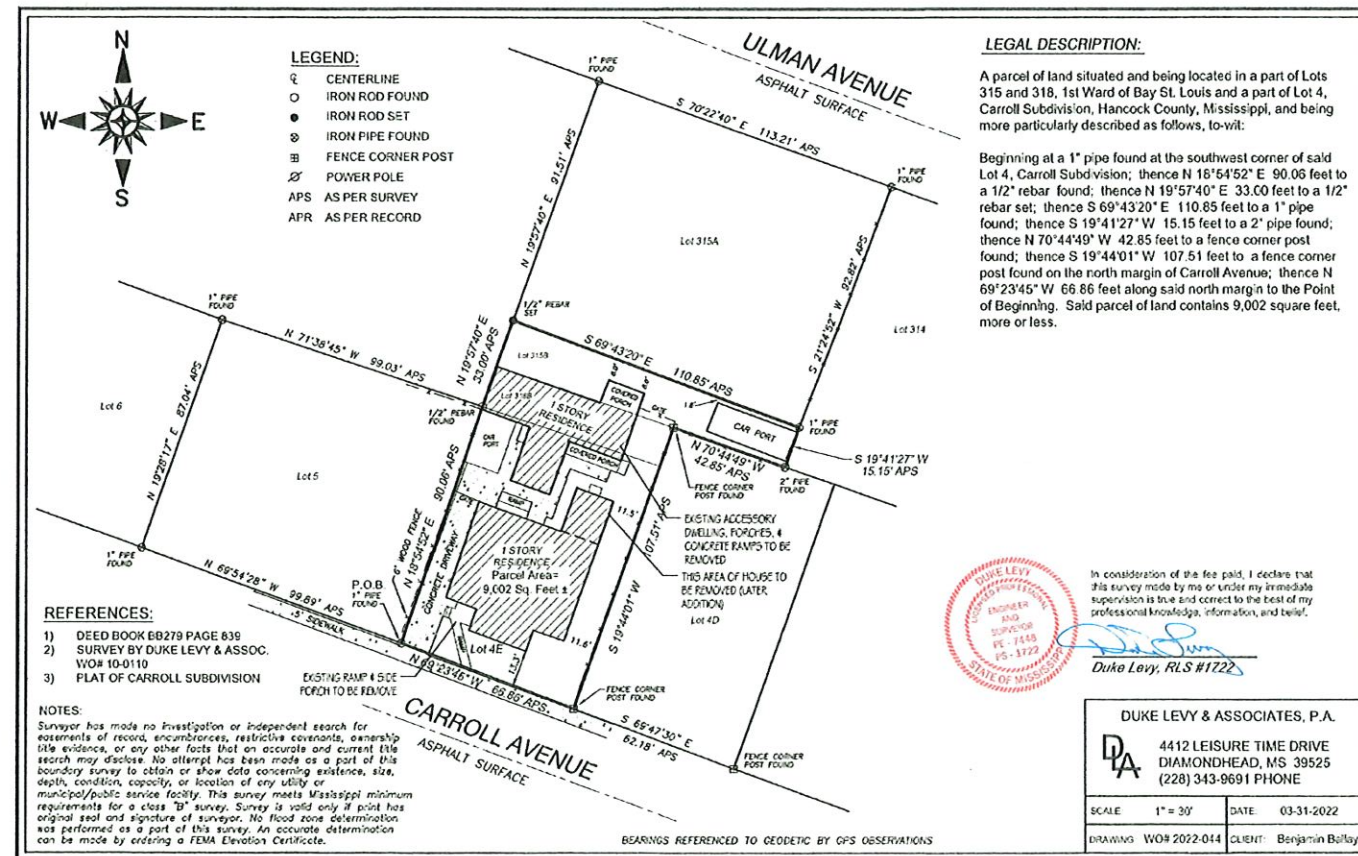




# BALLAY RESIDENCE RENOVATION & ADDITION

107 Carroll Avenue  
Bay Saint Louis, Mississippi 39520

SQUARE FOOTAGE	
EXISTING RESIDENCE:	1,849 SQ.FT.
HEATED & COOLED ADDITION:	866 SQ.FT.
TOTAL NEW PORCHES:	243 SQ.FT.
EXISTING CARPORT:	200 SQ.FT.
NEW STORAGE:	50 SQ.FT.



## CONTRACTOR NOTES:

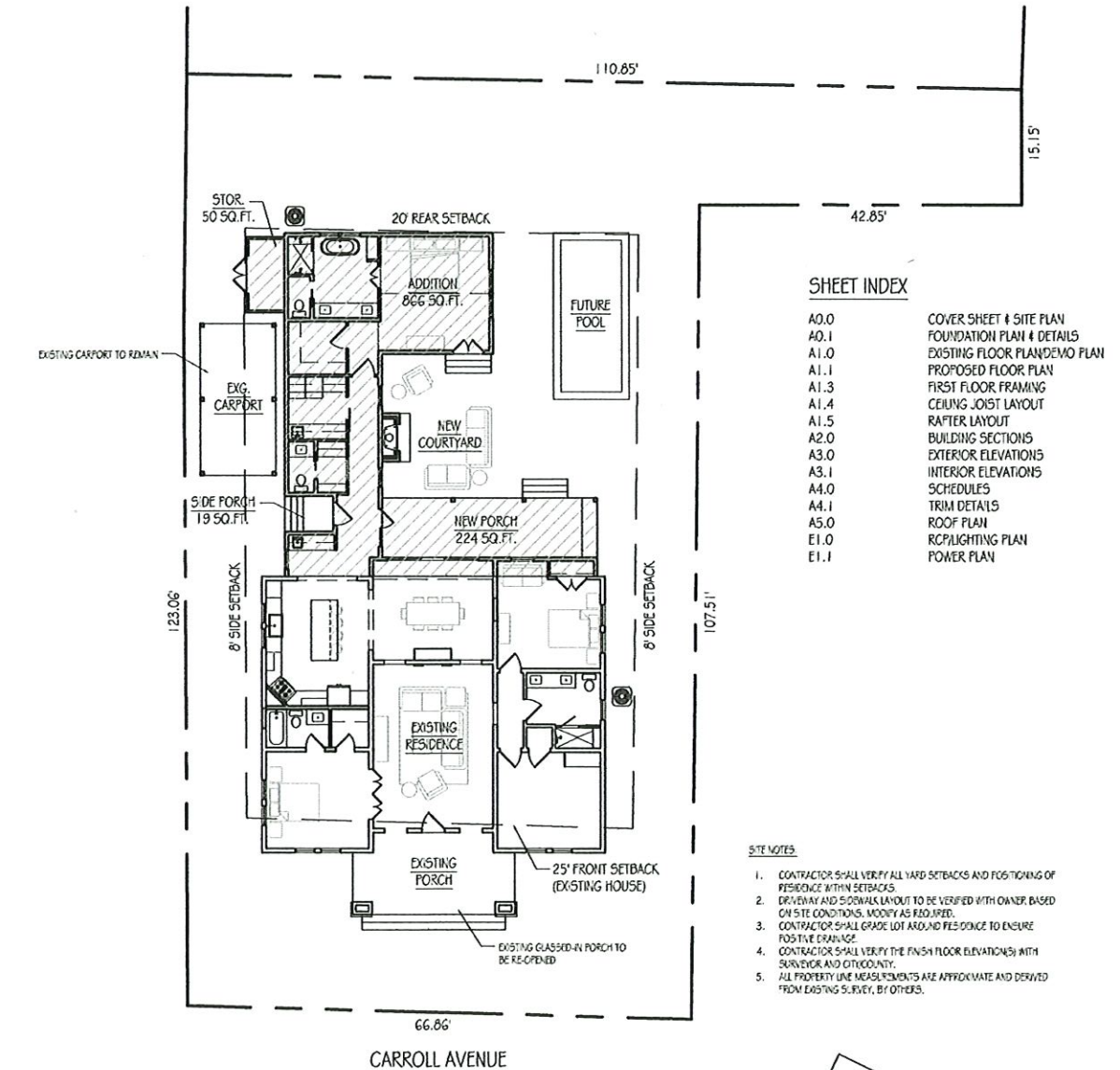
- ANY PART OR ITEM OF WORK WHICH IS REASONABLY IMPLIED OR NORMALLY REQUIRED TO MAKE EACH INSTALLATION SATISFACTORILY OPERABLE SHALL BE PERFORMED BY THE CONTRACTOR AND THE EXPENSE THEREOF SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE THE OWNER WITH COMPLETE OPERABLE SYSTEMS, SUBSYSTEMS, AND OTHER ITEMS OF WORK. ALL MISCELLANEOUS AFTER REFINISHES SHALL BE CONSIDERED AS BEING INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK EVEN THOUGH THESE AFTER REFINISHES 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 TENS-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.
- DEVIATIONS FROM THE DRAWINGS NOT APPROVED BY THE ARCHITECT PRIOR TO PERFORMANCE OF SAID CHANGE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY AND ALL RESULTING EFFECTS TO OTHER TRADES WITHIN OR ABOUT THE CONSTRUCTION OF THE BUILDING.
- CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL DOORS AND WINDOWS (MFR, TYPE, SIZE, LOCATION, FINISHES AND ELECTRICAL FIXTURES AND EQUIPMENT (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT), AIR CONDITIONING SUPPLY AIR AND RETURN AIR GRILLES AND DUCT LOCATIONS (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT) IF ON VERTICAL SURFACES, HARDWOOD TRIM AND FINISHES (COLOR, TEXTURE, AND LOCATION) PRIOR TO INSTALLATION.

## GENERAL NOTES:

- IF ANY EXISTING CONDITIONS DIFFER FROM THIS PLAN NOTIFY THE ARCHITECT IMMEDIATELY.
- ALL PLAN DIMENSIONS ARE TO FLOOR FRAME UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. ANY CONFLICT WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PLACEMENT, MAINTENANCE, ETC. OF ANY SHORING, BRACING, TIE BACKS ETC. REQUIRED TO SUPPORT ANY PART OF THE EXISTING OR NEW CONSTRUCTION PROCESS TO INSURE SAFETY AND STRUCTURAL INTEGRITY UNTIL THE ENTIRE STRUCTURE IS IN PLACE.
- FRAME LUMBER SHALL BE SOUTHERN PINE, GRADE MARKED AND KUN DRIED, #2. ALL MEMBER END JOINTS, JOISTS OR SPLICES SHALL OCCUR OVER SUPPORTS UNLESS NOTED.
- ALL LUMBER IN CONTACT WITH MASONRY, CONCRETE OR SOIL OR DESIGNATED TO BE PRESURE TREATED SHALL BE TREATED WITH CCA IN ACCORDANCE WITH ANFA.
- JOIST AND BEAM HANGERS, HURRICANE CLIPS AND OTHER TIES OR CONNECTIONS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. OR EQUAL AND SHALL BE ATTACHED WITH NAILS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. ROOFING NAILS MAY NOT BE USED. ALL CLIPS, CONNECTORS, TIES, ETC. SHALL BE COATED WITH SIMPSON ZMAX TRIPLE ZINC COATING OR EQUAL.
- EXTERIOR SIDING SHALL BE HARD CEMENT FIBER BOARDS WITH A SMOOTH FINISH IN LENGTHS AND EXPOSURE NOTED ON DOCUMENTS.
- ROOF SHALL BE STANDING SEAM METAL.
- MECHANICAL SYSTEMS SHALL BE DESIGNED ACCORDING TO TOTAL HEATED AND COOLED VOLUME ALLOWING FOR DOABLE HEIGHT SPACES. SUBMIT SYSTEM SPECIFICATIONS AND DUCT LAYOUT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PRIMARY DUCT PANS SHALL BE FABRICATED OF INSULATED GALVANIZED SHEET METAL WITH SECONDARY DROPS OF INSULATED FLEX DUCT.

## PARCEL NUMBER

149F-0-29-091.000



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NOT FOR  
CONSTRUCTION

**BALLAY RESIDENCE  
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 Bay Saint Louis, Mississippi 39520

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## REVISIONS

NO.	DATE	DESCRIPTION

PLOT DATE  
MAY 23, 2024

SHEET TITLE  
COVER SHEET + SITE PLAN

SHEET NUMBER  
A0.0

EXISTING SURVEY  
Scale: NTS

2 PROPOSED SITE PLAN  
Scale: 3/32" = 1'-0"



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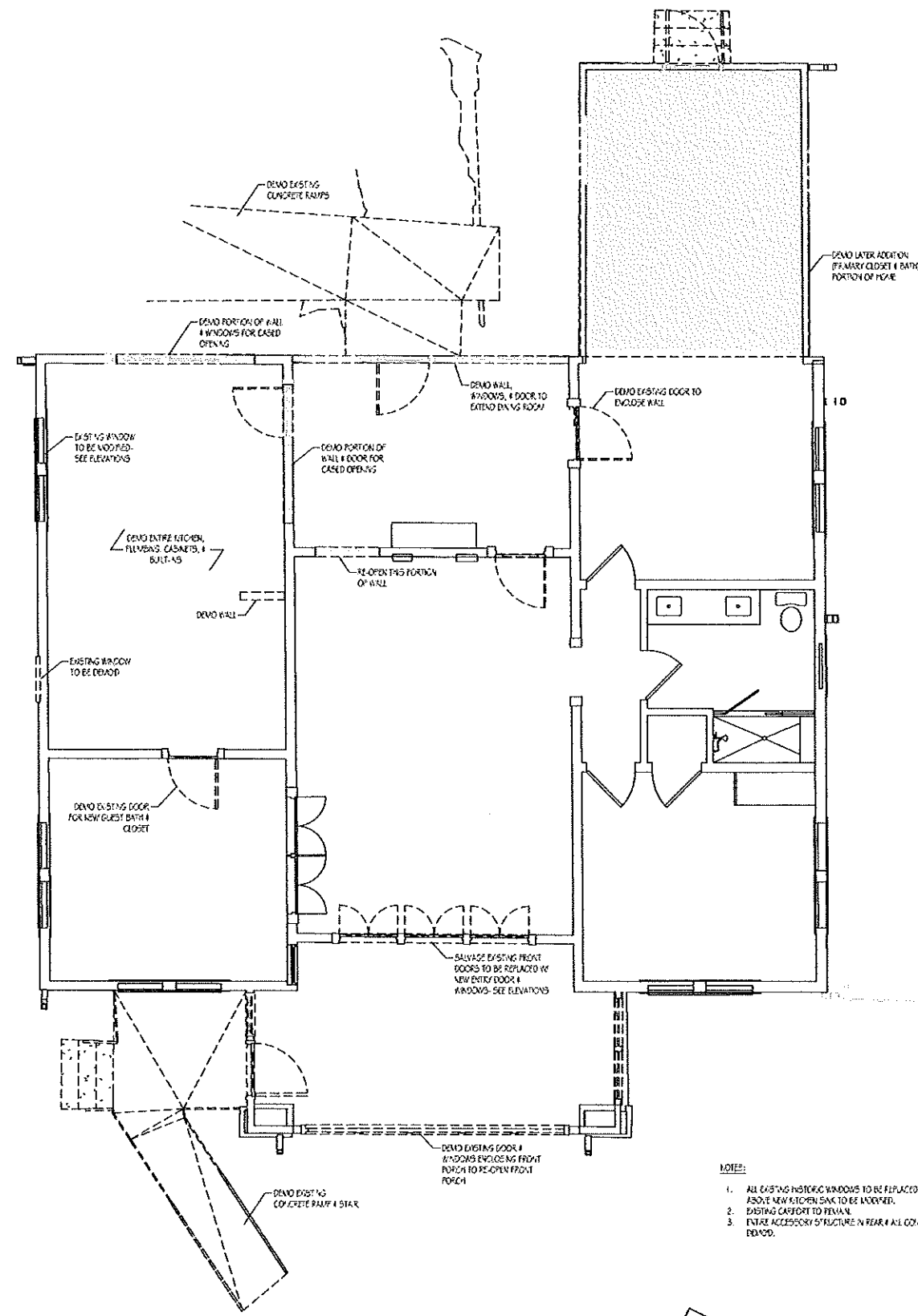
REVISIONS


PLOT DATE  
MAY 23, 2024

SHEET TITLE  
EXISTING FLOOR PLAN  
DEMO PLAN

SHEET NUMBER

A1.0



- NOTES:
1. ALL EXISTING HISTORIC WINDOWS TO BE REPLACED. EXISTING WINDOW ABOVE NEW KITCHEN SINK TO BE ADDED.
  2. EXISTING CASEPORT TO REMAIN.
  3. ENTIRE ACCESSORY STRUCTURE IN REAR & ALL CONCRETE RAMPS TO BE DEMO'D.

**EXISTING FLOOR PLAN/DEMO PLAN**  
Scale: 1/4"=1'-0"





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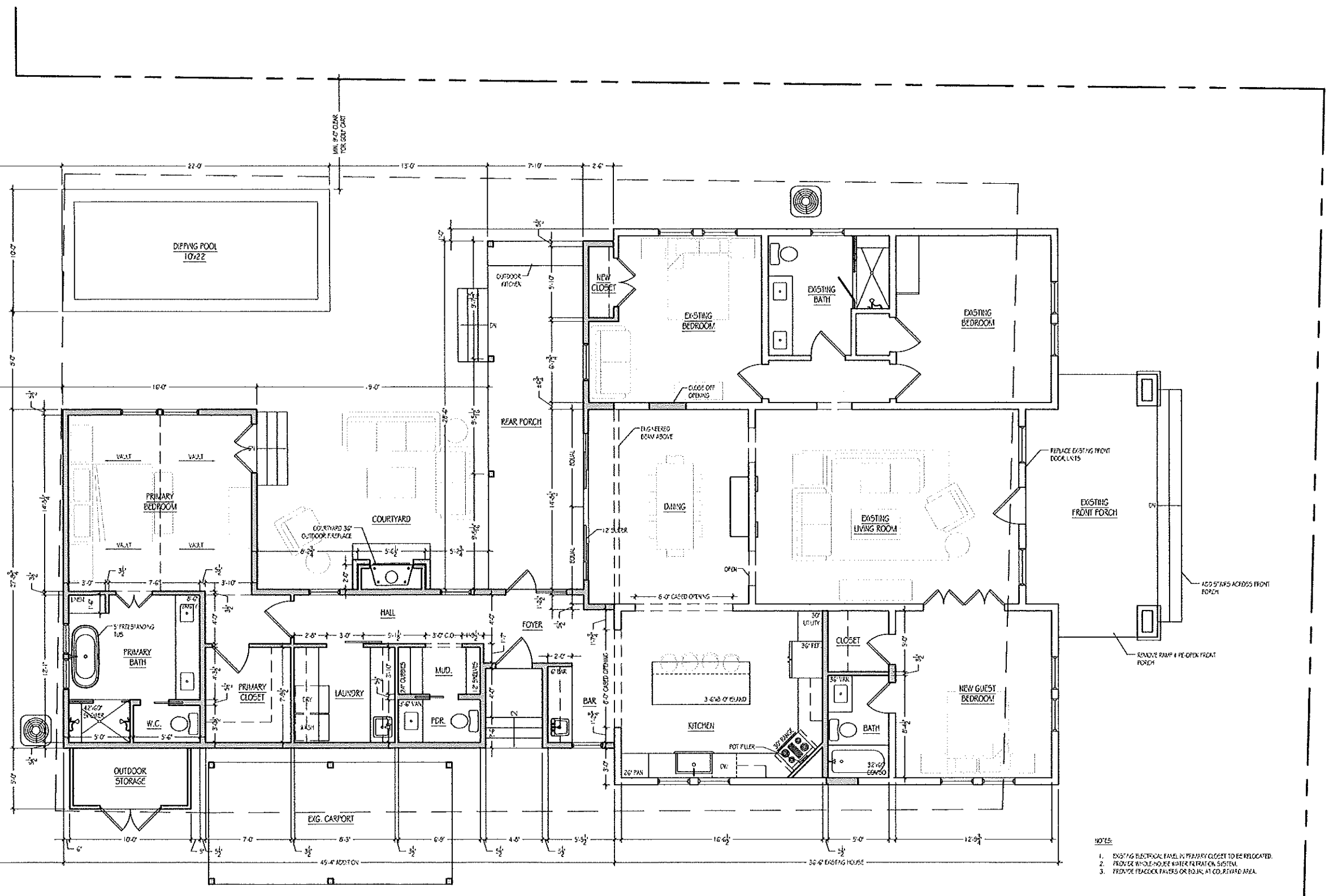
REVISIONS

PLOT DATE  
MAY 23, 2024

SHEET TITLE  
PROPOSED FLOOR PLAN

SHEET NUMBER

AI.1



- 10/15
- EXISTING ELECTRICAL PANEL IN PRIMARY CLOSET TO BE RELOCATED.
  - REMOVE WHOLE-HOUSE WATER FILTRATION SYSTEM.
  - REMOVE PEACOCK PAVES OR EQUIV. AT COURTYARD AREA.

**FIRST FLOOR PLAN**  
 Scale: 1/4"=1'-0"





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AMY GEMELLI DOESCHER, ARCHITECT

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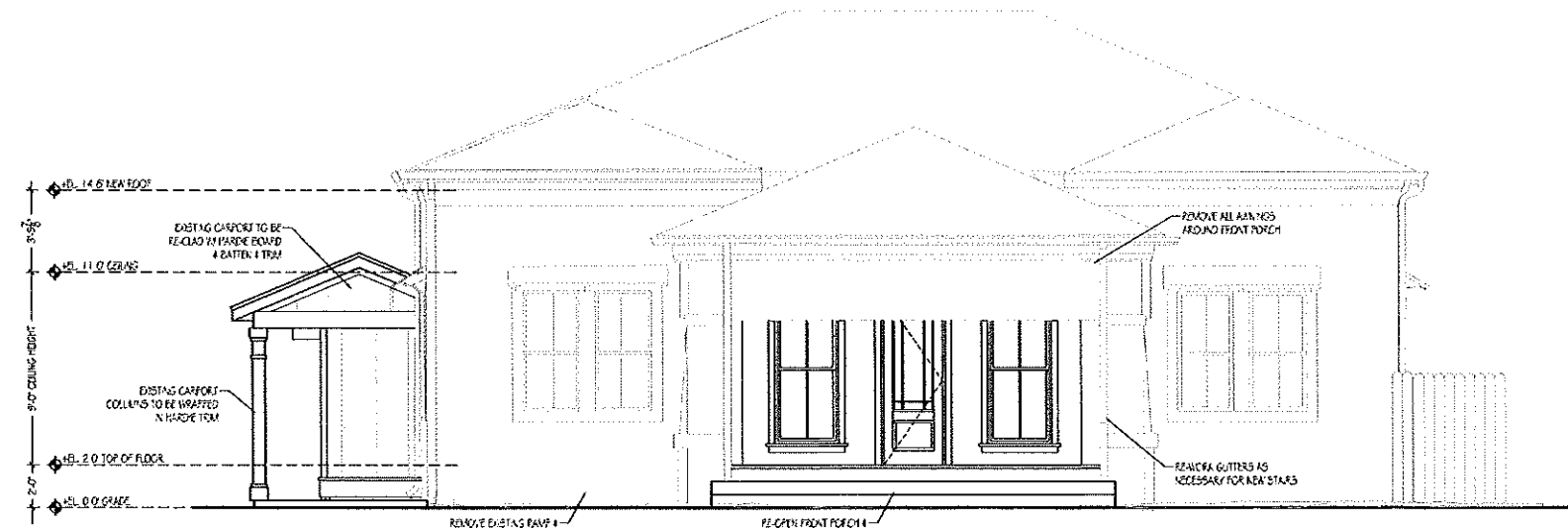
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PLOT DATE  
MAY 23, 2024

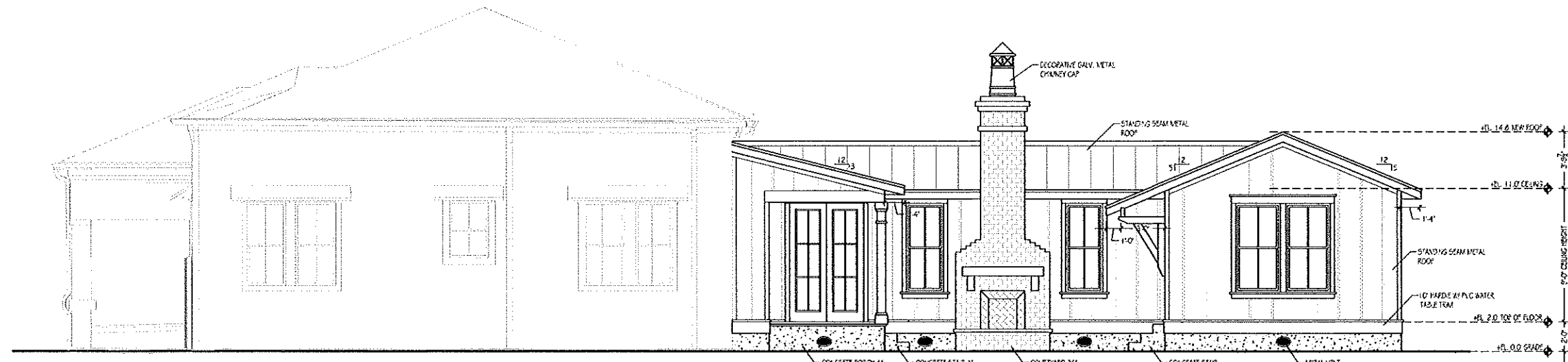
SHEET TITLE  
ELEVATIONS

SHEET NUMBER

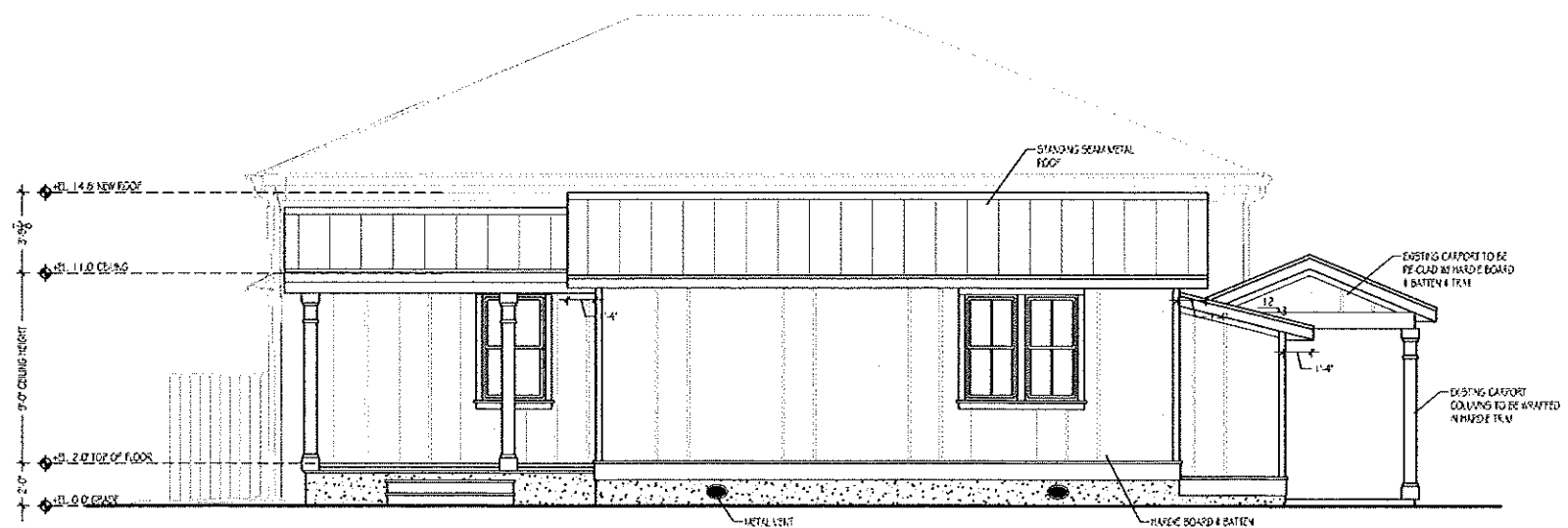
A3.0



**1 FRONT ELEVATION (CARROLL AVE.)**  
Scale: 1/4" = 1'-0"



**2 SIDE ELEVATION**  
Scale: 1/4" = 1'-0"



**3 REAR ELEVATION**  
Scale: 1/4" = 1'-0"



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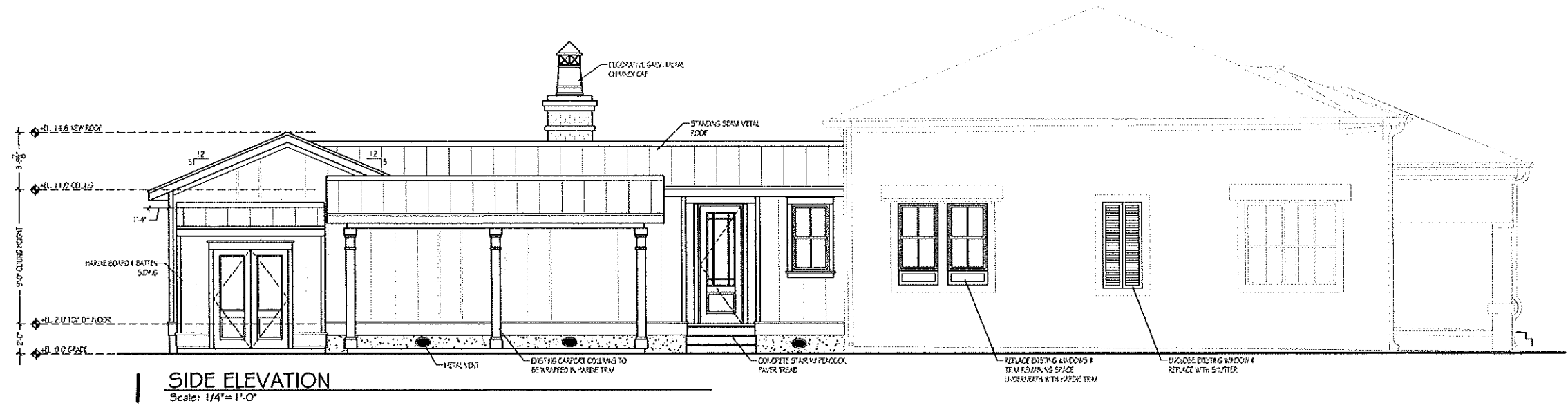
REVISIONS

PLOT DATE  
MAY 23, 2024

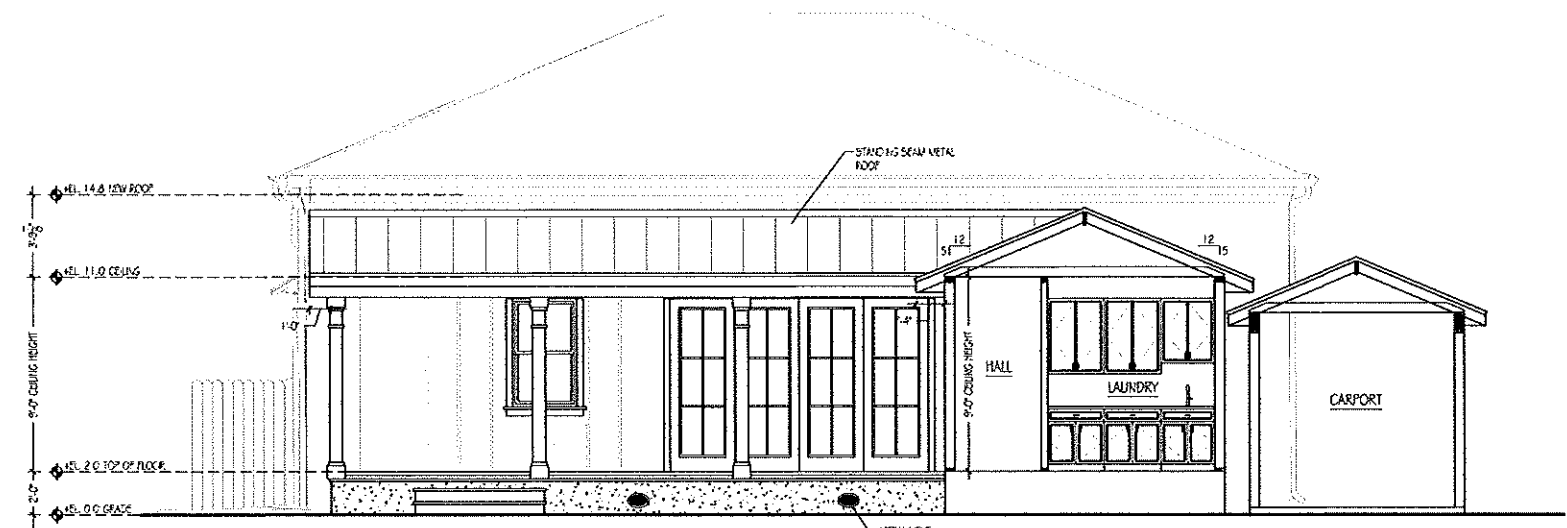
SHEET TITLE  
ELEVATIONS

SHEET NUMBER

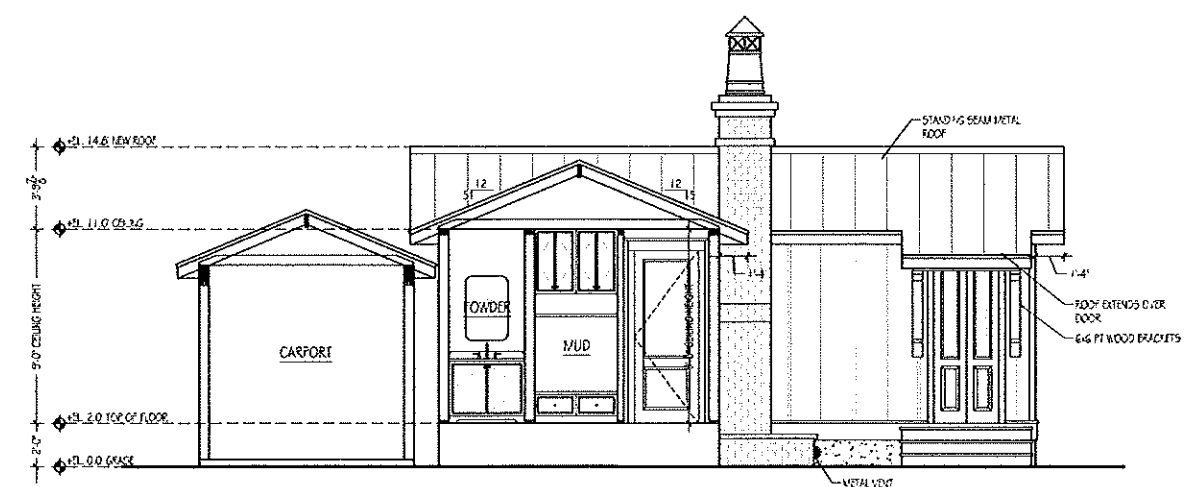
A3.1



**1 SIDE ELEVATION**  
Scale: 1/4"=1'-0"



**2 PORCH ELEVATION/LAUNDRY SECTION**  
Scale: 1/4"=1'-0"



**3 CARPORT & LAUNDRY SECTION/PRIMARY ELEVATION**  
Scale: 1/4"=1'-0"



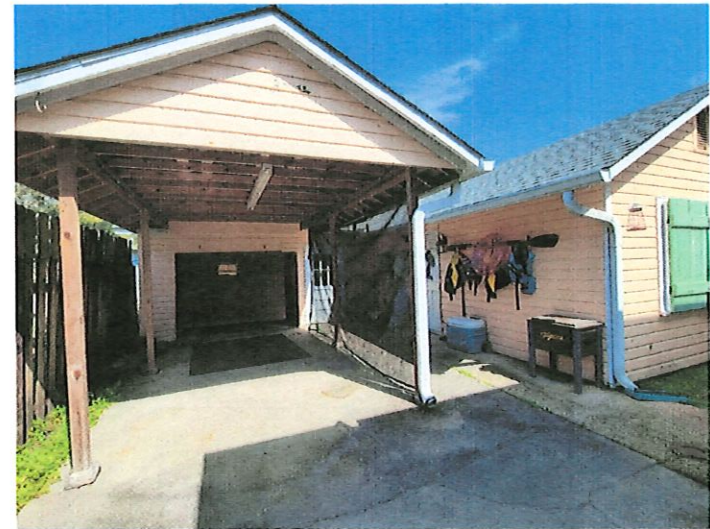
**1 EXISTING ACCESSORY DWELLING**  
Scale: NTS

-ENTIRE EXISTING ACCESSORY DWELLING TO BE DEMOD INCLUDING PORCHES AND CONCRETE RAMPS



**2 EXISTING ACCESSORY DWELLING**  
Scale: NTS

-ENTIRE EXISTING ACCESSORY DWELLING TO BE DEMOD INCLUDING PORCHES AND CONCRETE RAMPS

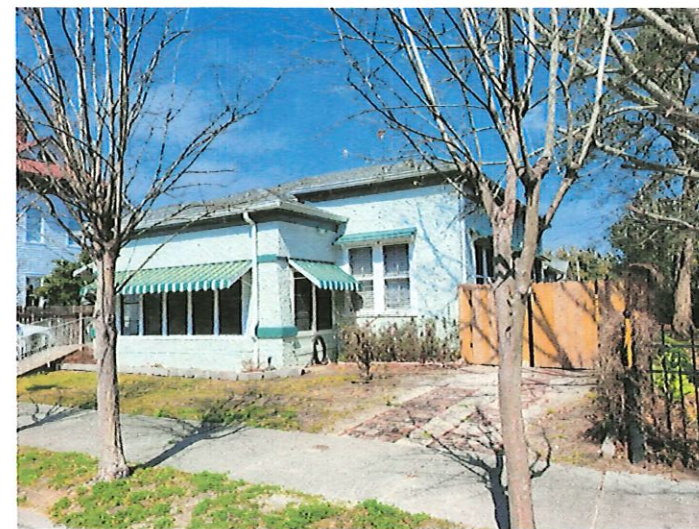


**3 EXISTING CARPORT TO REMAIN**  
Scale: NTS



**4 EXISTING FRONT PORCH**  
Scale: NTS

-EXISTING FRONT PORCH TO BE RE-OPENED  
-REMOVE AWNINGS AT FRONT PORCH  
-DEMO EXG. CONCRETE STAIRS & RAMP



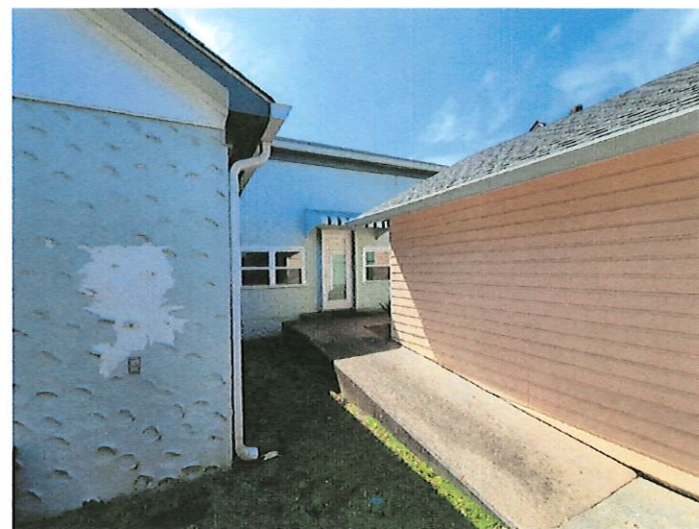
**5 EXISTING FRONT PORCH**  
Scale: NTS

-EXISTING FRONT PORCH TO BE RE-OPENED  
-REMOVE AWNINGS AT FRONT PORCH  
-DEMO EXG. CONCRETE STAIRS & RAMP



**6 EXISTING PRIMARY BATH/CLOSET**  
Scale: NTS

-EXISTING PRIMARY BATH & CLOSET TO BE REMOVED



**7 EXISTING HOUSE REAR**  
Scale: NTS

-ACCESSORY DWELLING TO BE DEMOD & CONCRETE RAMPS  
-NON-HISTORIC WINDOWS TO BE REMOVED



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SHEET TITLE  
EXISTING PHOTOS

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