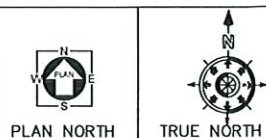
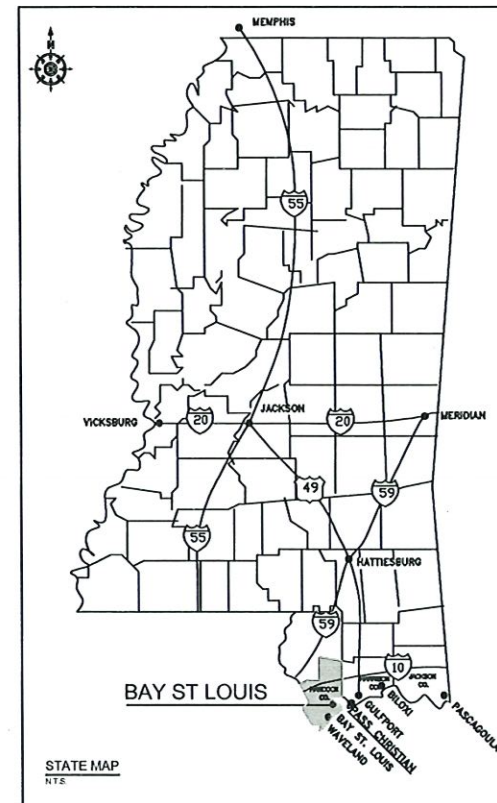


01 PLAN - SITE  
SCALE: 3/32" = 1' - 0"



# PROPOSED NEW CONSTRUCTION FOR KATHY & MICHAEL JENNINGS RESIDENCE

131 KELLER ST.  
BAY ST. LOUIS, MISSISSIPPI



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- S1.1 FOUNDATION PLAN, NOTES AND DETAILS

### MECHANICAL

### PLUMBING

### ELECTRICAL

- E-101 FLOOR PLAN ELECTRICAL

## ARCHITECT

EDWARD H. WIKOFF, ARCHITECT, AIA PC  
144 MAIN STREET  
BAY ST. LOUIS, MISSISSIPPI 39520

## GENERAL NOTES:

- ANY PART OR ITEM OF WORK WHICH IS REASONABLY IMPLIED OR NORMALLY REQUIRED TO MAKE EACH INSTALLATION SATISFACTORILY OPERABLE SHALL BE PERFORMED BY THE CONTRACTOR AND THE EXPENSE THEREOF SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE THE OWNER WITH COMPLETE OPERABLE SYSTEMS, SUBSYSTEMS, AND OTHER ITEMS OF WORK. ALL MISCELLANEOUS APPURTENANCES SHALL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK EVEN THOUGH THESE APPURTENANCES AND ITEMS MAY NOT BE SPECIFICALLY CALLED FOR IN THE SPECIFICATIONS.
- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO DEFINE THE GENERAL DESIGN AND SCOPE OF THE WORK REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS WHICH ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWING OR SPECIFIED BUT WHICH ARE REQUIRED AS AN ESSENTIAL AESTHETIC, FUNCTIONAL OR CODE REQUIRED ELEMENT OF THE WORK ARE TO BE INCLUDED.
- TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO EFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL COMPLETELY REVIEW THE PLANS AND SPECIFICATIONS, NOT ONLY FOR ITS RESPECTIVE TRADE, BUT FOR THE WORK OF THE OTHER RELATED TRADES AS WELL. TITLES OF DIVISIONS (AND SECTIONS IN SPECIFICATIONS) IDENTIFYING WORK ARE PROVIDED FOR ORGANIZATIONAL AND REFERENCE PURPOSES AND SHALL NOT BE TAKEN AS AN ABSOLUTE SEPARATION OF THE TRADES OR OF THE UNITS OF MATERIAL AND LABOR.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS OR GUIDELINES FROM GOVERNING REGULATORY AGENCIES BEFORE PROCEEDING WITH ANY ITEMS OF WORK UNDER OR WITHIN SUCH JURISDICTION(S).
- ALL DIMENSIONS AND THE-IRIS GOVERNED BY EXISTING CONDITIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS AND DIMENSIONS VARY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK WHERE DIMENSIONS ARE NOT SHOWN WITH +/- INDICATIONS ADJUSTMENTS MAY BE MADE TO SUIT FIELD CONDITIONS.
- THE CONTRACTOR SHALL VERIFY CONDITIONS, SERVICES, DIMENSIONS, AND ELEVATIONS OF SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL SUBCONTRACT WITH SUPPLIERS AND FABRICATION AND INSTALLATION COMPANIES WHICH CAN DEMONSTRATE THAT THEY POSSESS THE KNOWLEDGE, EXPERIENCE, AND PROVEN CAPABILITIES TO FULLY PERFORM ALL ASPECTS OF THE WORK REQUIRED WITHOUT OMISSION.



A NEW BUILDING FOR:  
JENNINGS RESIDENCE  
131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.

2022-006

START DATE

05/01/2023

PLOT DATE

DRAWN BY

JS

CHECKED BY

EHW

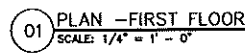
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SHEET TITLE

COVER SHEET

SHEET NO.

A0.1



## GENERAL NOTES

NOTES:

1. ALL EXTERIOR DOORS ARE TO BE WEATHERSTRIPPED.
2. CONTRACTOR TO VERIFY EXTERIOR DOORS AND WINDOWS HEAD HEIGHT W/ MANUFACTURER
3. 2x4 STUD W/ 1/2" GYP. BOARD (INTERIOR WALL) UNLESS NOTED OTHERWISE
4. INSTALL 2x BLOCKING FOR THE WALL CABINETS, TOWEL BARS, TOWEL RINGS, TOILET TISSUE HOLDERS, STAIR HANDRAILS AND DEADWOOD.

PAINTING:

1. ALL SURFACES SHALL BE CLEAN AND DRY BEFORE PAINTING. PAINT MATERIAL SHALL BE THE BEST MATERIAL AND DELIVERED TO THE JOB IN THEIR ORIGINAL CONTAINERS.
2. EXTERIOR PAINTING, WHERE REQUIRED, SHALL BE ONE COAT OF PRIMER, AND SECOND COAT SHALL BE EXTERIOR LATEX PAINT.
3. GYP. BOARD SURFACES TO BE LEVEL IV.
4. INTERIOR GYP. BOARD SHALL BE ONE COAT OF PRIMER AND SECOND COAT SHALL BE INTERIOR LATEX PAINT, AFTER ALL JOINTS HAVE BEEN TAPED AND FLOATED.
5. INTERIOR TRIM, ONE COAT OF PRIMER AND ONE COAT OF ENAMEL FINISH.
6. EXTERIOR CAULKING SHALL BE TOP QUALITY SILICONE CAULK.

**PLUMBING NOTES:**

1. PLUMBING FIXTURES SHALL BE INSTALLED AND CONNECTED TO SEWER LINES. PROVIDE WATER VALVES AND STOPS IN THE HOT & COLD WATER LINES TO ALL NEW PLUMBING FIXTURES.
2. ALL WATER PIPING SHALL BE PEX WATER LINES. NIPPLE CONNECTIONS AT FIXTURES SHALL BE COPPER.
3. ALL PLUMBING, WASTE AND VENT, SHALL BE ABS (VERIFY W/ OWNER) ABOVE GRADE.

**SAFETY:**

1. BEDROOM WINDOWS COMPLY WITH THE FOLLOWING EMERGENCY EGRESS PROVISIONS OF CABO ARTICLE 310.2 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR OR DOOR ADJACENT FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM INSIDE TO FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS WHERE THE UNITS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL BE PROVIDED WITH A MINIMUM NET CLEAR OPENING OF 57.50 FT. THE MINIMUM NET CLEAR OPENING WIDTH DIVISION SHALL BE 20 RICHES
2. DRAWINGS BASED ON ANDERSEN MANUFACTURER WINDOW COMPANY. CONTRACTOR TO OBTAIN ROUGH OPENING SIZES FROM WINDOW MANUF.
3. SMOKE DETECTORS TO BE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL ROOMS WITH GAS-FIRED APPLIANCES.

GLASS NOTES:

1. ALL GLASS IN EXTERIOR DOORS AND WINDOWS TO BE DOUBLE GLAZED IMPACT RESISTANT.
2. ALL EXTERIOR WINDOWS/OPENINGS SHALL BE PROVIDED WITH ONE OF THE FOLLOWING: OPERABLE SHUTTERS, ANCHORABLE MIN 5/8" THICK PLYWOOD, INSTALLABLE CORRUGATED STEEL PANELS OR IMPACT RESISTANT GLASS, SEE SPEC BELOW.
3. IMPACT RESISTANT GLASS TO MEET ASTM E-1666 AND E-1996 W/ NDA HALLMARK PROGRAM

**CODE COMPLIANCE:**

1. ALL CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS OF:
  - 1.1. THE 2015 INTERNATIONAL RESIDENTIAL CODE AND
  - 1.2. HIGH WIND STANDARDS CHAPTER 3 SECTION R301.2.1, SOUTHERN BUILDING CODE CONGRESS AND
  - 1.3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600)
2. DESIGN WIND SPEED = 140 MPH

**WALL ASSEMBLY:**

- 1-1HR RATED WALL ASSEMBLY - U305.  
2x4 @ 16" O.C. WITH ONE LAYER OF 5/8" FIRE RATED GWS EACH SIDE AND ONE LAYER OF 1/2" PLYWOOD X SHEATHING ON THE GARAGE SIDE OF WALL. ALL GWS JOINTS (INCLUDING CEILING AND WALL CONNECTIONS) TO BE FIRE TAPED AND CAULKED.
- 2-1HR RATED WALL ASSEMBLY - U305.  
2x4 @ 16" O.C. WITH ONE LAYER OF 5/8" FIRE RATED GWS EACH SIDE. ALL GWS JOINTS INCLUDING CEILING AND WALL CONNECTIONS TO BE FIRE TAPED AND CAULKED. NOTE 2x6 PLUMBING WALL TO RECEIVE 5/8" MRGWS ON EXPOSED SIDE AND NO SHEATHING ON SIDE FACING 1-HR WALL.



A NEW BUILDING FOR:  
**JENNINGS RESIDENCE**  
31 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.

2022-006

START DATE

05/01/2023

PLOT DATE

DRAWN BY

JS

CHECKED BY

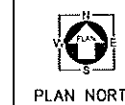
EHW

ALL GRASS, TREES, ARRANGEMENTS, EQUIPMENT, AND INSTALLATIONS ARE OWNED BY, AND ARE THE PROPERTY OF THE MILITARY GOVT. ALL, OF WHICH WERE CREATED, INVENTED AND PATENTED BY A U.S. GOVT. IN CONNECTION WITH THE FURNISHING OF THE WORK OF MILITARY TESTS OR ARRANGEMENTS (EXCEPT FOR SPECIFICALLY FRAMED FOR) BY OR ASSIGNED TO ANY PERSON, FIRM, OR ORGANIZATION AND ARE NOT TO BE USED WITHOUT THE WRITTEN PERMISSION OF THE MILITARY GOVT. IT IS THE POLICY OF THE MILITARY GOVT. TO PROTECT THE RIGHTS OF ALL U.S. GOVT. EMPLOYEES AND ALL OTHER PERSONS IN THE PROTECTION OF THEIR RIGHTS. IT IS THE POLICY OF THE MILITARY GOVT. TO PROTECT THE RIGHTS OF ALL U.S. GOVT. EMPLOYEES AND ALL OTHER PERSONS IN THE PROTECTION OF THEIR RIGHTS.

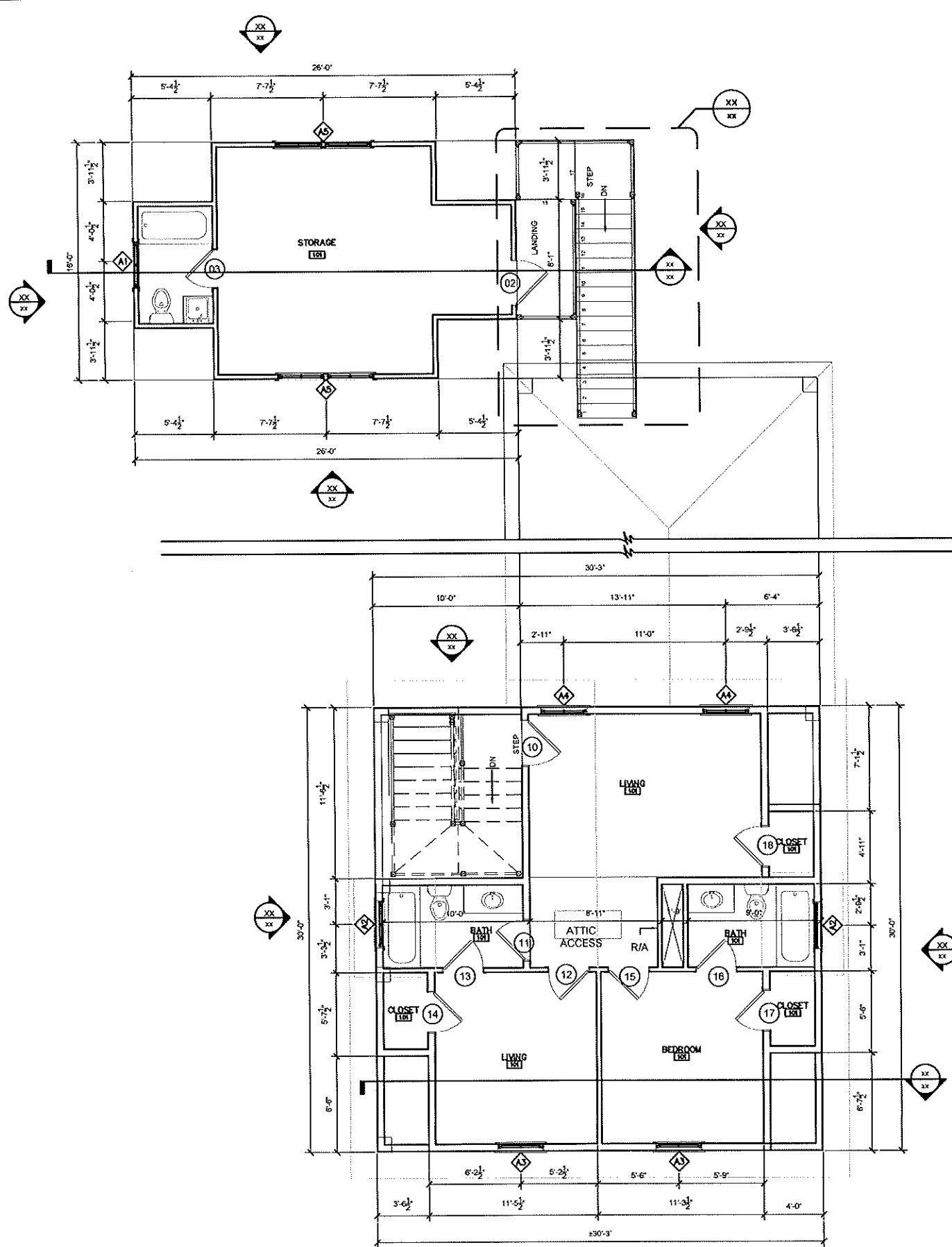
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FIRST  
FLOOR PLAN

SHEET NO.

### A1.1



DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD

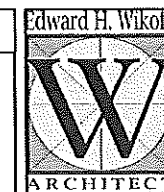


01 PLAN - SECOND FLOOR  
SCALE: 1/4" = 1' - 0"

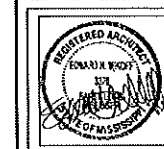
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## GENERAL NOTES

- NOTES:**
- ALL EXTERIOR DOORS ARE TO BE WEATHERSTRIPPED.
  - CONTRACTOR TO VERIFY EXTERIOR DOORS AND WINDOWS HEAD HEIGHT WITH MANUFACTURER.
  - 2x4 STUD W/ 1/2" GYP. BOARD (INTERIOR WALL) UNLESS NOTED OTHERWISE.
  - INSTALL 2x BLOCKING FOR THE WALL CABINETS, TOWEL BARS, TOWEL RINGS, TOILET TISSUE HOLDERS, STAIR HANDRAILS AND DEADWOOD.
- PAINTING:**
- ALL SURFACES SHALL BE CLEAN AND DRY BEFORE PAINTING. PAINT MATERIAL SHALL BE THE BEST MATERIAL AND DELIVERED TO THE JOB IN THEIR ORIGINAL CONTAINERS.
  - EXTERIOR PAINTING, WHERE REQUIRED, SHALL BE ONE COAT OF PRIMER AND SECOND COAT SHALL BE EXTERIOR LATEX PAINT.
  - GYP. BOARD SURFACES TO BE LEVEL IV.
  - INTERIOR GYP. BOARD SHALL BE ONE COAT OF PRIMER AND SECOND COAT SHALL BE INTERIOR LATEX PAINT, AFTER ALL JOINTS HAVE BEEN TAPED AND FLOATED.
  - INTERIOR TRIM, ONE COAT OF PRIMER AND ONE COAT OF ENAMEL FINISH.
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- PLUMBING NOTES:**
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  - ALL WATER PIPING SHALL BE PEX WATER LINES. HIPPLE CONNECTIONS AT FIXTURES SHALL BE COPPER.
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- SAFETY:**
- BEDROOM WINDOWS COMPLY WITH THE FOLLOWING EMERGENCY EGRESS PROVISIONS OF CABO ARTICLE 310.2 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM INSIDE TO FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
  - DRAWINGS BASED ON ANDERSEN MANUFACTURER WINDOW COMPANY. CONTRACTOR TO OBTAIN ROUGH OPENING SIZES FROM WINDOW MANUF.
  - SUOKE DETECTORS TO BE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
  - CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL ROOMS WITH GAS-FIRED APPLIANCES.
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  - IMPACT RESISTANT GLASS TO MEET ASTM E-1666 AND E-1996/VDA HALLMARK PROGRAM.
- CODE COMPLIANCE:**
- ALL CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS OF:
    - THE 2015 INTERNATIONAL RESIDENTIAL CODE AND
    - HIGH WIND STANDARDS CHAPTER 3 SECTION R301.2.1.1, SOUTHERN BUILDING CODE CONGRESS AND
    - INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600)
  - DESIGN WIND SPEED = 140 MPH
- WALL ASSEMBLY:**
- 1-HR RATED WALL ASSEMBLY - U305.  
2x4 @ 16" O.C. WITH ONE LAYER OF 5/8" FIRE RATED GYB EACH SIDE AND ONE LAYER OF 1/2" PLYWOOD-X SHEATHING ON THE GARAGE SIDE OF WALL. ALL GYB JOINTS (INCLUDING CEILING AND WALL CONNECTIONS) TO BE FIRE TAPED AND CAULKED.
  - 1-HR RATED WALL ASSEMBLY - U305.  
2x4 @ 16" O.C. WITH ONE LAYER OF 5/8" FIRE RATED GYB EACH SIDE. ALL GYB JOINTS INCLUDING CEILING AND WALL CONNECTIONS) TO BE FIRE TAPED AND CAULKED. NOTE 2x6 PLUMBING WALL TO RECEIVE 5/8" MRGWB ON EXPOSED SIDE AND NO SHEATHING ON SIDE FACING 1-HR WALL.



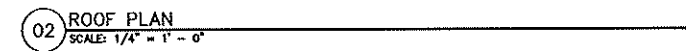
Edward H. Wikoff  
ARCHITECT  
14015 2nd St. Bay St. Louis, Missouri 63125  
224-567-4235 FAX 224-567-4237



A NEW BUILDING FOR:  
**JENNINGS RESIDENCE**  
131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.	2022-006
START DATE	05/01/2023
PLOT DATE	
DRAWN BY	JS
CHECKED BY	EHW
SHEET TITLE	SECOND FLOOR PLAN
SHEET NO.	A1.2





02 ROOF PLAN  
SCALE: 1/4" = 1' - 0"

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131 KELLER AVE., BAT ST. LOUIS, MISSISSIPPI 39520

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A NEW BUILDING FOR:  
JENNINGS RESIDENCE  
131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

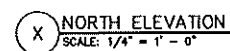
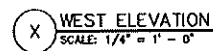
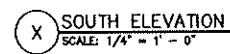
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SHEET TITLE

ELEVATION

SHEET NO.

A2.0

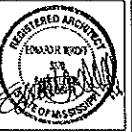


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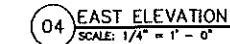
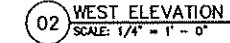
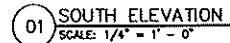
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A NEW BUILDING FOR:  
**JENNINGS RESIDENCE**  
131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

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### A2.1



DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD

**A NEW BUILDING EXP.**

JENNINGS RESIDENCE

31 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.

2022-006

START DATE

05/01/2023

PLOT DATE

DRAWN BY

5

CHECKED BY

EHW

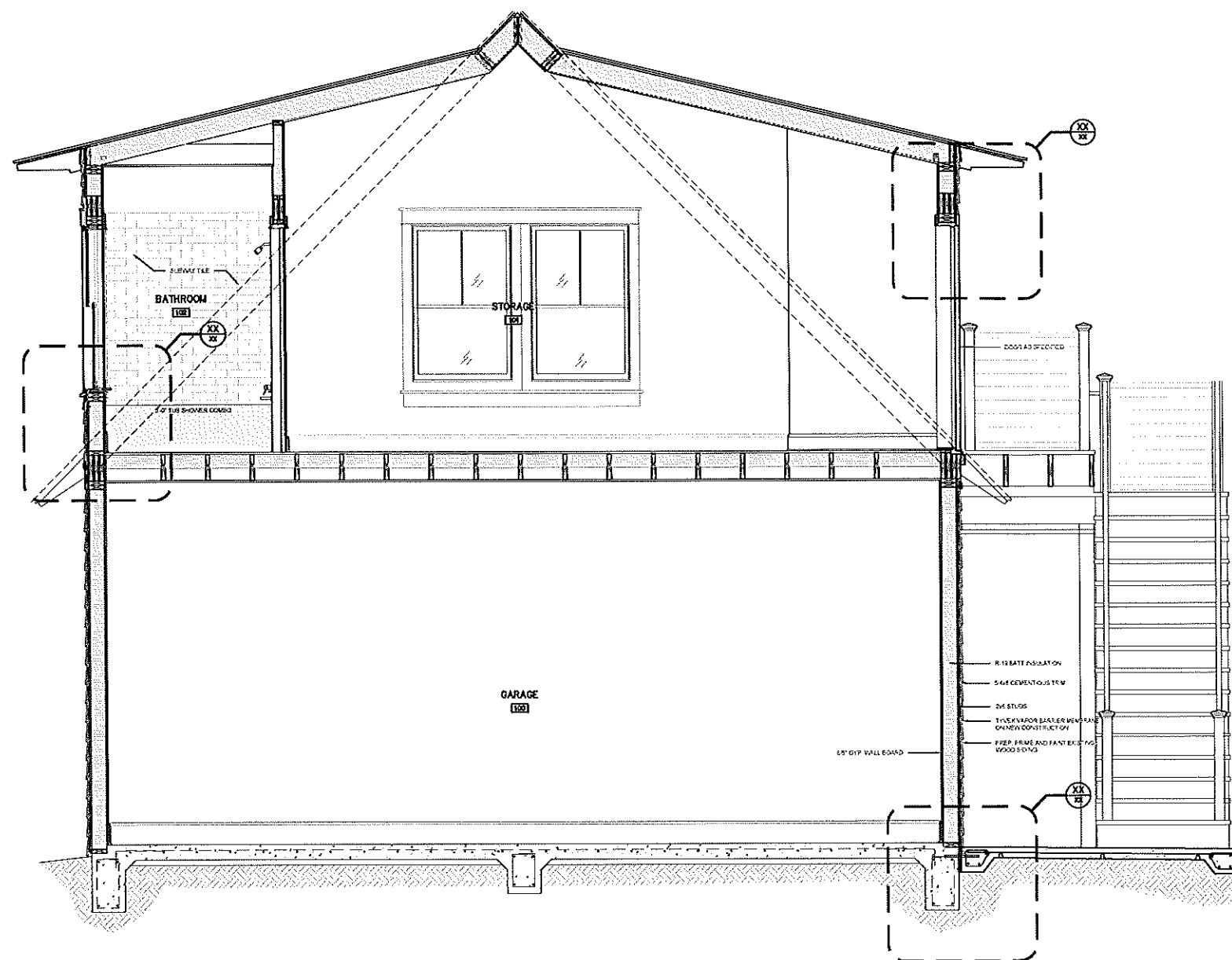
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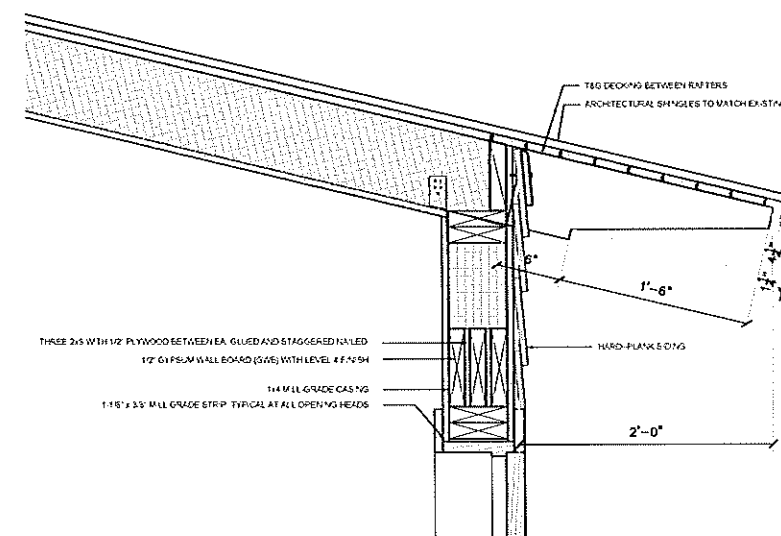
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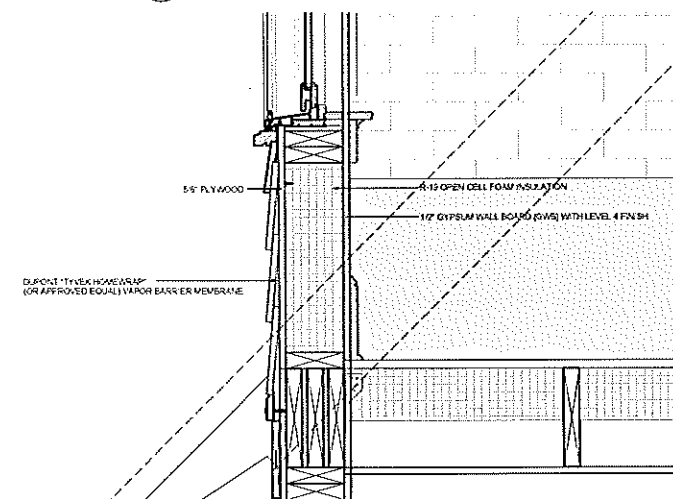
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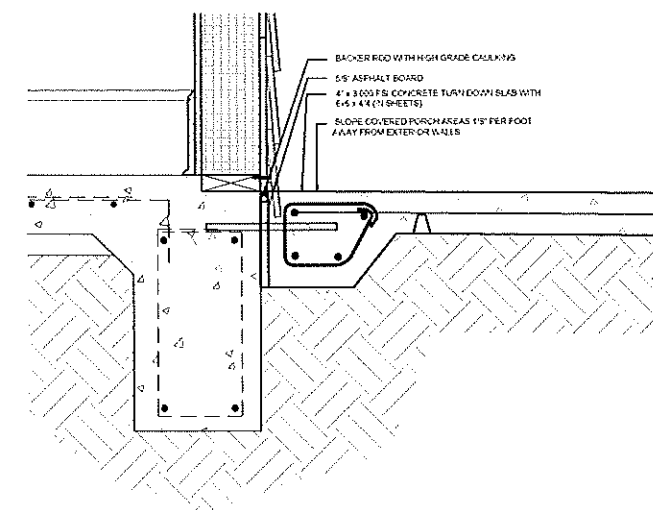
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02 DETAIL  
SCALE: 1 1/2" = 1' - 0"



03 DETAIL  
SCALE: 1 1/2" = 1' - 0"



04 DETAIL  
SCALE: 1 1/2" = 1' - 0"

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APPROVED



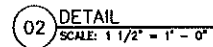
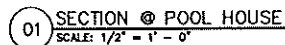
A NEW BUILDING FOR:  
**JENNINGS RESIDENCE**  
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ENV

SHEET TITLE  
SECTION  
& DETAILS

SHEET NO.

## A5.2



DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD

DATE	COMMENTS	BY	APVD