INSTALLATION AS NOTED BELOW.

VEGETATED AREA
1. PLACE FILL ONTO THE GEOTEXTILE.
   a. MAXIMUM 12" (305 MM) LIFTS, COMPACTED WITH A VIBRATORY PLATE OR WALK BEHIND ROLLER TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY
   b. THE MINIMUM TOP COVER TO FINISHED GRADE SHOULD NOT BE LESS THAN 24" (610 MM) AND THE MAXIMUM DEPTH FROM FINAL GRADE TO THE BOTTOM OF THE LOWEST MODULE SHOULD NOT EXCEED 11' (3.35 M).
2. FINISH TO THE SURFACE AND COMPLETE WITH VEGETATIVE COVER.

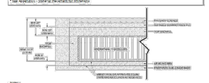
IMPERVIOUS AREA
1. PLACE FILL ONTO THE GEOTEXTILE.
   a. MAXIMUM 12" (305 MM) LIFTS COMPACTED WITH A VIBRATORY PLATE OR WALK BEHIND ROLLER TO A MINIMUM 90% STANDARD PROCTOR DENSITY OR TO MEET THE ENGINEER OF RECORD'S SPECIFICATION.
   b. SUB-BASE MATERIALS SHOULD BE REFERENCED BY THE APPROVED ENGINEERING DRAWINGS.
   c. THE MINIMUM TOP COVER TO FINISHED GRADE SHOULD NOT BE LESS THAN 24" (610 MM) AND THE MAXIMUM DEPTH FROM FINAL GRADE TO THE BOTTOM OF THE LOWEST MODULE SHOULD NOT EXCEED 11' (3.35 M).
2. FINISH TO THE SURFACE AND COMPLETE WITH ASPHALT, CONCRETE, ETC.

NOTES:
- *A VIBRATORY ROLLER MAY ONLY BE UTILIZED AFTER A MINIMUM 24" (610 MM) OF COMPACTED MATERIAL HAS BEEN INSTALLED OR FOR THE INSTALLATION OF THE ASPHALT WEARING COURSE.*
- *IF DAMAGE OCCURS TO THE GEOTEXTILE FABRIC, REPAIR THE MATERIAL IN ACCORDANCE WITH THE GEOTEXTILE MANUFACTURER'S RECOMMENDATIONS.*

Appendix B - Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation	ASTM D2321 Class	Compaction/Density
Foundation Base	Gravel, Sandstone, Limestone or Agricultural aggregate (Free of fines)	56, 57	1, 2, 3	Place in lifts and compact to 95% SPD
Surface Stone (Wearing surface)	Crushed Stone or gravel (Free of fines) Use Stone No. 57 as Surface Material	4, 5, 6, 7, 8, 9, 10	1, 2, 3	Place in lifts and compact to 95% SPD
Top Backfill	Crushed angular stone (Free of fines) Use Stone No. 57 as Top Material (Angular Stone)	56, 57, 67, 68	1 & U	Place compact to provide evenly distributed layers
Side Backfill	Crushed angular stone (Free of fines) Use Stone No. 57 as Side Material (Angular Stone)	56, 57, 4, 5, 6, 7, 8	1 & U	Place in uniform 12" (305 mm) lifts, compact
Leveling Bed	Crushed angular stone (Free of fines) Use Stone No. 57 as Bedding Material (Angular Stone)	56, 57, 67, 68	1 & U	Place rake and level to provide uniform bedding

Notes:
1. Material must be angular stone meeting ASTM D2321. Recycled concrete may be utilized when meeting an angular stone and free of fines requirement.
2. Crushed gravel (Not to exceed 5% mass loss) meeting ASTM specifications requirements. Please see engineer of record's design.
3. Any type of additional soil or aggregate material requires engineer, owner, and the StormTank® system's written approval.
4. Please contact Brentwood Industries, Inc. Engineering Department prior to purchase, if any material may deviate from above.



Appendix C - Material Placement Guidelines

Material Location	Placement Method	Tracked Equipment Limitations	Rubber Limitations
Foundation Stone	Material is dumped in the center of the stone, and then spreading and leveling with a bulldozer (Push out the material from a pile).	Bulldozer, Loader, Excavator, Dump truck, Material Transporter, Concrete Pump Truck, Concrete Mixer Truck, Material Transporter	Bulldozer, Loader, Excavator, Dump truck, Material Transporter, Concrete Pump Truck, Concrete Mixer Truck, Material Transporter
Surface Stone (Wearing surface)	Material is dumped in the center of the stone, and then spreading and leveling with a bulldozer (Push out the material from a pile).	NO RESTRICTIONS (Use the wearing surface only after the initial lift has been placed and compacted)	Bulldozer, Loader, Excavator, Dump truck, Material Transporter, Concrete Pump Truck, Concrete Mixer Truck, Material Transporter
Top Backfill	Material is unloaded in the Top Backfill area. Material is spread and leveled with a bulldozer. Material is then placed in the side backfill area using a bulldozer or other equipment. Do not drive directly onto installation. Dump trucks.	NO RESTRICTIONS (Use the wearing surface only after the initial lift has been placed and compacted)	Bulldozer, Loader, Excavator, Dump truck, Material Transporter, Concrete Pump Truck, Concrete Mixer Truck, Material Transporter
Side Backfill	Material is unloaded in the Side Backfill area. Material is spread and leveled with a bulldozer. Material is then placed in the side backfill area using a bulldozer or other equipment. Do not drive directly onto installation. Dump trucks.	Bulldozer, Loader, Excavator, Dump truck, Material Transporter, Concrete Pump Truck, Concrete Mixer Truck, Material Transporter	Bulldozer, Loader, Excavator, Dump truck, Material Transporter, Concrete Pump Truck, Concrete Mixer Truck, Material Transporter
Leveling Bed	Material is unloaded in the Leveling Bed area. Material is spread and leveled with a bulldozer. Material is then placed in the side backfill area using a bulldozer or other equipment. Do not drive directly onto installation. Dump trucks.	Bulldozer, Loader, Excavator, Dump truck, Material Transporter, Concrete Pump Truck, Concrete Mixer Truck, Material Transporter	Bulldozer, Loader, Excavator, Dump truck, Material Transporter, Concrete Pump Truck, Concrete Mixer Truck, Material Transporter

Notes:
1. Storage of materials such as construction materials, equipment, soil, etc. over the StormTank® system is **prohibited**.
2. Vehicular traffic is **prohibited** on the StormTank® system until the minimum cover is achieved.
3. During backfill operations, it may be necessary to locate a temporary haul road. Temporary haul roads, automobile or pedestrian traffic should be located to restrict some loading over greater portions of the StormTank.
4. **DO NOT DRIVE ON THE STORMTANK® MODULES WITHOUT A MINIMUM 12" (305 MM) COVER.**
5. Unloading, and, the equipment used to access operating areas shall be approved by the engineer.

Drawn By: T.BENSINGER
Date: 10/24/2023
Scale: NTS
Revision Date: 2-4-2025

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REV	DATE	RECORD OF CHANGES	BY
A	2/1/18	INITIAL RELEASE	CGB

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Project Name: STANDARDS NOTES

STORMTANK
NOTES

MOTT MACDONALD
Architects Engineers Surveyors
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Telephone (251) 343-4366 Fax (251) 343-6902

AFRICATOWN WELCOME CENTER

City of Mobile - Africatown Welcome Center 1959
1959 Bay Bridge Cutoff Road
Mobile, Alabama 36610

ALABAMA LICENSED No. 32428 PROFESSIONAL ENGINEER JEFFREY V. HAVERCROFT 10/27/2023

DATE	REV	REVISIONS DESCRIPTION
09/02/24		REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE
DETAIL DRAWINGS

SHEET NUMBER
C805

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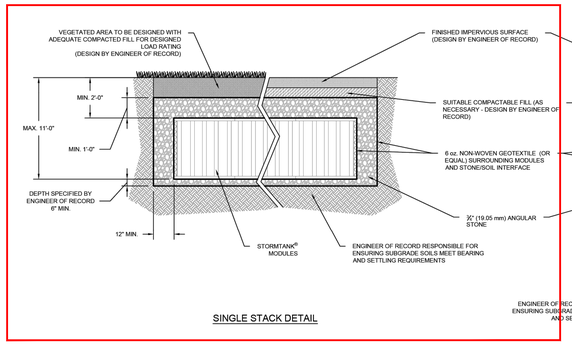
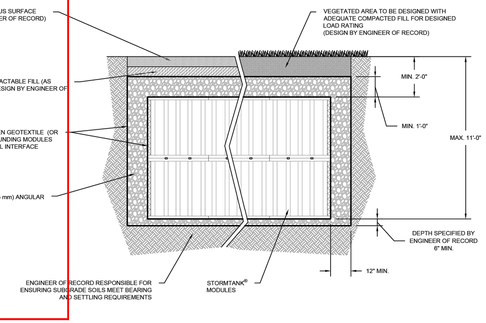


SINGLE STACK DETAIL



DOUBLE STACK DETAIL
(25 SERIES ONLY)

NOTES:
a. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

REV	DATE	RECORD OF CHANGES	BY	APPRV.
A	02/26/20	INITIAL RELAUNCH RELEASE	JKB	JKB

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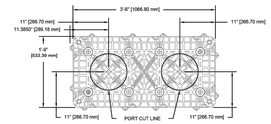
Project Name: MODULE DETENTION BASIN
Title: STORMTANK MODULE

Drawn By	Date
J.BAILEY	02/26/20
Drawing No. ST-MOD-002	Sheet 1 of 2
	Scale NTS

20 SERIES MODULE

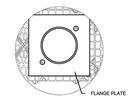
STEP 1

AT ONE OF THE TWO PREMARKED POINTS, THE PORT IS TO BE MARKED ONTO THE PLATEN AND THEN THE OPENING CUT INTO THE PLATEN USING A JIGSAW OR SAWZALL, BEING SURE TO STAY AS CLOSE TO THE PORT DIAMETER AS POSSIBLE



STEP 2

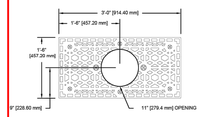
PLACE PORT INTO OPENING



25 SERIES MODULE

STEP 1

PORT IS TO BE MARKED ONTO THE PLATEN AND THEN THE OPENING CUT INTO THE PLATEN USING A JIGSAW OR SAWZALL, BEING SURE TO STAY AS CLOSE TO THE PORT DIAMETER AS POSSIBLE

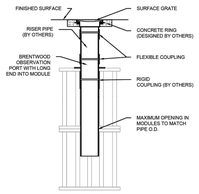


STEP 2

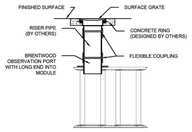
PLACE PORT INTO OPENING, ALIGNING PORT WITH STACKING PIN PLACED IN CUPS WITHIN THE PLATEN.

⚠ MARK & CUT FLANGE PLATE FLUSH WITH MODULE SIDE "WHEN MODULE IS ON THE PERIMETER OF THE SYSTEM."

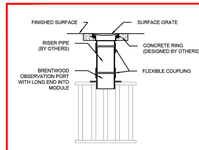
PORT INSTALLATION DETAIL



DOUBLE STACK DETAIL
(25 SERIES ONLY)



SINGLE STACK DETAIL
(20 SERIES)



SINGLE STACK DETAIL
(25 SERIES)

SURFACE GRATE INSTALLATION DETAIL

NOTES:
a. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

REV	DATE	RECORD OF CHANGES	BY	APPRV.
A	02/26/20	INITIAL RELAUNCH RELEASE	JKB	JKB

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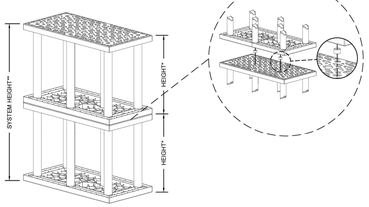
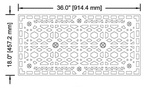
Project Name: OBSERVATION PORT INSTALLATION
Title: STORMTANK MODULE

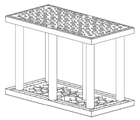
Drawn By	Date
J.BAILEY	02/26/20
Drawing No. ST-MOD-003	Sheet 1 of 1
	Scale NTS



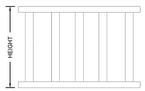
MODULE DOUBLE STACK DETAIL



TOP



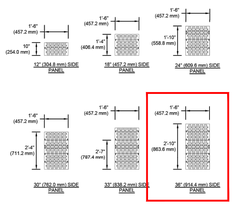
ISOMETRIC VIEW



FRONT

SIDE

MODULE DETAIL



NOTES:
1. SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
2. ALL HEIGHTS TO BE CUT FROM A 36" (914.4 mm) SIDE PANEL AT PRE-SCRIBED LOCATIONS, EXCEPT 33" (838.2 mm) & 12" (304.8 mm) SIDE PANEL.

SIDE PANEL DETAIL

CONFIGURATIONS:

SYSTEM HEIGHT (mm)	Layer 1	Layer 2	CAPACITY (m^3)
12" (304.8)	2512	-	4.22 cf (0.1194)
18" (457.2)	2518	-	6.44 cf (0.1824)
24" (609.6)	2524	-	8.66 cf (0.2452)
30" (762.0)	2530	-	10.88 cf (0.3081)
33" (838.2)	2533	-	11.99 cf (0.3396)
36" (914.4)	2536	-	13.10 cf (0.3710)
42" (1,067)	2512	2530	15.10 cf (0.4276)
48" (1,219)	2512	2536	17.22 cf (0.4876)
51" (1,295)	2518	2533	18.42 cf (0.5216)
54" (1,372)	2518	2536	19.50 cf (0.5522)
57" (1,448)	2524	2533	20.64 cf (0.5845)
60" (1,524)	2524	2536	21.75 cf (0.6159)
63" (1,600)	2530	2533	22.86 cf (0.6473)
66" (1,676)	2533	2533	23.97 cf (0.6788)
69" (1,753)	2533	2536	25.08 cf (0.7101)
72" (1,829)	2536	2536	26.20 cf (0.7419)

25 SERIES MODULE

MODEL	HEIGHT (mm)	CAPACITY (m^3)	NOMINAL VOID	NOMINAL WEIGHT (kg)
2512	12" (304.8)	4.216 cf (0.1194)	93.70%	17.56 lbs. (7.965)
2518	18" (457.2)	6.436 cf (0.1824)	95.50%	22.70 lbs. (10.29)
2524	24" (609.6)	8.656 cf (0.2454)	96.00%	26.30 lbs. (11.92)
2530	30" (762.0)	10.876 cf (0.3084)	96.50%	29.50 lbs. (13.38)
2533	33" (838.2)	11.986 cf (0.3396)	96.90%	29.82 lbs. (13.53)
2536	36" (914.4)	13.096 cf (0.3714)	97.00%	33.10 lbs. (15.01)

NOTES:
a. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER ASSEMBLY AND INSTALLATION PRACTICES.
b. STACKING PINS REQUIRED BETWEEN MODULE LAYERS, FOR ALL STACKED SYSTEMS (SEE DETAIL).

REV	DATE	RECORD OF CHANGES	BY	APPRV.
B	10/16/20	DOUBLE STACK COMBINATION ADJUSTMENT	CGB	CGB
A	02/26/20	INITIAL RELAUNCH RELEASE	JKB	JKB

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Project Name: MODULE 25 SERIES
Title: STORMTANK MODULE

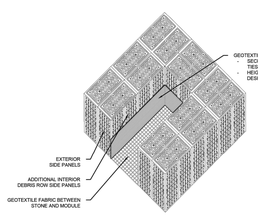
Drawn By	Date
J.BAILEY	02/26/20
Drawing No. ST-MOD-001	Sheet 2 of 2
	Scale NTS

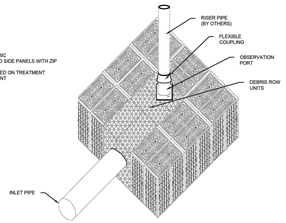
DEBRIS ROW SIZING CALCULATION:

BASED UPON TESTING A DEBRIS ROW CAN REMOVE 96.1% OF TSS. THIS IS CALCULATED BY TAKING THE TREATMENT FLOW RATE DIVIDED BY THE TREATMENT AREA DETERMINED IN THE TEST.

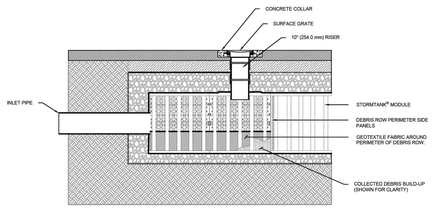
Q = TREATMENT FLOW RATE
F = MODULE FOOTPRINT
F = 6.2 SF FOR 20 SERIES MODULE
F = 4.5 SF FOR 25 SERIES MODULE

MODULE COUNT = Q / (F * 0.059933)





ISOMETRIC



NOTE: GEOTEXTILE HEIGHT BASED ON HYDROGRAPH ELEVATION OF SELECTED STORM OR MINIMUM 12" (304.8mm), WHICHEVER IS GREATER, AND CONNECTED TO PANEL WITH ZIP-TIES.

CROSS-SECTION

NOTES:
a. 25 SERIES MODULE USED FOR ILLUSTRATION PURPOSES ONLY, DEBRIS ROW CAN BE INSTALLED IN EITHER MODULE CONFIGURATION.
b. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
c. CONCRETE COLLAR REQUIRED AROUND ACCESS BOXES TO MEET HS-20 AND HS-25 LOAD RATING (DESIGN BY ENGINEER OF RECORD).

REV	DATE	RECORD OF CHANGES	BY	APPRV.
B	11/05/20	UPDATED DEBRIS ROW SIZING CALCULATION	CGB	CGB
A	02/26/20	INITIAL RELAUNCH RELEASE	JKB	JKB

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Project Name: DEBRIS ROW DETAIL
Title: STORMTANK MODULE

Drawn By	Date
J.BAILEY	02/26/20
Drawing No. ST-MOD-004	Sheet 1 of 1
	Scale NTS

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AFRICATOWN WELCOME CENTER

City of Mobile - Africatown Welcome Center 1959
1959 Bay Bridge Cutoff Road
Mobile, Alabama 36610

ALABAMA LICENSED No. 32428 PROFESSIONAL ENGINEER JEFFREY V. HAVERCROFT 10/27/2023

DATE	REV	REVISIONS DESCRIPTION
09/02/24		REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE
DETAIL DRAWINGS

SHEET NUMBER
C806

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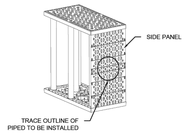
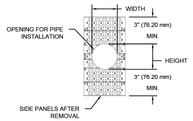
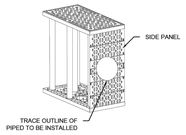
STEP 1:
LOCATE AND MARK OPENING



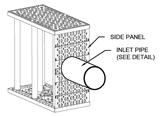
STEP 2:
REMOVE SIDE PANELS FROM MODULES AND CUT OPENING



STEP 3:
REINSTALL SIDE PANEL

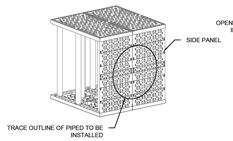


STEP 4:
INSERT PIPE (SLIP FIT) AND SECURE GEOTEXTILE FABRIC

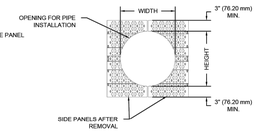


SINGLE PANEL OPENING

STEP 1:
LOCATE AND MARK OPENING

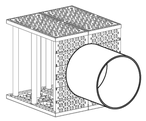


STEP 2:
REMOVE SIDE PANELS FROM MODULES AND CUT OPENING



STEP 3:
REINSTALL SIDE PANELS

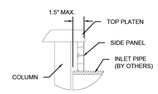
STEP 4:
INSERT PIPE (SLIP FIT) AND SECURE GEOTEXTILE FABRIC



DOUBLE PANEL OPENING

DIMENSION TABLE				
MODULE 20 SERIES	MODULE 25 SERIES	MAX. OPENING HEIGHT (mm)	SINGLE PANEL MAX. OPENING WIDTH (mm)	DOUBLE PANEL MAX. OPENING WIDTH (mm)
--	2512	6" (152.4)	15" (381.0)	30" (762.0)
2018	2518	12" (304.8)	15" (381.0)	30" (762.0)
2024	2524	18" (457.2)	15" (381.0)	30" (762.0)
--	2530	24" (609.6)	15" (381.0)	30" (762.0)
--	2533	27" (685.8)	15" (381.0)	30" (762.0)
2036	2536	30" (762.0)	15" (381.0)	30" (762.0)

NOTES:
a. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
b. INFLUENT AND EFFLUENT ORIFICE CONFIGURATIONS MAY VARY, ROUND, SQUARE, RECTANGULAR AND MULTI-STAGE ARE ACCEPTABLE, AS LONG AS MEETING DIMENSION AND LOCATION REQUIREMENTS.
c. IF OPENING IS GREATER THAN AS PERMITTED IN THE TABLE ABOVE, THE CONNECTION WILL NEED SPLIT INTO A MANIFOLD.



DETAIL

REV	DATE	RECORD OF CHANGES	BY	APPRV.
A.	02/26/20	INITIAL RELAUNCH RELEASE	JKB	JKB

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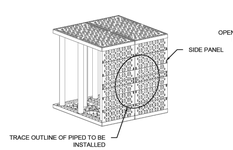
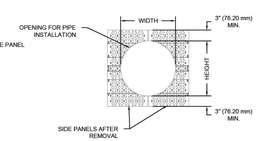
Project Name: PLASTIC PIPE CONNECTION DETAIL
Title: STORMTANK MODULE

Drawn By	Date
J.BAILEY	02/26/20
Drawing No. ST-MOD-005	Sheet 2 of 4
	Scale NTS

STEP 1:
LOCATE AND MARK I.D. OPENING

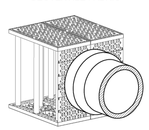


STEP 2:
REMOVE SIDE PANELS FROM MODULES AND CUT OPENING



STEP 3:
REINSTALL SIDE PANELS

STEP 4:
ABUT THE PIPE AND SECURE GEOTEXTILE FABRIC

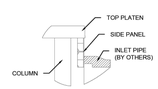


DOUBLE PANEL OPENING

DIMENSION TABLE				
MODULE 20 SERIES	MODULE 25 SERIES	MAX. BELL DIAMETER (mm)	MAX. OPENING HEIGHT (mm)	MAX. OPENING WIDTH (mm)
--	2512	12" (304.8)	6" (152.4)	30" (762.0)
2018	2518	18" (457.2)	12" (304.8)	30" (762.0)
2024	2524	24" (609.6)	18" (457.2)	30" (762.0)
--	2530	30" (762.0)	24" (609.6)	30" (762.0)
--	2533	33" (838.2)	27" (685.8)	30" (762.0)
2036	2536	36" (914.4)	30" (762.0)	30" (762.0)

TYPICAL CONCRETE PIPE INFORMATION		
I.D. (mm)	WALL THICKNESS (mm)	BELL DIAMETER (mm)
12" (304.8)	2.00" (50.8)	16.0" (406.4)
15" (381.0)	2.25" (57.2)	19.5" (495.3)
18" (457.2)	2.50" (63.5)	23.0" (584.2)
21" (533.4)	2.75" (69.9)	26.5" (673.1)
24" (609.6)	3.00" (76.2)	30.0" (762.0)
27" (685.8)	3.25" (82.6)	33.5" (850.9)
30" (762.0)	3.50" (88.9)	37.0" (939.8)

NOTES:
a. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
b. IF OPENING IS GREATER THAN AS PERMITTED IN THE TABLE ABOVE, THE CONNECTION WILL NEED SPLIT INTO A MANIFOLD.



DETAIL

REV	DATE	RECORD OF CHANGES	BY	APPRV.
A.	02/26/20	INITIAL RELAUNCH RELEASE	JKB	JKB

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Project Name: CONCRETE PIPE CONNECTION DETAIL
Title: STORMTANK MODULE

Drawn By	Date
J.BAILEY	02/26/20
Drawing No. ST-MOD-005	Sheet 3 of 4
	Scale NTS

MOTT MACDONALD
Architects Engineers Surveyors
107 St. Francis Street - Suite 2900
Mobile, AL 36602
Telephone (251) 343-4366 Fax (251) 343-6902

AFRICATOWN WELCOME CENTER

City of Mobile - Africatown Welcome Center 1959
1959 Bay Bridge Cutoff Road
Mobile, Alabama 36610

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 32428 10/27/2023 JEFFREY V. HAVERCROFT

DATE	REV	REVISIONS DESCRIPTION
09/02/24		REV. PER CoM ENG COMMENTS

Date: 10/27/23
Designed By: Jeffrey Havercroft
Drawn By: Jeffrey Havercroft
Checked By: Gokmen Pacal
Profession: CIVIL
Project Architect: Andrew Marasca
M.M.A. Project Number: 502100720

SARCOR

SHEET TITLE
DETAIL DRAWINGS

SHEET NUMBER
C807

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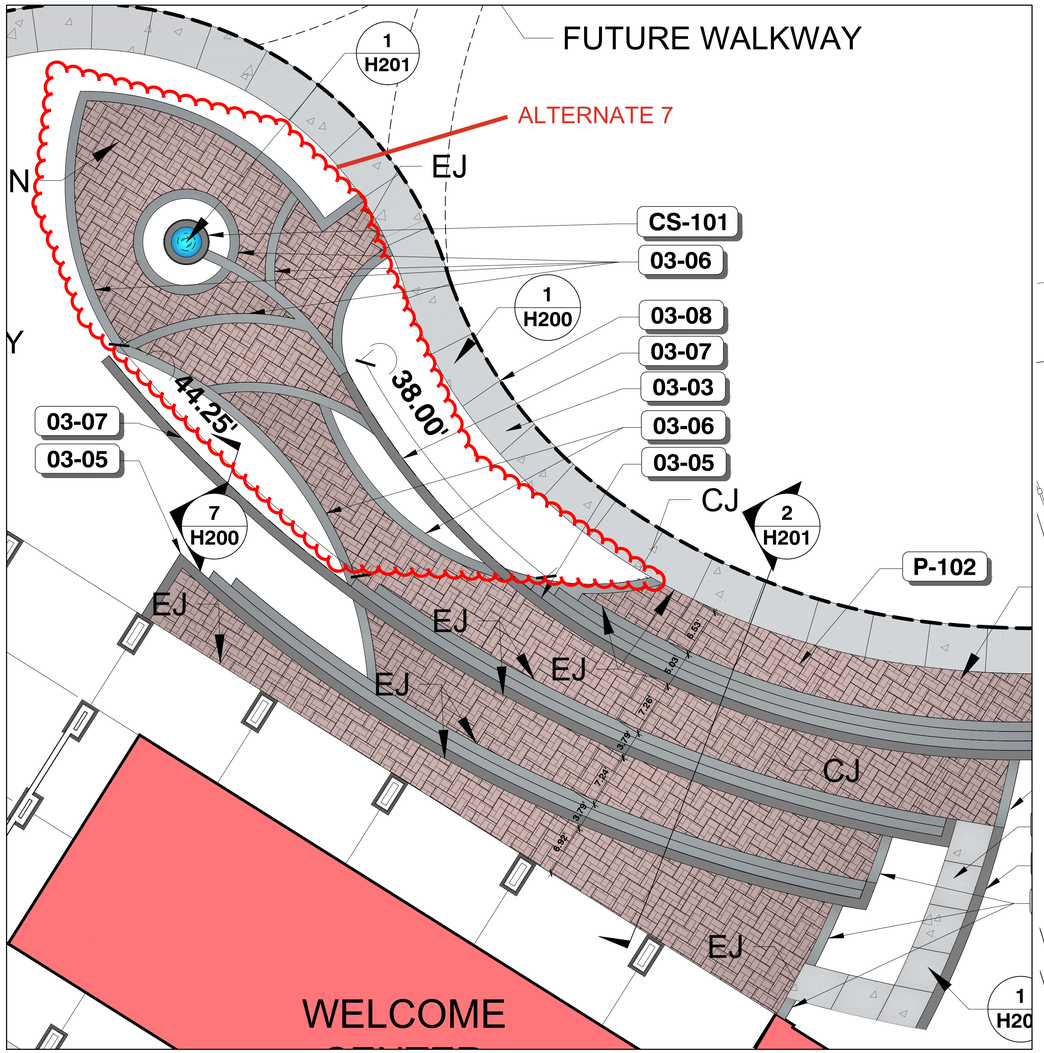


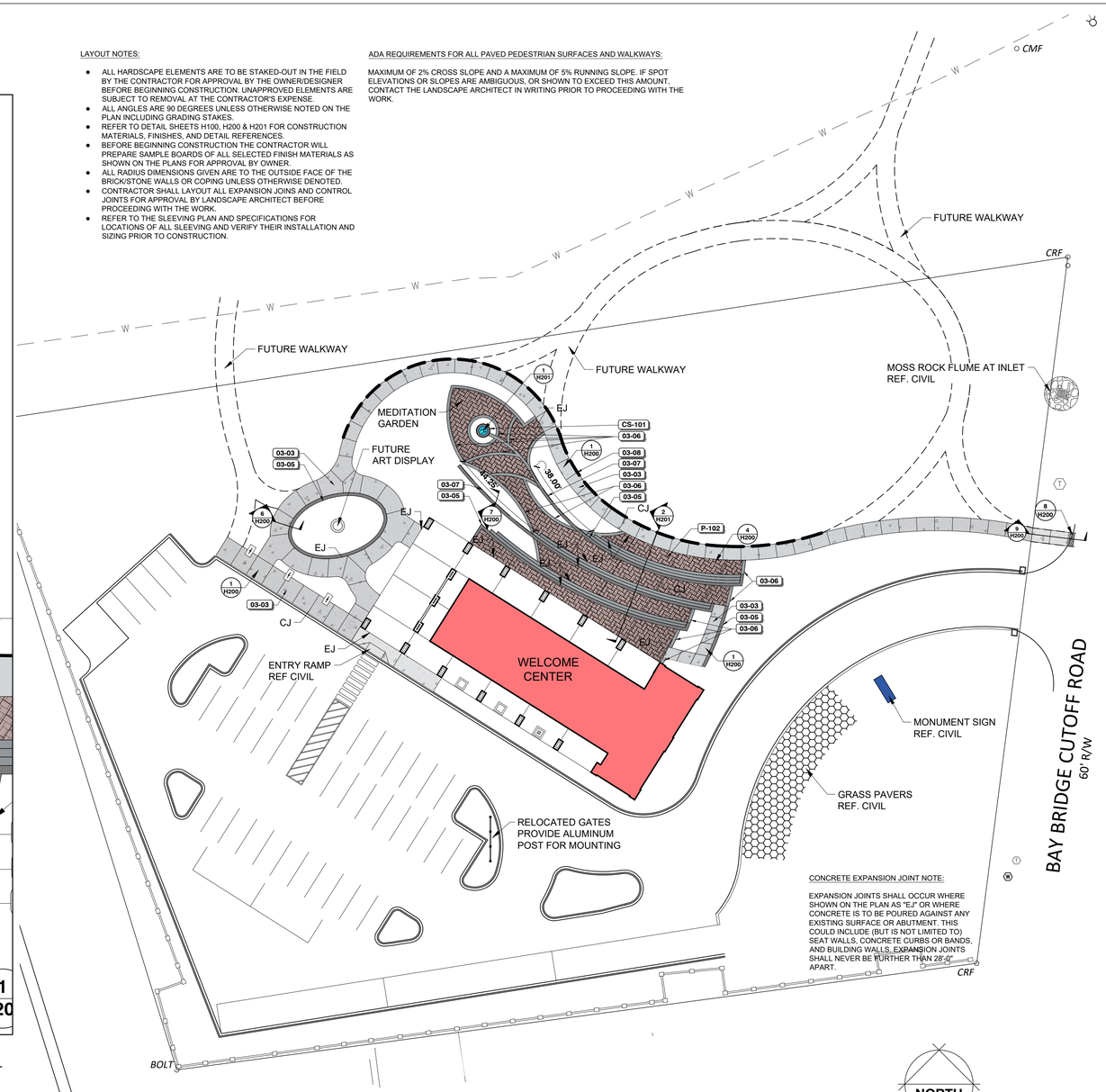
01 NORTH TERRACE ENLARGEMENT
1" = 10'-0"

LAYOUT NOTES:

- ALL HARDSCAPE ELEMENTS ARE TO BE STAKED-OUT IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY THE OWNER/DESIGNER BEFORE BEGINNING CONSTRUCTION. UNAPPROVED ELEMENTS ARE SUBJECT TO REMOVAL AT THE CONTRACTOR'S EXPENSE.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED ON THE PLAN INCLUDING GRADING STAKES.
- REFER TO DETAIL SHEETS H100, H200 & H201 FOR CONSTRUCTION MATERIALS, FINISHES, AND DETAIL REFERENCES.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR WILL PREPARE SAMPLE BOARDS OF ALL SELECTED FINISH MATERIALS AS SHOWN ON THE PLANS FOR APPROVAL BY OWNER.
- ALL RADIUS DIMENSIONS GIVEN ARE TO THE OUTSIDE FACE OF THE BRICK/STONE WALLS OR COPING UNLESS OTHERWISE DENOTED.
- CONTRACTOR SHALL LAYOUT ALL EXPANSION JOINS AND CONTROL JOINTS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- REFER TO THE SLEEVING PLAN AND SPECIFICATIONS FOR LOCATIONS OF ALL SLEEVING AND VERIFY THEIR INSTALLATION AND SIZING PRIOR TO CONSTRUCTION.

ADA REQUIREMENTS FOR ALL PAVED PEDESTRIAN SURFACES AND WALKWAYS:

MAXIMUM OF 2% CROSS SLOPE AND A MAXIMUM OF 5% RUNNING SLOPE. IF SPOT ELEVATIONS OR SLOPES ARE AMBIGUOUS, OR SHOWN TO EXCEED THIS AMOUNT, CONTACT THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.



CONCRETE EXPANSION JOINT NOTE:

EXPANSION JOINTS SHALL OCCUR WHERE SHOWN ON THE PLAN AS "EJ" OR WHERE CONCRETE IS TO BE POURED AGAINST ANY EXISTING SURFACE OR ABUTMENT. THIS COULD INCLUDE (BUT IS NOT LIMITED TO) SEAT WALLS, CONCRETE CURBS OR BANDS, AND BUILDING WALLS. EXPANSION JOINTS SHALL NEVER BE FURTHER THAN 28'-0" APART.

HARDSCAPE SCHEDULE

	CONCRETE													
SYMBOL	DESCRIPTION	QTY	DETAIL	CONCRETE THICKNESS	MATERIAL MIX	FINISH	REINFORCEMENT	CONTROL JOINT	EXPANSION JOINT	ADDITIVES				
03-03	CONCRETE SIDEWALKS	5 287 SF	1/H200	PER DETAIL	PER DETAIL	LIGHT BROOM	6X6 WWM	10'-0" O.C.	20'-0" O.C.	N/A				
03-04	CAST-IN PLACE CONCRETE STEPS	560 LF	2/H201	PER DETAIL	PER DETAIL	LIGHT BROOM	PER DETAIL	PER DETAIL	PER DETAIL					
03-05	CAST-IN PLACE CONCRETE RETAINING WALL	423 LF	6/H200	PER DETAIL	PER DETAIL	PER DETAIL	PER DETAIL	PER DETAIL	PER DETAIL	ADI-CON CW PLUS				
03-06	CONCRETE BANDING	362 LF	4/H200	PER DETAIL	3500 PSI	LIGHT BROOM	PER DETAIL	PER DETAIL	PER DETAIL					
03-07	CAST-IN PLACE CONCRETE DOUBLE SIDED RETAINING WALL	82 LF	7/H200	PER DETAIL	3500 PSI	PER DETAIL	PER DETAIL	PER DETAIL	PER DETAIL					
03-08	24" TURN DOWN ALONG WALKWAY	261 LF	10/H200	PER DETAIL	3500 PSI	PER DETAIL	PER DETAIL	PER DETAIL	PER DETAIL					
	CAST STONE													
SYMBOL	DESCRIPTION	QTY	DETAIL	MFG	PRODUCT CODE	MATERIAL	DIMENSIONS	WEIGHT	FINISH	POWER REQ.				
CS-101	PRE-CAST FOUNTAIN	1	1/H201	CAMPANIA INTERNATIONAL	GFRCFT-1102	CONCRETE	72" W X 26.25" H	627 LBS.	T.B.D.	110V GFCI BREAKER PER CODE				
	ROCK													
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL	SIZE	DEPTH	FABRIC TYPE	STAPLES						
K-101	MOSS COVERED RIVER ROCK (SMOOTH)	161 SF		SMOOTH RIVER ROCK	6" - 12"	12"	4OZ. NON-WOVEN	24" O.C.						
	PAVERS													
SYMBOL	DESCRIPTION	QTY	DETAIL	BASE MATERIAL	PAVER MFG.	PAVER TYPE	PAVER SIZE	PAVER COLOR	PATTERN	JOINT TYPE	JOINT SIZE	JOINT IN-FILL TYPE	JOINT IN-FILL COLOR	SEALER
P-102	BRICK PAVER	10 215 SF	4/H200	CONCRETE	PINEHALL BRICK	ENGLISH EDGE	4" X 8" X 2.25"	FULL RANGE	45D HERRINGBONE	BUTT JOINT	PER MFG.	SEK POLYMERIC SAND	PLATINUM	SEK SB-5000

NOTE: QUANTITIES SHOWN IN THE "HARDSCAPE SCHEDULE" ARE SOLELY FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE "HARDSCAPE PLAN" AGAINST THOSE SHOWN IN THE "HARDSCAPESCHEDULE", AND PLANT THOSE QUANTITIES SHOWN ON THE "HARDSCAPE PLAN".

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MOTT MACDONALD

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City of Mobile
1959 Bay Bridge Road Cutoff
Mobile, AL. 36610

REVISIONS DESCRIPTION	DATE	REV
30% Submission	07/17/2023	A
90% Submission	10/02/2023	B
100% Submission	10/27/2023	C

DATE: 10/02/2023
DESIGNED BY: CHP
DRAWN BY: MRP
CHECKED BY: CHP
PROFESSION: ARCHITECTURE
PROJECT ARCHITECT: Andrew Marascia
M.M.A. PROJECT NUMBER: 502100720

STATE OF ALABAMA
CHRISTIAN PREUS
REGISTERED LANDSCAPE ARCHITECT
10.27.23

SHEET TITLE
HARDSCAPE PLAN

SHEET NUMBER
H100

100% SUBMITTAL

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