

**GENERAL NOTES:**

ALL MEANS OF EGRESS WINDOWS MUST COMPLY WITH SECTION R-310.2 OF THE 2018 IRC

ALL EXTERIOR WINDOWS/OPENINGS MUST COMPLY WITH SECTION R-301.2.1.2 OF THE 2018 IRC

FACTORY BUILT FIREPLACES SHALL BE LISTED IN ACCORDANCE WITH THE UL 127 AS PER ARTICLE R1004.1 OF THE 2015 IRC

WINDOWS IN HAZARDOUS LOCATIONS (OVER BATHTUBS) MUST BE TEMPERED AND COMPLY WITH ARTICLE R308.4 OF THE 2015 IRC

RESIDENCE MUST COMPLY WITH FOLLOWING INSULATION REQUIREMENTS AS PER TABLE N1102.1 OF THE 2015 IRC.

CEILING: R-30 MIN, WALLS: R-13 MIN, FLOORS: R-11.

FENESTRATION U-FACTOR (.75)

SOLAR HEAT GAIN COEFFICIENT (.40)

NEED "CITY STAMPED" APPROVED PLANS ON SITE FOR ALL INSPECTIONS

NEED PROOF OF TERMITE TREATMENT BEFORE SLAB AND FOOTING INSPECTION

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE, JOBSITE CLEANUP, STREET CLEANING, CONSTRUCTION ENTRANCE AND SILT FENCING WHERE REQUIRED ON A DAILY BASIS

MUST CALL FOR STRAPPING AND OR CLIP INSPECTIONS BEFORE CLAD COVERING

**4 SITE PLAN**  
1/16" = 1'-0"

PARCEL #:  
149N-0-30-104.001

LEGAL DESC:  
PT 70 & PT 73 4TH WARD  
BAY ST LOUIS



504-452-6974  
2107 Nicholson Avenue, Suite B  
Waveland, MS 39576  
<https://benfatticonstruction.com/>

**PLUNKETT RENO**  
242 BALLENTINE ST., BAY ST LOUIS, MS 39520  
LAURA PLUNKETT

Drawn by:  
COLT LEE

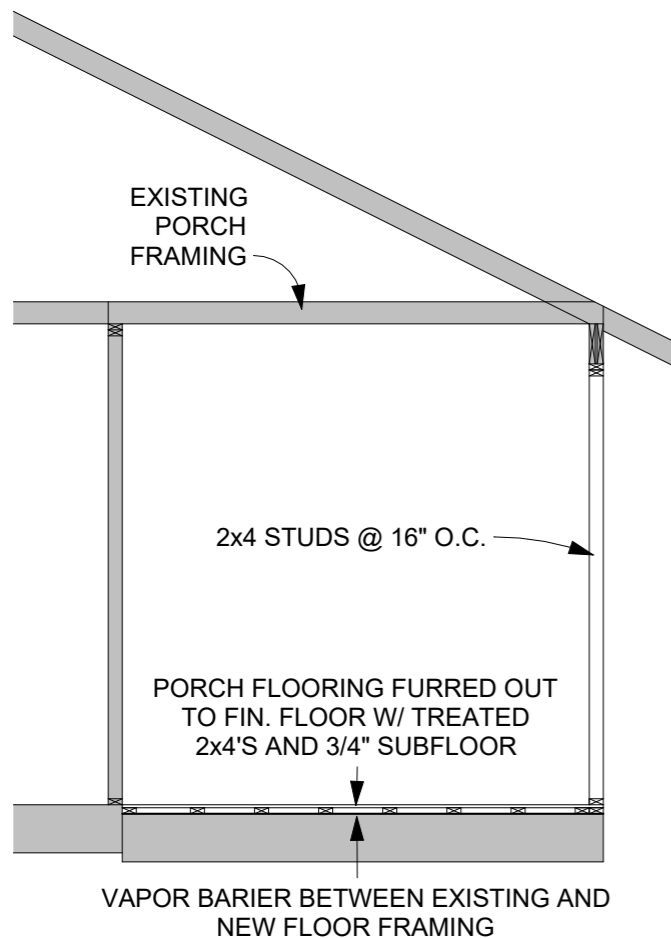
11/26/2025

**SITE/FRAMING**

**1 of 4**

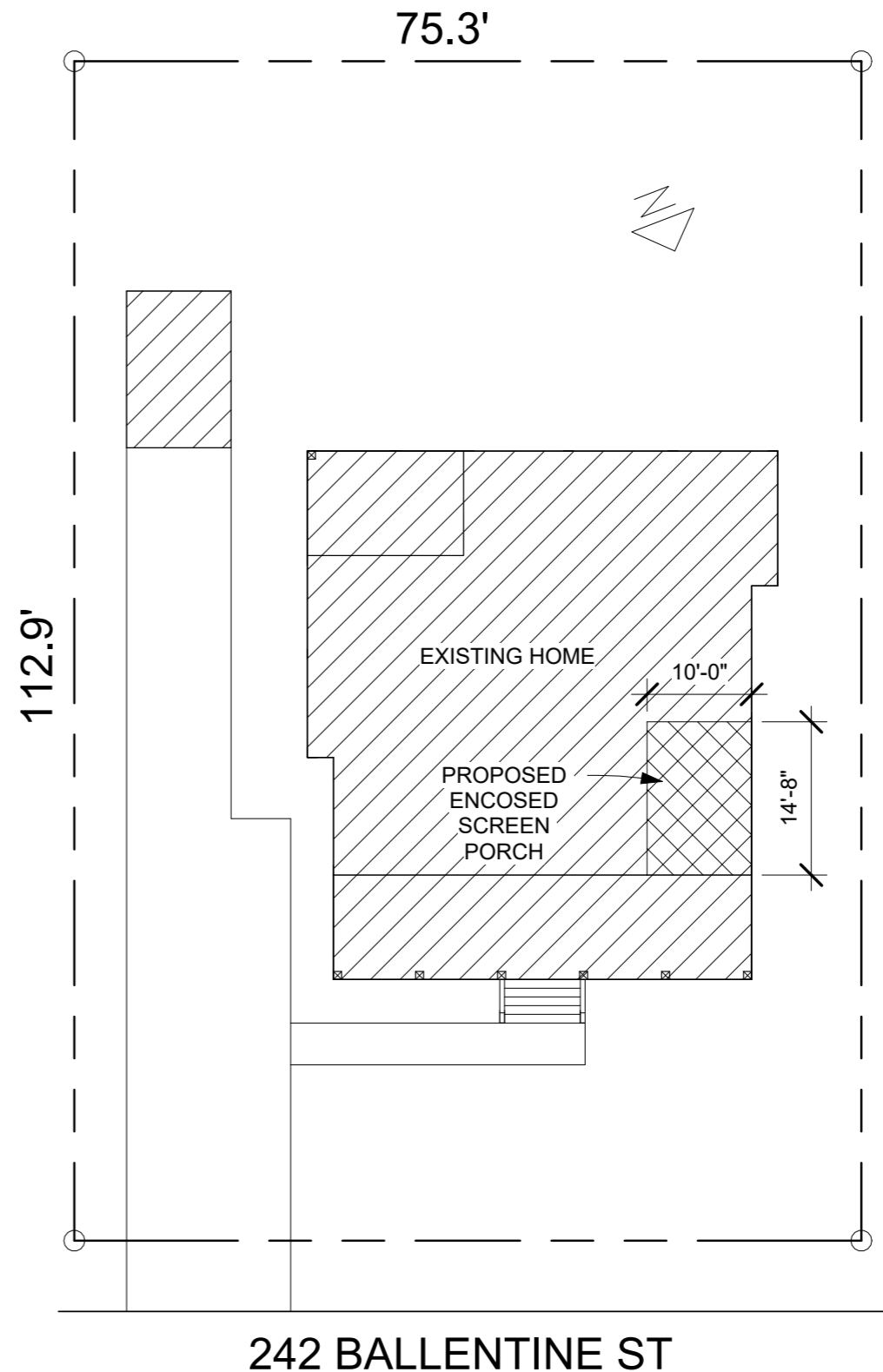
Scale As indicated

**2 TYP. FRAMING**  
1/4" = 1'-0"

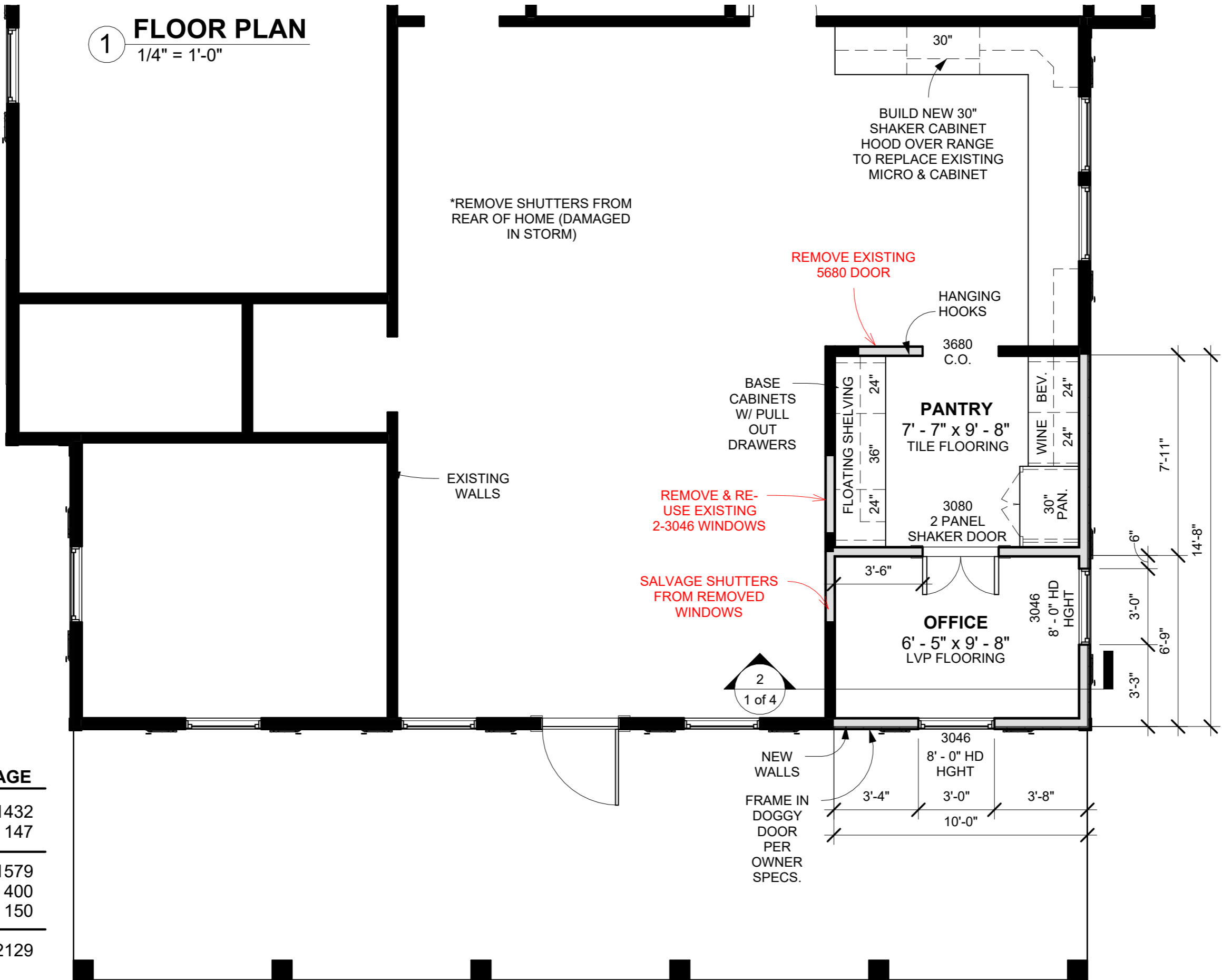


**SCOPE:**

- ENCLOSE EXISTING SCREEN PORCH. CREATING PANTRY AND OFFICE.
- SALVAGE AND RE-USE EXISTING WINDOWS AND SHUTTERS OFF SCREEN PORCH TO BE USED IN OFFICE
- BUILD OUTS AND CABINTY IN PANTRY.
- REMOVE DAMAGED SHUTTER ON REAR OF HOME.
- TRIM OUT NEW RANGE HOOD IN KITCHEN
- REWIRE SWITCHES IN KITCHEN DRUING ELEC WORK.



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



\*REMOVE SHUTTERS FROM REAR OF HOME (DAMAGED IN STORM)

BUILD NEW 30" SHAKER CABINET HOOD OVER RANGE TO REPLACE EXISTING MICRO & CABINET

REMOVE EXISTING 5680 DOOR

REMOVE & RE-USE EXISTING 2-3046 WINDOWS

SALVAGE SHUTTERS FROM REMOVED WINDOWS

EXISTING WALLS

2  
1 of 4

NEW WALLS  
FRAME IN DOGGY DOOR PER OWNER SPECS.

**HOME SQUAREFOOTAGE**

ORIGINAL LIVING	1432
ADDED LIVING	147
<hr/>	
LIVING	1579
FRONT PORCH	400
REAR PORCH	150
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TOTAL	2129



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**FLOOR PLAN**

2 of 4

Scale As indicated

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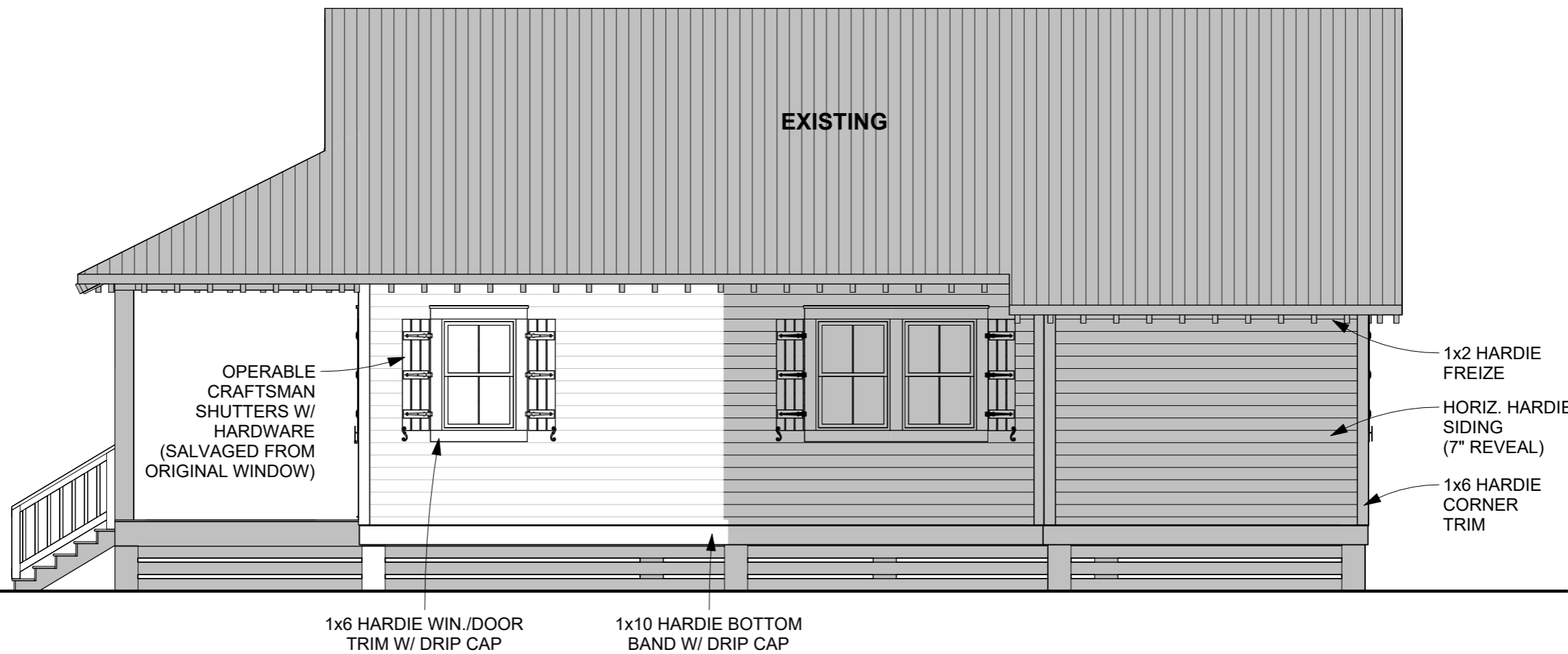
**ELEVATIONS**

**3 of 4**

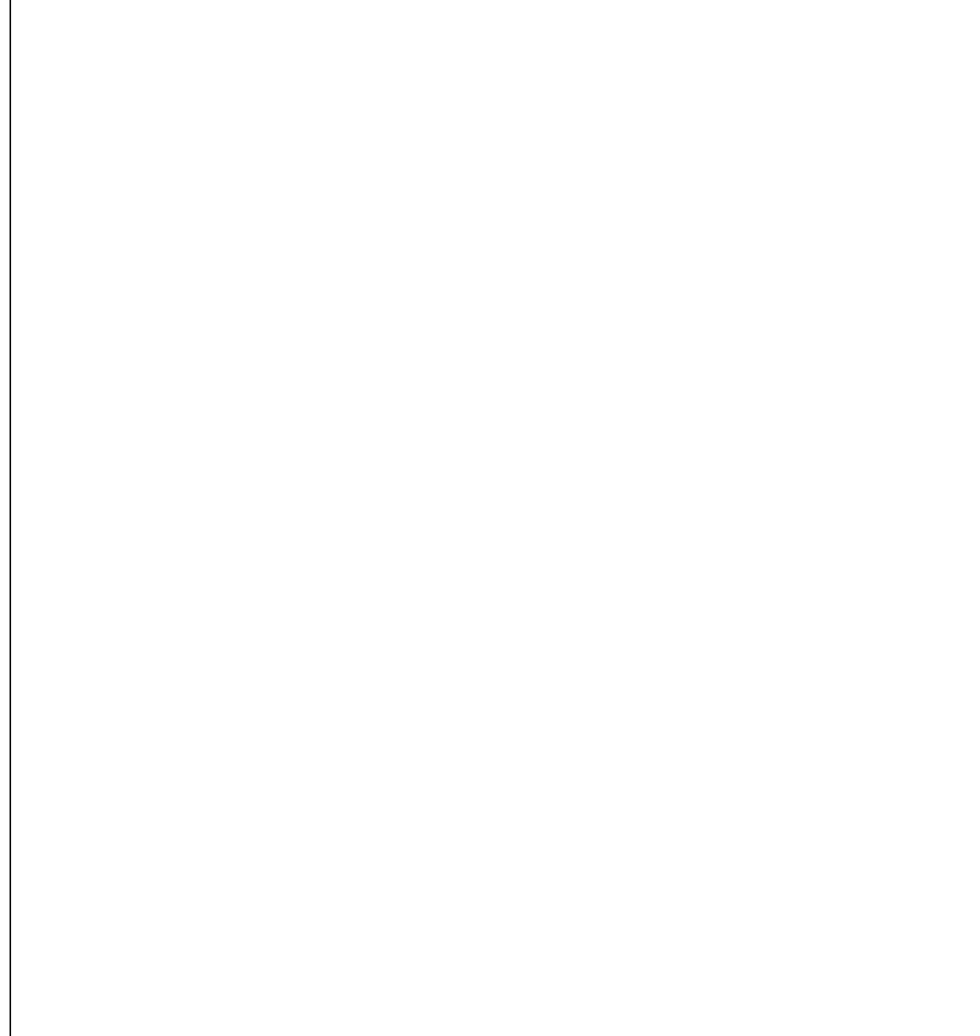
Scale 3/16" = 1'-0"



**1 FRONT ELEV.**  
3/16" = 1'-0"



**2 RIGHT ELEV.**  
3/16" = 1'-0"



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EXISTING

4 of 4

Scale