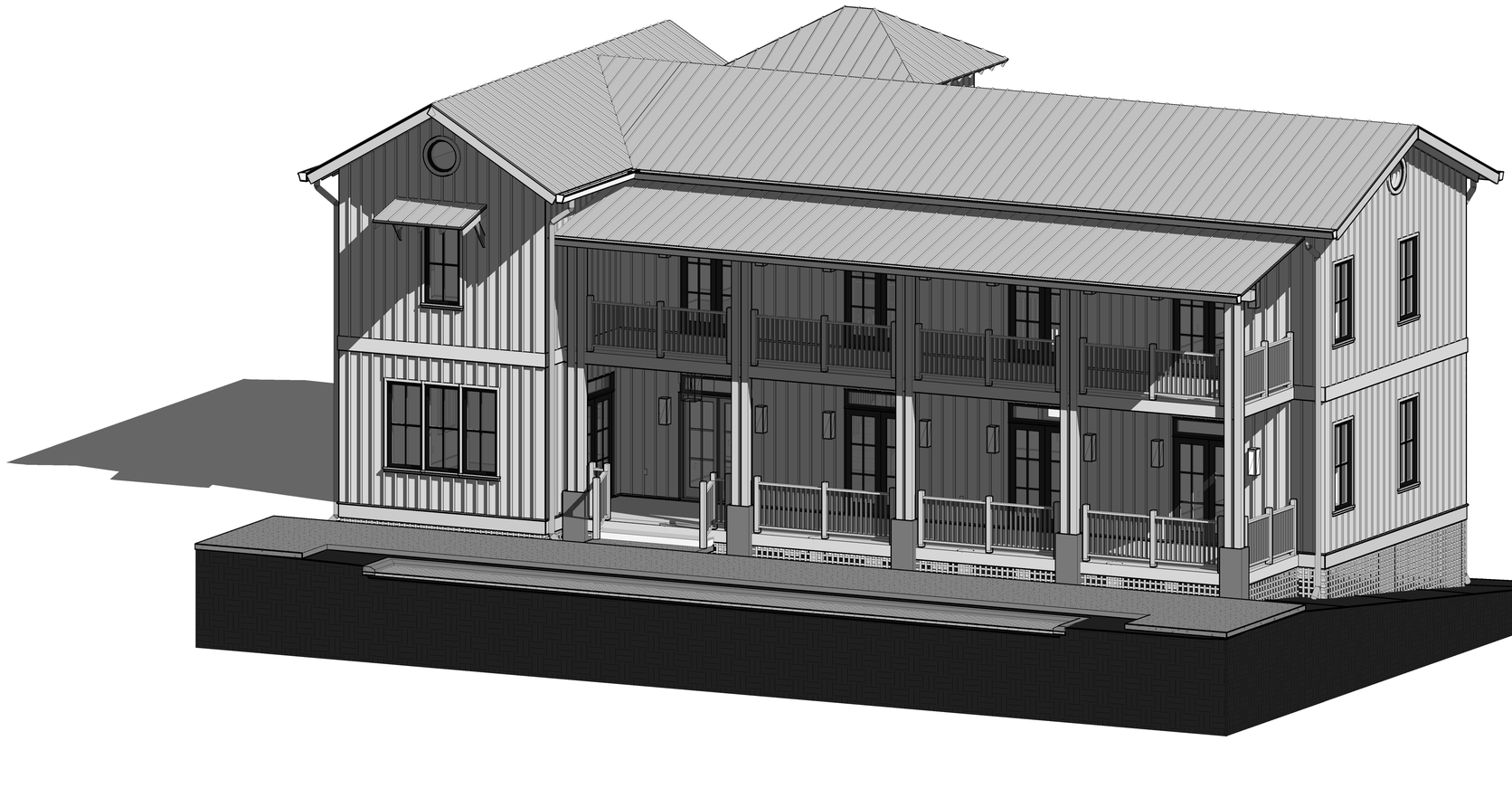
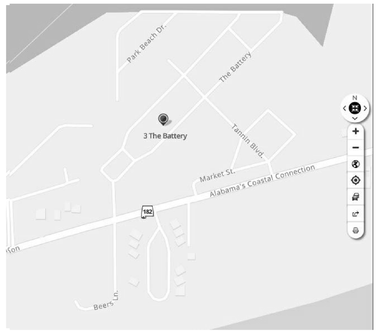
PAYNE RESIDENCE



LOCATION MAP



CODES

2024 International Building Code
2025 Coastal Construction Supplement
2024 International Residential Code
2024 Coastal Construction Code Supplement
2024 International Fire Code
2024 International Mechanical Code
2024 International Plumbing Code
2024 International Fuel Gas Code
2023 National Electrical Code (NFPA 70)
2024 International Property Maintenance Code
2024 Code Amendments
Floodplain Development Ordinance

PROJECT INFORMATION

Zoned: Type II Residential
Construction Type: V, Non-Sprinklered
1st Floor Sq Ft: 1,383 conditioned
488 unconditioned
2nd Floor Sq Ft: 962 conditioned
430 unconditioned
Total Conditioned Sq Ft: 2,345

Building Eave Height: 23'-0" from street

SHEET INDEX

A-0.0 COVER SHEET
A-0.1 CONSTRUCTION NOTES
A-1.0 SITE PLAN
A-2.0 FLOOR PLANS
A-2.1 FLOOR PLANS
A-2.2 SCHEDULES
A-3.0 REFLECTED CEILING PLANS
A-4.0 ENLARGED PLANS
A-5.0 ELEVATIONS
A-6.0 BUILDING SECTIONS
A-6.1 WALL SECTIONS & DETAILS
E-1.0 ELECTRICAL LOCATION PLAN

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e: ernest@mccurleygc.com

No.	Description	Date

PAYNE RESIDENCE
LOT 23, THE VILLAGE TANNIN
ORANGE BEACH, AL

COVER SHEET

Project number	PAY2303.01
Date	4/8/2026
Drawn by	TH
Checked by	TH

A-0.0

Scale

RELEASED FOR CONSTRUCTION

GENERAL CONSTRUCTION NOTES

1. The purpose of these drawings is to convey design concept and they are not intended to cover all details or specifications required to comply with generally accepted construction practices. Contractor is responsible for verifying all quantities and dimensions, field measurements, and related field construction criteria. Contractor shall notify the Architect/Designer of any discrepencies noted in the drawings prior to ordering materials or execution of the work.

2. All Means and Methods of construction shall be carried out in accordance with all applicable codes, laws, ordinances, regulations and any other requirements of the municipality.

3. Materials and Methods. All work and/or materials, assemblies, products and finishes shall be installed in strict accordance with the manufacturer's recommendations. All materials installed on this project shall be new and free from defect.

4. Contractor shall thoroughly review and familiarize himself with the site, scope of work, and all existing conditions at the job site prior to commencing the work.

5. These drawings may not represent all existing conditions. General Contractor is reponsible for verification of existing conditions in conjuction with the work as defined herein and is to notify the Architect of any discrepancies prior to proceeding with the affected portion of the work.

6. The General Contractor shall provide all necessary blocking, backing, framing, structural steel support, hangers, and other support for all fixtures, equipment, cabinetry, millwork, stone, handrails, furnishings, and decorative lighting and other items requiring same.

7. Unless otherwise noted, all exterior wall framing shall be wood 2x6's at 16" o.c. and interior wall framing shall be wood 2x4's at 16" o.c. maximum; gypsum wallboard shall be 5/8" on ceilings and 1/2" on walls. Walls to receive tile in non-wet areas shall have 1/2" tile backer board substrate. Walls adjacent to plumbing fixtures and all walls in bathrooms with tub and/or shower to be clad in moisture resistant drywall (green board); do not install green board in ceilings or other horizontal applications. All walls surrounding tubs, shower enclosures, or any wet areas to receive cementitious wall board ("G-P Gypsum DensShield").

8. Insulation in exterior walls, floors, ceilings and attic spaces to be closed cell spray foam insulation.

9. All glass in doors, within 18" of a door, and/or within 18" of the floor shall be tempered safety glass. In cases where the code exceeds this requirement, the code shall govern.

10. Dimensions shall take precedence over scale. Dimensional layout shall be verified in the field prior to proceeding with the work, to identify conflicts with existing construction and dimensional errors and/or conflicts. The Architect/Interior Designer shall be notified of any dimensions requiring correction. Dimensions are to column grid line or face of stud unless otherwise noted. Where clear dimensions are noted, they are critical for clearance of furniture or equipment and must be maintained.

11. Contractor to submit shop drawings for review by Architect/Interior Designer for all cabinets and custom millwork prior to fabrication.

12. Finish work shall be smooth, free from abrasion, tool marks, raised grain, etc. on all exposed surfaces. Contractor shall be responsible for proper substrate preparation prior to installation of any finish materials.

13. All paint to be low V.O.C.

14. Specific paint colors have been selected from specific manufacturer(s). The Contractor is responsible for making sure painting sub does not use another brand/manufacturer w/o Architect's/Interior Designer's approval.

15. Unless otherwise indicated on the drawings, all painted wood trim and mouldings shall receive a semi-gloss oil base enamel finish.

16. Unless otherwise indicated on the drawings, all painted surfaces are to receive one prime coat and a minimum of two finish coats; sand between primer and first finish coat. Prime and paint all surfaces according to manufacturers specifications. Apply additional coats when undercoats, stains, or other imperfections show through final coat until paint film is of uniform finish, color and appearance.

17. All new lighting and ceiling systems shall be installed as shown on the reflected ceiling plans.

18. Electrical contractor shall be responsible for coordinating and designing all electrical circuiting; switching shown on the reflected ceiling plan is for design intent only.

19. Prior to the commencement of work, the contractor shall furnish a construction schedule showing the critical path and chronological phases of all aspects of his and all related work for completion of the project.

20. All necessary permits, licences, tests, certificates, etc. shall be obtained and paid for by the Contractor.

21. The contractor shall maintain a current and complete set of construction documents including all revisions and change orders at the costruction site at all times for use by all trades and remove all prior dated documents from site.

22. All required exits, means of egress, and any way of travel from exit to point of discharge shall be maitained free from all obstructions or impediments during construction.

23. All floor areas to be leveled to within acceptable tolerances for sceduled finishes as required.

24. MATERIAL SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR (O.P. - Owner Provided)

The following list summarizes work and/or materials, assemblies and products that will be supplied by the Owner and/or his Purchasing Agent, and included in the FF&E buget. These items are to be received and installed by the General Contractor. See drawings and/or specifications for more specific information.

A. Tile (Contractor to provide quantity to the Owner).
B. Decorative Light Fixtures includ. Sconces and Fans.
C. Plumbing Fixtures
D. Appliances

ROOFING AND MOISTURE PROTECTION

1. All metal and shingle roofing systems to be installed in accordance with manufacturer's specifications and according to guidlines established for certified manufacturer's 20 year no dollar limit (LDL) warranty.

2. Provide metal drip edge at starter above gutters.

3. Provide flashing at all doors, windows and other openings as necessary and as per code to prevent moisture penetration.

4. Metal flashing, counter flashing and coping shall be minimum #26 gauge non-corrossive metal and shall be used at all steps, valleys and counters.

5. Mechanical, plumbing and electrical contractors shall be required to seal all horizontal and vertical penetrations in exterior walls caused by their trade.

6. The general contractor is responsible to locate necessary structural, mechanical, electrical and plumbing sleeves, anchors, vent openings, etc that may be required.

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ORANGE BEACH, AL

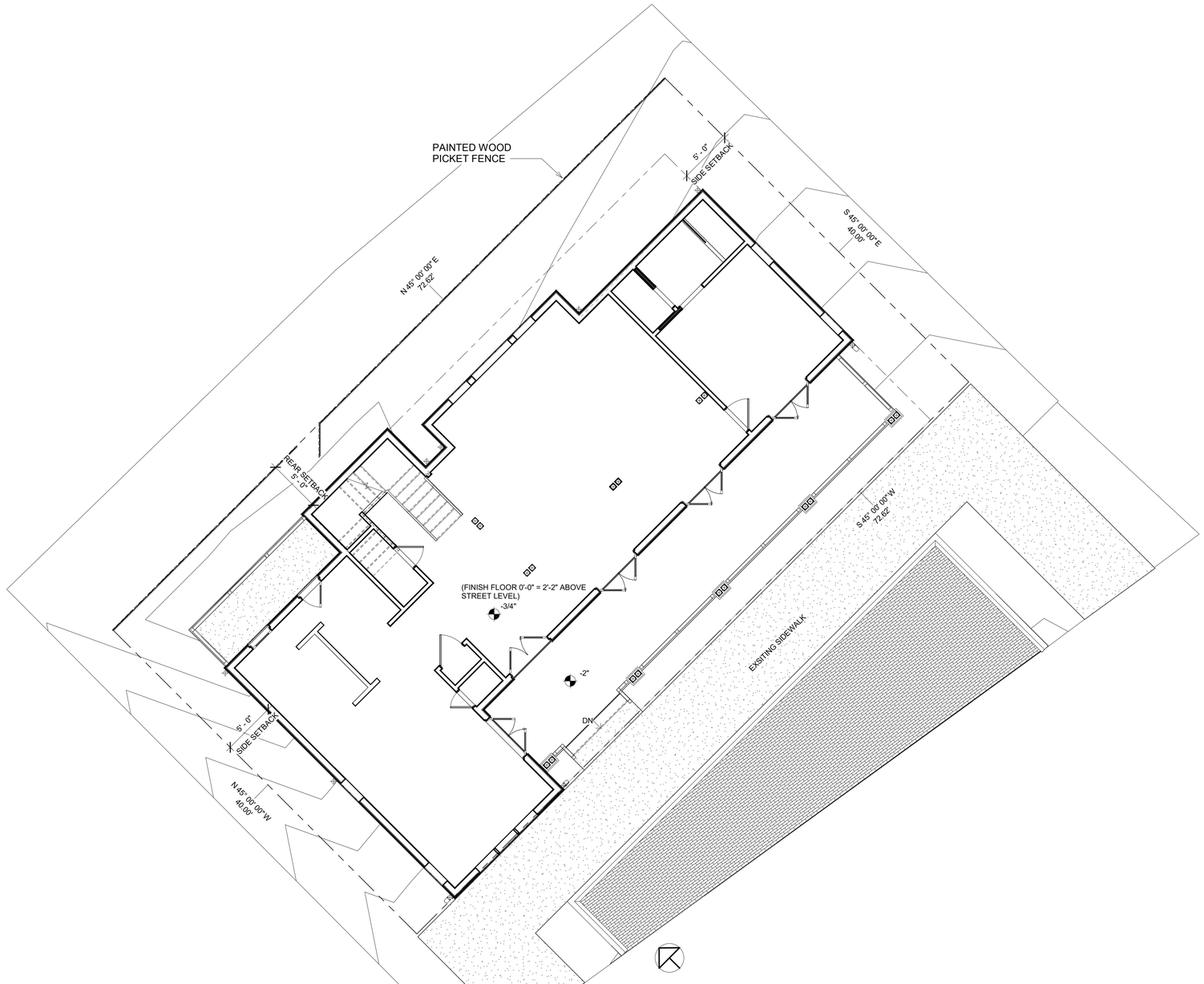
CONSTRUCTION NOTES

Project number	PAY2303.01
Date	4/8/2026
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Checked by	TH

A-0.1

Scale

RELEASED FOR CONSTRUCTION



1 SITE PLAN
3/16" = 1'-0"

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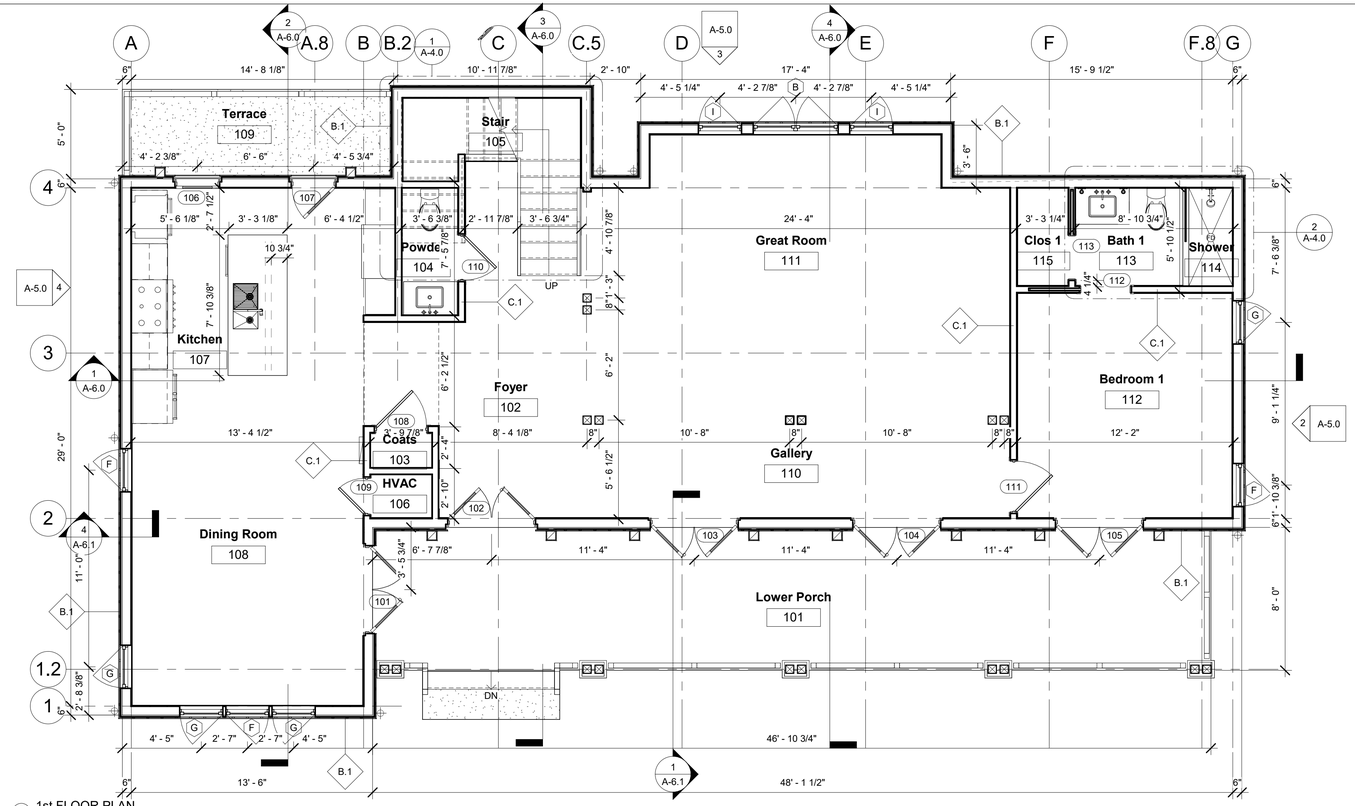
SITE PLAN

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Date	4/8/2026
Drawn by	TH
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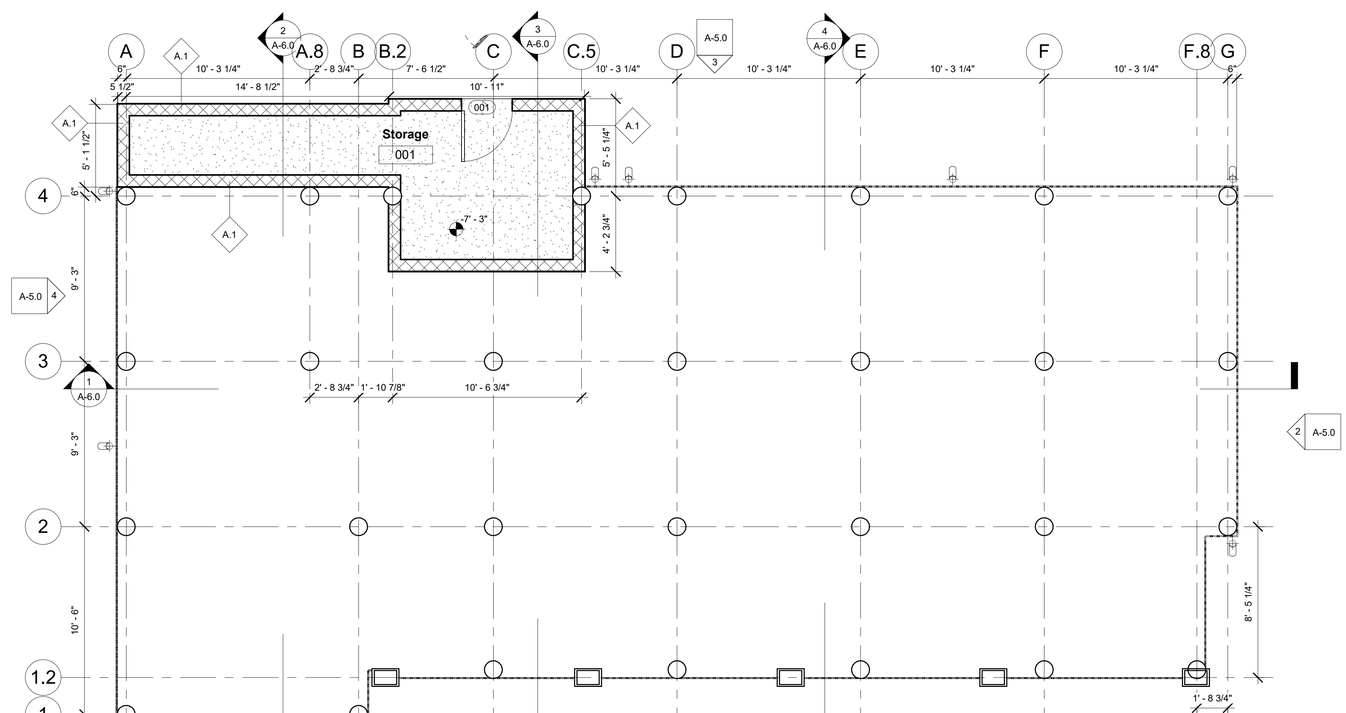
A-1.0

Scale 3/16" = 1'-0"

RELEASED FOR CONSTRUCTION



2 1st FLOOR PLAN
1/4" = 1'-0"



1 STORAGE FLOOR PLAN
1/4" = 1'-0"

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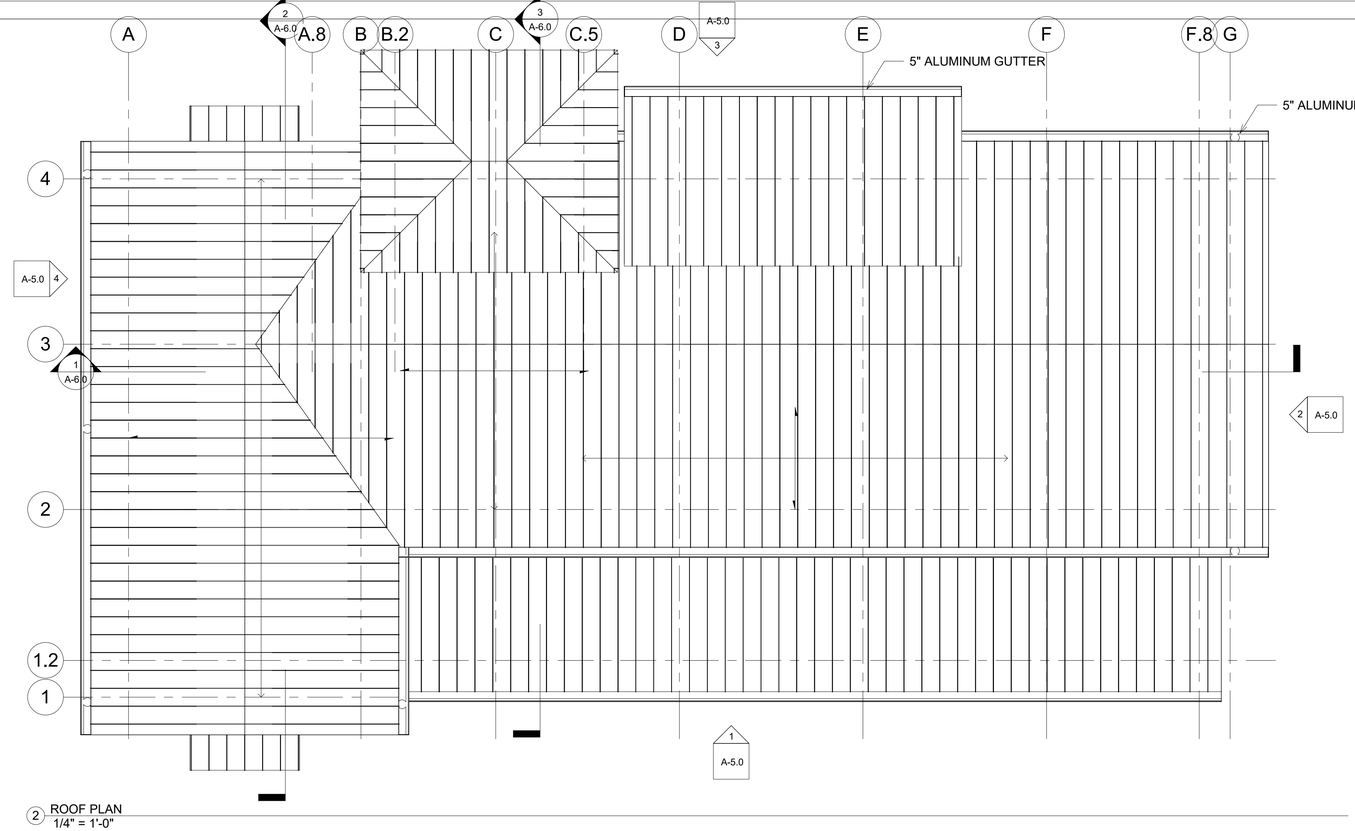
FLOOR PLANS

Project number	PAY2303.01
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Drawn by	TH
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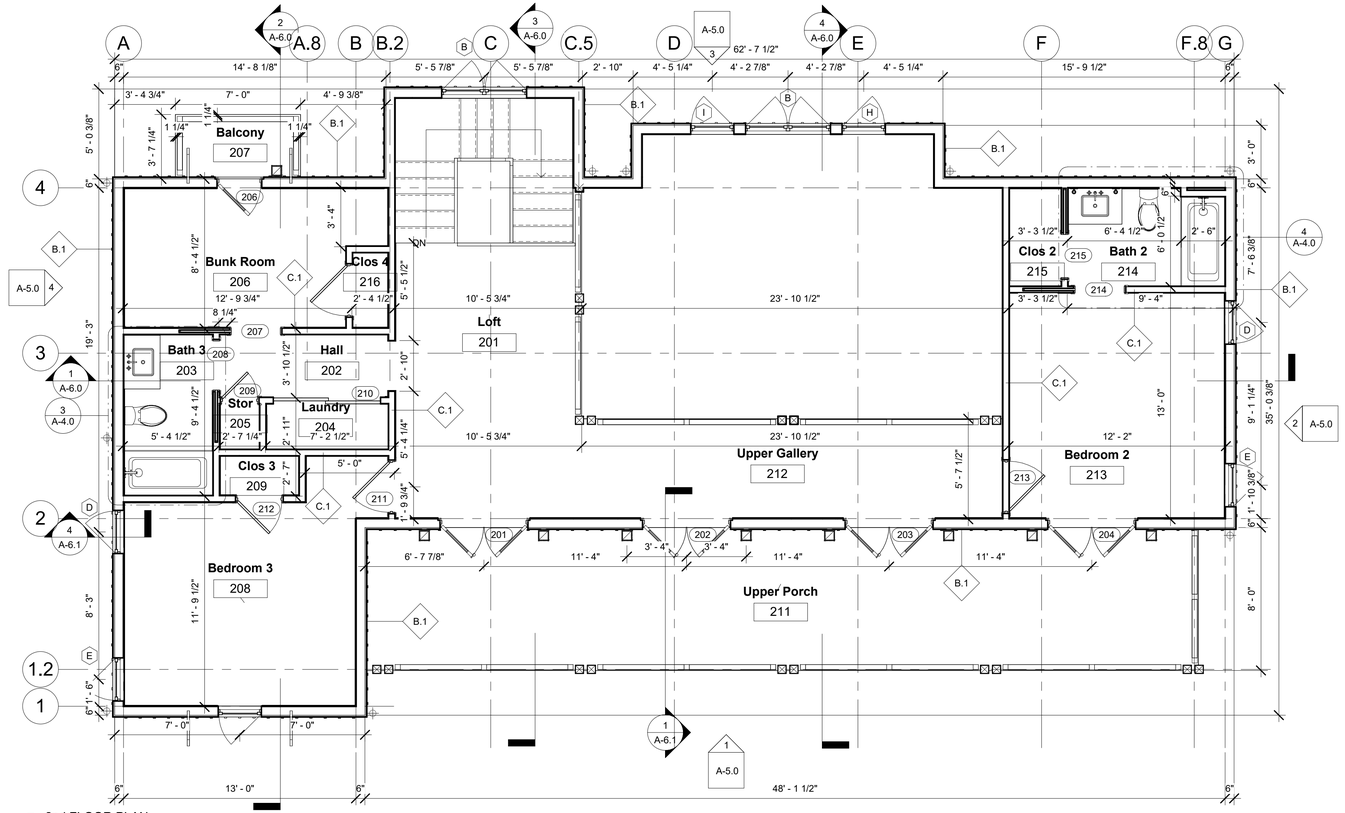
A-2.0

Scale 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION



2 ROOF PLAN
1/4" = 1'-0"



1 2nd FLOOR PLAN
1/4" = 1'-0"

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FLOOR PLANS

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A-2.1

Scale 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

DOOR SCHEDULE

Door Number	Door Type	Door Size	Manufacturer	Model	Frame Type	Description	Finish		
							Door	Frame	Comments
001	G	34" x 72"			Metal	Metal, Hollow Core	Painted	Factory	
002	C	34" x 80"	Masonite			2 Panel Square, Solid Core			
101	A	SPU41180	Kolbe & Kolbe Millwork Co., Inc.	SPU41180	Metal	Double Swinging Patio Door	Factory	Factory	
102	A	SPU41180	Kolbe & Kolbe Millwork Co., Inc.	SPU41180	Metal	Double Swinging Patio Door	Factory	Factory	
103	A	SPU41180	Kolbe & Kolbe Millwork Co., Inc.	SPU41180	Metal	Double Swinging Patio Door	Factory	Factory	
104	A	SPU41180	Kolbe & Kolbe Millwork Co., Inc.	SPU41180	Metal	Double Swinging Patio Door	Factory	Factory	
105	A	SPU41180	Kolbe & Kolbe Millwork Co., Inc.	SPU41180	Metal	Double Swinging Patio Door	Factory	Factory	
106	B	SPU3080	Kolbe & Kolbe Millwork Co., Inc.	SPU3080	Metal	1 Wide Swinging Patio Door	Factory	Factory	
107	B	SPU3080	Kolbe & Kolbe Millwork Co., Inc.	SPU3080	Metal	1 Wide Swinging Patio Door	Factory	Factory	
108	C	34" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
109	C	24" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
110	C	30" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
111	C	34" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
112	D	34" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
113	D	30" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
201	A	SPU41180	Kolbe & Kolbe Millwork Co., Inc.	SPU41180	Metal	Double Swinging Patio Door	Factory	Factory	
202	A	SPU41180	Kolbe & Kolbe Millwork Co., Inc.	SPU41180	Metal	Double Swinging Patio Door	Factory	Factory	
203	A	SPU41180	Kolbe & Kolbe Millwork Co., Inc.	SPU41180	Metal	Double Swinging Patio Door	Factory	Factory	
204	A	SPU41180	Kolbe & Kolbe Millwork Co., Inc.	SPU41180	Metal	Double Swinging Patio Door	Factory	Factory	
206	B	SPU3080	Kolbe & Kolbe Millwork Co., Inc.	SPU3080	Metal	1 Wide Swinging Patio Door	Factory	Factory	
207	D	34" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
208	D	34" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
209	C	24" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
210	E	72" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
211	C	34" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
212	C	30" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
213	C	34" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
214	D	34" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		
215	D	30" x 80"	Masonite		Wood	2 Panel Square, Solid Core	Painted		

WINDOW SCHEDULE

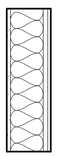
Type Mark	Rough Opening		Type	Manufacturer	Model	Material	Finish	Glazing		Head Height	Comments
	Width	Height						Thickness	Type		
A	2' - 0"	2' - 0"	Window-Fixed-Round	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	2' - 6"	
B	4' - 9"	6' - 0"	Window-Casement-Double	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	<varies>	
C	4' - 9"	2' - 6"	Window-Casement-Double	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	10' - 11 1/2"	
D	2' - 5"	5' - 0"	Window-Casement-Single_Left	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	7' - 6"	
E	2' - 5"	5' - 0"	Window-Casement-Single_Right	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	7' - 6"	
F	2' - 5"	5' - 5"	Window-Casement-Single_Left	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	7' - 11"	
G	2' - 5"	5' - 5"	Window-Casement-Single_Right	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	7' - 11"	
H	2' - 5"	6' - 0"	Window-Casement-Single_Left	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	7' - 0"	
I	2' - 5"	6' - 0"	Window-Casement-Single_Right	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	<varies>	
J	4' - 11"	1' - 2"	Fixed with Trim	T.B.D.		Clad Wood	Ext: Factory/Int: Painted	Double Pane	Low-E	7' - 10"	

A.1



8" CMU
HARDCOAT STUCCO

B.1



1/2" GYPSUM BOARD
2x6 WD STUD
SPRAY FOAM INSULATION
3/4" PLYWOOD SHEATHING
AIR BARRIER
BOARD & BATTEN

C.1



1/2" GYPSUM BOARD
2x4 WOOD STUD
1/2" GYPSUM BOARD

WALL LEGEND
1" = 1'-0"

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PAYNE RESIDENCE

LOT 23, THE VILLAGE TANNIN
ORANGE BEACH, AL

SCHEDULES

Project number	PAY2303.01
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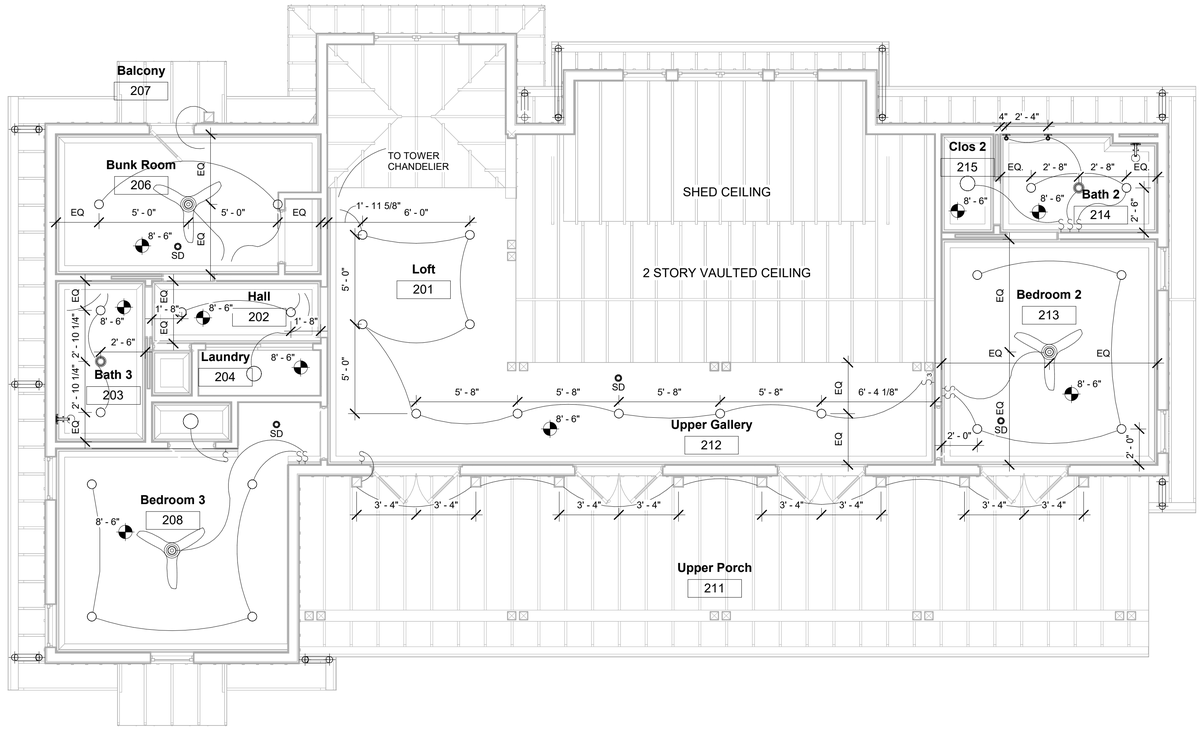
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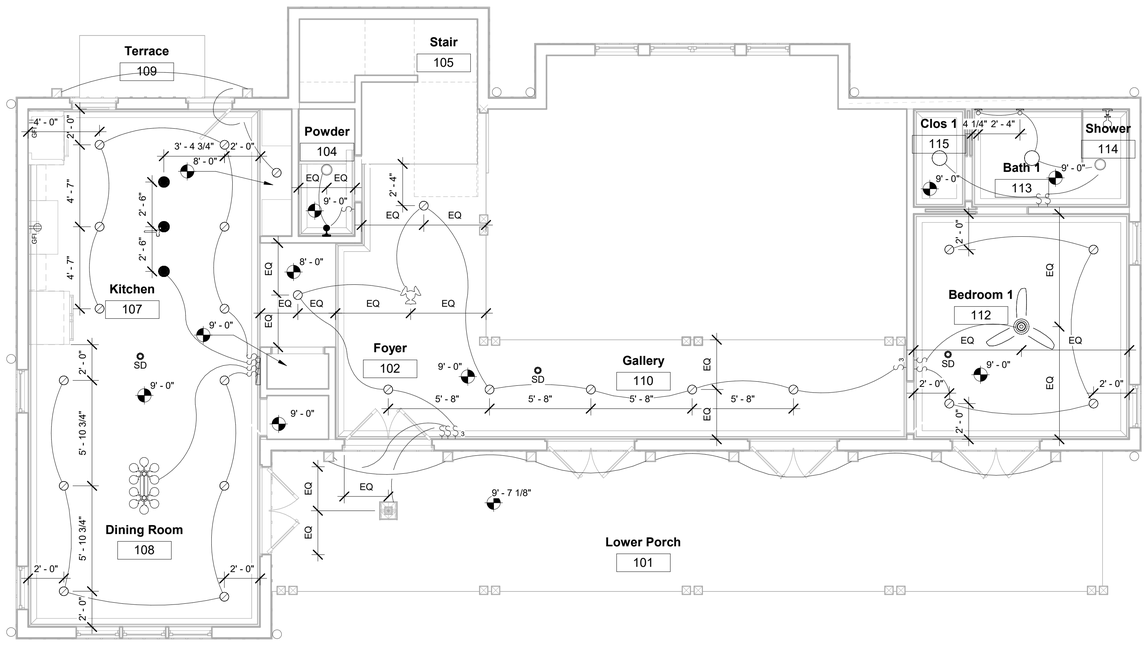
RELEASED FOR CONSTRUCTION

LIGHT FIXTURE LEGEND

	5" RECESSED LED CAN LIGHT
	RECESSED CAN LIGHT/EXHAUST FAN PANASONIC WHISPER
	ROUND CEILING MOUNT LED LIGHT
	PURIST SCONCE
	KATIE SCONCE
	KATIE LARGE PENDANT
	48" LINEAR CHANDELIER
	SEMI-FLUSH CEILING MOUNT FIXTURE
	FRESNO LARGE HANGING LANTERN
	FRESNO LARGE WALL SCONCE
	48" CEILING FAN
S	SWITCH
S3	3-WAY SWITCH
SD	SMOKE DETECTOR



2 2nd FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 1st FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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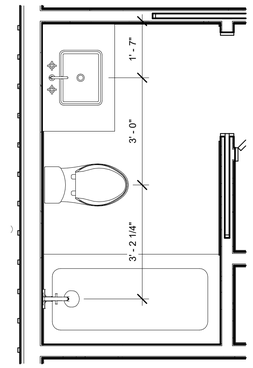
REFLECTED CEILING PLANS

Project number	PAY2303.01
Date	4/8/2026
Drawn by	TH
Checked by	TH

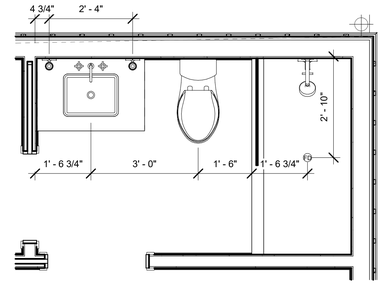
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Scale 1/4" = 1'-0"

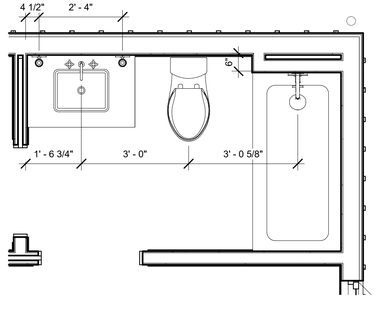
RELEASED FOR CONSTRUCTION



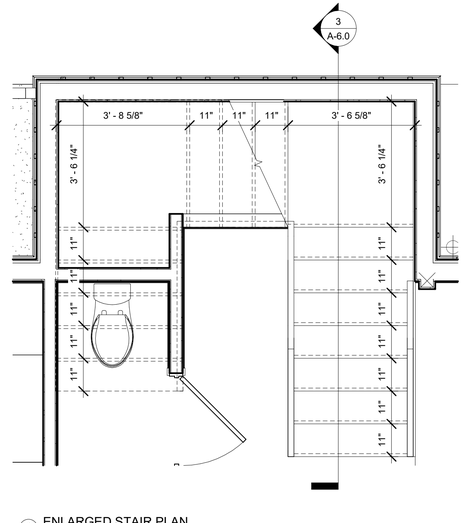
3 ENLARGED PLAN - BATH 203
1/2" = 1'-0"



2 ENLARGED PLAN - BATH 113
1/2" = 1'-0"



4 ENLARGED PLAN - BATH 214
1/2" = 1'-0"



1 ENLARGED STAIR PLAN
1/2" = 1'-0"

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ENLARGED PLANS

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Drawn by	TH
Checked by	TH

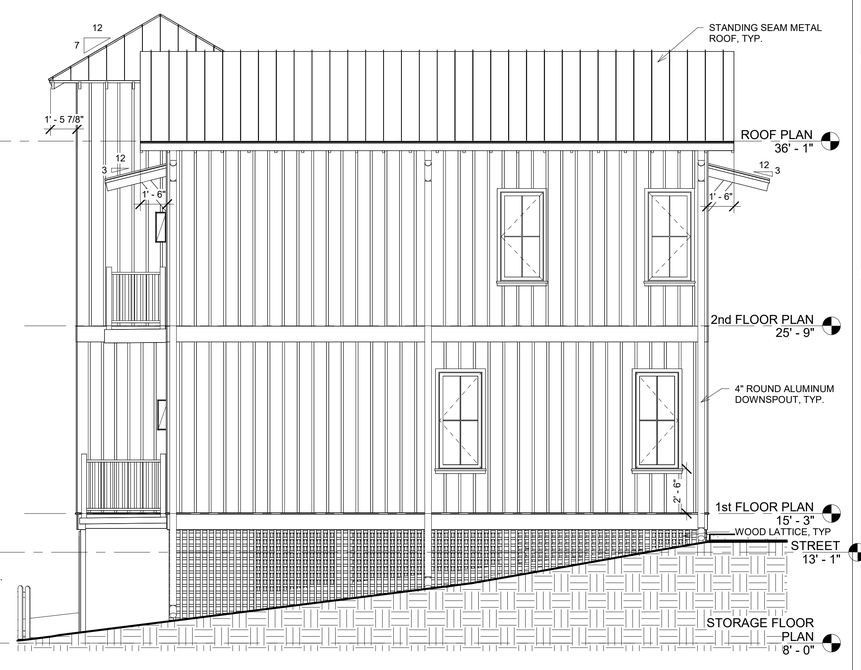
A-4.0

Scale 1/2" = 1'-0"

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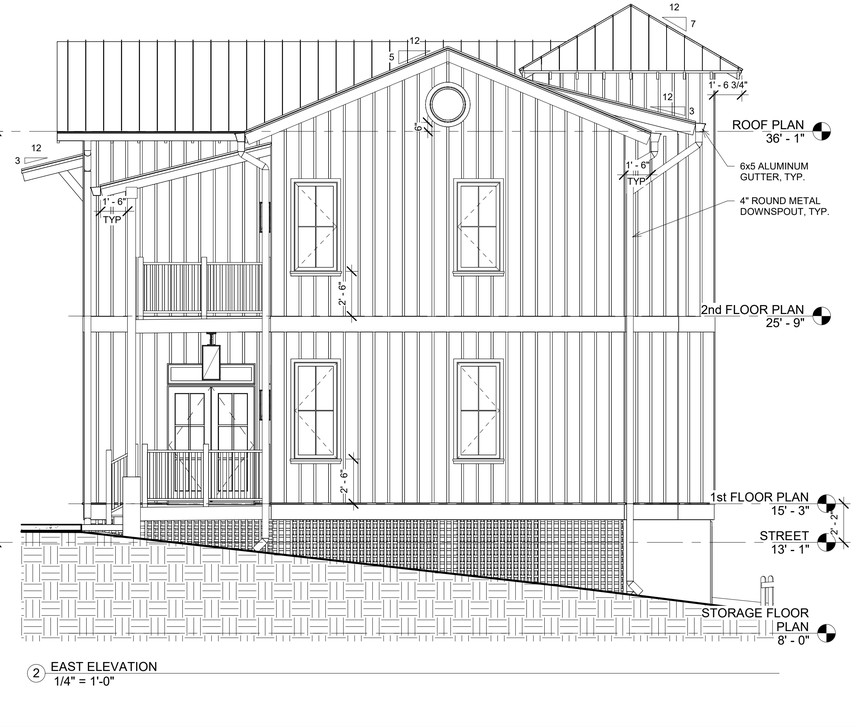
3 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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No.	Description	Date

PAYNE RESIDENCE

LOT 23, THE VILLAGE TANNIN
ORANGE BEACH, AL

ELEVATIONS

Project number	PAY2303.01
Date	4/8/2026
Drawn by	TH
Checked by	Checker

A-5.0

Scale	1/4" = 1'-0"

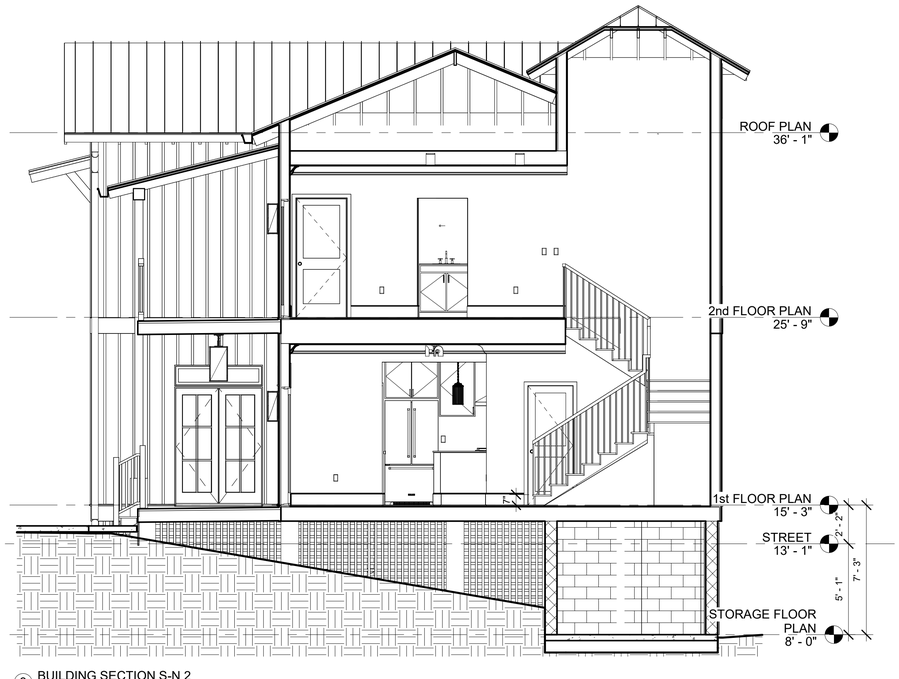
RELEASED FOR CONSTRUCTION



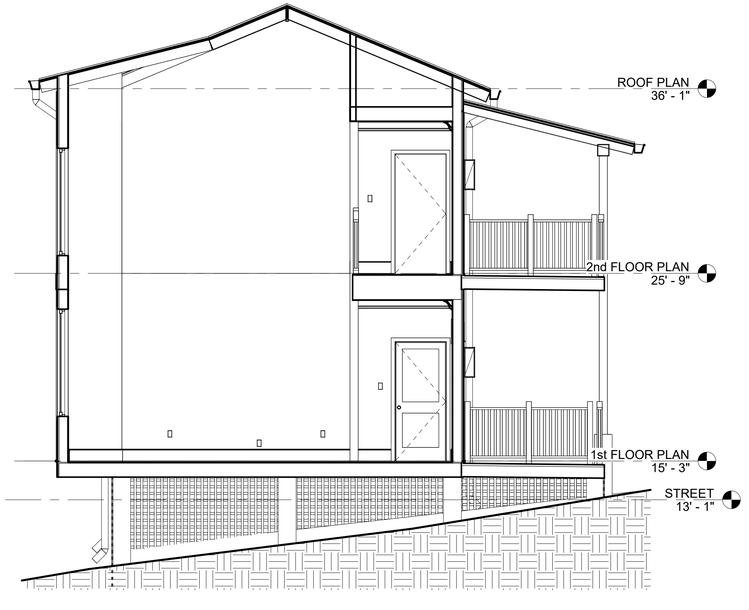
1 BUILDING SECTION W-E
1/4" = 1'-0"



2 BUILDING SECTION S-N 1
1/4" = 1'-0"



3 BUILDING SECTION S-N 2
1/4" = 1'-0"



4 BUILDING SECTION S-N 3
1/4" = 1'-0"

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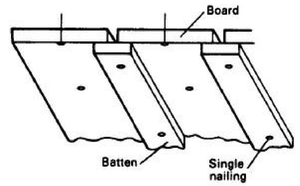
LOT 23, THE VILLAGE TANNIN
ORANGE BEACH, AL

BUILDING SECTIONS

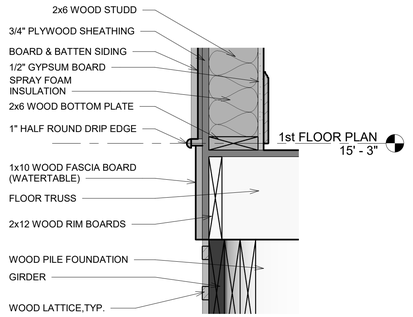
Project number	PAY2303.01
Date	4/8/2026
Drawn by	TH
Checked by	TH
Scale	1/4" = 1'-0"

A-6.0

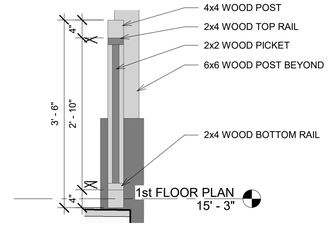
RELEASED FOR CONSTRUCTION



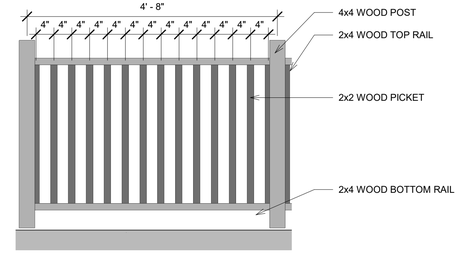
TYPICAL REAL WOOD BOARD AND BATTEN DETAIL.



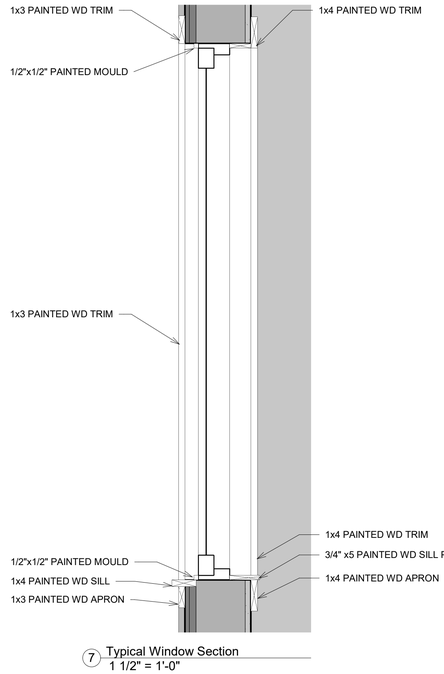
5 Watertable Section-Detail
1 1/2" = 1'-0"



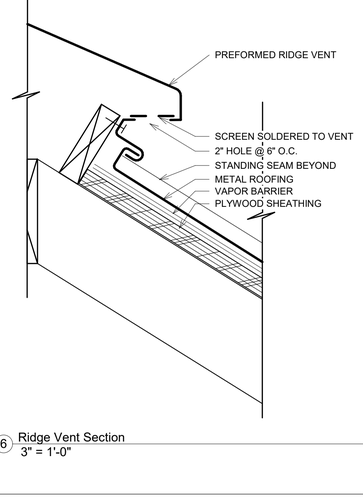
3 Typical Railing Section
3/4" = 1'-0"



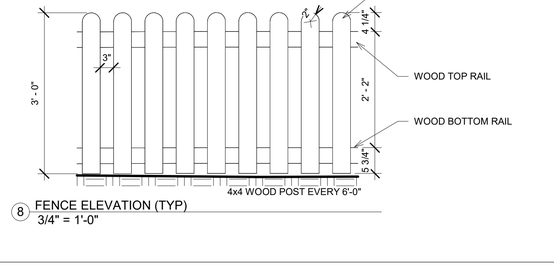
2 Typical Railing Elevation
3/4" = 1'-0"



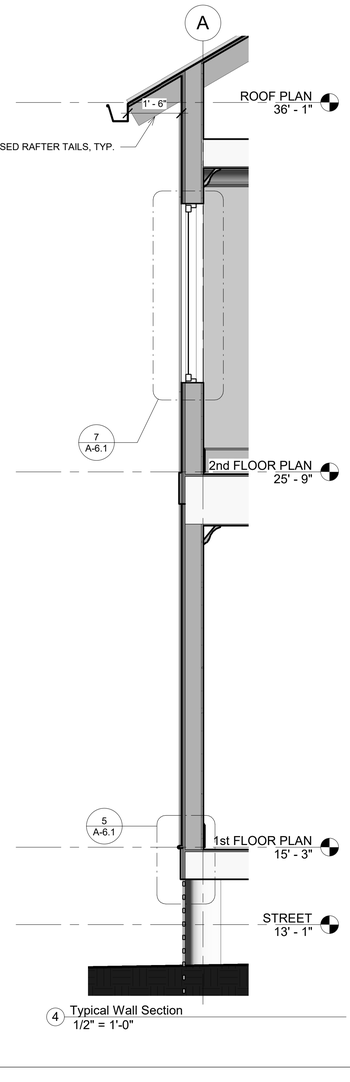
7 Typical Window Section
1 1/2" = 1'-0"



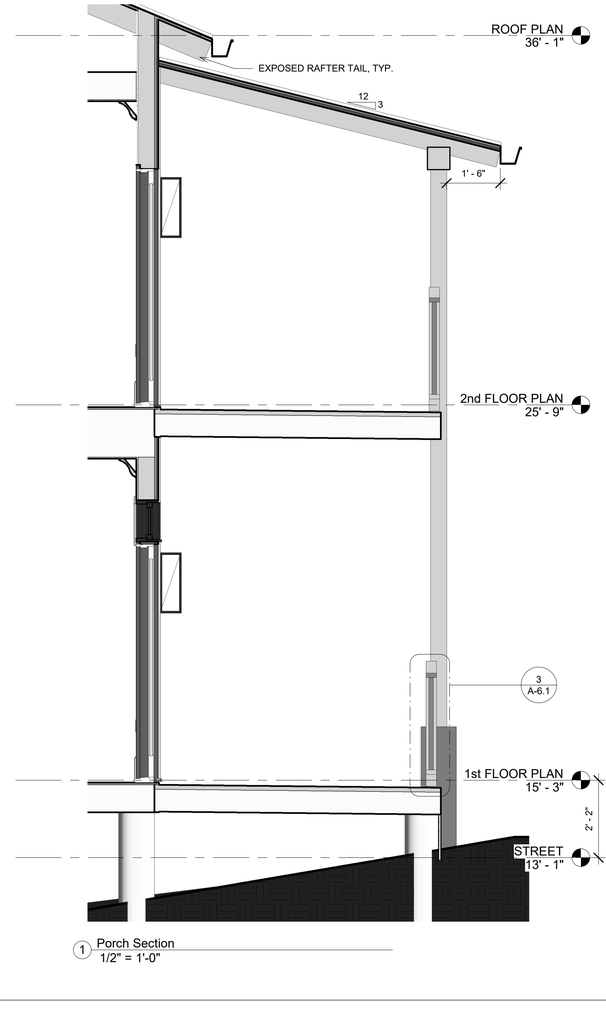
6 Ridge Vent Section
3" = 1'-0"



8 FENCE ELEVATION (TYP)
3/4" = 1'-0"



4 Typical Wall Section
1/2" = 1'-0"



1 Porch Section
1/2" = 1'-0"

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ORANGE BEACH, AL

WALL SECTIONS & DETAILS

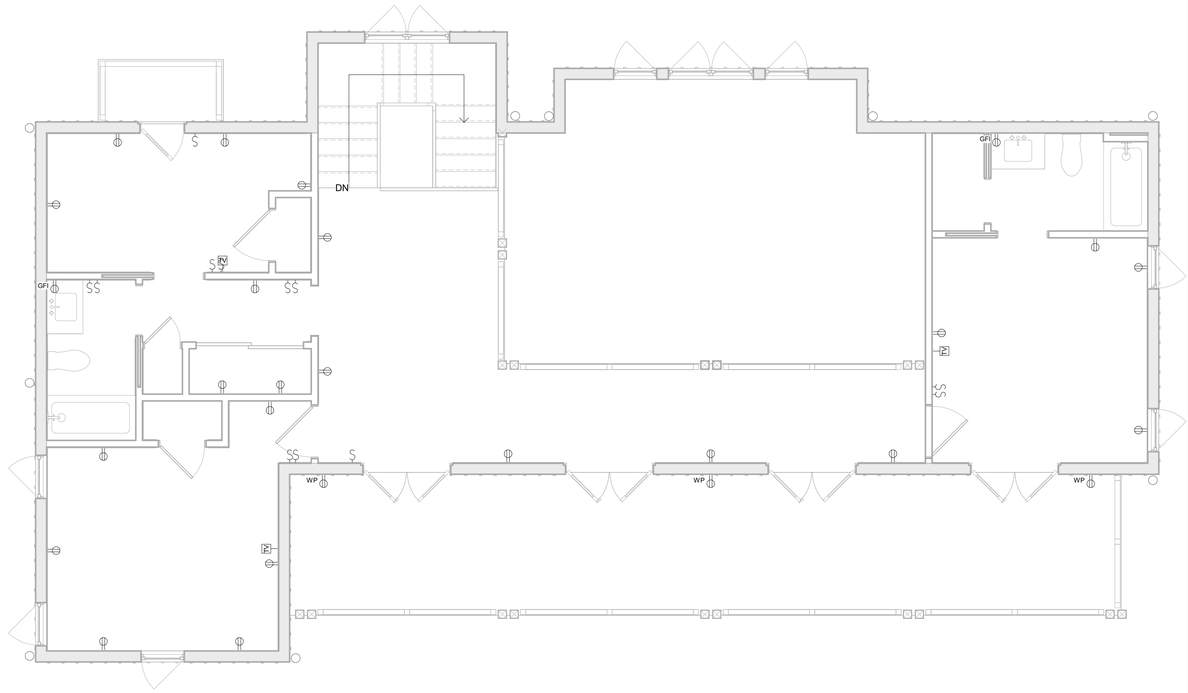
Project number	PAY2303.01
Date	4/8/2026
Drawn by	TH
Checked by	TH
Scale	As indicated

A-6.1

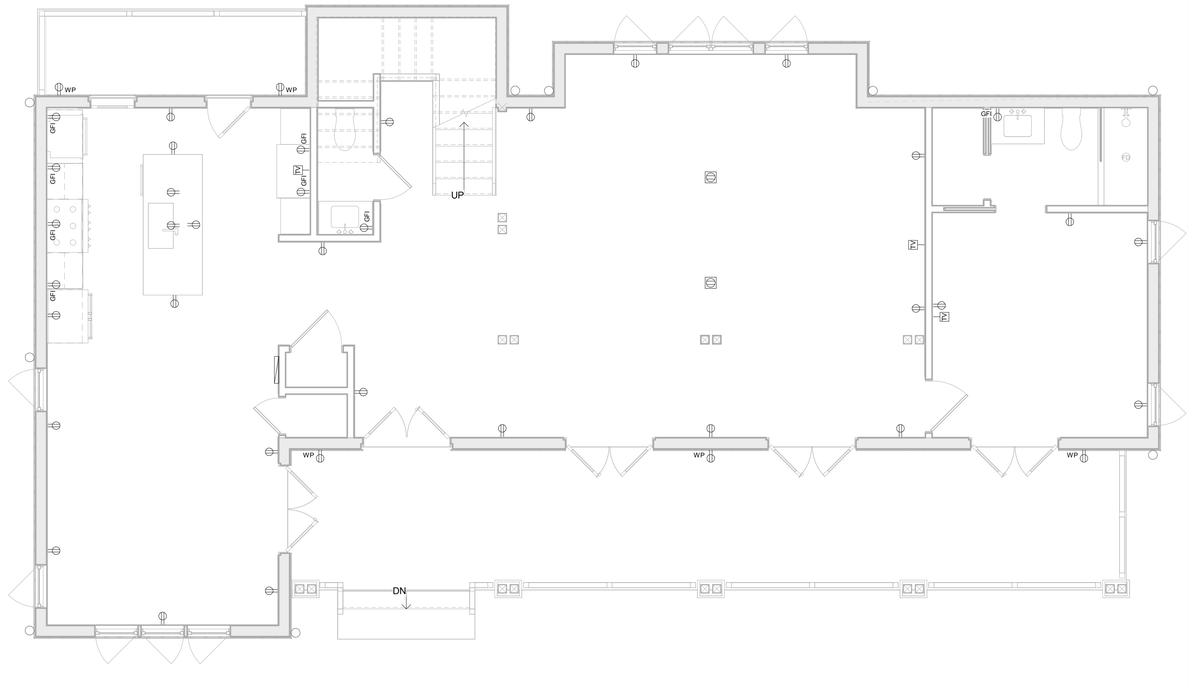
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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET
GFI	GROUND FAULT INTERRUPT OUTLET
WP	WEATHERPROOF OUTLET
	DUPLEX FLOOR OUTLET
J	JUNCTION BOX
TV	TV/CABLE OUTLET
	POWER PANEL



2 2nd FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



1 1st FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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ELECTRICAL LOCATION PLAN

Project number	PAY2303.01
Date	4/8/2026
Drawn by	TH
Checked by	TH

E-1.0

Scale	1/4" = 1'-0"

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