PERDIDO BEACH BOULEVARD (A.K.A. STATE HIGHWAY 182)
120' R.O.W.

THE DUNES SUBDIVISION
BK . 4, PG. 4

CH-N 69°31'04" E 351.39'
R5789.7'

THREADED ROD FOUND

East Line of Section 9, Township 9 South, Range 5 East, Baldwin County, Alabama. Accepted by Arnold, Rowe And Speaks.

West Line of Section 10, Township 9 South, Range 5 East, Baldwin County, Alabama Per the Dunes Subdivision, Book 4, Page 4, By J.B. Allen

203.09'
209.39'
200.1'
S 00°03'45" E 127.05'

N 72°54'57" E
1.25'

CH-N 71°37'02" E 100.05'

8" Wide Concrete Wall
Height Varies from 4' +/-.

16' UTILITY EASEMENT
RP BOOK 335, PAGE 415

DUMPSTER

FOC

CRS

POB
Phoenix East

2.9'

ASPHALT PAVEMENT

8" Wide Concrete Wall
Height Varies from 8'
Plus.

3.6'

96.2'
BETWEEN
PROPERTY LINES

1.0'

POB
Perdido Dunes

N 72°31'56" E 96.47'

N 72°21'05" E

N 73°22'30" E 96.07'

N 74°16'41" E
7.76'

POB
Phoenix VIII

PHOENIX VIII

PHOENIX EAST

PERDIDO DUNES

EXISTING CONDOS
NOT PART OF SURVEY

1.5'

8" Wide Concrete Wall
Height Varies from 4'
+/-.

100.6'
DISTANCE BETWEEN
WALLS
101.3'

ASPHALT PAVEMENT

BOLLARD (TYP)

32

30

2

3

694.82'

S 00°09'27" E 1309.93'

N 00°08'19" W 1290.48'

563.57'

671.16'

S 00°10'48" W 773.23'

S 00°03'36" E 626.16'

LEGEND:

CRF – CAPPED 1/2" REBAR FOUND
RBF – 1/2" REBAR FOUND
(REC) – RECORD DIMENSION ( )
R.O.W. – RIGHT OF WAY
POB – POINT OF BEGINNING
MHT – MEAN HIGH TIDE
CH – CHORD BEARING
CMF – CONCRETE MONUMENT FOUND
CRS – 1/2" CAPPED REBAR SET(13981)
– ELECTRIC METER
– FIRE HYDRANT
– LIGHT POLE
– SANITARY SEWER GRINDER PUMP
– STORM DRAIN INLET
– WATER VALVE

BY PLAT

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

DETAIL
PERDIDO DUNE TOWER AREA

PERDIDO BEACH BOULEVARD
(A.K.A. STATE HIGHWAY 182)
120' R/W

N 90°00'00" E 22.00'
N 90°00'00" E 11.17'
S 00°00'00" E 1.50'
N 00°00'00" W 1.50'
N 90°00'00" E 11.17'
563.57'
N 00°00'00" W 20.25'
N 90°00'00" E 30.50'
S 00°00'00" E 20.25'
N 90°00'00" E 1.58'
N 90°00'00" E 1.58'
N 00°00'00" W 59.08'
BUILDING
S 00°00'00" E 59.08'
N 90°00'00" E 4.25'
N 90°00'00" W 4.25'
N 00°00'00" W 20.92'
S 00°00'00" E 20.92'
64.50'
N 90°00'00" W

SURVEYOR'S NOTES:

1. DESCRIPTION AS PER INATRUMENT NO. 1955230.
2. SOURCES OF INFORMATION USED WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS AND THE RECORDED SUBDIVISION PLAT.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
4. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUBSURFACE FEATURES OR WET LANDS OTHER THAN SHOWN ON PLAT.
6. FIELD WORK FOR THIS SURVEY PERFORMED 11/08/2023.
7. THE RELATIVE ERROR IS LESS THAN 1 FOOT IN 10,000 FEET.
8. THIS SURVEY IS NOT VALID UNLESS ACCOMPANIED BY ORIGINAL SIGNATURE & SEAL.
9. BEARINGS ARE BASED BY PLAT.

PERDIDO DUNES (OVERALL)
COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST LINE OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, OF THE SAINT STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA, WITH THE NORTH RIGHT-OF-WAY LINE OF ALABAMA STATE HIGHWAY NO. 182, THENCE RUN SOUTH 00°03'45" EAST ALONG THE SAID EAST LINE OF SECTION 9 A DISTANCE OF 127.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ALABAMA STATE HIGHWAY NO. 182 AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN NORTH 74°16'41" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 182 A DISTANCE OF 7.76 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 182 RUN NORTH 73°22'30" EAST A DISTANCE OF 96.07 FEET TO A POINT; THENCE RUN NORTH 72°21'05" EAST AND CONTINUE ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 17.25 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN NORTH 72°31'56" EAST A DISTANCE OF 96.47 FEET TO THE NORTH EAST CORNER OF THE PHOENIX VIII PROPERTY AND THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING AND ALONG A CURVE IN SAID RIGHTOF WAY, (HAVING A RADIUS OF 5,789.77 FEET AND CONCAVE NORTHERLY) THE CHORD BEING NORTH 71°54'57" EAST, 1.25 FEET TO A POINT THAT IS 203.09 FEET EAST OF THE WEST LINE OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 5 EAST, ON THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 182 AS PER PLAT OF SURVEY BY J. B. ALLEN DATED DECEMBER 2, 1969; THENCE CONTINUING ALONG THE CHORD OF SAID CURVE, NORTH 71°37'02" EAST, 100.05 FEET TO THE NORTH WEST CORNER OF THE PHOENIX EAST PROPERTY; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE EAST LINE OF THE PHOENIX EAST PROPERTY, RUN SOUTH 00°09'27" EAST, 1.309.93 FEET TO THE MEAN HIGH TIDE LINE OF THE GULF OF MEXICO, THENCE ALONG A CHORD OF THE MEANDERING OF THE MEAN HIGH TIDE LINE, RUN SOUTH 82°38'44" WEST, 97.42 FEET TO THE EAST PROPERTY LINE OF PHOENIX VIII; THENCE LEAVING THE MEAN HIGH TIDE LINE AND ALONG THE EAST LINE OF PHOENIX VIII, RUN NORTH 00°08'19" WEST, 1,290.48 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PROPERTY LYING IN FRACTIONAL SECTION 10, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA AND CONTAINING 2.880 ACRES MORE OR LESS.

DESCRIPTION: INSTRUMENT NO. 1955230

PERDIDO DUNES TOWER, LLC

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST LINE OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, OF THE SAINT STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA, WITH THE NORTH RIGHT-OF-WAY LINE OF ALABAMA STATE HIGHWAY NO. 182, THENCE RUN SOUTH 00°03'45" EAST ALONG THE SAID EAST LINE OF SECTION 9 A DISTANCE OF 127.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ALABAMA STATE HIGHWAY NO. 182; THENCE RUN NORTH 74°16'41" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 182 A DISTANCE OF 7.76 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 182 RUN NORTH 73°22'30" EAST A DISTANCE OF 96.07 FEET TO A POINT; THENCE RUN NORTH 72°21'05" EAST AND CONTINUE ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 17.25 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN NORTH 72°31'56" EAST A DISTANCE OF 96.47 FEET TO THE NORTH EAST CORNER OF THE PHOENIX VIII PROPERTY. THENCE ALONG THE EAST LINE OF PHOENIX VIII RUN S00°16'40"E, 563.57 FEET; THENCE RUN N90°00'00"E, 22.00 FEET TO THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING RUN THE FOLLOWING COURSES: N90°00'00"E, 11.17 FEET; S00°00'00"E, 1.50 FEET; N90°00'00"E, 30.50 FEET; N00°00'00"E, 1.50 FEET; N90°00'00"E, 11.17 FEET; S00°00'00"E, 20.25 FEET; N90°00'00"E, 1.58 FEET; S00°00'00"E, 59.08 FEET; N90°00'00"E, 4.25 FEET; S00°00'00"E, 20.92 FEET; N90°00'00"W, 64.50 FEET; N00°00'00"E, 20.92 FEET; N90°00'00"E, 4.25 FEET; N00°00'00"E, 59.08 FEET; N90°00'00"E, 1.58 FEET; N00°00'00"E, 20.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY LYING IN FRACTIONAL SECTION 10, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA AND CONTAINING 5,060 SQUARE FEET MORE OR LESS.

"I, VINCENT D. LUCIDO, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918

1/22/2024
DATE

EASEMENT AGREEMENT – PARKING SPACES INSTRUMENT NO.1347519

10' ELECTRIC LINE ROW EASEMENT INSTRUMENT NO. 1096045

RIBBON CURB (TYP)

RETAINING WALL

LIFT STATION

ET

STORM SEWER MANHOLES (4)

HC

8" Wide Concrete Wall
Height Varies from 8'
Plus.

2.6'

NON-EXCLUSIVE EASEMENT INSTRUMENT NO.2010153

10' UTILITY ROW EASEMENT INSTRUMENT NO. 1652914

8" Wide Concrete Wall
Height Varies from 4' +/-.

96.4'
BETWEEN
PROPERTY LINES

PLANTER

CANOPY

22.00'
21.4'
20.9'
18.6'

STORM DRAIN

STORM DRAIN

12-STORY
STRUCTURE

PAVERS

8" Wide Concrete Wall
Height Varies from 8'
Plus.

100.2'
DISTANCE BETWEEN
WALLS

9.8'
10.2'
18'
36'
POOL
76.8'

1.3'
72.9'
4.0'
20.1'
56.2'
BALCONY
64.4'
16.0'
19.6'
20.2'
4.2'

PAVERS

CRS

2.4'

CCL LINE

N 85°07'15" E 94.84'
N 85°07'15" E 94.78'
N 85°07'15" E 94.83'
45.16'
CMF
CRF
20.00'
S 85°07'53" W 95.85'
S 81°40'19" W
0.93'
7' BOARDWALK
(±210 L.F.)
96.5'
BETWEEN
PROPERTY LINES

±619'
±515'

EASEMENT FOR PLACEMENT, CONSTRUCTION, AND USE OF SAND AND ASSOCIATED SAND STBILIZATION STRUCTURES, VEGETATION, VEGETATION IRRIGATION SYSTEMS AND ACCESS STRUCTURES INSTRUMENT NO. 872939

L & O MEAN HIGH TIDE LINE SLIDE 2144-B

S82°38'44"W
663.89

S 82°38'44" W 97.42'

MHT-798

MHT-79

EDGE OF WATER
ON 11/08/2023

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 1/30/2024 2:55 PM
TOTAL $ 110.00
10 Pages

2105813

NOTE:
AS BUILT SURVEY IS FOR THE SOUTH TOWER, POOL AND ADJACENT SURFACE PARKING. NO OTHER IMPROVEMENT ARE PART OF THIS SURVEY

NOT VALID UNLESS ACCOMPANIED BY ORIGINAL SIGNATURE & SEAL
ALABAMA PROFESSIONAL ENGINEER AND LICENSED No. 13918 LAND SURVEYOR VINCENT D. LUCIDO

AS BUILT SURVEY FOR
PERDIDO DUNES TOWER LLC
27070 PERDIDO BEACH BLVD
ORANGE BEACH, ALABAMA 36561

Drawn By	Scale	Project No.
B.J.E.	1"=30'	15031
Checked By	Drawing File	
V.D.L.	15031ALTA110723.DWG	

Section 10, Township 9 South, Range 5 East
Baldwin County, Alabama, St. Stephens Meridian

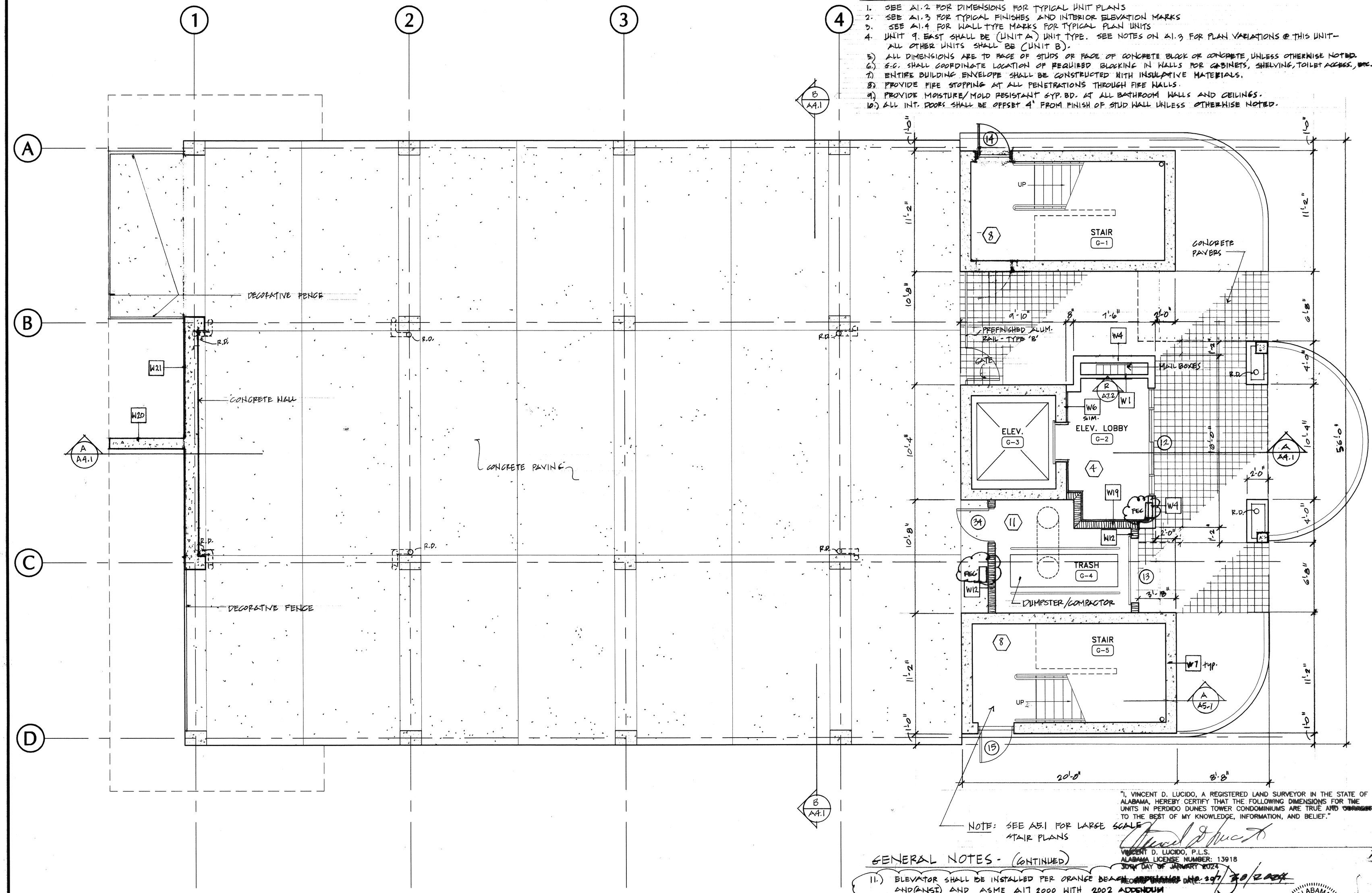
Date 11/08/2023

Lucido
Engineering & Surveying, LLC
Consulting Engineers & Land Surveyors
24693 Canal Road, Suite A
Orange Beach, Alabama 36561
Tel.: 251.967.3250 vincelucido@LucidoEng.com

APT BOOK 29 page 96

GENERAL NOTES

1. SEE A1.2 FOR DIMENSIONS FOR TYPICAL UNIT PLANS
2. SEE A1.3 FOR TYPICAL FINISHES AND INTERIOR ELEVATION MARKS
3. SEE A1.4 FOR WALL TYPE MARKS FOR TYPICAL PLAN UNITS
4. UNIT 9. EAST SHALL BE (UNIT A) UNIT TYPE. SEE NOTES ON A1.3 FOR PLAN VARIATIONS @ THIS UNIT– ALL OTHER UNITS SHALL BE (UNIT B).
5.) ALL DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE BLOCK OR CONCRETE, UNLESS OTHERWISE NOTED.
6.) G.C. SHALL COORDINATE LOCATION OF REQUIRED BLOCKING IN WALLS FOR CABINETS, SHELVING, TOILET ACCESS., ETC.
7.) ENTIRE BUILDING ENVELOPE SHALL BE CONSTRUCTED WITH INSULATIVE MATERIALS.
8.) PROVIDE FIRE STOPPING AT ALL PENETRATIONS THROUGH FIRE WALLS.
9.) PROVIDE MOISTURE/MOLD RESISTANT GYP. BD. AT ALL BATHROOM WALLS AND CEILINGS.
10.) ALL INT. DOORS SHALL BE OFFSET 4' FROM FINISH OF STUD WALL UNLESS OTHERWISE NOTED.



NOTE: SEE A5.1 FOR LARGE SCALE STAIR PLANS

"I, VINCENT D. LUCIDO, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PERDIDO DUNES TOWER CONDOMINIUMS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
30TH DAY OF JANUARY 2024

GENERAL NOTES - (CONTINUED)

11.) ELEVATOR SHALL BE INSTALLED PER ORANGE BEACH ORDINANCE NO. 207 AND (ANSI) AND ASME A17 2000 WITH 2002 ADDENDUM

ALABAMA PROFESSIONAL ENGINEER AND LICENSED No. 13918 LAND SURVEYOR VINCENT D. LUCIDO

1 / A1.1 GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"

2105813
BALDWIN COUNTY, ALABAMA
HARRY D OLIVE, JR. PROBATE JUDGE
Filed/Lect. 1/30/2024 2:55 PM
TOTAL $ 110.00
10 Pages

STATE OF ALABAMA
DART W. DAVIS
2767
REGISTERED ARCHITECT

THE PERDIDO DUNES TOWER CONDOMINIUM
ORANGE BEACH, ALABAMA

Apt Book 29 pg 97

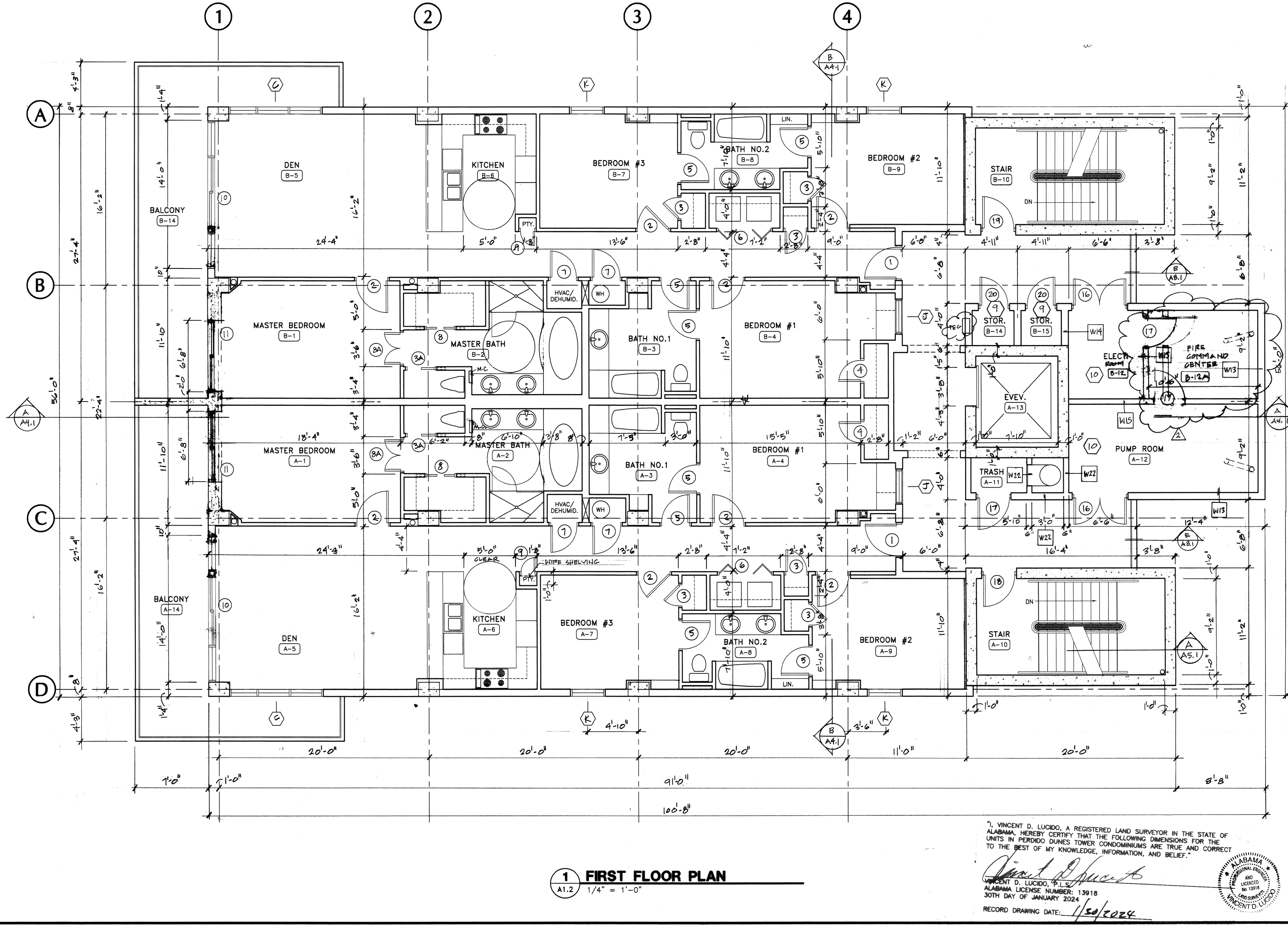
DRAWN: JIM	CHECK
DATE: 5-18-06	
SCALE: 1/4" = 1'-0"	
REVISED 10-4-06	
REVISED	
REVISED	
SHEET TITLE GROUND LEVEL FLOOR PLAN	
SHEET NO. A1.1	

2105813
BALDWIN COUNTY, ALABAMA
MAGNOLIA TITLE, INC. & THE JUDGE
FILED/CERT 03-31-2006 12:55:00 PM
TOTAL $ 110.00
157 Pages

STATE OF ALABAMA
DART W. DAVIS
REGISTERED ARCHITECT

THE PERDIDO DUNES TOWER CONDOMINIUM
ORANGE BEACH, ALABAMA

APT BOOK 29 PG 96



1 FIRST FLOOR PLAN
A1.2 1/4" = 1'-0"

"I, VINCENT D. LUCIDO, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PERDIDO DUNES TOWER CONDOMINIUMS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
30TH DAY OF JANUARY 2024

ALABAMA PROFESSIONAL ENGINEER AND LICENSED No. 13918 LAND SURVEYOR VINCENT D. LUCIDO

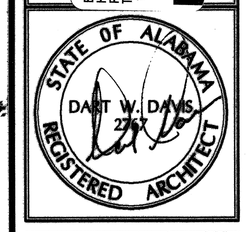
RECORD DRAWING DATE: 1/30/2024

DRAWN: JIM	CHECK
DATE: 5-18-06	
SCALE: 1/4" = 1'-0"	
REVISED 10-4-06	
REVISED 3-30-07	
REVISED	

SHEET TITLE: FIRST FLOOR PLAN

SHEET NO. **A1.2**

2105813
BALDWIN COUNTY, ALABAMA
HARRY O'DELIA, JR. PROBATE JUDGE
FILED/CERT. 01-30-2024 03:55 PM
TOTAL 1.00
19 Pages



THE PERDIDO DUNES TOWER CONDOMINIUM
ORANGE BEACH, ALABAMA

inst Book 39 pg 99

PORCELAIN TILE SIZES

PCT-1	18"×18"
PCT-2	2"×2"
PCT-3	6"×6"
PCT-4	12"×12"

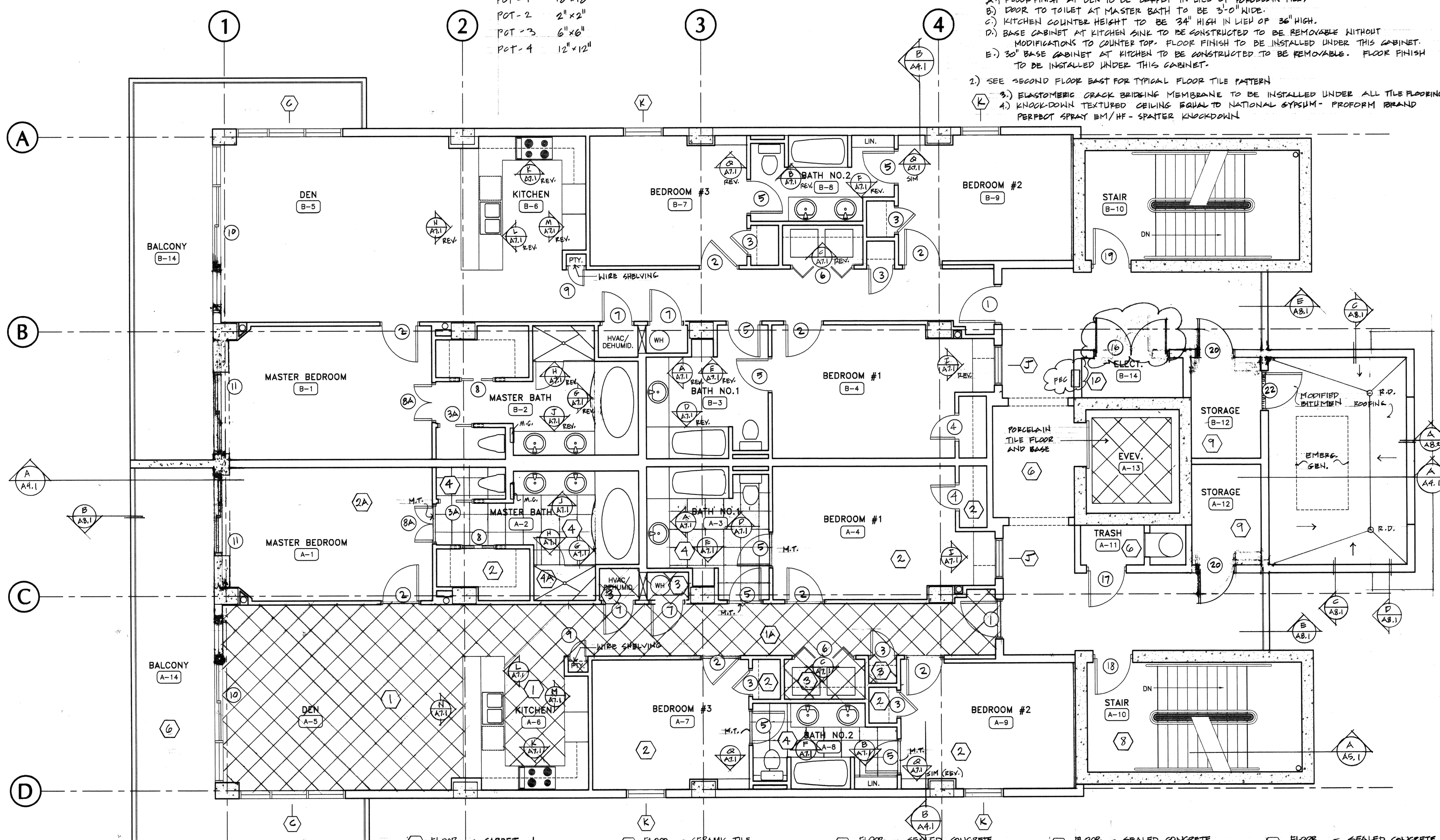
FINISH NOTES / UNIT (9) EAST REQUIREMENTS

1.) UNIT 9 EAST REQUIREMENTS (UNIT A)
- A.) FLOOR FINISH AT DEN TO BE CARPET IN LIEU OF PORCELAIN TILE.
- B.) DOOR TO TOILET AT MASTER BATH TO BE 3'-0" WIDE.
- C.) KITCHEN COUNTER HEIGHT TO BE 34" HIGH IN LIEU OF 36" HIGH.
- D.) BASE CABINET AT KITCHEN SINK TO BE CONSTRUCTED TO BE REMOVABLE WITHOUT MODIFICATIONS TO COUNTER TOP. FLOOR FINISH TO BE INSTALLED UNDER THIS CABINET.
- E.) 30" BASE CABINET AT KITCHEN TO BE CONSTRUCTED TO BE REMOVABLE. FLOOR FINISH TO BE INSTALLED UNDER THIS CABINET.

2.) SEE SECOND FLOOR EAST FOR TYPICAL FLOOR TILE PATTERN

3.) ELASTOMERIC CRACK BRIDGING MEMBRANE TO BE INSTALLED UNDER ALL TILE FLOORING

4.) KNOCK-DOWN TEXTURED CEILING EQUAL TO NATIONAL GYPSUM - PROFORM BRAND PERFECT SPRAY EM/HF - SPATTER KNOCKDOWN



FINISH LEGEND

1 — FLOOR — 18"×18" PORCELAIN TILE; WALLS — PAINTED GYP. BD.; BASE — WOOD - TYPE 1; CEILING — KNOCK-DOWN TEXTURED CEIL. CROWN MOULD - TYPE 1

1A — FLOOR — 18"×18" PORCELAIN TILE; WALLS — PAINTED GYP. BD.; BASE — WOOD - TYPE 1; CEILING — PAINTED GYP. BD. CROWN MOULD TYPE 2

2 — FLOOR — CARPET - 1; WALLS — PAINTED GYP. BD.; BASE — WOOD - TYPE 2; CEILING — GYP. BD. PAINTED C.MOULD-TYPE 3 @ BEDROOMS

3 — FLOOR — 18"×18" PORCELAIN TILE; WALLS — PAINTED GYP. BD.; BASE — WOOD - TYPE 2; CEILING — GYP. BD. PAINTED

2A — FLOOR — CARPET 1; WALLS — PAINTED GYP. BD.; BASE — WOOD - TYPE 1; CEILING — KNOCK-DOWN TEXTURED CEIL. CROWN MOULD - TYPE 2

4 — FLOOR — 18"×18" PORCELAIN TILE; WALLS — MOISTURE/MOLD RESIST. GYP. BD. PAINTED; BASE — PORCELAIN TILE; CEILING — MOISTURE/MOLD RESIST. GYP. BD. PAINTED; NOTE — SEE INT. EL. FOR PCT AT WAINSCOTS/ETC.

4A — FLOOR — PCT-2 (2"×2"); WALLS — CULTURED MARBLE (UP 6'-0"); BASE — PCT; CEILING — MOISTURE/MOLD RESIST. GYP. BD. PAINTED

5 — FLOOR — CERAMIC TILE; WALLS — CERAMIC TILE/GLASS ENCLOSURE; BASE — CERAMIC TILE; CEILING — MOISTURE/MOLD RESIST. GYP. BD. PAINTED

6 — FLOOR — BALCONY COATING SYSTEM; WALLS — EXTERIOR STUCCO SYSTEM; BASE — "; CEILING — SEALED CONCRETE

7 — FLOOR — SEALED CONCRETE; WALLS — EXT. STUCCO SYSTEM; BASE — "; CEILING — SEALED CONCRETE

7A — FLOOR — SEALED CONCRETE; WALLS — EXPOSED GYP. BD. (TAPED JNTS.); BASE — NONE; CEILING — SEALED CONCRETE

8 — FLOOR — SEALED CONCRETE; WALLS — RUBBED CONC. PAINTED; BASE — "; CEILING — SEALED CONCRETE

9 — FLOOR — SEALED CONCRETE; WALLS — FRP UP 6'-0"; BASE — NONE; CEILING — SEALED CONCRETE

10 — FLOOR — SEALED CONCRETE; WALLS — MOISTURE/MOLD RESIST. GYP. BD. PAINTED; BASE — NONE; CEILING — SEALED CONCRETE

11 — FLOOR — SEALED CONCRETE; WALLS — PAINTED CMU; BASE — NONE; CEILING — SEALED CONCRETE

12 — FLOOR — CARPET - 2; WALLS — PAINTED GYP. BD.; BASE — WOOD-TYPE 1; CEILING — PAINTED GYP. BD.

13 — FLOOR — SEALED CONCRETE; WALLS — GYP. BD. UNFINISHED; BASE — NONE; CEILING — EXPOSED CONC.

1 SECOND FLOOR PLAN
A1.3 — 1/4" = 1'-0"

"I, VINCENT D. LUCIDO, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PERDIDO DUNES TOWER CONDOMINIUMS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
30TH DAY OF JANUARY 2024

ALABAMA PROFESSIONAL ENGINEER AND LICENSED No. 13918 LAND SURVEYOR VINCENT D. LUCIDO

RECORD DRAWING DATE: 1/30/2024

DRAWN: JIM	CHECK
DATE: 5-18-06	
SCALE: 1/4" = 1'-0"	
REVISED 10/4/06	
REVISED	
REVISED	

SHEET TITLE: SECOND FLOOR PLAN

SHEET NO. A1.3

THE PERDIDO DUNES TOWER
CONDOMINIUM
ORANGE BEACH, ALABAMA

Apt Book 29 Page 100

DRAWN: JJM	CHECK
DATE: 5-18-06	
SCALE: 1/4" = 1'-0"	
REVISED 10-4-06	
REVISED 3-30-06 ②	
REVISED	

SHEET TITLE
THIRD-TENTH FLOOR PLAN

SHEET NO.
A1.4

"I, VINCENT D. LUCIDO, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PERDIDO DUNES TOWER CONDOMINIUMS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
30TH DAY OF JANUARY 2024

RECORD DRAWING DATE: 1/30/2024

ALABAMA LICENSED LAND SURVEYOR VINCENT D. LUCIDO NO. 13918

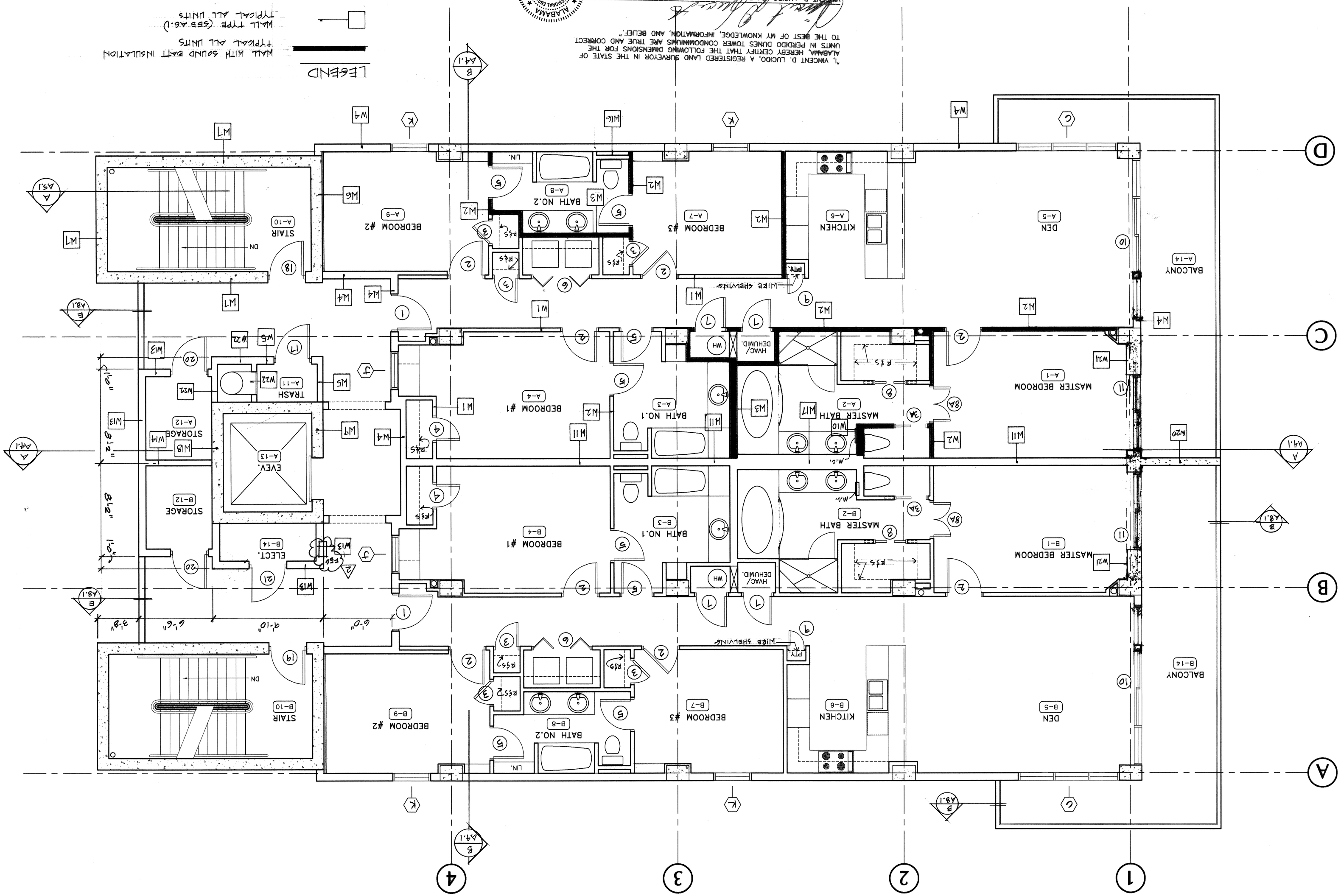
1 THIRD-TENTH FLOOR PLAN
A1.4 1/4" = 1'-0"

LEGEND

WALL WITH SOUND BATT INSULATION TYPICAL ALL UNITS

WALL TYPE (SEE A6.1) TYPICAL ALL UNITS

R 4 5 CLOSET ROD & WIRE SHELF (PROVIDE AT ALL UNITS WHERE SHOWN ON THIS DRAWING)



STATE OF ALABAMA
DARRYL W. DAVIS
2742
REGISTERED ARCHITECT

BALDWIN COUNTY, ALABAMA
STATE DOCUMENTARY TAX
FRANKLIN CLERK CIRCUIT COURT JUDGE
TOTAL $ 110.00
10 Pages
01/30/2024 2:55 PM
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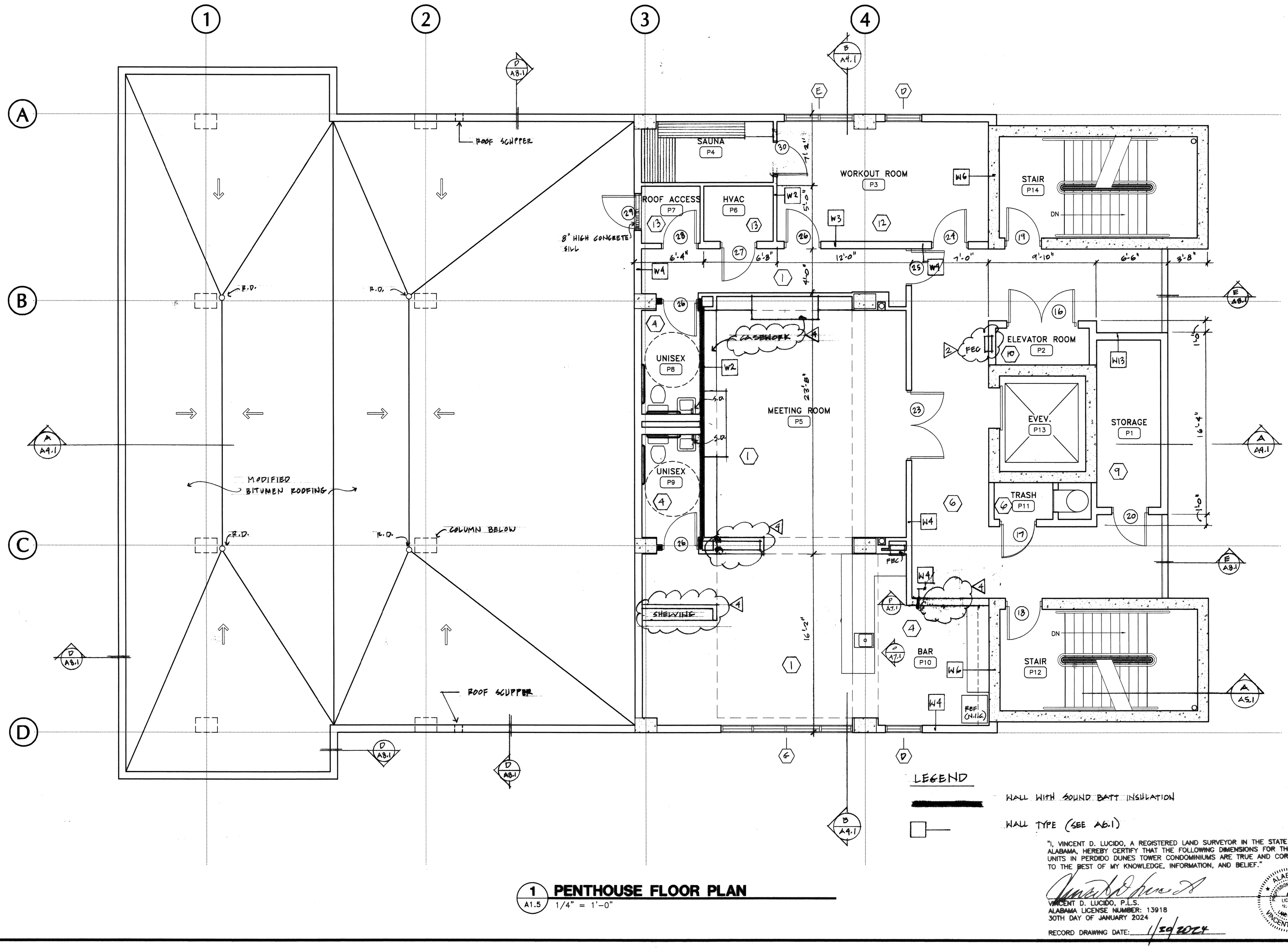
2105813
BALDWIN COUNTY, ALABAMA
HARRY D OLIVE, JR. PROBATE JUDGE
Filed/Cert 10/02/2024 3:55 PM
Total $ 51.00
19 Pages



1 A1.5 **PENTHOUSE FLOOR PLAN**
1/4" = 1'-0"

"I, VINCENT D. LUCIDO, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PERDIDO DUNES TOWER CONDOMINIUMS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
30TH DAY OF JANUARY 2024

RECORD DRAWING DATE: 1/30/2024

ALABAMA PROFESSIONAL ENGINEER AND LICENSED LAND SURVEYOR LICENSED NO. 13918 VINCENT D. LUCIDO

STATE OF ALABAMA REGISTERED ARCHITECT DANIEL W. DAVIS

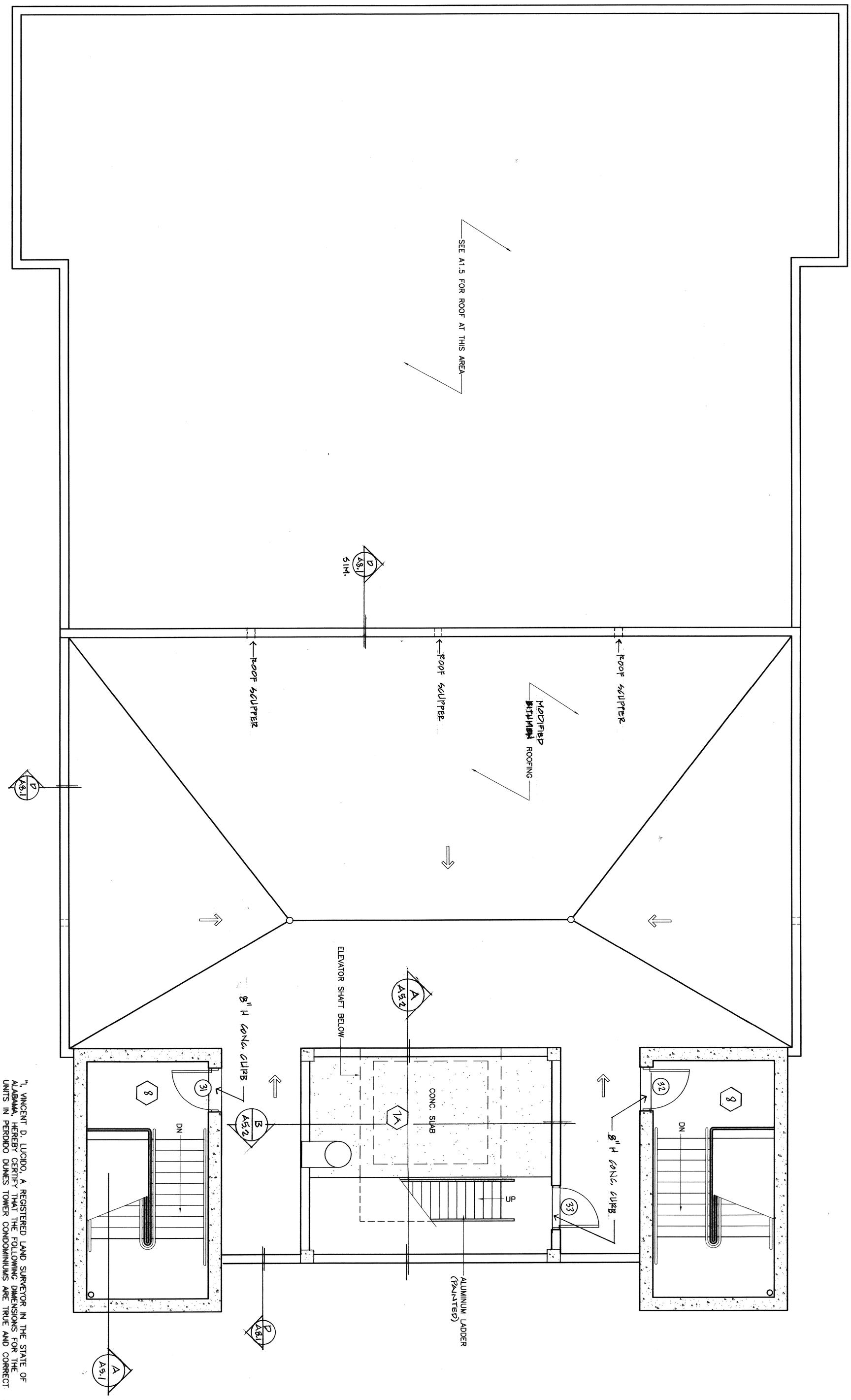
THE PERDIDO DUNES TOWER CONDOMINIUM
ORANGE BEACH, ALABAMA

Apt Book 28 pg 101

DRAWN: JIM	CHECK
DATE: 5-18-06	
SCALE: 1/4" = 1'-0"	
REVISED 10-4-06	
REVISED 3-30-06	
REVISED 9-16-07	

SHEET TITLE
PENTHOUSE FLOOR PLAN

SHEET NO.
A1.5



1 A1.6 **ELEVATOR PENTHOUSE PLAN**
1/4" = 1'-0"

"I, VINCENT D. LUCIDO, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PERDIDO DUNES TOWER CONDOMINIUMS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
30TH DAY OF JANUARY 2024

RECORD DRAWING DATE: 1/30/2024

ALABAMA PROFESSIONAL ENGINEER AND LICENSED LAND SURVEYOR No. 13918 VINCENT D. LUCIDO

DRAWN: JIM	CHECK
DATE: 5-18-06	
SCALE: 1/4" = 1'-0"	
REVISED	
REVISED	
REVISED	
SHEET TITLE: ELEVATOR PENTHOUSE PLAN	
SHEET NO. A1.6	

THE PERDIDO DUNES TOWER CONDOMINIUM
ORANGE BEACH, ALABAMA

APT Book 29 pg 102

STATE OF ALABAMA REGISTERED ARCHITECT DART W. DAVIS 2767

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 1/30/2024 2:55 PM
TOTAL $ 110.00
10 Pages

2105813

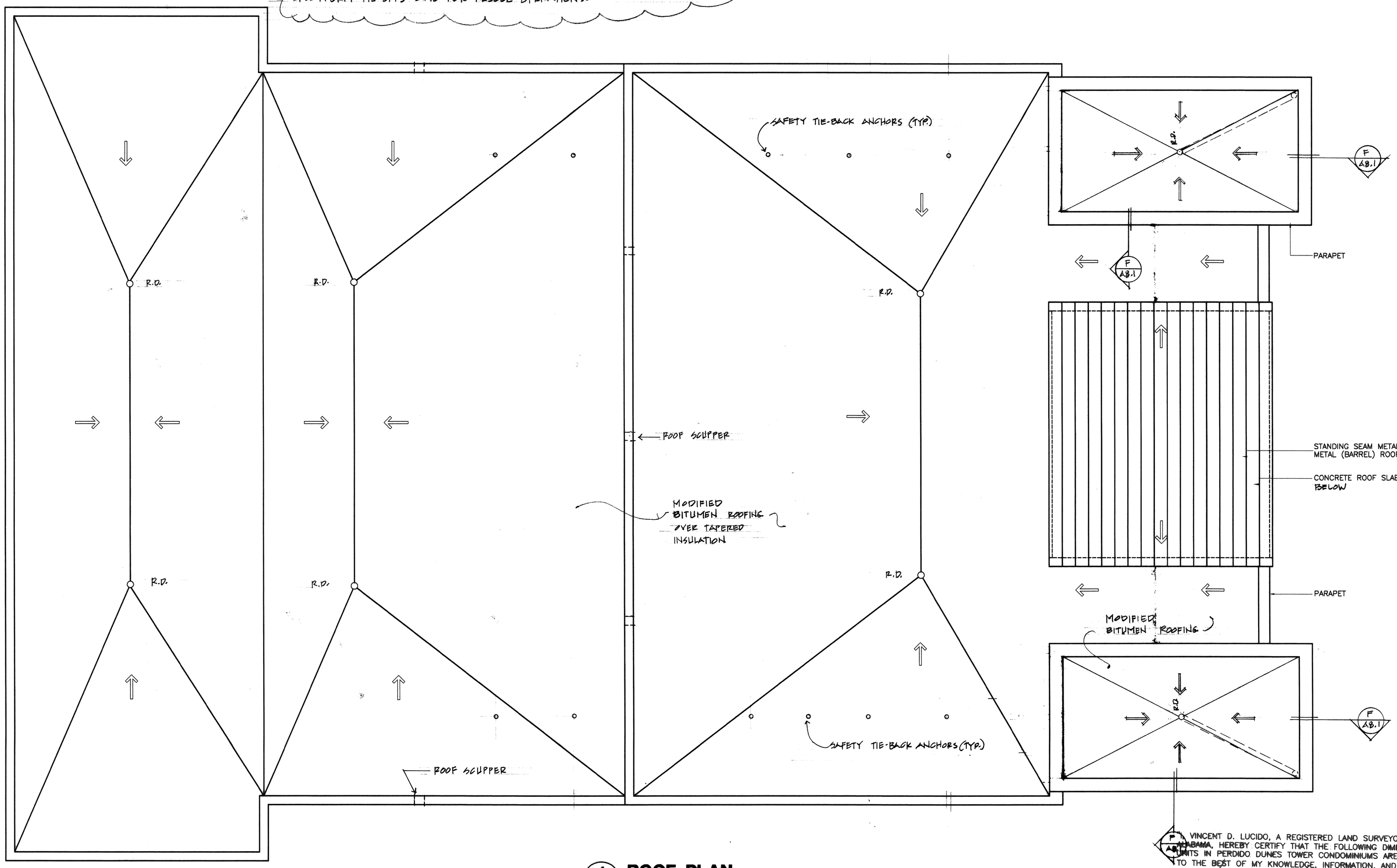
GENERAL ROOF NOTES

1.) REFER TO PLUMBING AND HVAC DRAWINGS FOR PLUMBING VENTS AND OTHER ROOF PENETRATIONS THAT MAY NOT BE SHOWN ON THIS ROOF PLAN.

2.) ALL ROOF PENETRATIONS SHALL HAVE ROOF FLASHING AS PER ROOFING SYSTEMS MANUFACTURER'S APPROVED DETAILS AND AS SHOWN ON DRAWINGS.

3.) ALL EXPOSED SURFACES SHALL BE WATERPROOFED/SEALED WITH SCHEDULED FINISH.

4.) ROOF SAFETY ANCHORS SHALL HAVE AN EYE OPENING OF NO LESS THAN 1½" AND SHALL HAVE A WEIGHT RATING OF NO LESS THAN 10,000 POUNDS; EXACT LOCATION OF ANCHORS TO BE STRATEGICALLY PLACED IN CONJUNCTION WITH THE FIRE PROTECTION BUREAU TO ENSURE THE BEST PLACEMENT FOR STAGE PLATFORM TIE-OFFS AND FOR RESCUE OPERATIONS.



1 / A1.7 ROOF PLAN
1/4" = 1'-0"

I, VINCENT D. LUCIDO, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PERDIDO DUNES TOWER CONDOMINIUMS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
30TH DAY OF JANUARY 2024

RECORD DRAWING DATE: 1/30/2024

ALABAMA PROFESSIONAL ENGINEER AND LICENSED No. 13918 LAND SURVEYOR VINCENT D. LUCIDO

2105813
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LINDA C. LEE, JR. PROBATE JUDGE
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STATE OF ALABAMA
GARY W. DAVIS
REGISTERED ARCHITECT

THE PERDIDO DUNES TOWER CONDOMINIUM
ORANGE BEACH, ALABAMA

Art Book 29 Pg 103

DRAWN: JIM	CHECK
DATE: 5-18-06	
SCALE: 1/4" = 1'-0"	
REVISED 10-4-06	
REVISED	
REVISED	

SHEET TITLE
ROOF PLAN

SHEET NO.
A1.7

"I, VINCENT D. LUCIDO, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PERDIDO DUNES TOWER CONDOMINIUMS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

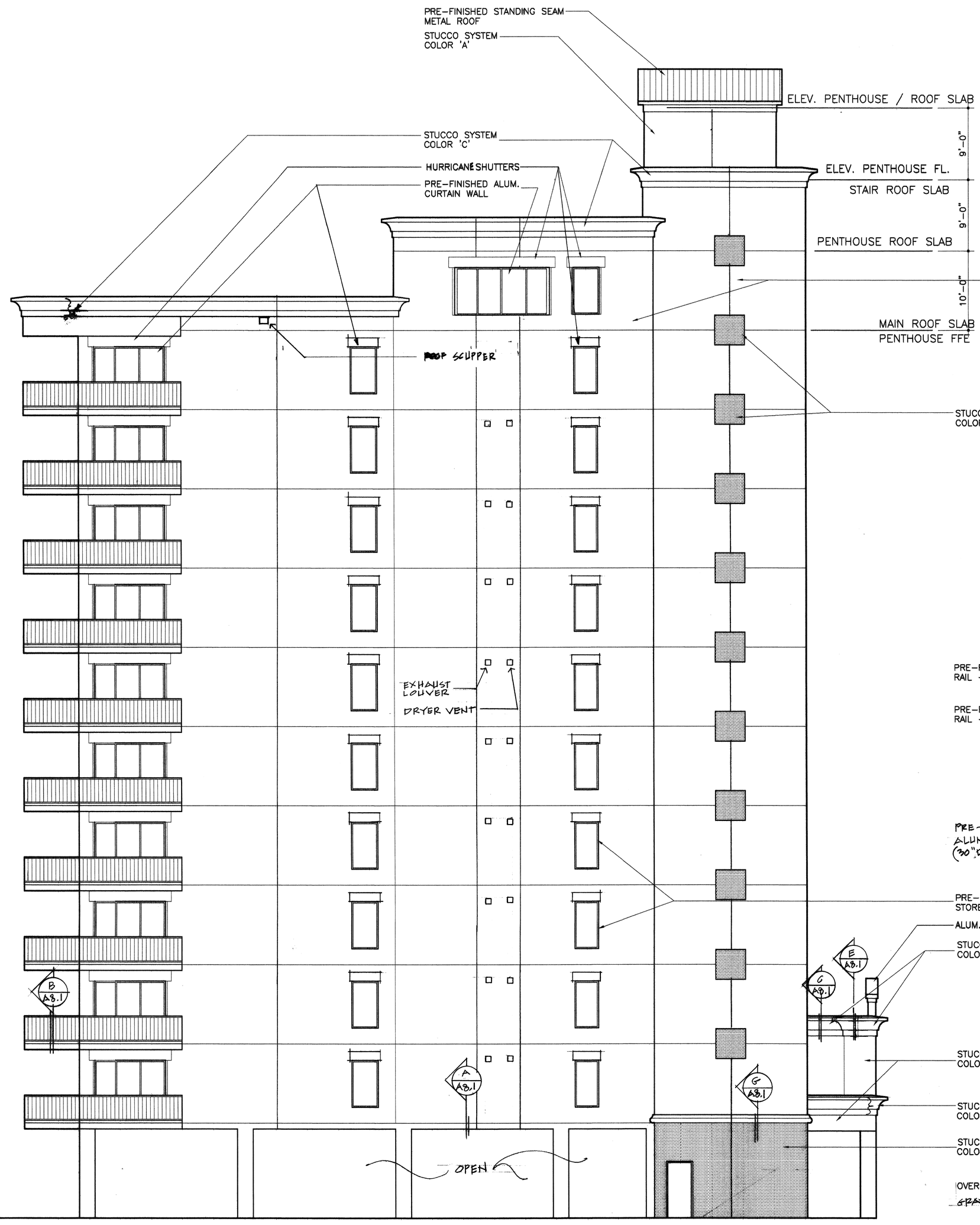
VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
30TH DAY OF JANUARY 2024

RECORD DRAWING DATE: 11/30/2024

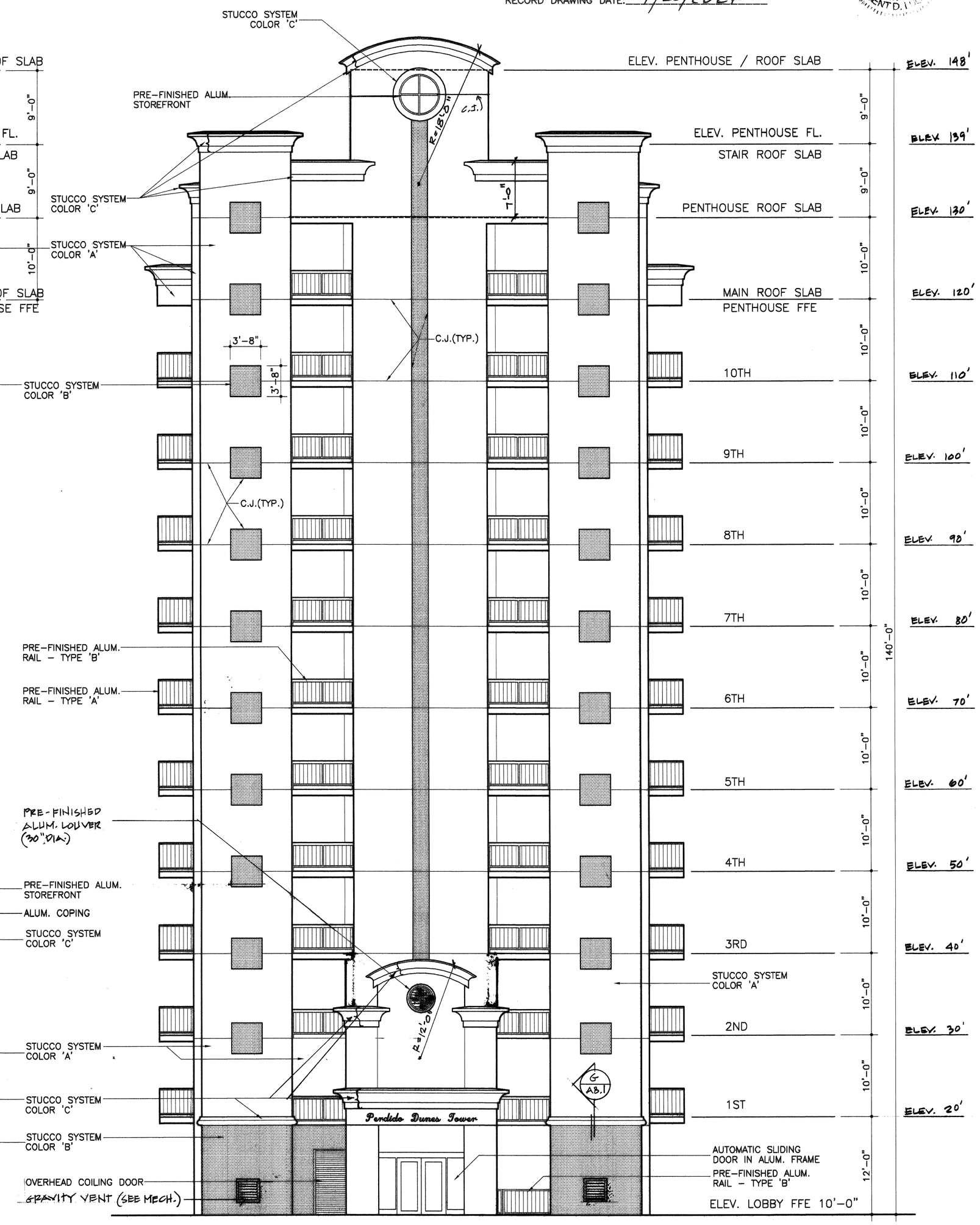
ALABAMA PROFESSIONAL ENGINEER AND LICENSED LAND SURVEYOR VINCENT D. LUCIDO

2105813
BALDWIN COUNTY, ALABAMA
MARY KAY LAVOIE, PROBATE JUDGE
Filed/Cert: 02/06/2024 2:55 PM
TOTAL $ 110.00
10 Pages

STATE OF ALABAMA
DART W. DAVIS
2367
REGISTERED ARCHITECT



1 A3.1 **EAST ELEVATION**
1/8" = 1'-0"



2 A3.1 **NORTH ELEVATION**
1/8" = 1'-0"

THE PERDIDO DUNES TOWER CONDOMINIUM
ORANGE BEACH, ALABAMA

MT Book 29 Pg 104

DRAWN: JIM	CHECK
DATE: 5-18-06	
SCALE: 1/8" = 1'-0"	
REVISED	
REVISED	
REVISED	

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.1

"I, VINCENT D. LUCIDO, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PERDIDO DUNES TOWER CONDOMINIUMS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
30TH DAY OF JANUARY 2024

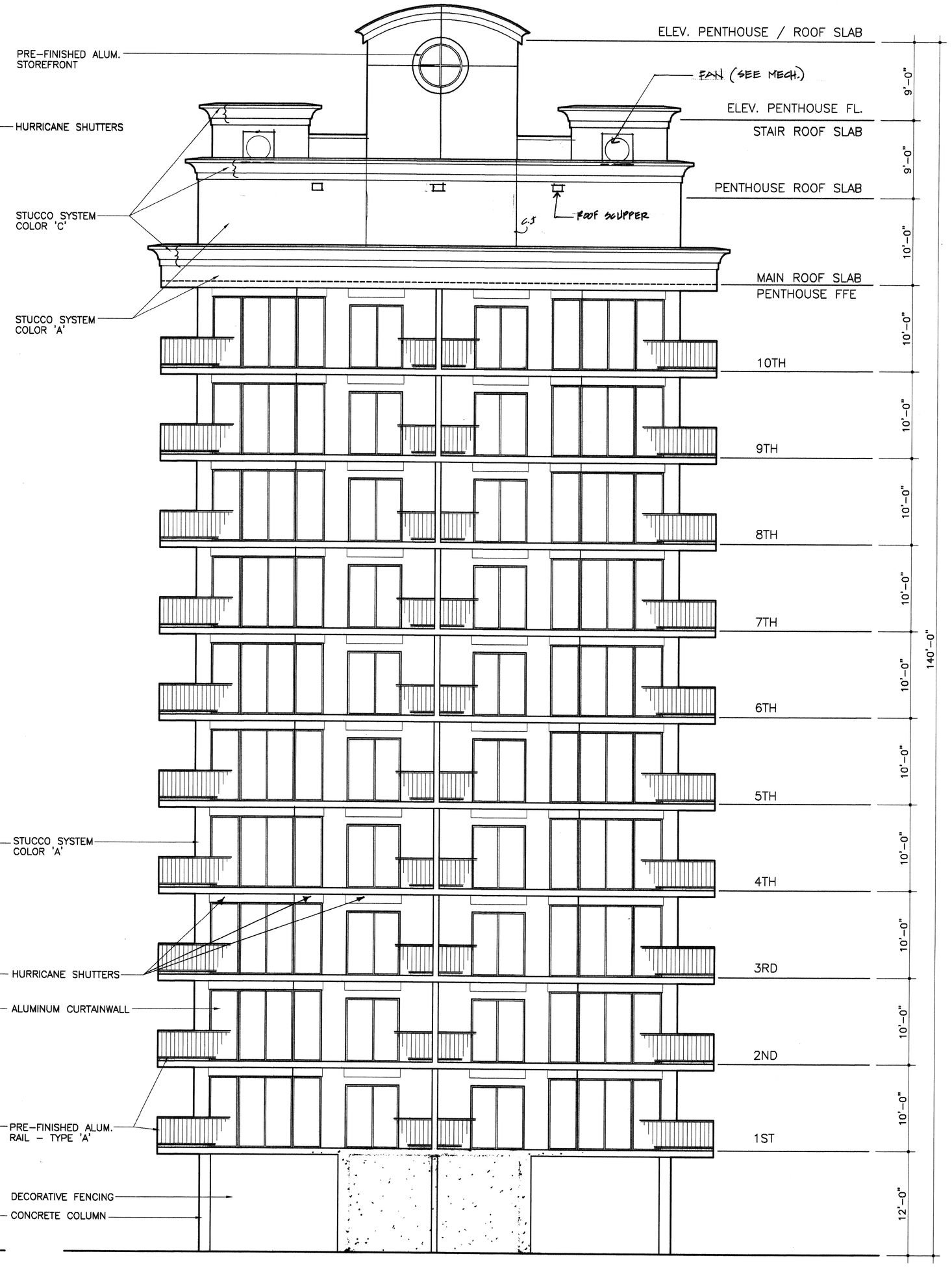
RECORD DRAWING DATE: 1/30/2024

ALABAMA PROFESSIONAL ENGINEER AND LICENSED No 13918 LAND SURVEYOR VINCENT D. LUCIDO

2105813
BALDWIN COUNTY, ALABAMA
HARRY D. DEAR, JR. PROBATE JUDGE
Filed/Cert. 1/30/2024 2:56 PM
Total $ 110.00
10 Pages

STATE OF ALABAMA DART W. DAVIS REGISTERED ARCHITECT

1 A3.2 **WEST ELEVATION**
1/8" = 1'-0"



2 A3.2 **SOUTH ELEVATION**
1/8" = 1'-0"

THE PERDIDO DUNES TOWER CONDOMINIUM
ORANGE BEACH, ALABAMA

DRAWN: JIM	CHECK
DATE: 5-18-06	
SCALE: 1/8" = 1'-0"	
REVISED	
REVISED	
REVISED	

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.2