

# Jones Duplexes PUD

## Orange Beach, Alabama

### Consultants

**Architect:**  
**Forrest Daniell & Associates**  
 8007 American Way  
 Daphne, AL 36526  
 Ph: (251) 625-6490  
 Fax: (251) 625-6494

**Civil Engineer:**  
**Lucido Engineering & Surveying, LLC**  
 24693 Canal Road, Suite A  
 Orange Beach, AL 36561  
 Ph: (251) 967-3250

**Landscape Architect:**  
**Kent H. Broom, Inc.**  
 Landscape Architect, Consultant  
 Fairhope, AL  
 Ph: (251) 621-9141

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 26480 Perdido Beach Blvd.  
 Orange Beach, Alabama

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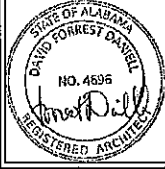


Architecture & Planning

8007 American Way  
 Daphne, AL 36526  
 (251) 625-6490  
 (251) 625-6494 fax  
 www.fddaniell.com

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**T101**  
 TITLE SHEET  
 INDEX TO DRAWINGS

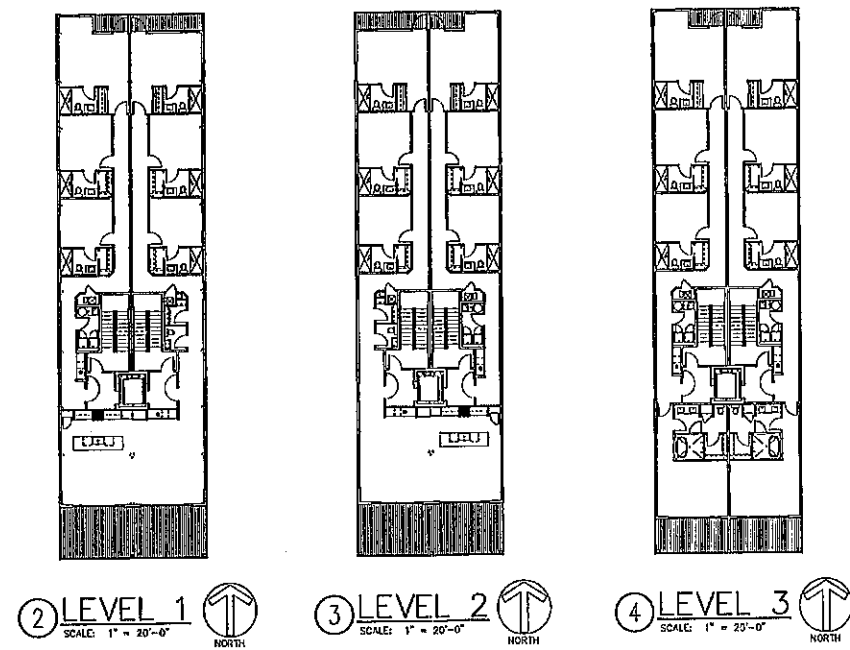
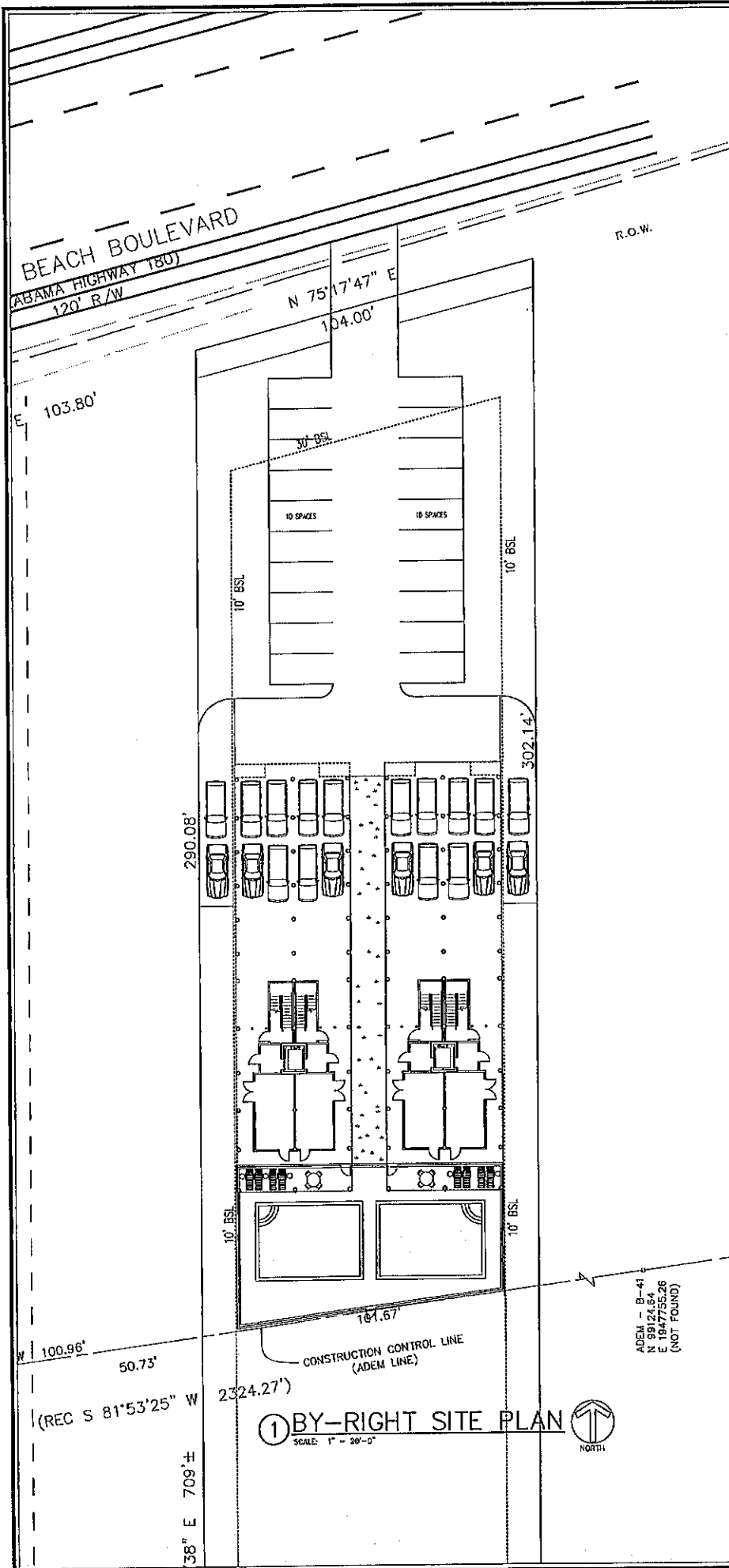
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BY-RIGHT SITE / BUILDING SUMMARY	
CURRENT ZONING:	RS-1
LOT AREA:	81,890 S.F. (1.88 ACRES)
TWO-FAMILY DWELLINGS ALLOWED:	1 / ACRE = 1.88 (2 UNITS)
DUPLEX #1	3 STORIES OVER PARKING (50' MEAN ROOF HT.)
20 BEDROOMS (10/UNIT)	20 PARKING SPACES PROVIDED
DUPLEX #2	3 STORIES OVER PARKING (50' MEAN ROOF HT.)
20 BEDROOMS (10/UNIT)	20 PARKING SPACES PROVIDED
TOTAL BEDROOMS:	40 BEDROOMS
TOTAL PARKING REQUIRED:	40 SPACES
TOTAL PARKING PROVIDED:	40 SPACES
TOTAL UNITS PER ACRE:	1 UNIT/ACRE
TOTAL IMPERVIOUS COVERAGE:	19,547 S.F.
(INCLUDES BLDG. FOOTPRINT, POOL DECKS, 0' SIDEWALK AND DRIVES)	23.9% COVERAGE
DEVELOPABLE AREA (NORTH OF CCL):	29,816 S.F.
TOTAL LANDSCAPED AREA IN DEVELOPABLE AREA:	10,269 S.F.
PERCENT OF LANDSCAPED AREA IN DEVELOPABLE AREA:	34.4%
TOTAL LANDSCAPED AREA:	62,343 S.F.
(INCLUDES GRASS PAVE AND GRAVEL PAVE AREAS)	76.1% LANDSCAPED
GROSS BUILDING AREAS:	
DUPLEX #1:	15,925 S.F.
DUPLEX #2:	15,925 S.F.
TOTAL GROSS BUILDING AREA:	31,850 S.F.
FRONT SETBACK:	30'-0"
SIDE SETBACK (WEST SIDE):	10'-0"
SIDE SETBACK (EAST SIDE):	10'-0"
REAR SETBACK:	COASTAL CONSTRUCTION LINE

① BY-RIGHT SITE PLAN  
SCALE: 1" = 20'-0"

② LEVEL 1  
SCALE: 1" = 20'-0"

③ LEVEL 2  
SCALE: 1" = 20'-0"

④ LEVEL 3  
SCALE: 1" = 20'-0"

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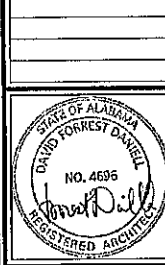


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8007 American Way  
Daphne, AL 36526  
(251) 625-6490  
(251) 625-6494 fax  
www.fdanelli.com

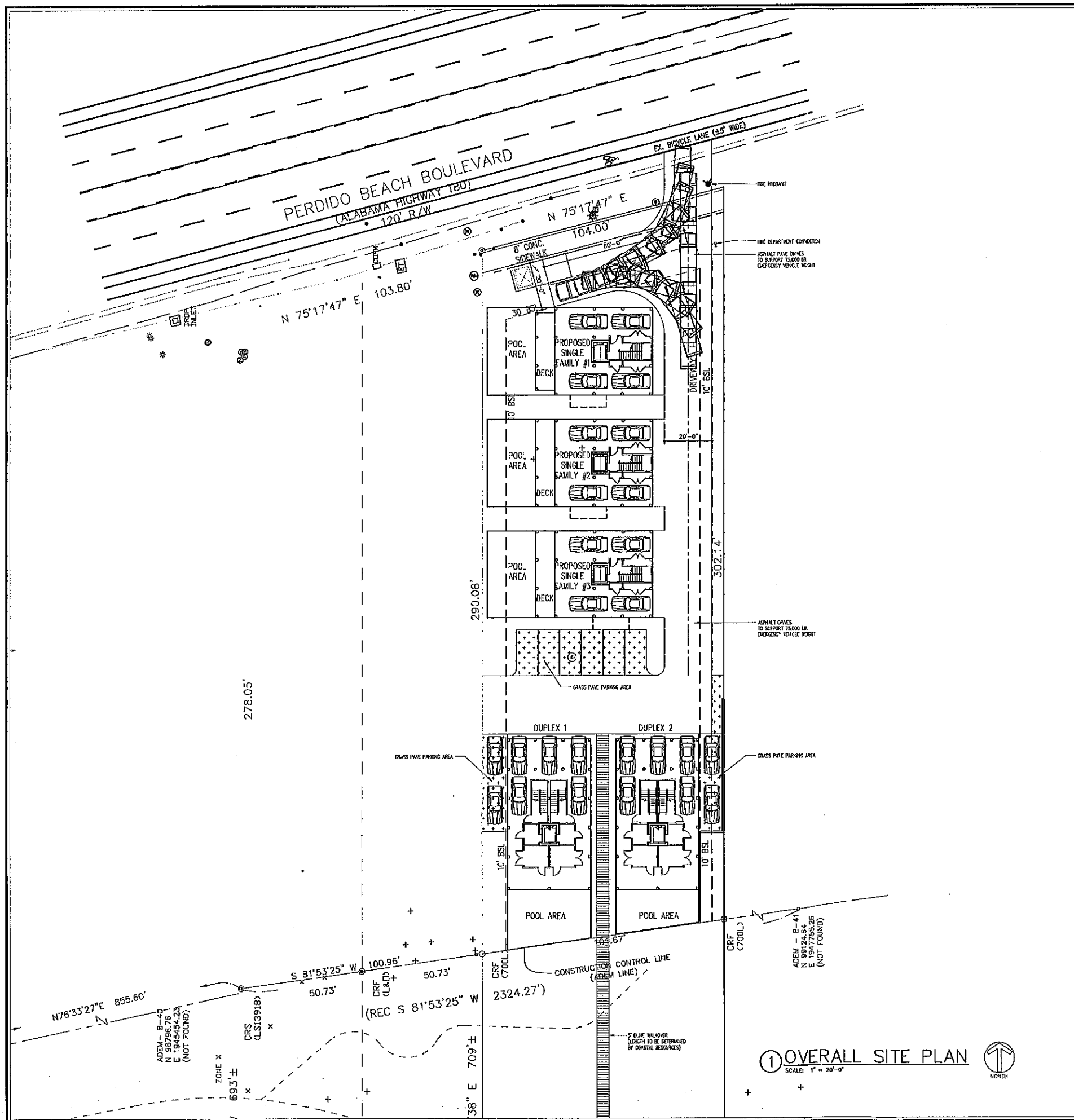
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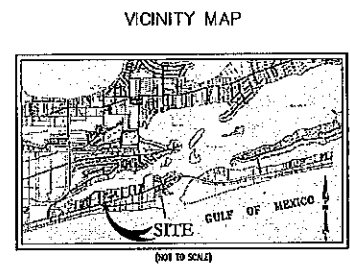


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**BRO01**  
BY-RIGHT PLAN



SITE / BUILDING SUMMARY	
CURRENT ZONING:	RS-1
LOT AREA:	81,890 S.F. (1.88 ACRES)
SINGLE FAMILY #1:	2 STORIES OVER PARKING (40'-6" MEAN ROOF HT.)
5 BEDROOMS	5 PARKING SPACES PROVIDED
SINGLE FAMILY #2:	2 STORIES OVER PARKING (40'-6" MEAN ROOF HT.)
5 BEDROOMS	5 PARKING SPACES PROVIDED
SINGLE FAMILY #3:	2 STORIES OVER PARKING (40'-6" MEAN ROOF HT.)
5 BEDROOMS	5 PARKING SPACES PROVIDED
DUPLEX #1:	3 STORIES OVER PARKING (49'-10 5/8" MEAN ROOF HT.)
8 BEDROOMS	8 PARKING SPACES PROVIDED
DUPLEX #2:	3 STORIES OVER PARKING (49'-10 5/8" MEAN ROOF HT.)
8 BEDROOMS	9 PARKING SPACES PROVIDED
TOTAL BEDROOMS:	31 BEDROOMS
TOTAL PARKING REQUIRED:	31 SPACES
TOTAL PARKING PROVIDED:	32 SPACES
TOTAL UNITS PER ACRE (TWO-FAMILY RESIDENCE = 1 UNIT):	2.7 UNITS/ACRE
TOTAL IMPERVIOUS COVERAGE:	13,590 S.F.
(INCLUDES BLDG. FOOTPRINT, POOL DECKS & 8' SIDEWALK)	16.6% COVERAGE
DEVELOPABLE AREA (NORTH OF CCL):	29,816 S.F.
TOTAL LANDSCAPED AREA IN DEVELOPABLE AREA:	16,228 S.F.
(INCLUDES ASPHALT PAVED DRIVES)	
PERCENT OF LANDSCAPED AREA IN DEVELOPABLE AREA:	54.4%
TOTAL LANDSCAPED AREA:	68,300 S.F.
(INCLUDES GRASS PAVE AND ASPHALT PAVED AREAS)	83.4% LANDSCAPED
GROSS BUILDING AREAS:	
SINGLE FAMILY #1:	3,800 S.F.
SINGLE FAMILY #2:	3,800 S.F.
SINGLE FAMILY #3:	3,800 S.F.
DUPLEX #1:	8,853 S.F.
DUPLEX #2:	8,853 S.F.
TOTAL GROSS BUILDING AREA:	29,106 S.F.
FRONT SETBACK:	30'-0"
SIDE SETBACK (WEST SIDE):	10'-0"
SIDE SETBACK (EAST SIDE):	10'-0"
REAR SETBACK:	COASTAL CONSTRUCTION LINE



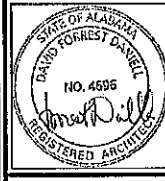
① OVERALL SITE PLAN  
SCALE: 1" = 20'-0"

**JONES DUPLEXES PLD**  
26480 Perdido Beach Blvd.  
Orange Beach, Alabama

FORREST DANIELL & Associates, P.C.  
  
 Architecture & Planning  
 8007 American Way  
 Daphne, AL 36526  
 (251) 625-6490  
 (251) 625-6494 fax  
 www.fdanield.com

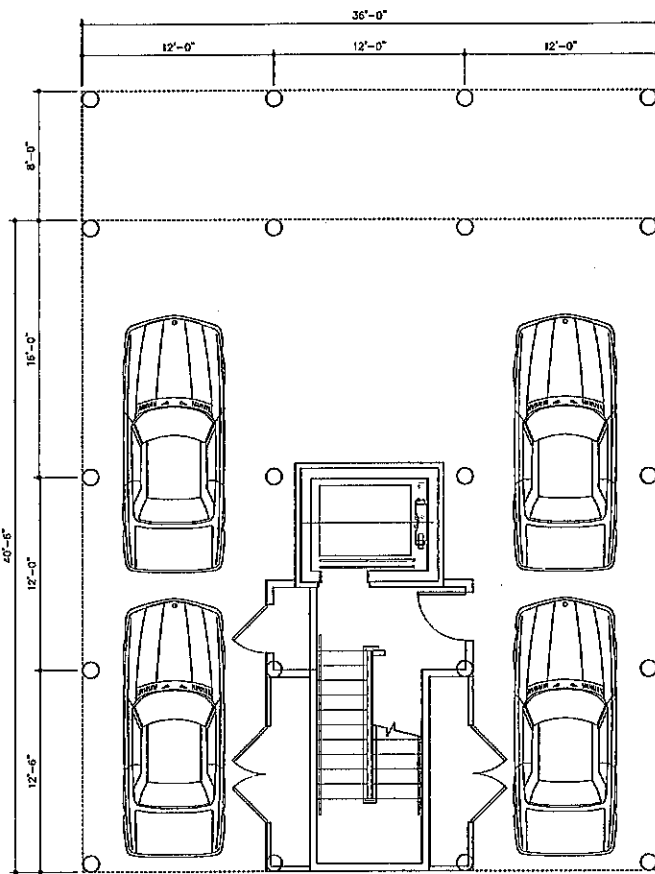
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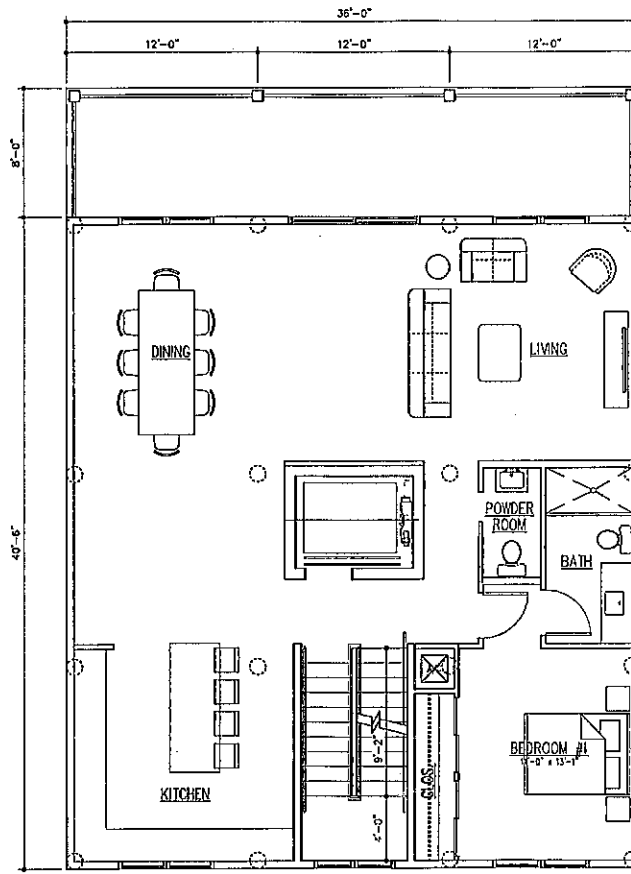
**A001**  
SITE PLAN



AREAS:  
 CONDITIONED AREA: 221 S.F.  
 UNCONDITIONED STORAGE: 87 S.F.  
 GROSS AREA: 308 S.F.

① FLOOR PLAN - LEVEL 2

SCALE: 3/16" = 1'-0"



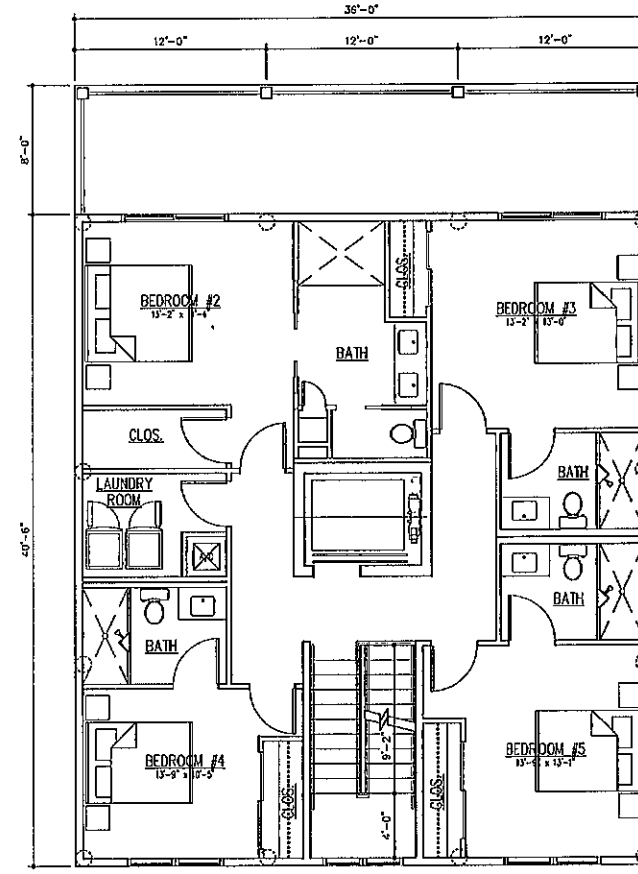
AREAS:  
 CONDITIONED LIVING AREA: 1,458 S.F.  
 COVERED BALCONY: 288 S.F.  
 GROSS AREA: 1,746 S.F.

② FLOOR PLAN - LEVEL 2

SCALE: 3/16" = 1'-0"



AREAS:  
 GROUND FLOOR CONDITIONED AREA: 221 S.F.  
 LEVEL 2 CONDITIONED LIVING AREA: 1,458 S.F.  
 LEVEL 3 CONDITIONED LIVING AREA: 1,458 S.F.  
 TOTAL CONDITIONED AREA: 3,137 S.F.



AREAS:  
 CONDITIONED LIVING AREA: 1,458 S.F.  
 COVERED BALCONY: 288 S.F.  
 GROSS AREA: 1,746 S.F.

③ FLOOR PLAN - LEVEL 3

SCALE: 3/16" = 1'-0"



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 Orange Beach, Alabama

FORREST DANIELL  
 & Associates, P.C.



8007 American Way  
 Daphne, AL 36526

(251) 625-6490  
 (251) 625-6494 fax  
 www.fdanield.com

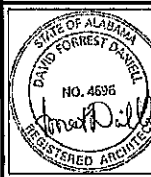
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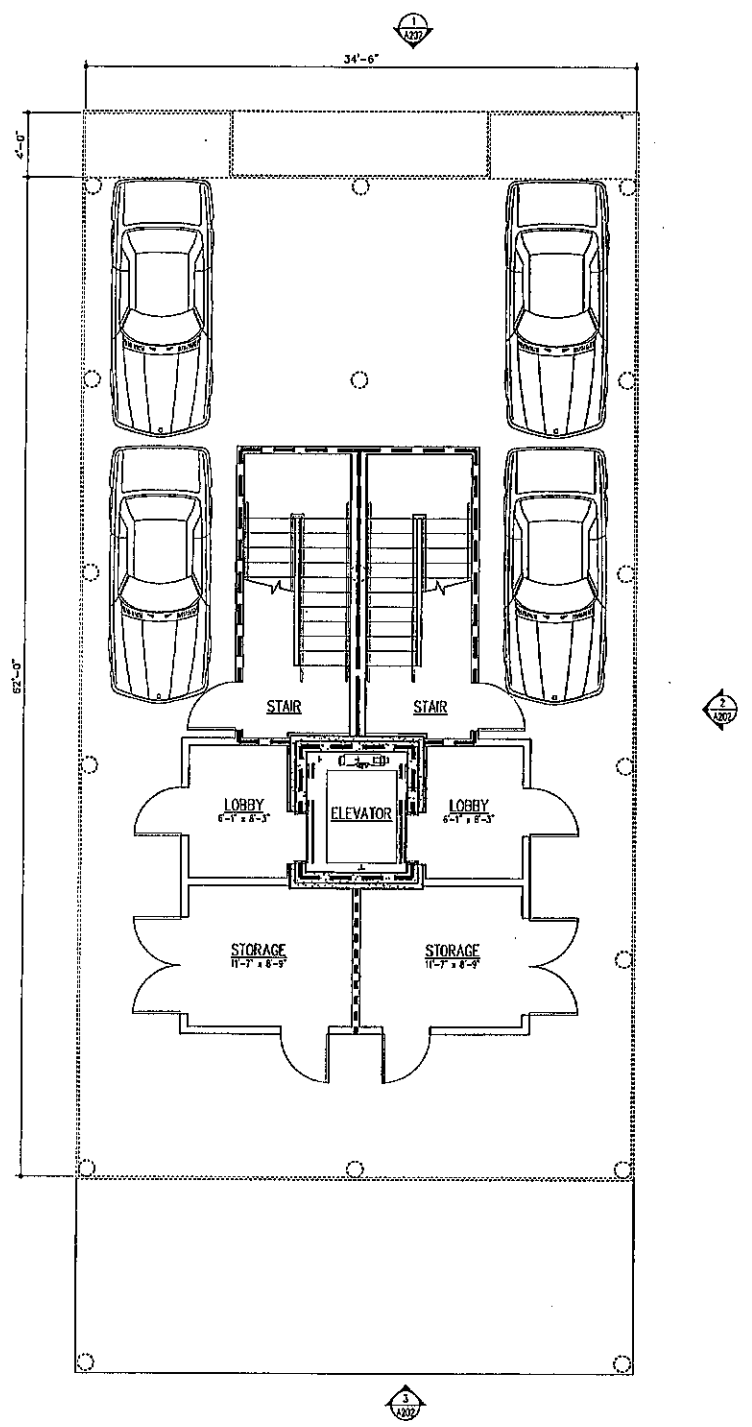


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A101

FLOOR PLANS LEVEL 1-3  
 SINGLE FAMILY



② FLOOR PLAN LEVEL 1  
 SCALE = 3/16" = 1'-0"  
 NORTH

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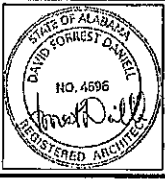
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6007 American Way  
 Daphne, AL 36526  
 (251) 625-6490  
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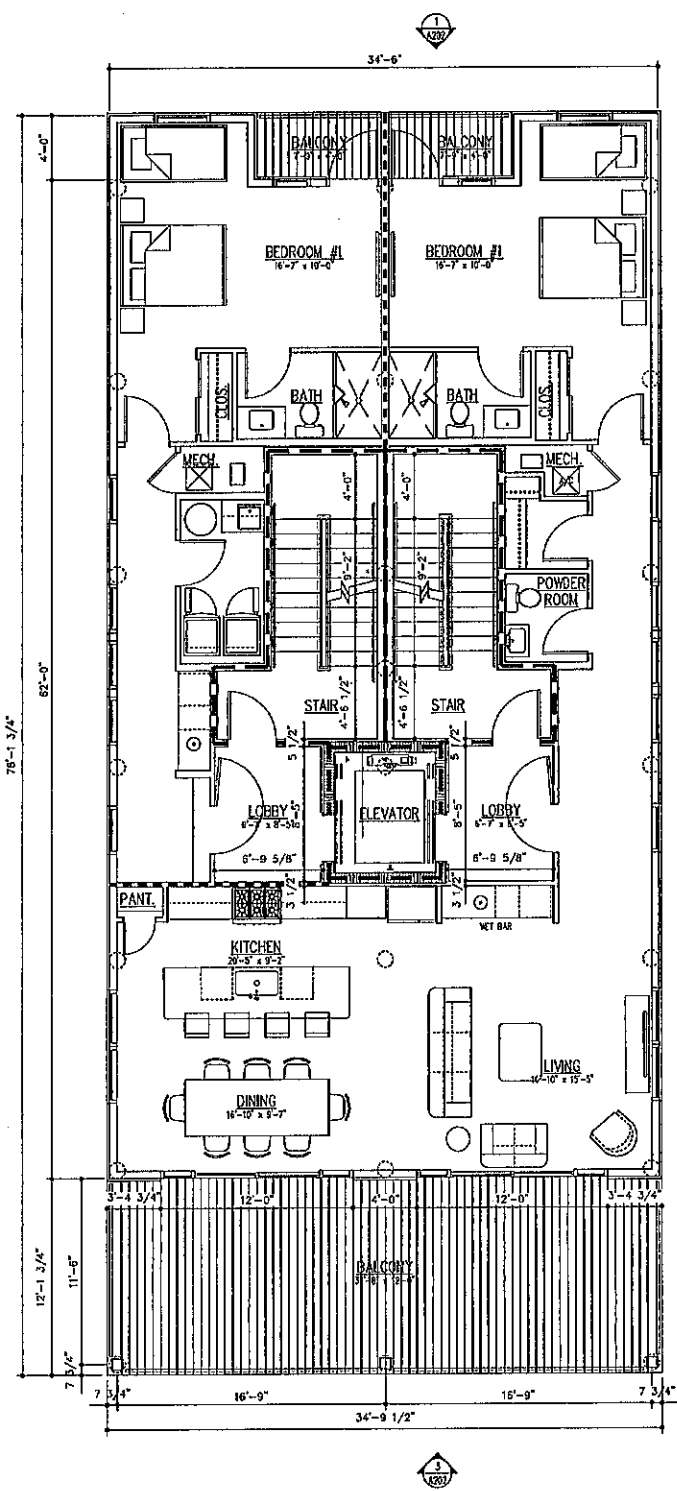
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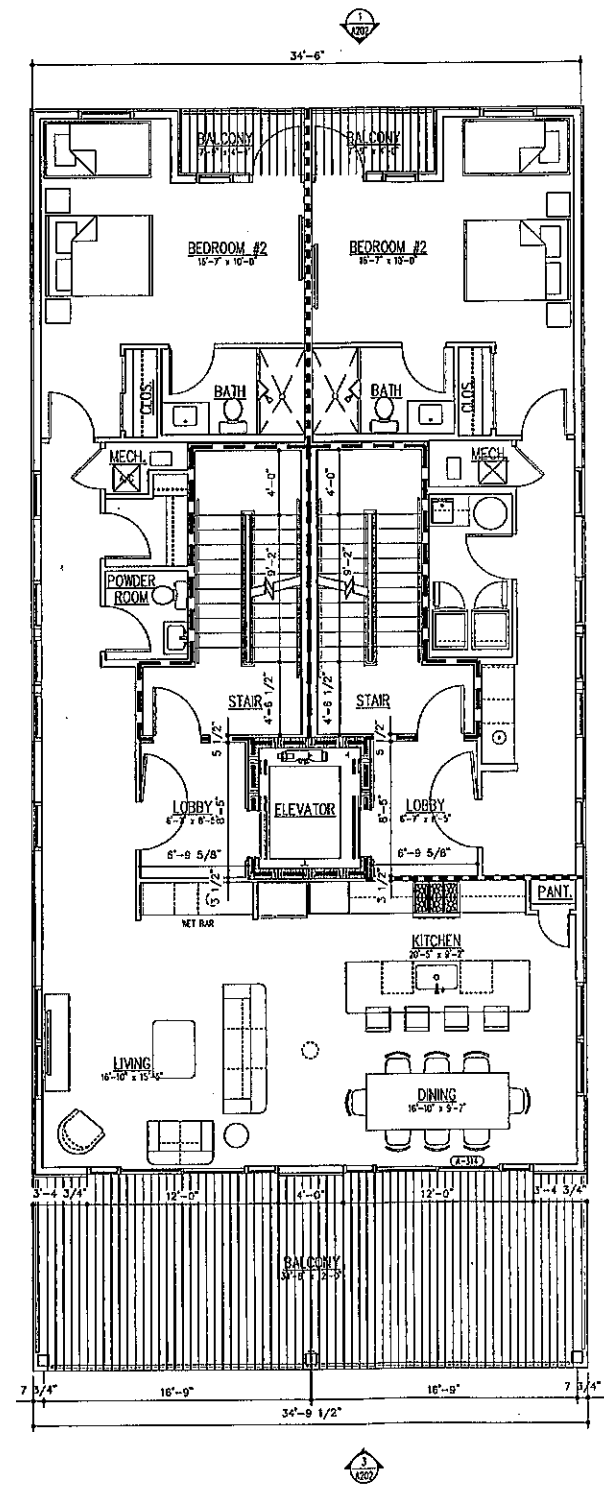


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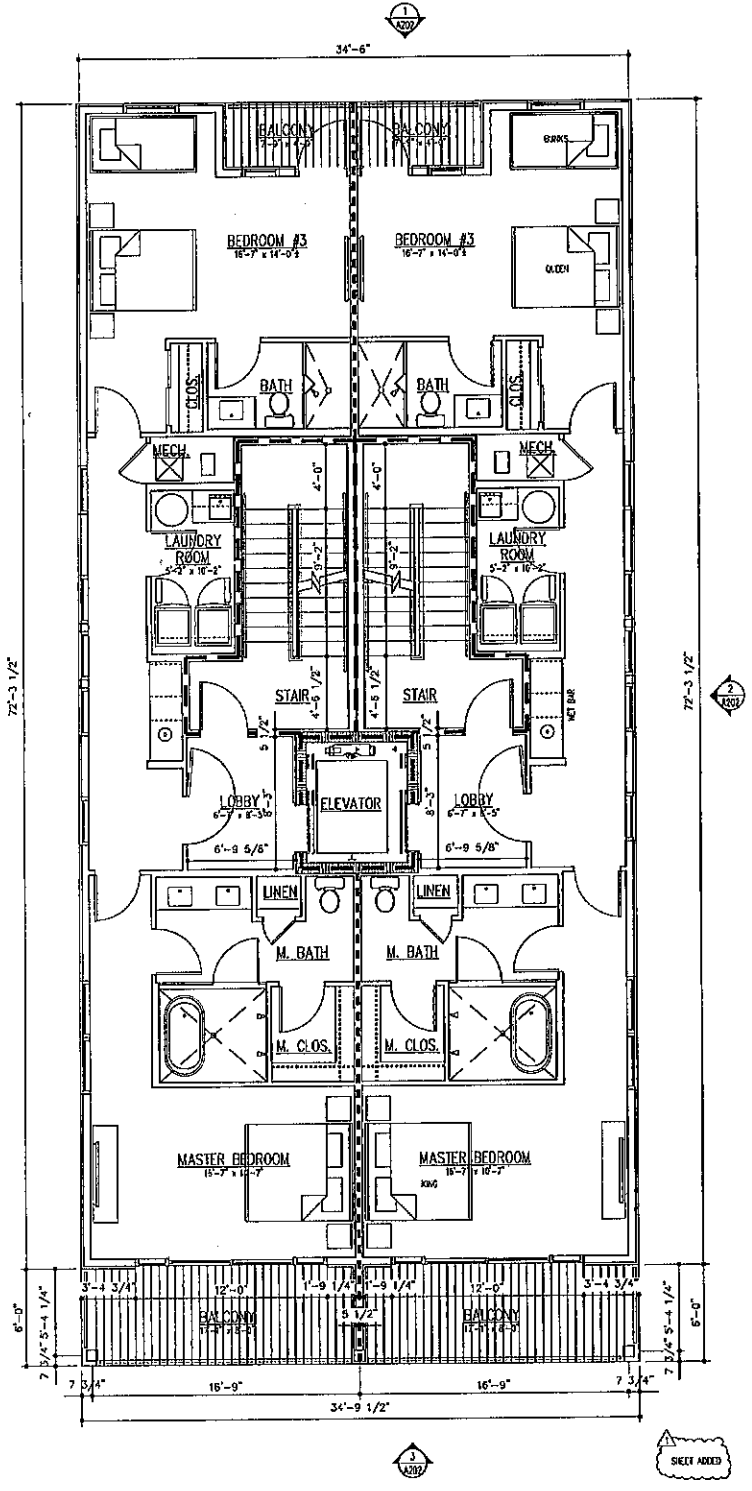
**A102**  
 LEVEL 1 PLAN  
 DUPLEX



AREAS:  
 UNIT A (SHADED): 758 S.F.  
 UNIT B: 1,386 S.F.  
**1 FLOOR PLAN - LEVEL 2**  
 SCALE: 3/16" = 1'-0"  
 NORTH



AREAS:  
 UNIT A (SHADED): 1,386 S.F.  
 UNIT B: 758 S.F.  
**2 FLOOR PLAN - LEVEL 3**  
 SCALE: 3/16" = 1'-0"  
 NORTH



AREAS:  
 UNIT A (SHADED): 1,176 S.F.  
 UNIT B: 1,176 S.F.  
**3 FLOOR PLAN - LEVEL 4**  
 SCALE: 3/16" = 1'-0"  
 NORTH

TOTAL UNIT AREAS:  
 UNIT A (SHADED): 3,320 S.F.  
 UNIT B: 3,320 S.F.

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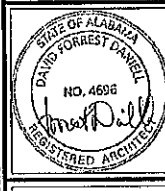
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8007 American Way  
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 (251) 625-6490  
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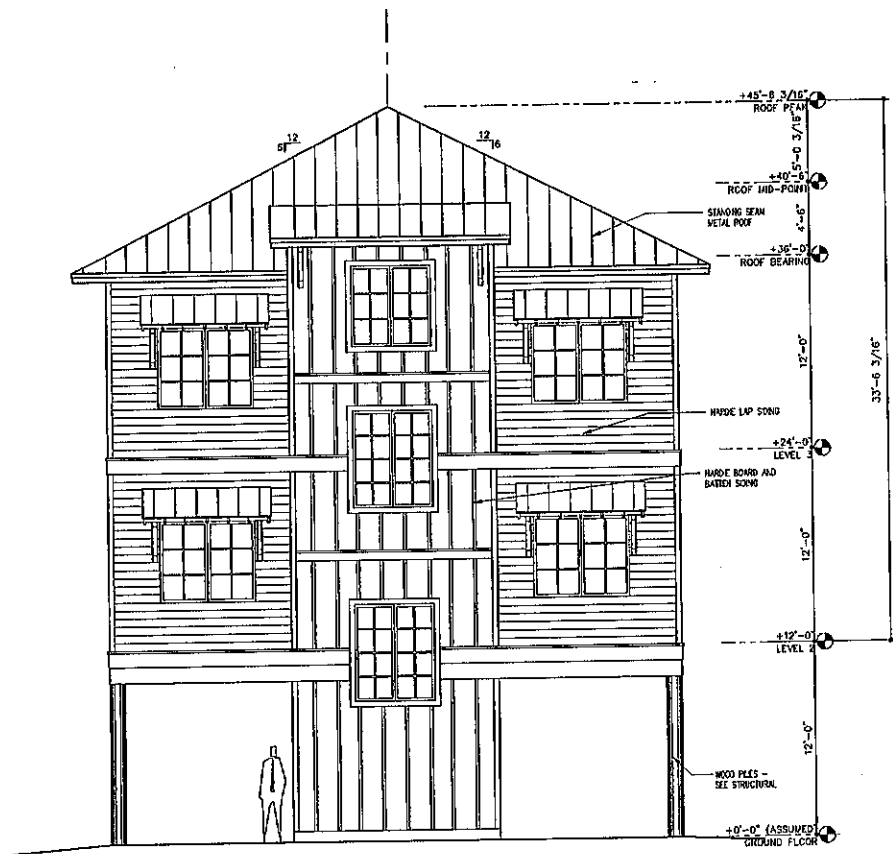
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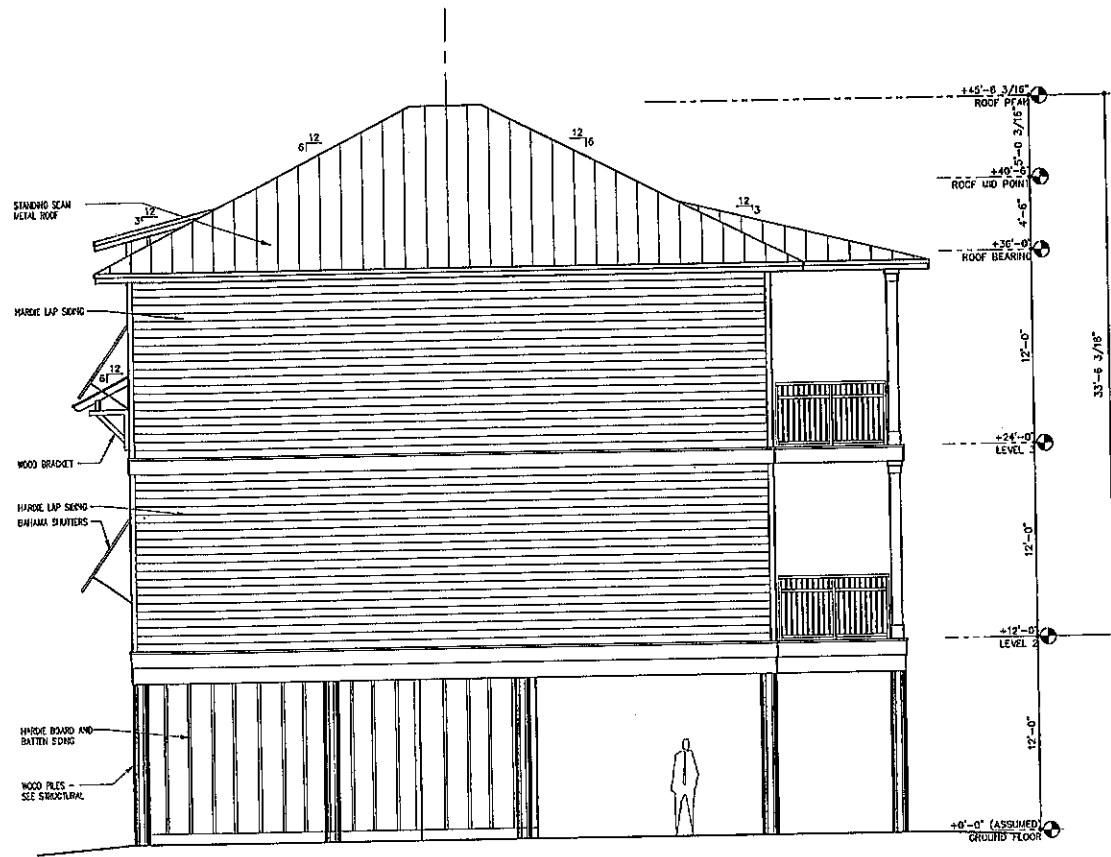


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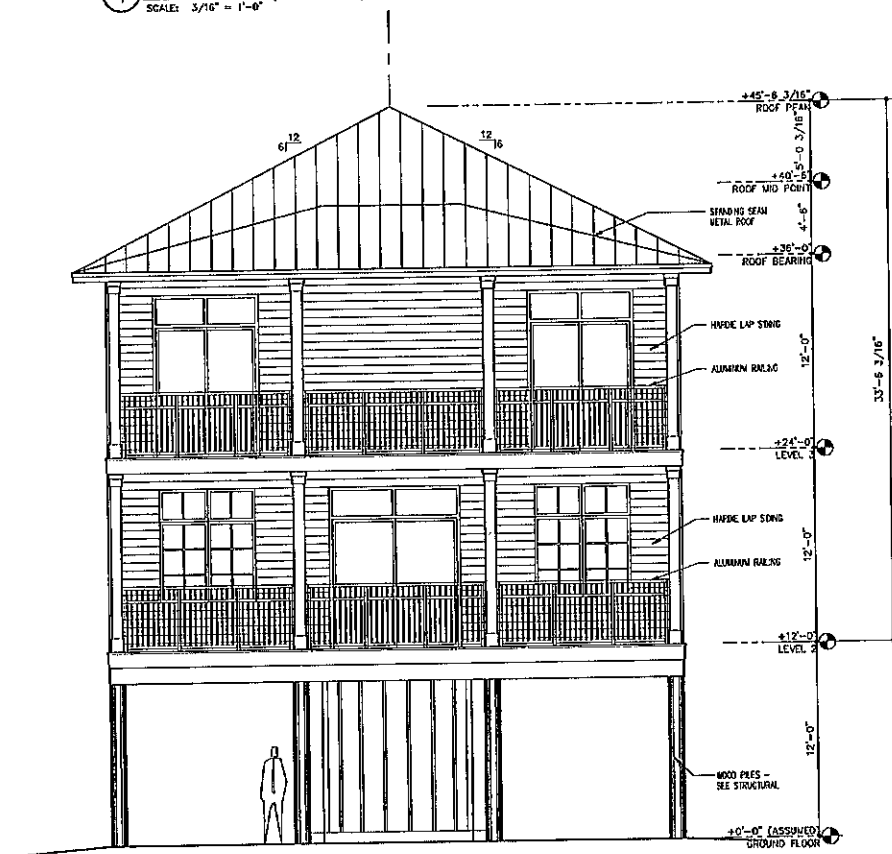
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 PLANS - LEVELS 2-4  
 DUPLEX



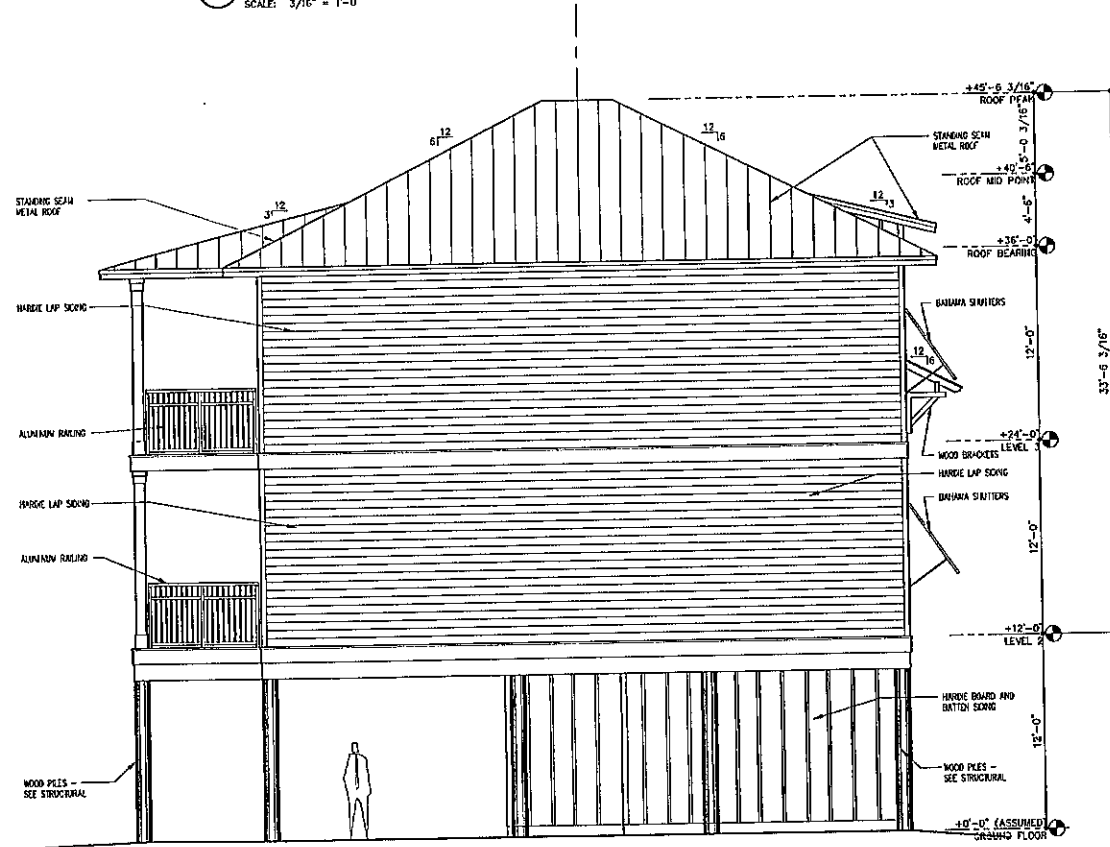
① FRONT (EAST) ELEVATION  
SCALE: 3/16" = 1'-0"



② SIDE (NORTH) ELEVATION  
SCALE: 3/16" = 1'-0"



③ REAR (WEST) ELEVATION  
SCALE: 3/16" = 1'-0"



④ SIDE (SOUTH) ELEVATION  
SCALE: 3/16" = 1'-0"

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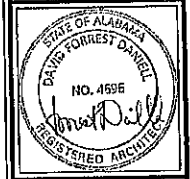
Architecture & Planning

8007 American Way  
Daphne, AL 36526

(251) 625-6190  
(251) 625-6194 fax  
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**A201**  
ELEVATIONS  
SINGLE FAMILY

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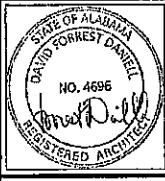
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8007 American Way  
 Daphne, AL 36526  
 (251) 623-6490  
 (251) 623-6494 fax  
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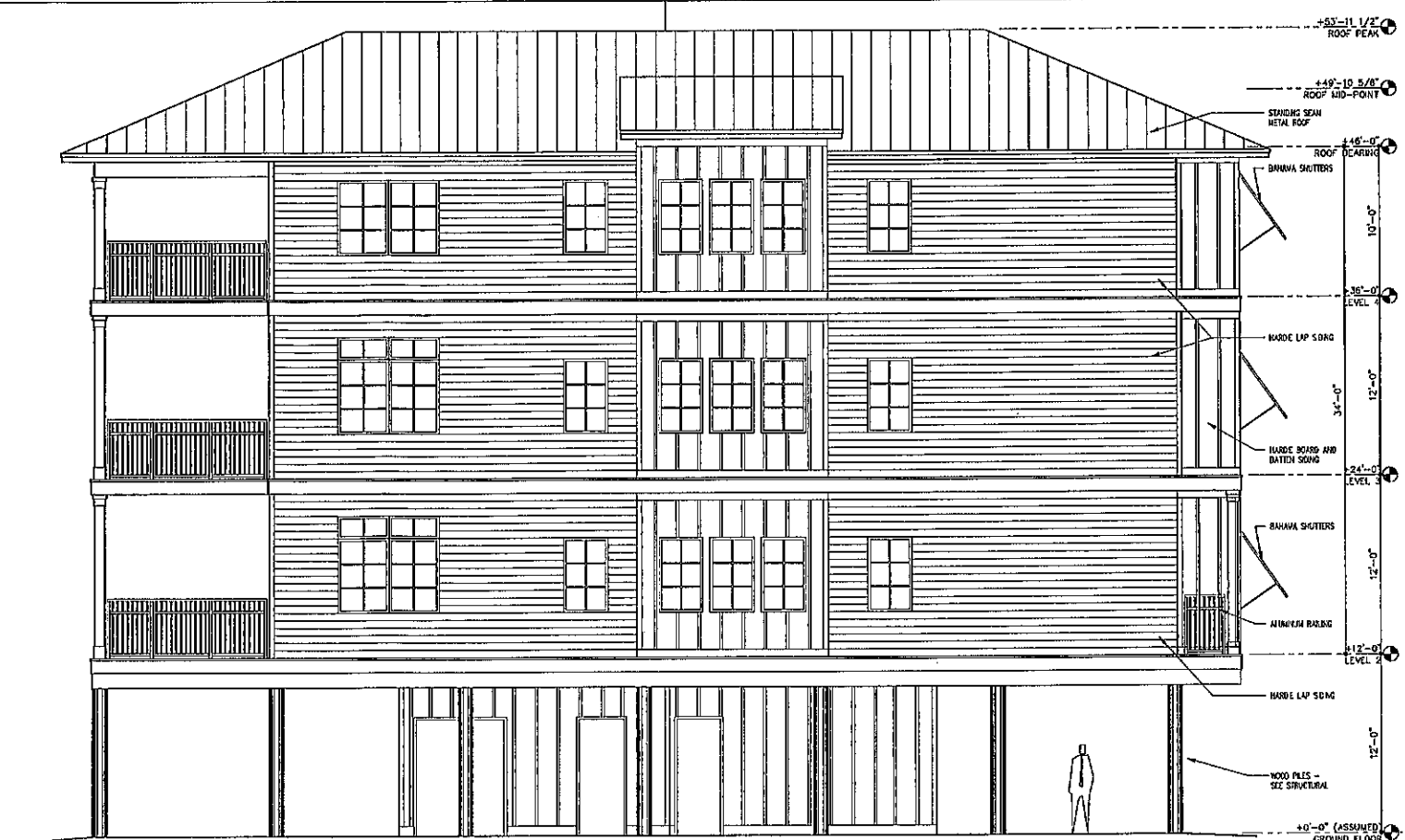
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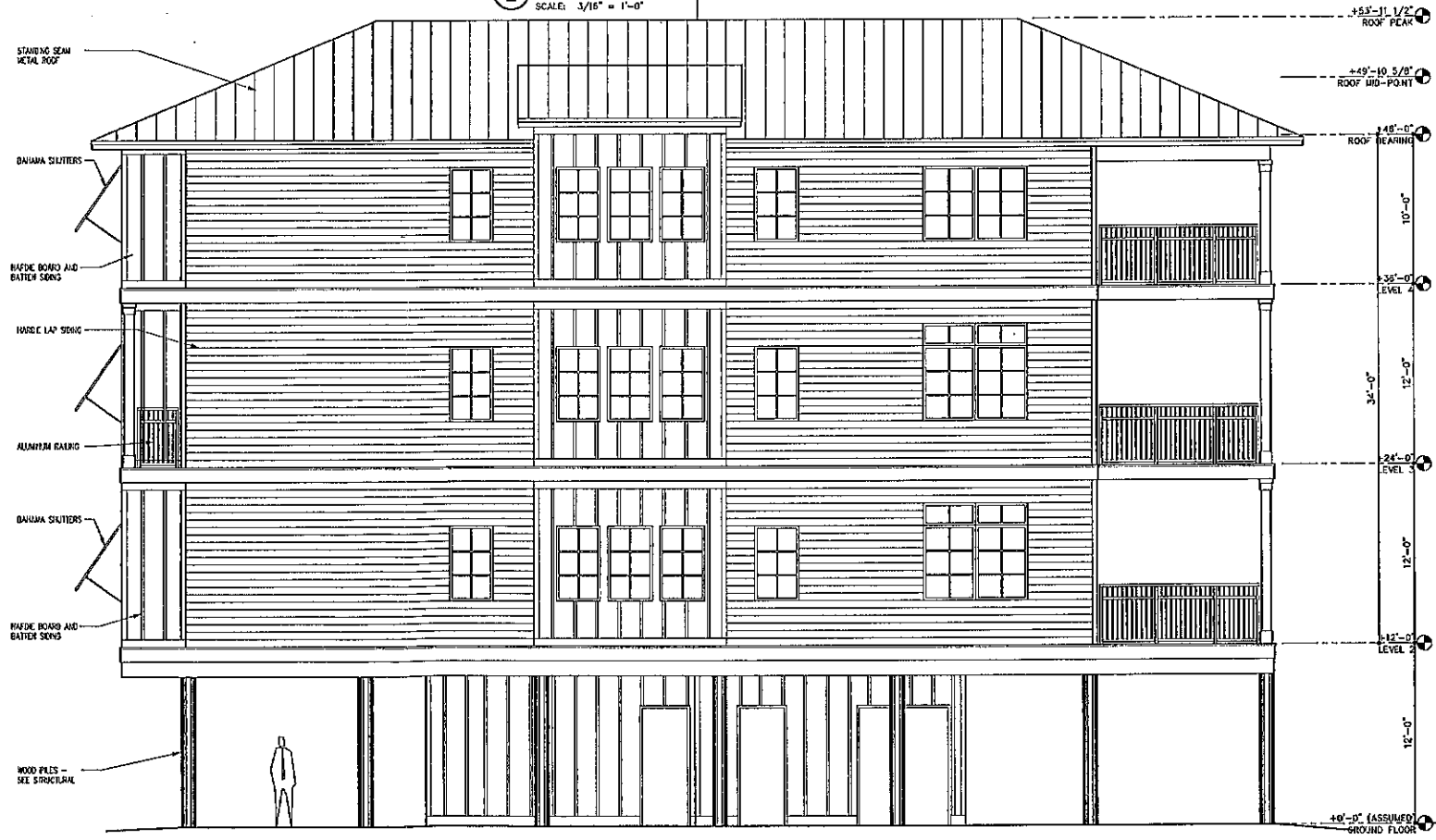
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**A202**  
 ELEVATIONS  
 DUPLEX

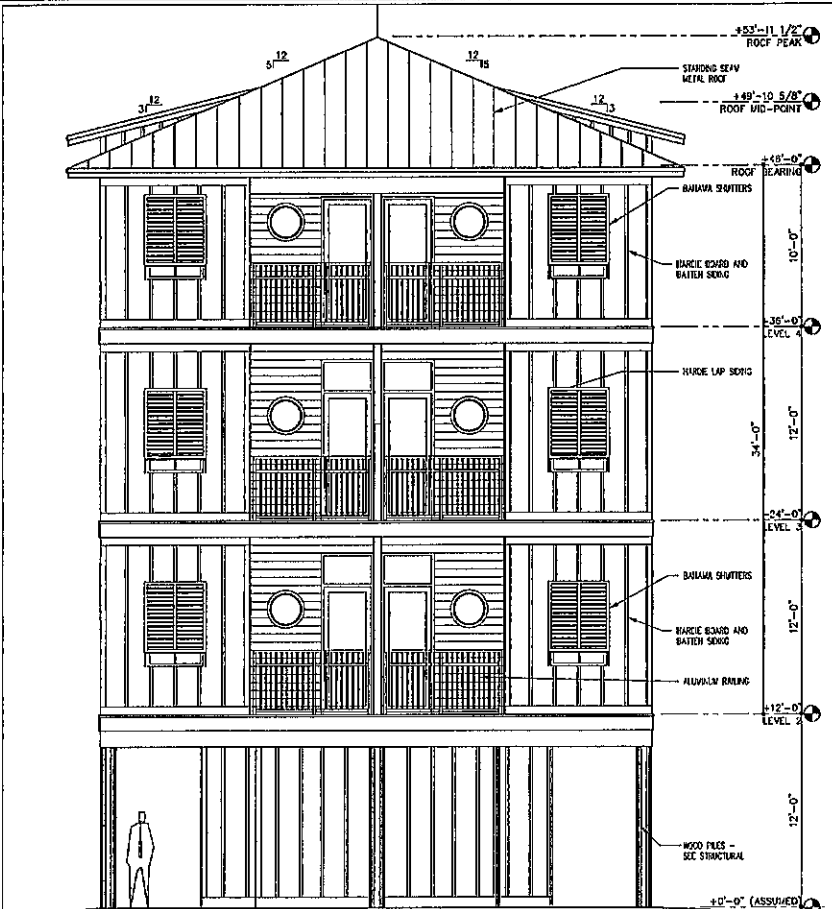
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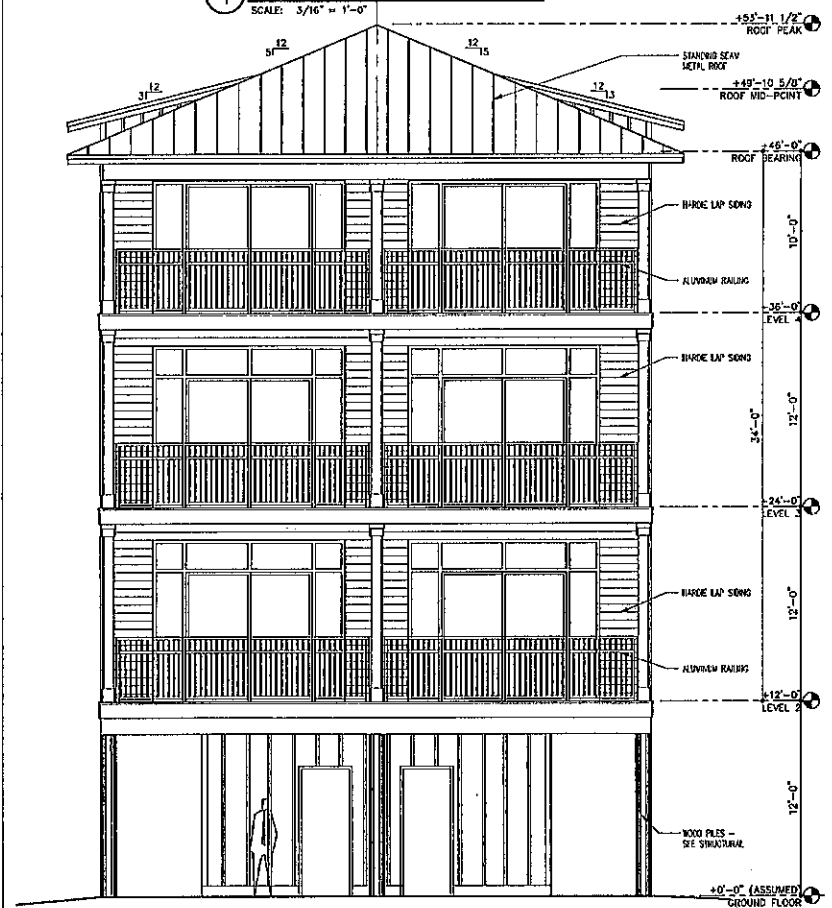
② EAST ELEVATION  
 SCALE: 3/16" = 1'-0"



④ WEST ELEVATION  
 SCALE: 3/16" = 1'-0"



① NORTH ELEVATION  
 SCALE: 3/16" = 1'-0"



③ SOUTH ELEVATION  
 SCALE: 3/16" = 1'-0"