



July 13, 2026 - Historic Preservation Commission Meeting Agenda

**July 13, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520**

Call to Order

Action Items

- 1.** Motion to approve the decorative fence, sign on fence, and changes to the front porch and awning of 108 Court Street submitted by Corbitt Construction Group
- 2.** Motion to approve the rear addition and interior remodel of the home at 115 Citizen as submitted by Benfatti Construction. The front facade will remain untouched except for repainting to match the existing appearance. The rear addition will match the existing home's trim style and will utilize salvaged windows from the original rear wall. The only change to the exterior style on the rear addition will be the use of composite porch decking and wrapping the porch posts with Hardie board
- 3.** Motion to approve the addition and single car carport at 149 Bay View Court as submitted by Stewart Heard. The project consists of bumping out exterior walls to add approximately 1,200 square feet, bringing the total heated and cooled living space to 2,500 square feet. The addition will use like materials and match the existing architecture. The front of the house will remain unchanged in features and appearance. The new exterior will feature white siding and trim with blue shutters and doors.
- 4.** Motion to approve a 8' by 12' in-ground pool spa in the rear of the 126 Sycamore Street submitted Mary Thompson
- 5.** Motion to grant conceptual approval for the construction of a new single-family home, swimming pool, and accessory dwelling unit at 135 St. Charles Street, as submitted by Benfatti Construction.

Minutes Approval

- 6.** Motion to approve the meeting minutes from the June 8, 2026, HPC meeting

Adjourn



Item # 1.



Owner

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

**NOT FOR
CONSTRUCTION**

05/27/2026

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

TITLE SHEET

SEAL & SIGNATURE	DATE	6.22.23
	PROJECT NO	Project Number
	DRAWN BY	FS
	CHECKED BY	JH
	DRAWING. No	

ING. No | **T001**

CLIENT:

Owner

ARCHITECT :

HARRELL
ARCHITECTURE - DESIGN - CONSTRUCTION

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

NOT FOR
CONSTRUCTION

KEY PLAN:

05/27/2026

TAX BLOCK: XXX
TAX LOT: XX

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

PROJECT

108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

DRAWING TITLE

**FIRST FLOOR - DEMOLITION
PLAN**

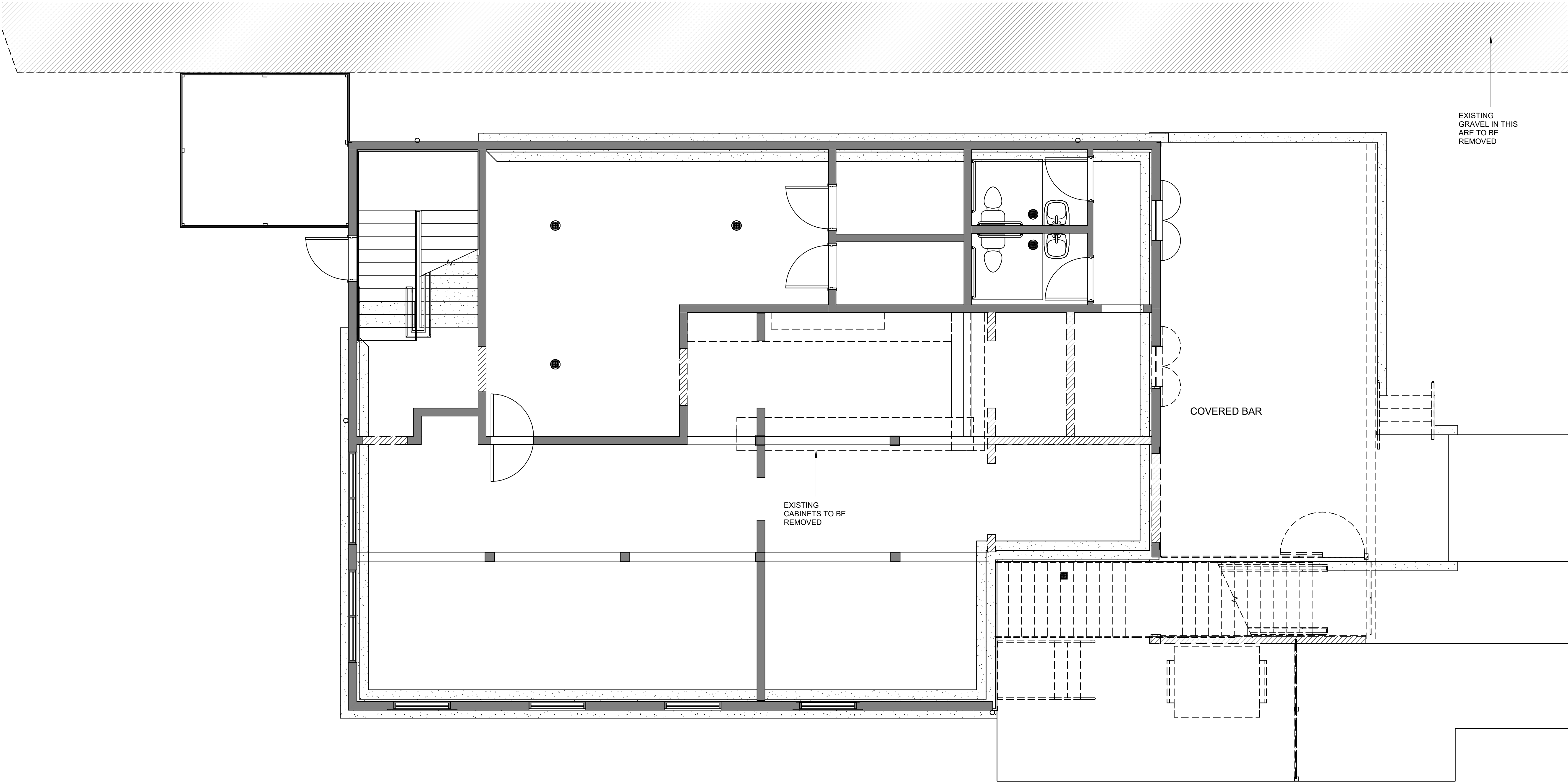
PROJECT STATUS

100% CONSTRUCTION
DRAWINGS

SEAL & SIGNATURE

DATE | 6.22.23
PROJECT NO. | Project Number
DRAWN BY | FS
CHECKED BY | JH
DRAWING No |

D100



PHASE LEGEND	
	EXISTING WALL TO REMAIN
	WALLS TO BE DEMOLISHED
	NEW WALLS

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

CLIENT:

Owner

ARCHITECT :

HARRELL
ARCHITECTURE - DESIGN - CONSTRUCTION

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

NOT FOR
CONSTRUCTION

KEY PLAN:

05/27/2026

TAX BLOCK: XXX
TAX LOT: XX

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

PROJECT

108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

DRAWING TITLE

**SECOND FLOOR -
DEMOLITION PLAN**

PROJECT STATUS

100% CONSTRUCTION
DRAWINGS

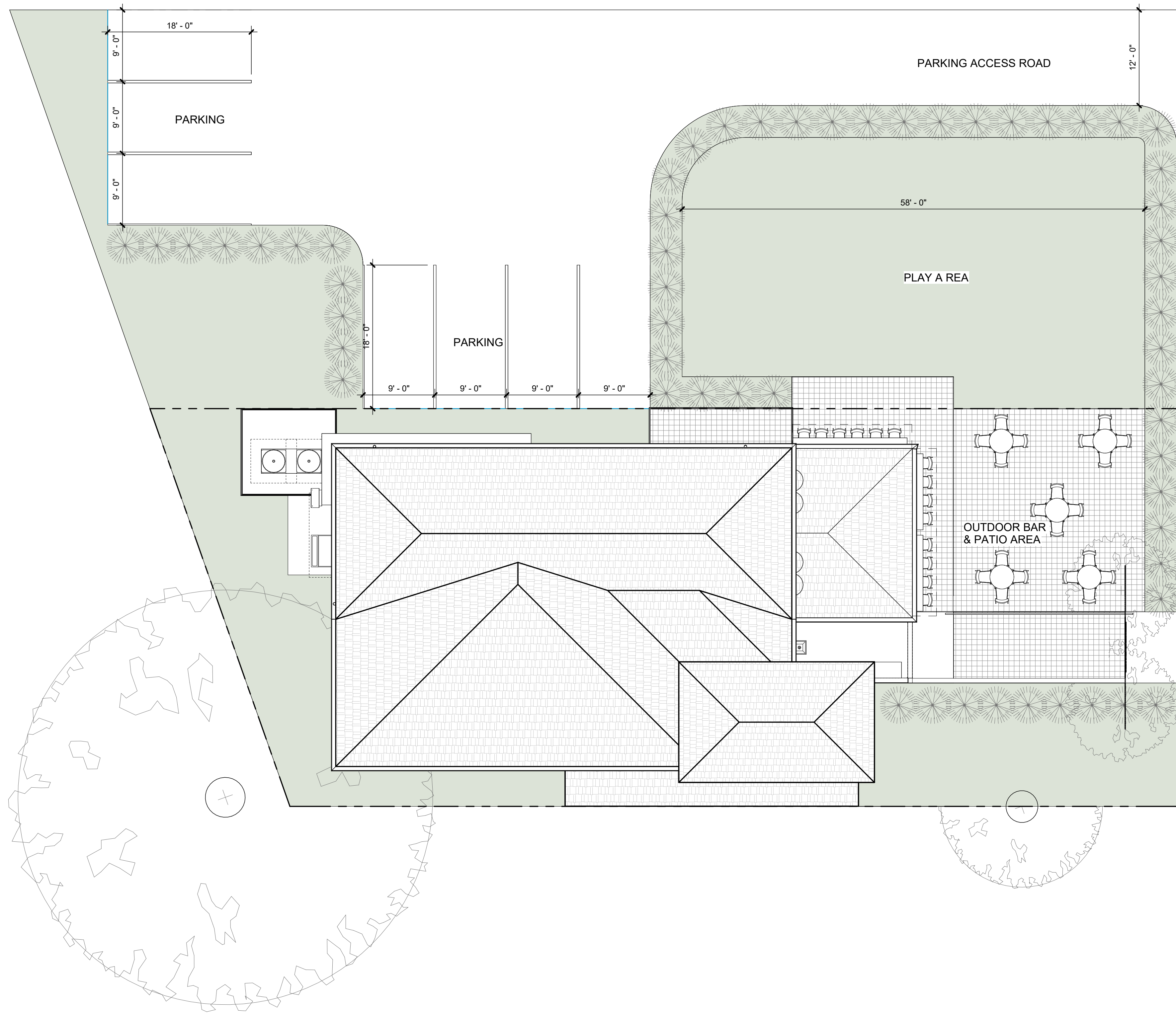
SEAL & SIGNATURE

DATE | 6.22.23
PROJECT NO. | Project Number
DRAWN BY | FS
CHECKED BY | JH
DRAWING No |

D101

PHASE LEGEND	
	EXISTING WALL TO REMAIN
	WALLS TO BE DEMOLISHED
	NEW WALLS

1 SECOND FLOOR - DEMO PLAN
1/4" = 1'-0"



1 SITE PLAN - OPTION 1
1/8" = 1'-0"

CLIENT:

Owner

ARCHITECT :

HARRELL
ARCHITECTURE - DESIGN - CONSTRUCTION

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

NOT FOR
CONSTRUCTION

KEY PLAN:

05/27/2026

TAX BLOCK: XXX
TAX LOT: XX

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

PROJECT

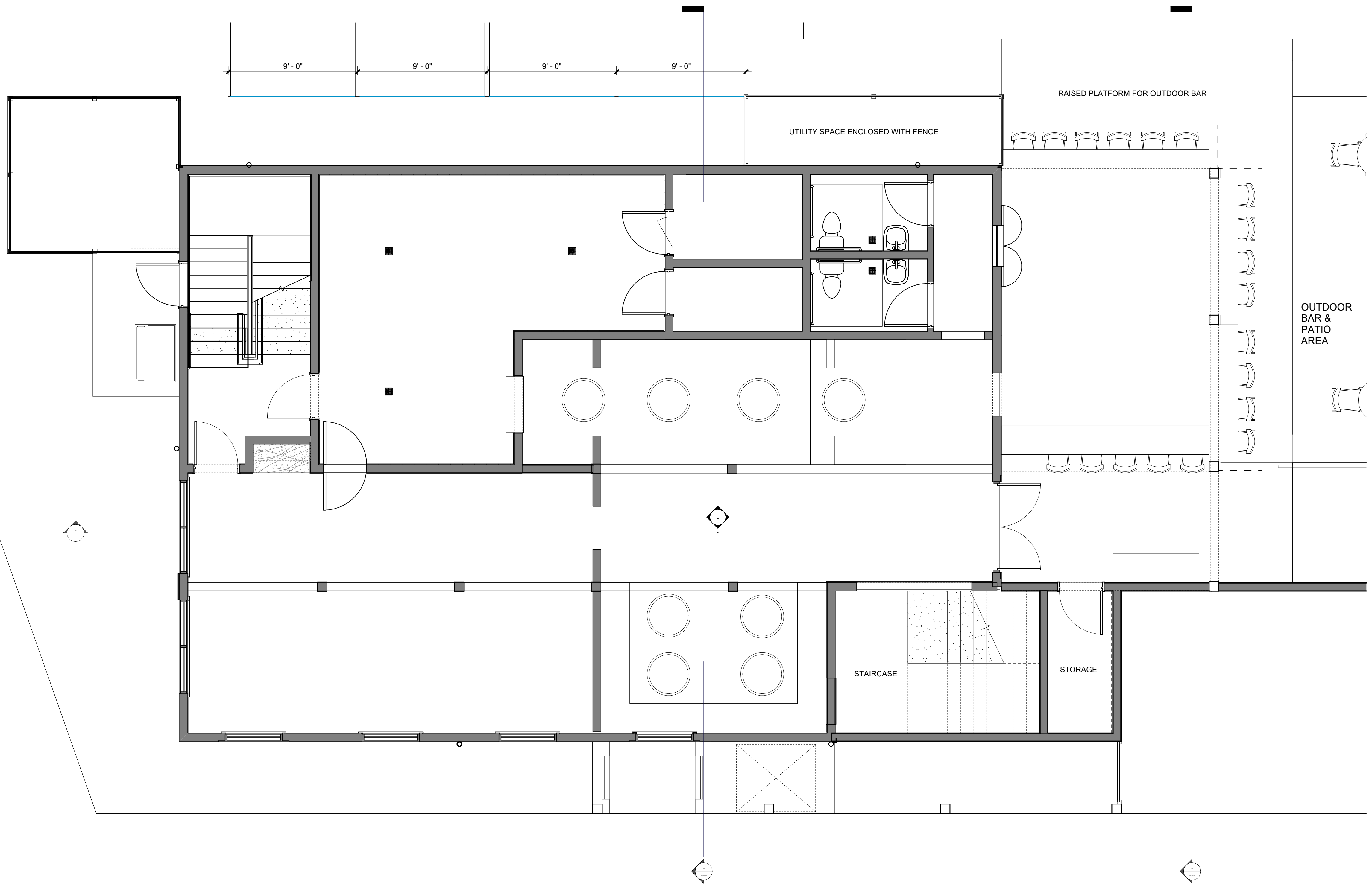
108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

DRAWING TITLE

SITE PLAN - OPTION 1

PROJECT STATUS	100% CONSTRUCTION DRAWINGS
SEAL & SIGNATURE	DATE 6.22.23 PROJECT NO Project Number DRAWN BY FS CHECKED BY JH DRAWING No A001-A



1 FIRST FLOOR PLAN - OPTION 1
1/4" = 1'-0"

CLIENT:

Owner

ARCHITECT:

HARRELL
ARCHITECTURE - DESIGN - CONSTRUCTION

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

**NOT FOR
CONSTRUCTION**

KEY PLAN:

05/27/2026

TAX BLOCK: XXX
TAX LOT: XX

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

PROJECT
108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

DRAWING TITLE

**FIRST FLOOR PLAN -
OPTION 1**

PROJECT STATUS | 100% CONSTRUCTION
DRAWINGS

SEAL & SIGNATURE | DATE | 6.22.23
PROJECT NO. | Project Number
DRAWN BY | FS
CHECKED BY | JH
DRAWING. No |

A101-A



Owner

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

**NOT FOR
CONSTRUCTION**

05/27/2026

TAX BLOCK: XXX
TAX LOT: XX[illegible]

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

SECOND FLOOR PLAN - OPTION 1

PROJECT STATUS	100% CONSTRUCTION DRAWINGS
----------------	-------------------------------

SEAL & SIGNATURE	DATE	6.22.23
	PROJECT NO	Project Number
	DRAWN BY	FS
	CHECKED BY	JH
	DRAWING. No	

DRAWING. No |
A102-A



① **ELEVATION 1 - OPTION 1**
1/4" = 1'-0"



② **ELEVATION 2 - OPTION 1**
1/4" = 1'-0"

CLIENT:

Owner

ARCHITECT :
HARRELL
ARCHITECTURE - DESIGN - CONSTRUCTION
1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

NOT FOR
CONSTRUCTION

KEY PLAN:
05/27/2026

TAX BLOCK: XXX
TAX LOT: XX

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

PROJECT
108 COURT STREET
BAY ST. LOUIS, MISSISSIPPI 39520

DRAWING TITLE
**EXTERIOR ELEVATION -
OPTION 1**

PROJECT STATUS	100% CONSTRUCTION DRAWINGS
SEAL & SIGNATURE	DATE 6.22.23 PROJECT NO Project Number DRAWN BY FS CHECKED BY JH DRAWING No A200-A



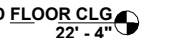
2ND FLOOR

1ST FL CLG
9' - 5 3/4"

1ST FLOOR 

GRADE -2' - 0"

①



12' - 4"

* FL CLG
 * = 5 3/4"

FLOOR

GRADE
-2' - 0"

2

Owner

ARCHITECT :

HARRELL
ARCHITECTURE - DESIGN - CONSTRUCTION

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

**NOT FOR
CONSTRUCTION**

KEY PLAN:

05/27/2026

TAX BLOCK: XXX
TAX LOT: XX

[illegible]

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

PROJECT

108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

DRAWING TITLE

EXTERIOR ELEVATION - OPTION 1

PROJECT STATUS

**100% CONSTRUCTION
DRAWINGS**

SEAL & SIGNATURE

DATE | 6.22.23

PROJECT NO | Project Number

DRAWN BY | FS

CHECKED BY | JH

DRAWING. No |
A201-A



Owner

HARRELL
ARCHITECTURE • DESIGN • CONSTRUCTION

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

**NOT FOR
CONSTRUCTION**

05/27/2026

TAX BLOCK: XXX
TAX LOT: XX[illegible]

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

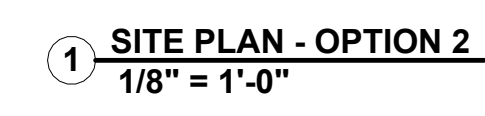
108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

VIEWS - OPTION 1

PROJECT STATUS	100% CONSTRUCTION DRAWINGS
----------------	-------------------------------

SEAL & SIGNATURE	DATE	6.22.23
	PROJECT NO	Project Number
	DRAWN BY	FS
	CHECKED BY	JH
	DRAWING No	
	A700-A	



DRAWING. No |
A001-B



Owner

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

**NOT FOR
CONSTRUCTION**

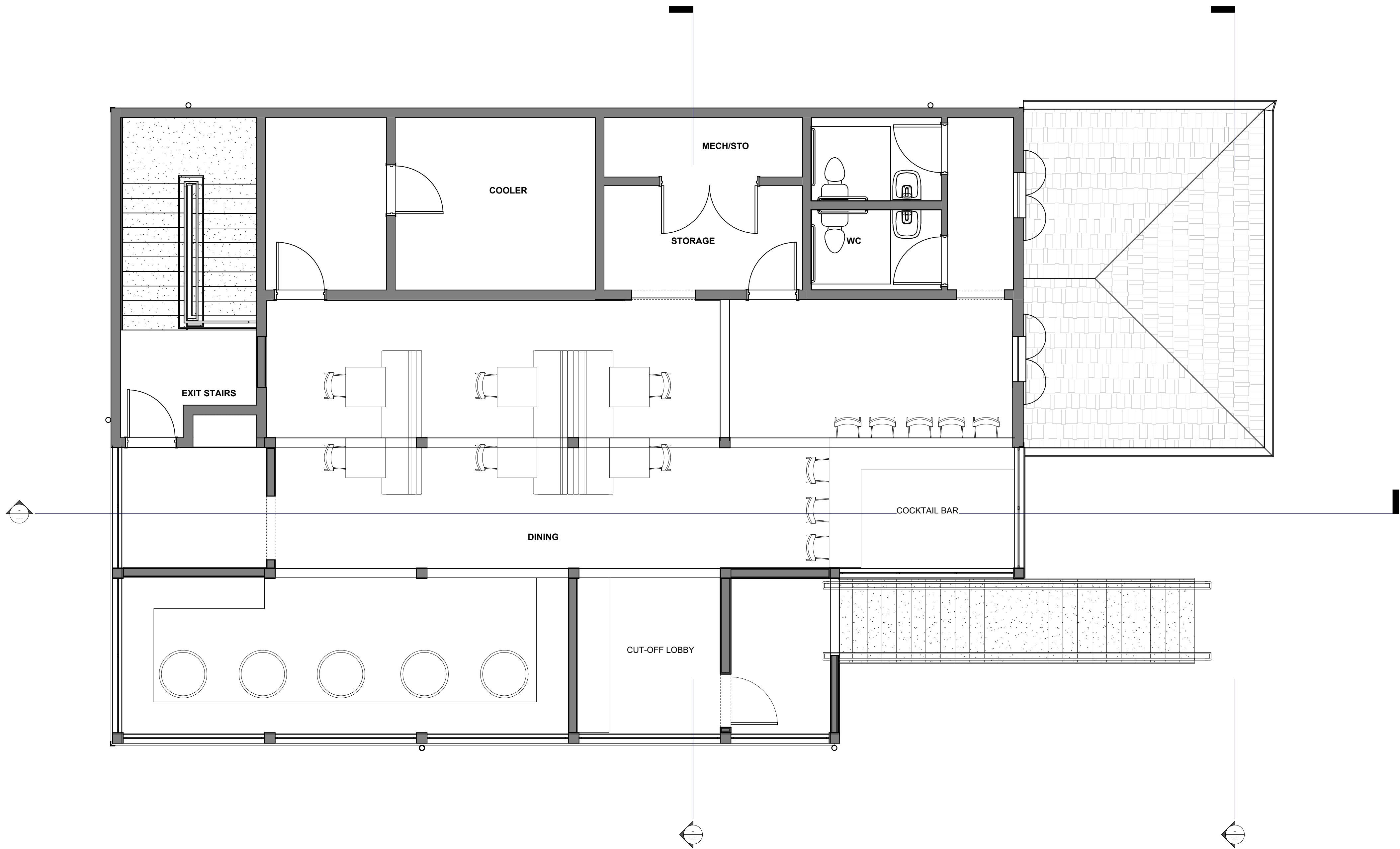
05/27/2026

[illegible]

BAY ST. LOUIS, MISSISSIPPI 39520

FIRST FLOOR PLAN -OPTION
2

DRAWING. No |
A101-B



1 SECOND FLOOR PLAN - OPTION 2
1/4" = 1'-0"

CLIENT:

Owner

ARCHITECT :
HARRELL
ARCHITECTURE - DESIGN - CONSTRUCTION
1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

NOT FOR
CONSTRUCTION

KEY PLAN:

05/27/2026

TAX BLOCK: XXX
TAX LOT: XX

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

PROJECT
108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

DRAWING TITLE

**SECOND FLOOR PLAN -
OPTION 2**

PROJECT STATUS	100% CONSTRUCTION DRAWINGS
DATE	6.22.23
PROJECT NO	Project Number
DRAWN BY	FS
CHECKED BY	JH
DRAWING No	A102-B



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



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

CLIENT:

Owner

ARCHITECT :

HARRELL
ARCHITECTURE - DESIGN - CONSTRUCTION

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

NOT FOR
CONSTRUCTION

KEY PLAN:

05/27/2026

TAX BLOCK: XXX
TAX LOT: XX

No.	Description	Date
1	SCHEMATIC DESIGN	27.05.2026

PROJECT
108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

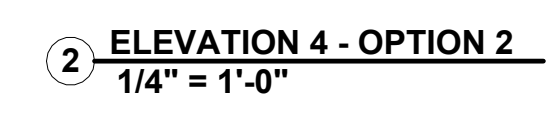
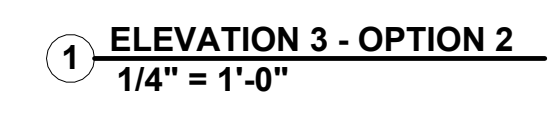
DRAWING TITLE

EXTERIOR ELEVATION -
OPTION 2

PROJECT STATUS | 100% CONSTRUCTION
DRAWINGS

SEAL & SIGNATURE | DATE | 6.22.23
PROJECT NO | Project Number
DRAWN BY | FS
CHECKED BY | JH
DRAWING No |

A200-B



DRAWING, No |
A201-B



Owner

HARRELL
ARCHITECTURE - DESIGN - CONSTRUCTION

1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

**NOT FOR
CONSTRUCTION**

05/27/2026

TAX BLOCK: XX
TAX LOT: XX[illegible]

1	SCHEMATIC DESIGN	27.05.2026
No.	Description	Date

108 COURT STREET

BAY ST. LOUIS, MISSISSIPPI 39520

DRAWING TITLE

VIEWS - OPTION 2

PROJECT STATUS		100% CONSTRUCTION DRAWINGS	
SEAL & SIGNATURE		DATE	6/22/23
		PROJECT NO Project Number	
		DRAWN BY	FS
		CHECKED BY	JH
		DRAWING No	
		A700-B	

ZONE R-1:

EXISTING	LOW DENSITY SINGLE FAMILY RESIDENTIAL	
	- MAX LOT COVERAGE: 45%	
	- LOT	- 12,446 SF

56'-5" EXISTING
 - HOME/SHED FOOTPRINT - 1,876 SF
 = 15.5% COVERAGE

NEW WINDOW SCHEDULE - 115 CITIZEN				
COUNT	WINDOW	DOOR/OPENING	DESCRIPTION	CLAS

	SIZE	WIDTH		HEIGHT	EGRESS
		WIDTH	HEIGHT		
2	4040	4' - 0"	4' - 0"	NO LITE, SLIDER	Y

RECEIVED, MS
LOW

RE-USED WINDOW SCHEDULE - 115 CITIZEN				
LABEL	WINDOW SIZE	ROUGH OPENING	DESCRIPTION	SLAB EGRESS
		WIDTH		
		17'-7"		
		22'-0"		
		13'-6"		
		8'-6"		

A	3030	3' - 0"	3' - 0"	1/1 DH - SWAPPED WITH WINDOW B. REF. PLAN FOR PLACEMENT DETAILS	N
B	2656	2' - 6"	5' - 6"	1/1 DH - SWAPPED WITH WINDOW A. REF. PLAN	N

				FOR PLACEMENT DETAILS	
C	3010	3' - 0"	1' - 0"	1 LITE TRAN - FROM OLD BATH TO NEW BATH 2	N

E	2656	2' - 6"	5' - 6"	1/1 DH - MOVED TOWARDS REAR OF HOME 35"	Y
---	------	---------	---------	---	---

F	2656	2' - 6"	5' - 6"	1/1 DH - FROM OLD SUN ROOM TO NEW BEDROOM 2. PAIRED WITH WIN. (D)	Y
G/H	2656	2' - 6"	5' - 6"	1/1 DH - FROM OLD SUN ROOM TO NEW BEDROOM 1. GROUPED TOGETHER	Y

2x6 - 9LF @ 9' HIGH
2x4 - 80LF @ 9' HIGH
2x4 - 94LF @ 8' HIGH

POTENTIALLY
RE-BUILD

EXISTING
SHED

AE 19-
FLOOD

2x4 1/2 WALL - 7/16" @ 3' HIGH
2x6 1/2 WALL - 4/16" @ 3' HIGH

PRIVACY FENCE

AE 19 - FLOOD ZONE

RE-USED DOOR SCHEDULE - 115 CITIZEN				
LABEL	DOOR	SWING	FUNCTION	DESCRIPTION
				SIDING • NEW - 482 SF • REPAIRS - ~103 SF

[illegible]

2	2-1668	-	INTERIOR	DOUBLE DOOR - FROM REAR MIDDLE BEDROOM TO NEW BATH 2 ENTRY
3	2668	LH	INTERIOR	SINGLE DOOR - FROM EXISTING BATH TO NEW BATH 2

4	2000	EN	INTERIOR	EXISTING HALL DOOR TO CONDOOM TO NEW UTILITY ROOM
---	------	----	----------	--

NEW DOOR SCHEDULE - 115 CITIZEN

	COUNT	DOOR SIZE	WIDTH	HEIGHT	SWING	DESCRIPTION
OR						

EXTERIOR	1	3068	3' - 0"	6' - 8"	LHUS	FULL GLASS FRENCH DOOR, NO LITES
	1	3068	3' - 0"	6' - 8"	LHIS	SCREEN DOOR

TERIOR	3	2888	2' - 8"	6' - 8"	2 RH/ 1 LH	SINGLE DOOR
	3	2468	2' - 4"	6' - 8"	RH/LH/LH	SINGLE DOOR
	2	2468	2' - 4"	6' - 8"	-	POCKET DOOR

1	2440	2' - 4"	4' - 0"	RH	ATTIC DOOR
1	2068	2' - 0"	6' - 8"	RH	SINGLE DOOR
1	2-1668	1' - 6"	6' - 8"	-	DOUBLE DOOR

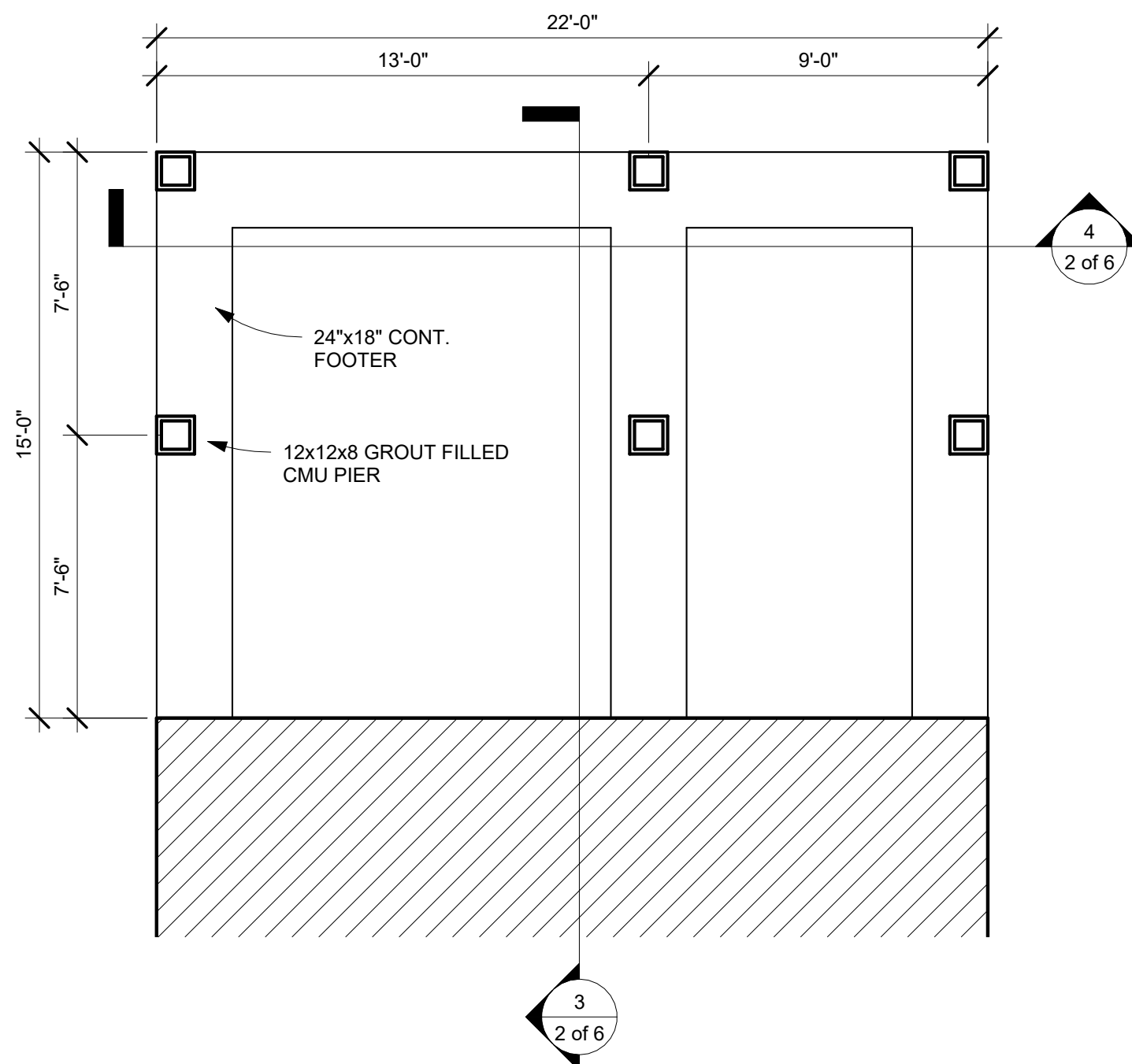
UNDER BEAM: 2077 SQFT

1 of 6

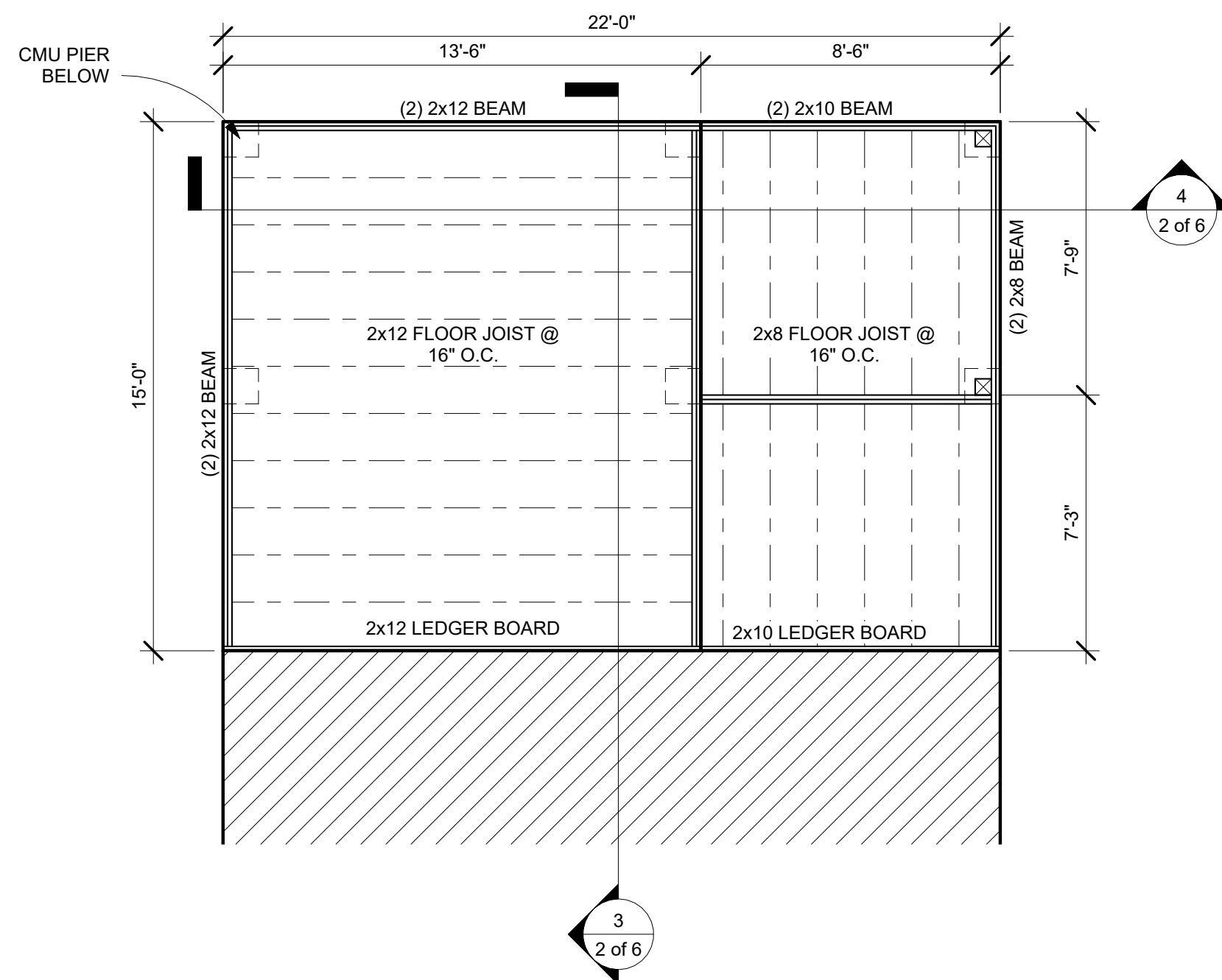
145 SIXTEEN STREET

BEFORE POURING CONCRETE INCLUDE ANCHOR BOLTS,
STRAPS, WIRE MESH, VISQUEEN ETC.

$\frac{1}{4}'' = 1'-0''$

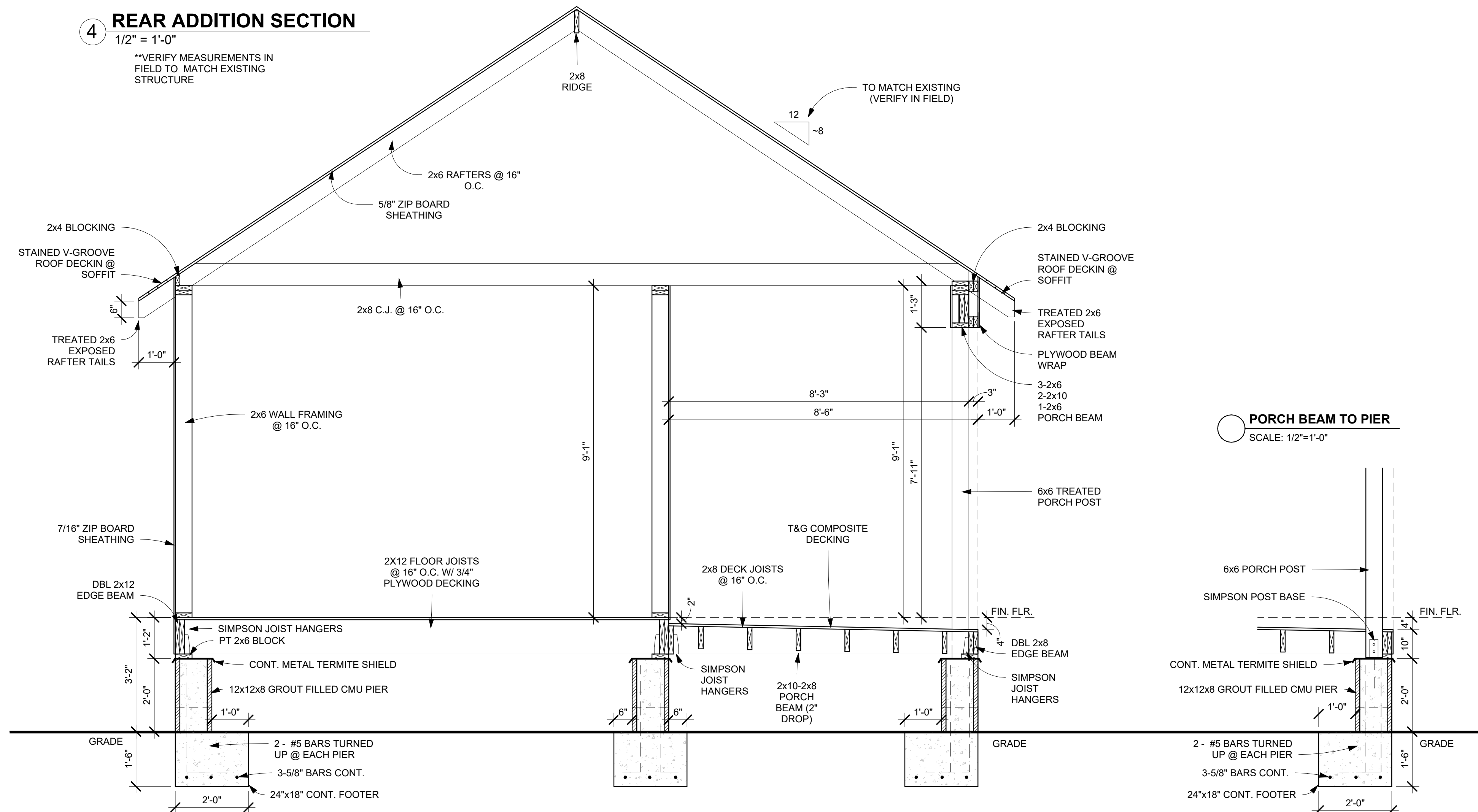


2 $1/4" = 1'-0"$

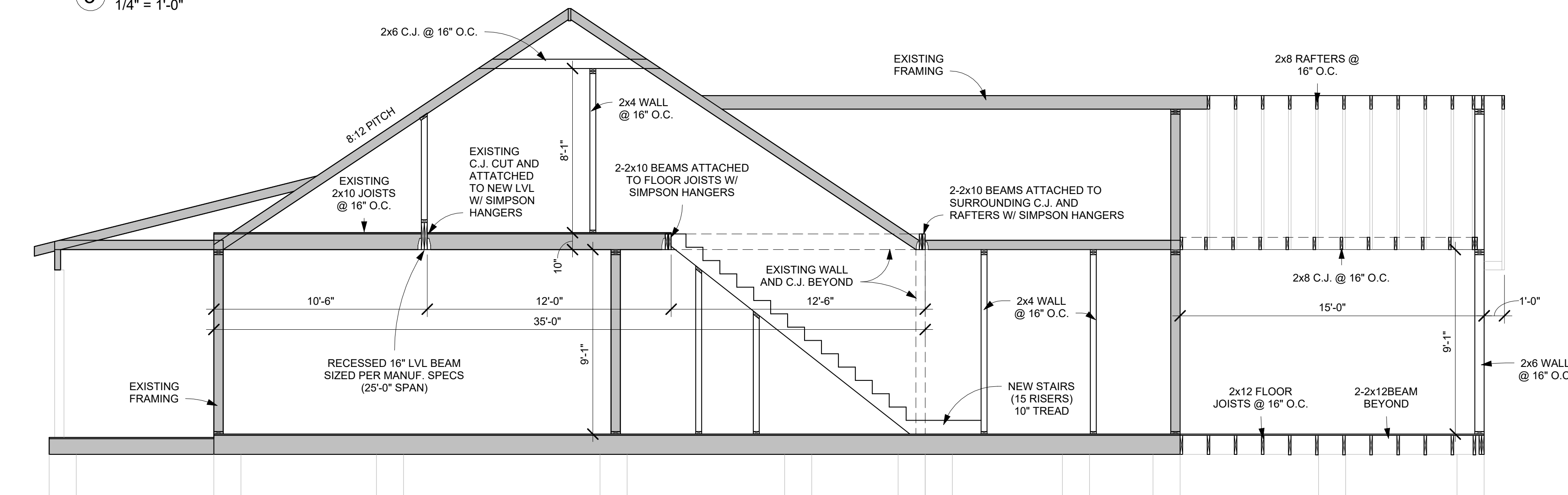


④ $1/2'' = 1'-0''$

**VERIFY MEASUREMENTS IN
FIELD TO MATCH EXISTING
STRUCTURE



③ $1/4'' = 1'-0$



NOTES: © BENFATTI CONSTRUCTION LLC 2023

NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER

THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES, HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR
TO VERIFY THEIR ACCURACY

CLOWER RENO
115 CITIZEN ST, BSL, MS 39520
RENEE & TODD CLOWER

[illegible]

LIVING AREA:	1731 SQFT
UNDER BEAM:	2077 SQFT

SCALE:	As indicated		
DRWN BY:	COLT LEE	DATE:	05/15/202

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.
CEILINGS: 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

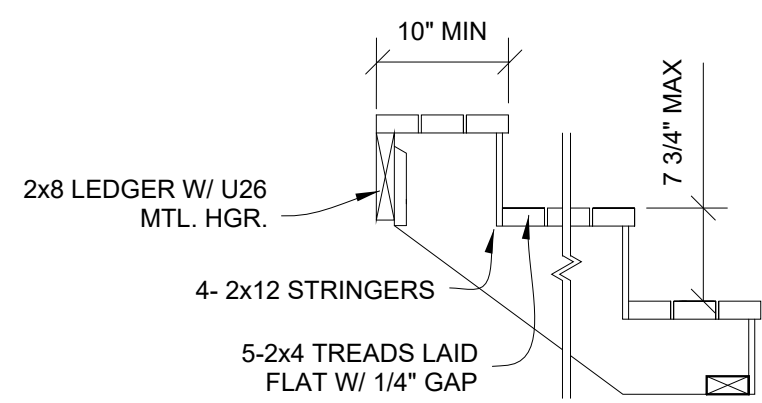
MUST CALL FOR STRAPPING AND OR CLIP INSPECTIONS BEFORE CLAD COVERING

HOME SQUAREFOOTAGE

EXISTING LIVING	1184
1ST FLOOR ADDITION	194
2ND FLOOR ADDITION	353

LIVING	1731
FRONT PORCH	212
SCREEN PORCH ADD.	134

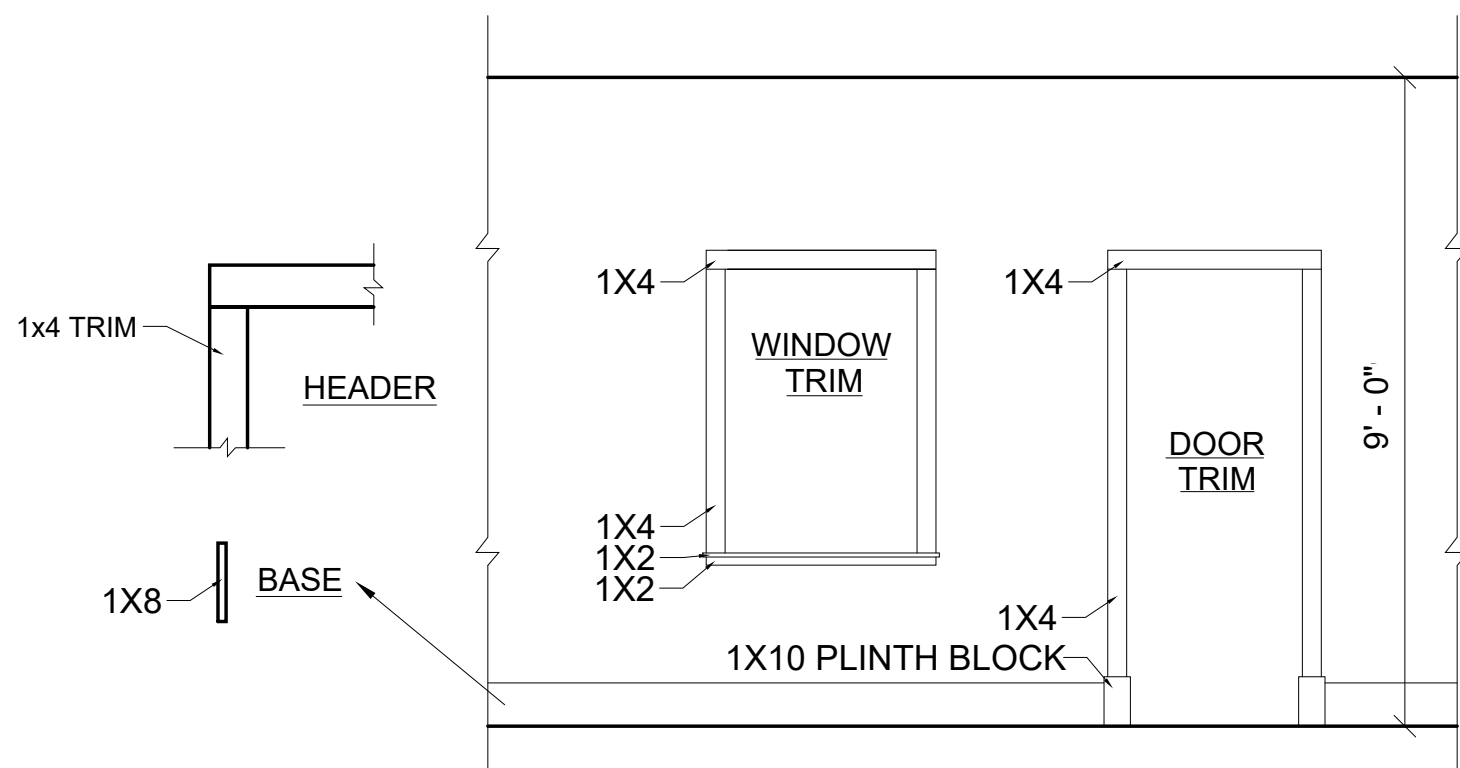
HOME UNDER BEAM	2077
-----------------	------



CALCULATE ON SITE

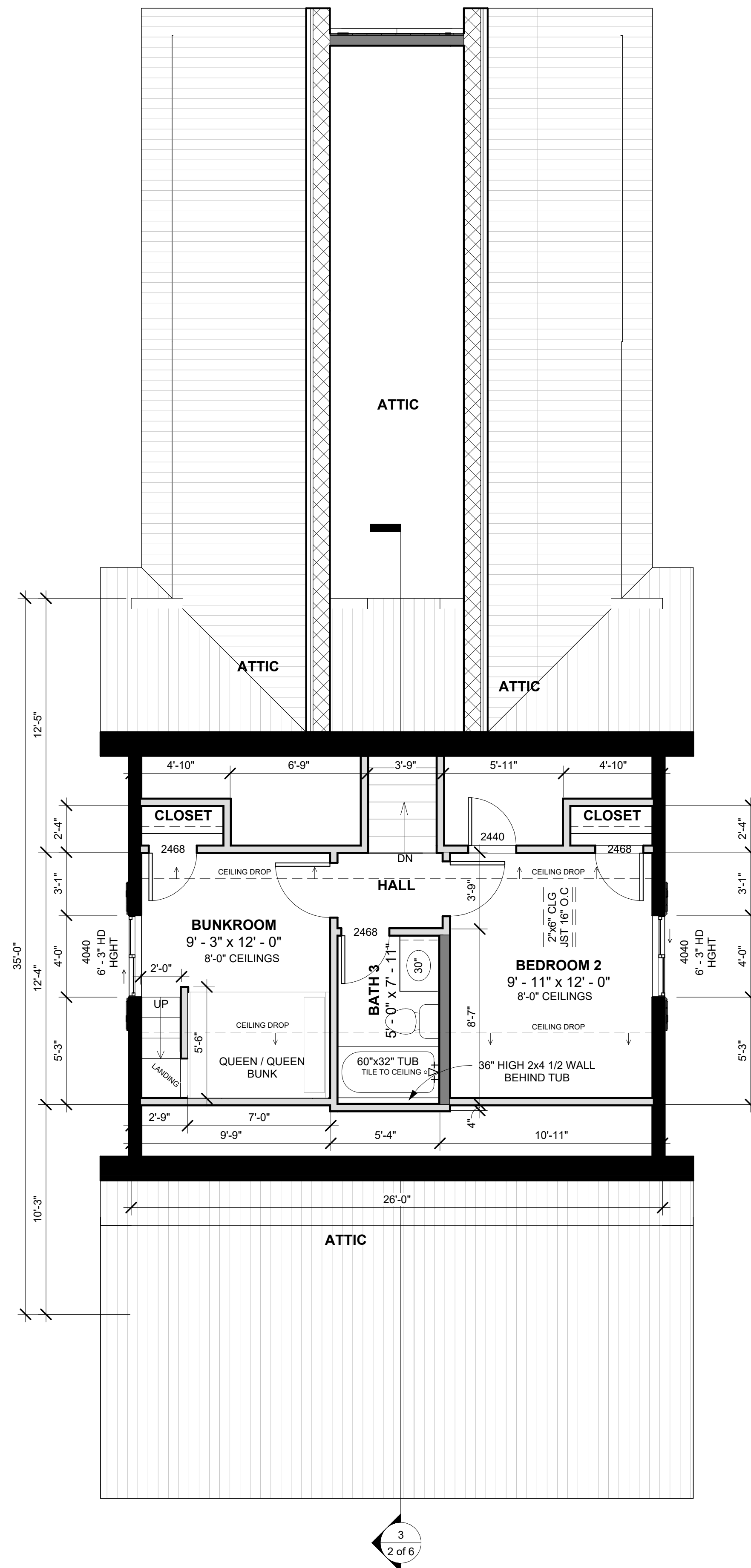
2 INTERIOR TRIM STYLE

3/8" = 1'-0"



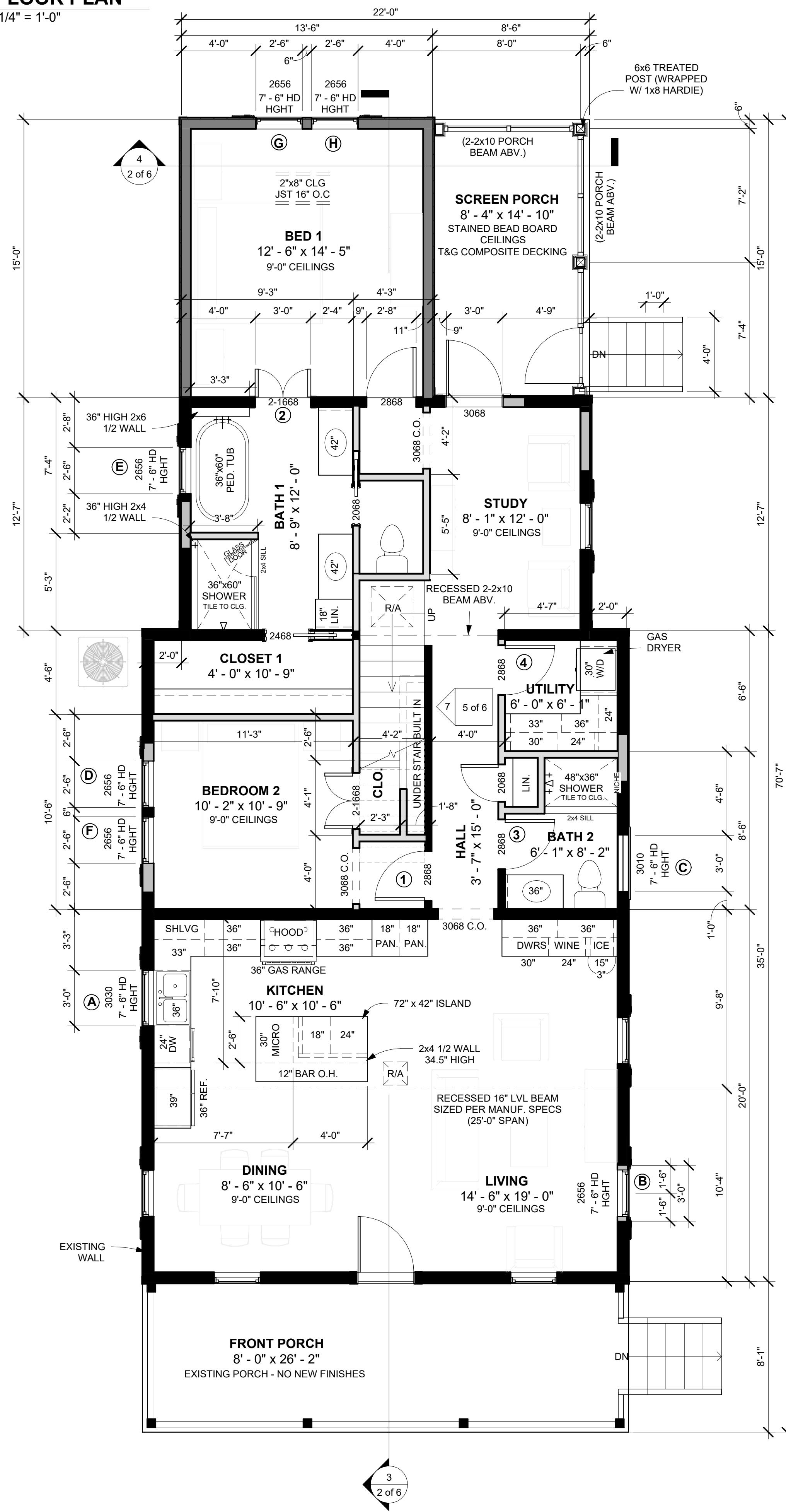
5 SECOND FLOOR

1/4" = 1'-0"



1 FLOOR PLAN

1/4" = 1'-0"



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

NOTES: © BENFATTI CONSTRUCTION LLC 2023
NO REPRODUCTION OR OTHER USE OF THIS DRAWING OR ITS CONTENTS IS PERMITTED WITHOUT WRITTEN CONSENT OF LEGAL OWNER.
THESE PLANS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITIES, HOWEVER IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY THEIR ACCURACY

CLOWER RENO

115 CITIZEN ST, BSL, MS 39520
RENEE & TODD CLOWER

REVISIONS

NO.	DESCRIPTION	DATE

CLOWER RENO

FLOOR PLAN

LIVING AREA:	1731 SQFT
UNDER BEAM:	2077 SQFT

3 of 6

SCALE:	As indicated
DRWN BY:	COLT LEE
DATE:	05/15/2026



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

NOTES: © BENFATTI CONSTRUCTION LLC 2023
NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER.
THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES, HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR
TO VERIFY THEIR ACCURACY

CLOWER RENO
115 CITIZEN ST, BSL, MS 39520
RENEE & TODD CLOWER

REVISIONS

NO.	DESCRIPTION	DATE

CLOWER RENO

ELECTRIC

LIVING AREA: 1731 SQFT
UNDER BEAM: 2077 SQFT

4 of 6

SCALE: 1/4" = 1'-0"
DRWN BY: COLT LEE | DATE: 05/15/2026

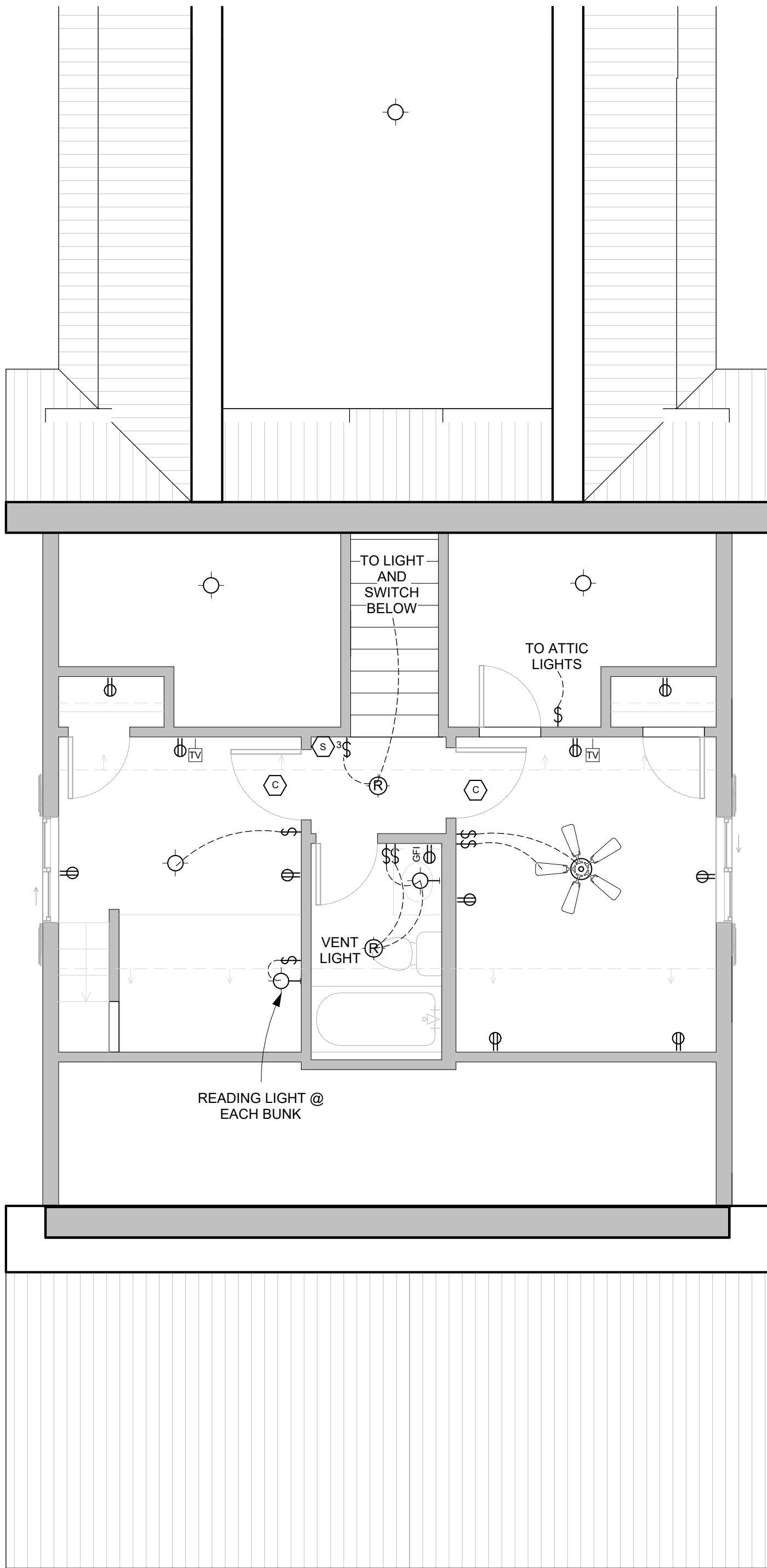
NOTES:

MUST MAINTAIN PROPER PENETRATION PROTECTION OF OPENING FROM GARAGE TO DWELLINGS PER SECTION R-302.5 OF THE 2018 IRC

ALL 125 VOLT 12/20 AMP CIRCUITS SERVING BEDROOMS MUST BE ARC FAULT PROTECTED, INCLUDING S/D'S

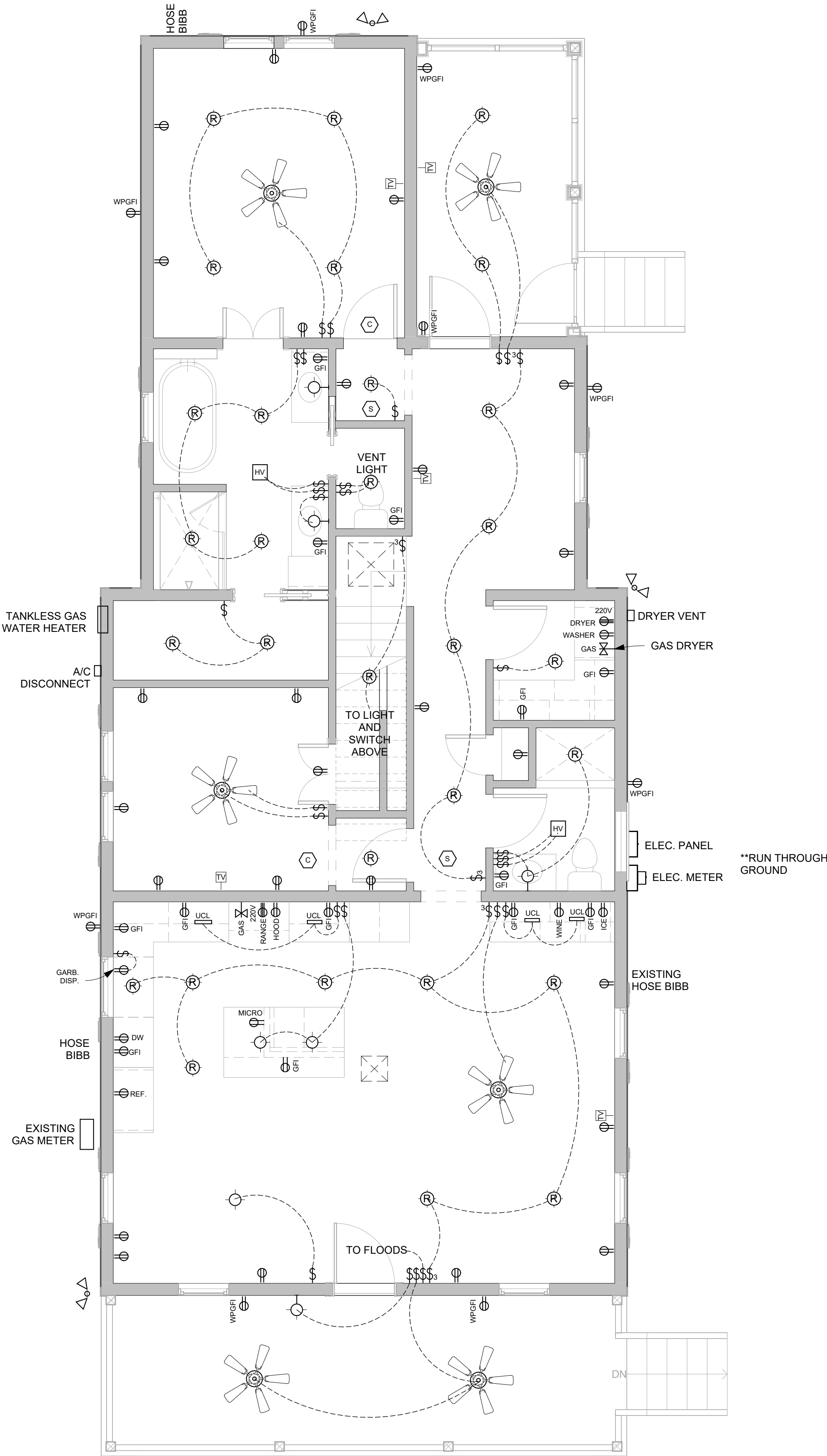
ALL RECEPTICALS MUST COMPLY WITH SECTION E-4002.14 OF THE 2018 IRC (TAMPER RESISTANT)

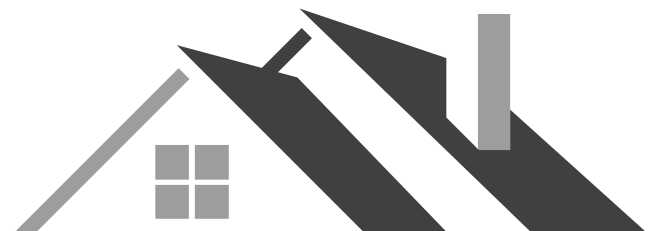
2 SECOND FLOOR ELEC
1/4" = 1'-0"



SYMBOLS	
	WIRES
	CEILING MOUNTED FAN
	WALL MOUNTED FAN
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	6" RECESSED CAN
	4" RECESSED CAN
	UNDER CABINET LED BAR LIGHT
	LED BAR LIGHT
	FLOOD LIGHT
	VENT
	HEAT/VENT COMBO
	VENT/LIGHT COMBO
	HEAT/VENT/LIGHT COMBO
	SMOKE DETECTOR
	CARBON MONOXIDE/ SMOKE DETECTOR
	DUPLEX OUTLET, 120V MOUNTED 14" ABOVE FIN. FLR.
	TRIPLEX OUTLET, 240V MOUNTED 14" ABOVE FIN. FLR.
	DUPLEX OUTLET, 120V GROUND FALT INTERRUPTER CIRCUIT BREAKER
	DUPLEX OUTLET, 120V, WATER PROOF COVER PLATE AND BOX, GROUND FALT INTERRUPTER CIRCUIT BREAKER
	DUPLEX CEILING MOUNTED OUTLET, 120V
	SILENT SWITCH
	3 WAY SWITCH
	OCCUPANCY SENSOR ON SWITCH
	CABEL TELEVISION JACK, MOUNTED 84" ABOVE FIN. FLR.
	GAS DROP

1 FIRST FLOOR ELEC
1/4" = 1'-0"





Benfatti Construction

DESIGN • BUILD • INTERIORS

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

NOTES: © BENFATTI CONSTRUCTION LLC 2023
NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER.
THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES, HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR TO
VERIFY THEIR ACCURACY

CLOWER RENO

115 CITIZEN ST, BSL, MS 39520
RENEE & TODD CLOWER

REVISIONS

NO.	DESCRIPTION	DATE

CLOWER RENO

ELEVATIONS

LIVING AREA: 1731 SQFT
UNDER BEAM: 2077 SQFT

5 of 6

SCALE: As indicated
DRWN BY: COLT LEE | DATE: 05/15/2026

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



KEEP EXISTING
SHUTTERS WHEN
MOVING WINDOWS

USE SHUTTER PAIRS FROM
ORIGINAL WINDOWS TO
CREATE DOUBLE HINGE
SHUTTER THAT COVERS
ENTIRE WINDOW

KEEP EXISTING
SHUTTERS WHEN
MOVING WINDOWS

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



KEEP EXISTING SHUTTERS WHEN MOVING WINDOWS

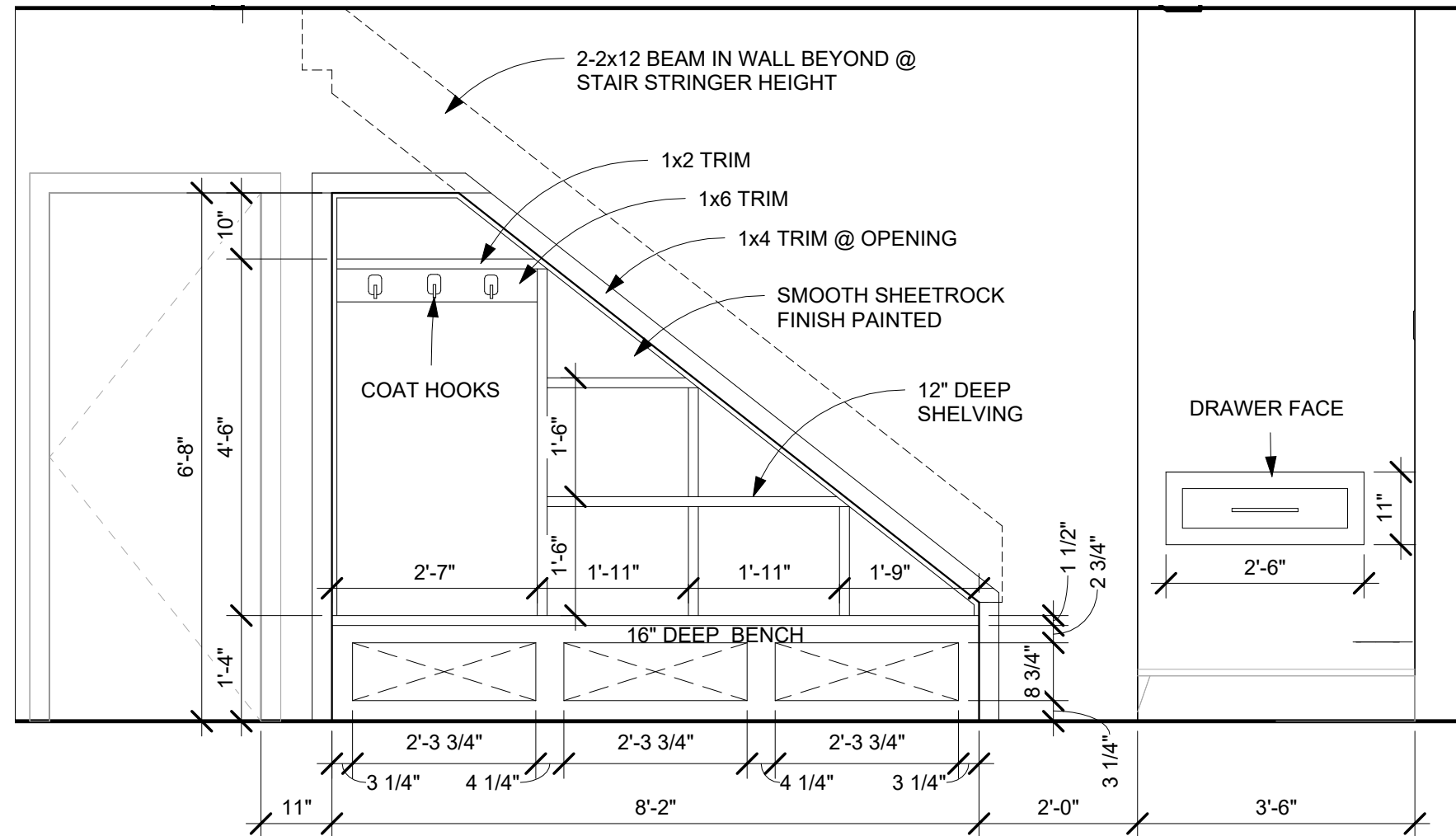
(SIDING PATCHED AS NEEDED ON
EXISTING STRUCTURE POST
WINDOW MOVE)

RUBBED
SAND FINISH
TO MATCH
EXISTING
PIERS

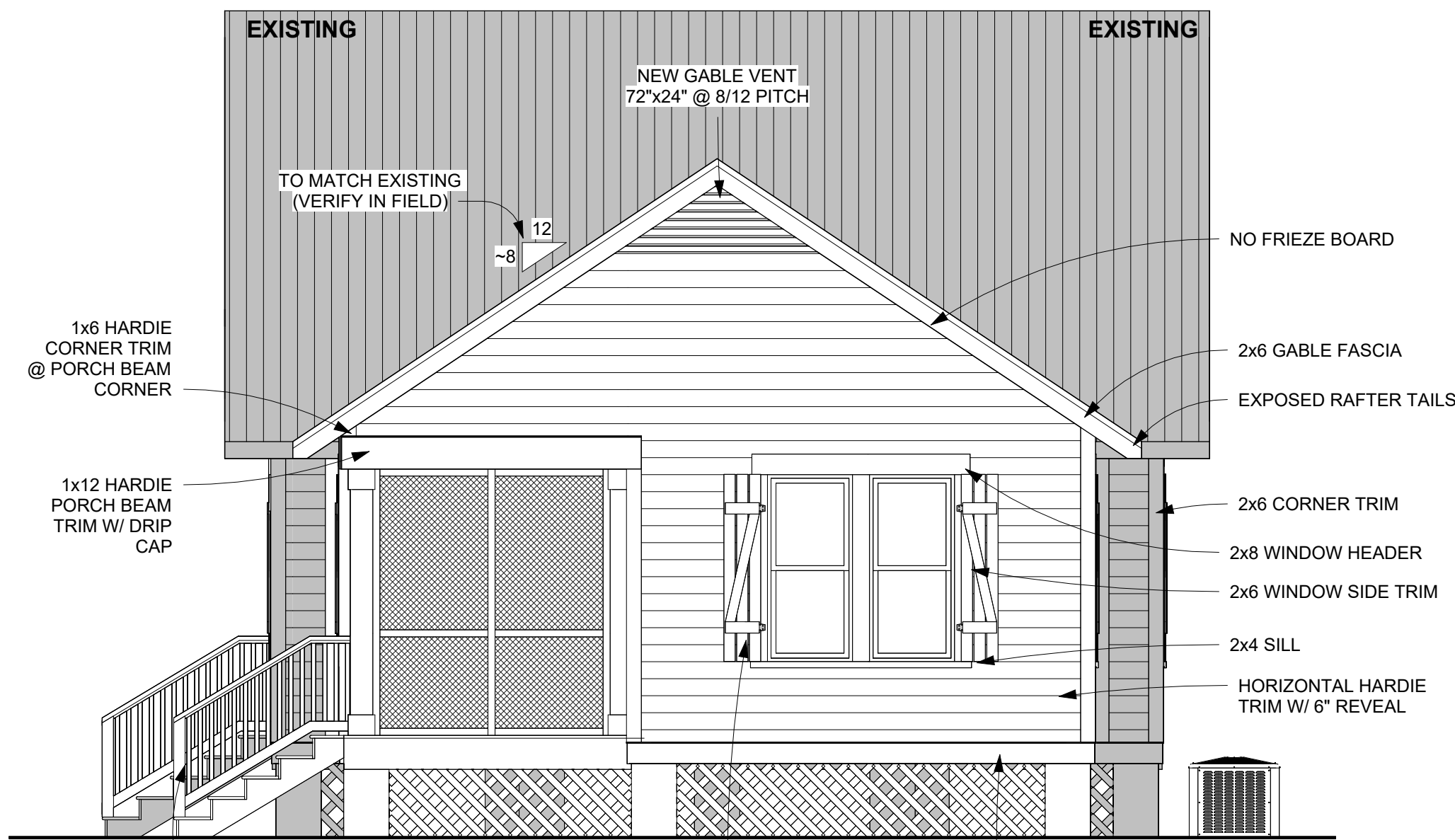
ALUMINUM
SCREEN SYSTEM

CONTINUE LATTICE
FINISH UNDER HOME
BETWEEN PIERS

7 UNDER STAIR BUILT-IN
1/2" = 1'-0"



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

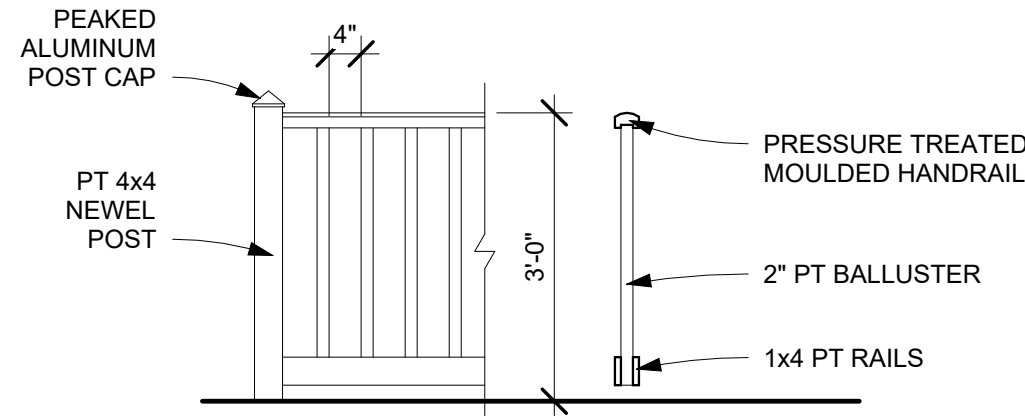


USE SHUTTER PAIRS FROM
ORIGINAL WINDOWS TO
CREATE DOUBLE HINGE
SHUTTER THAT COVERS
ENTIRE WINDOW

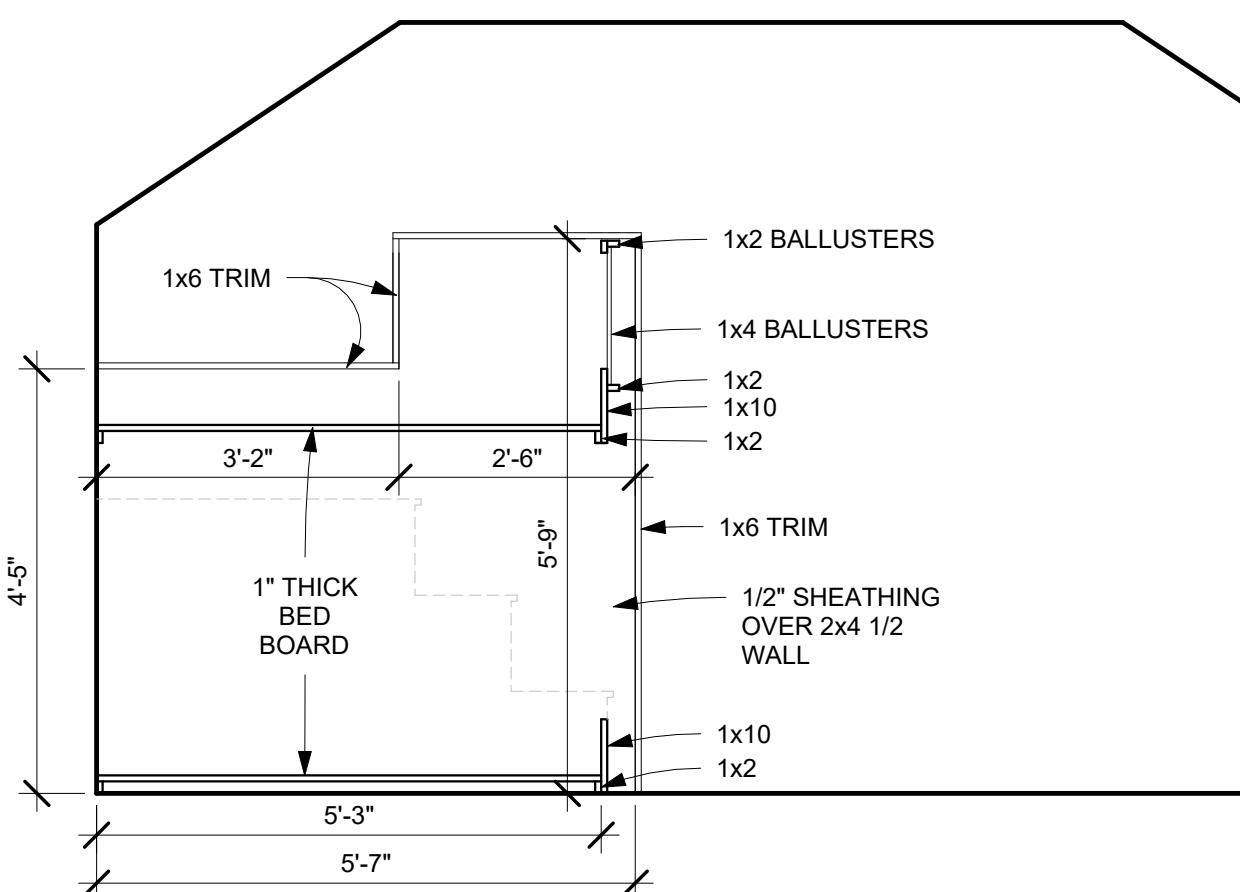
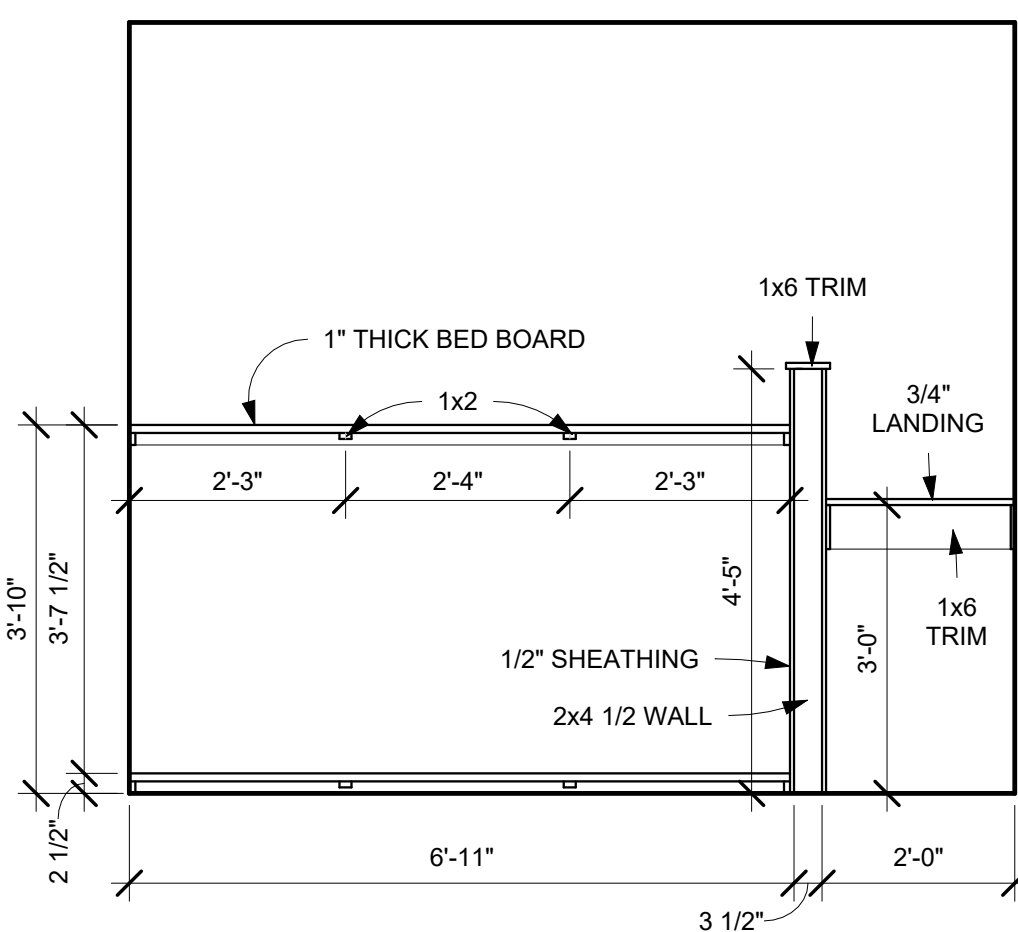
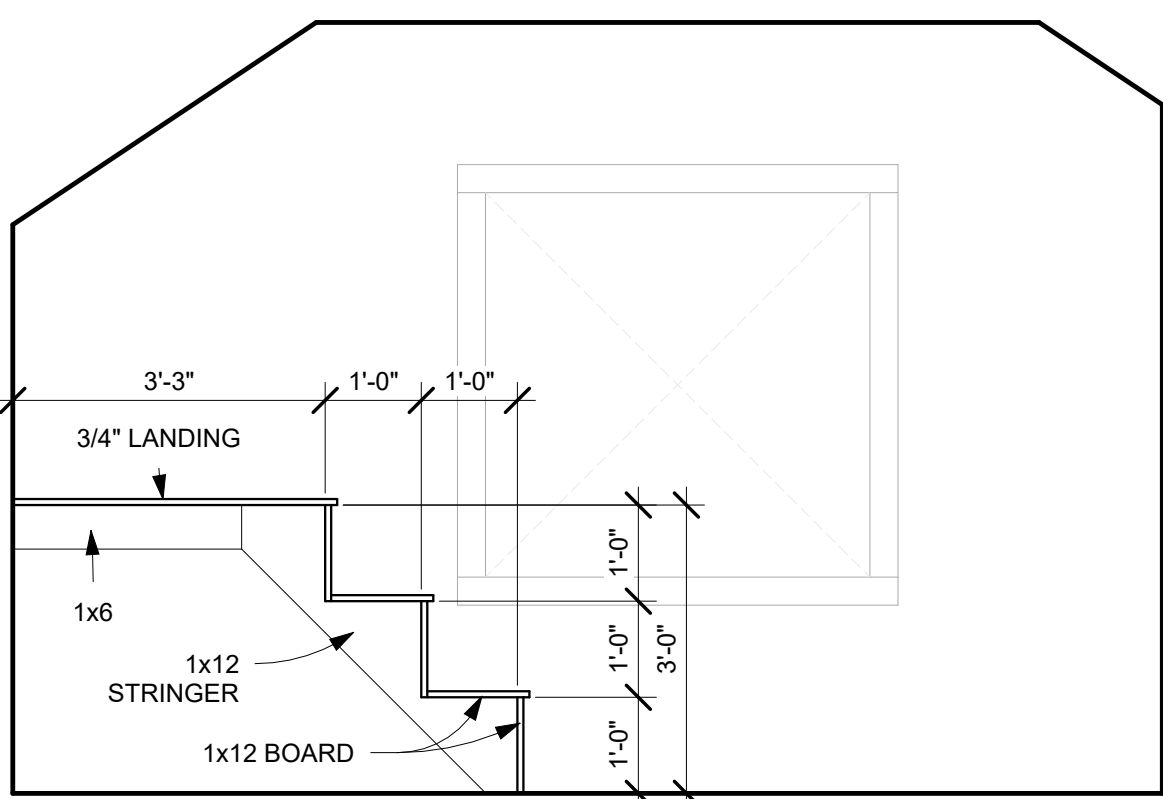
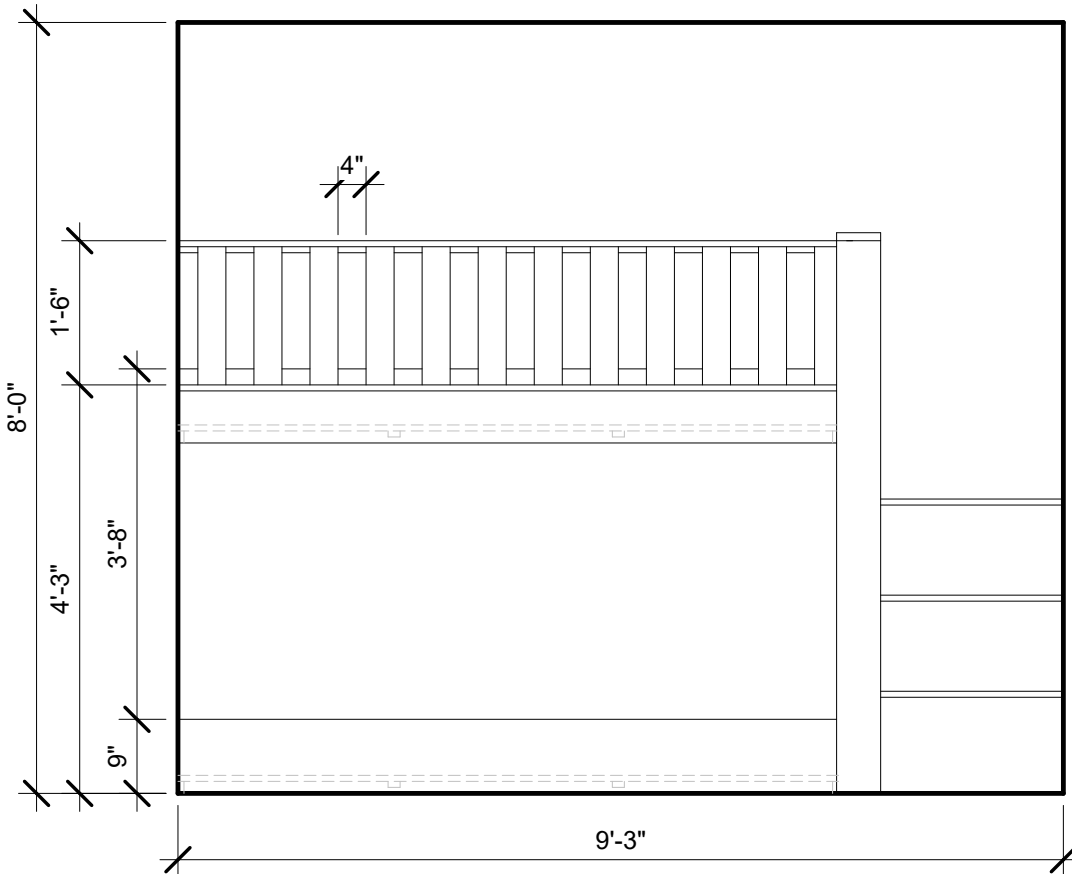
1x8 HARDIE
BOTTOM
BAND W/ DRIP
CAP

MATCH
EXISTING
TREATED
RAILINGS

6 RAILINGS
1/2" = 1'-0"



8 BUNK DETAIL
1/2" = 1'-0"





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

NOTES: © BENFATTI CONSTRUCTION LLC 2023

NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER.

THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES, HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR
TO VERIFY THEIR ACCURACY

CLOWER RENO

115 CITIZEN ST, BSL, MS 39520

RENEE & TODD CLOWER

REVISIONS

NO.	DESCRIPTION	DATE

CLOWER RENO

DETAILS

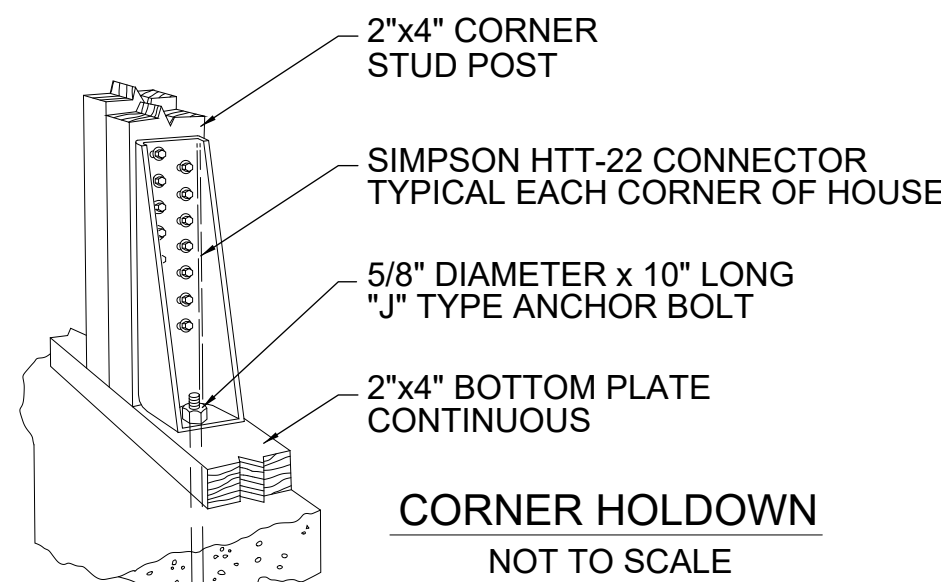
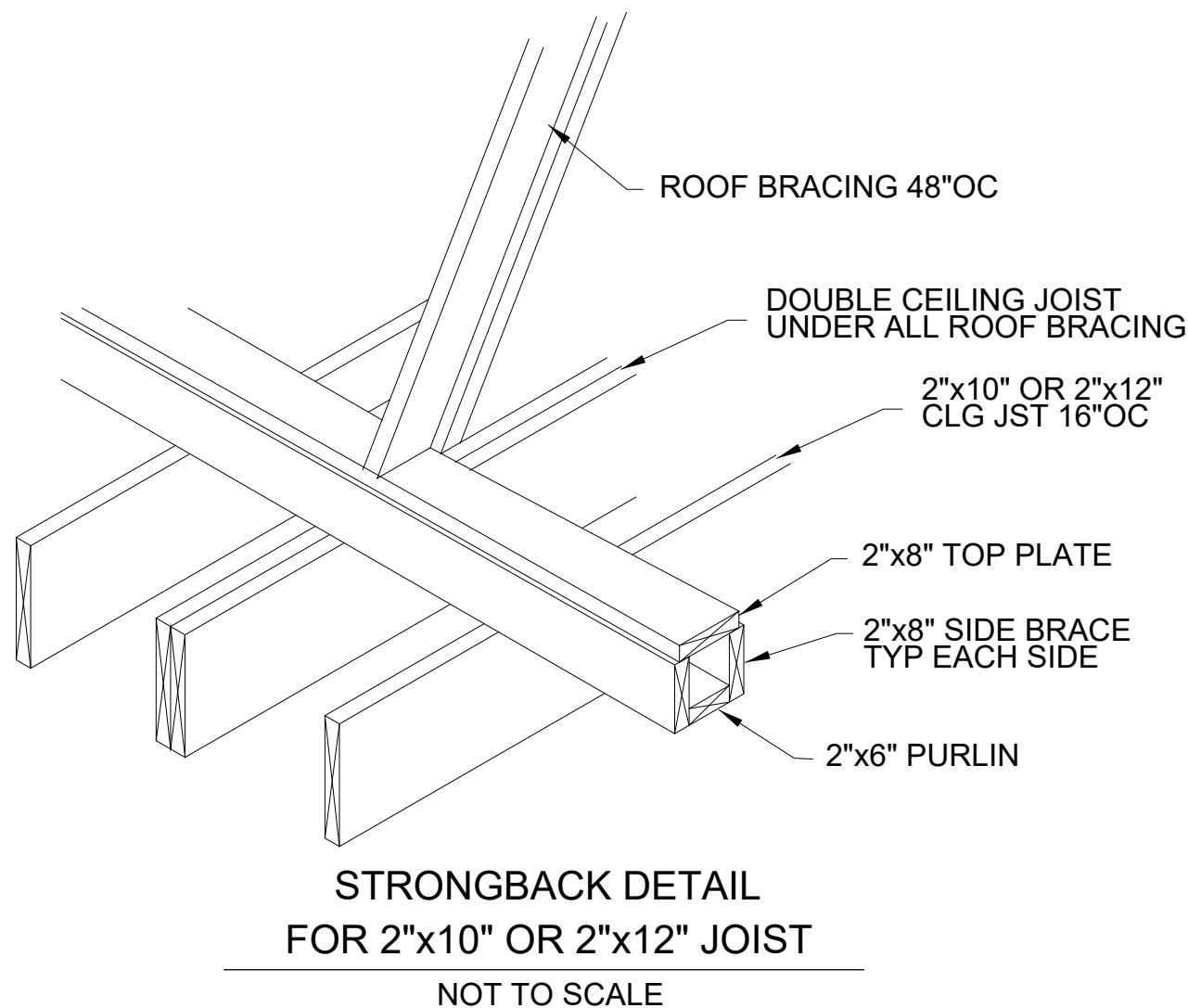
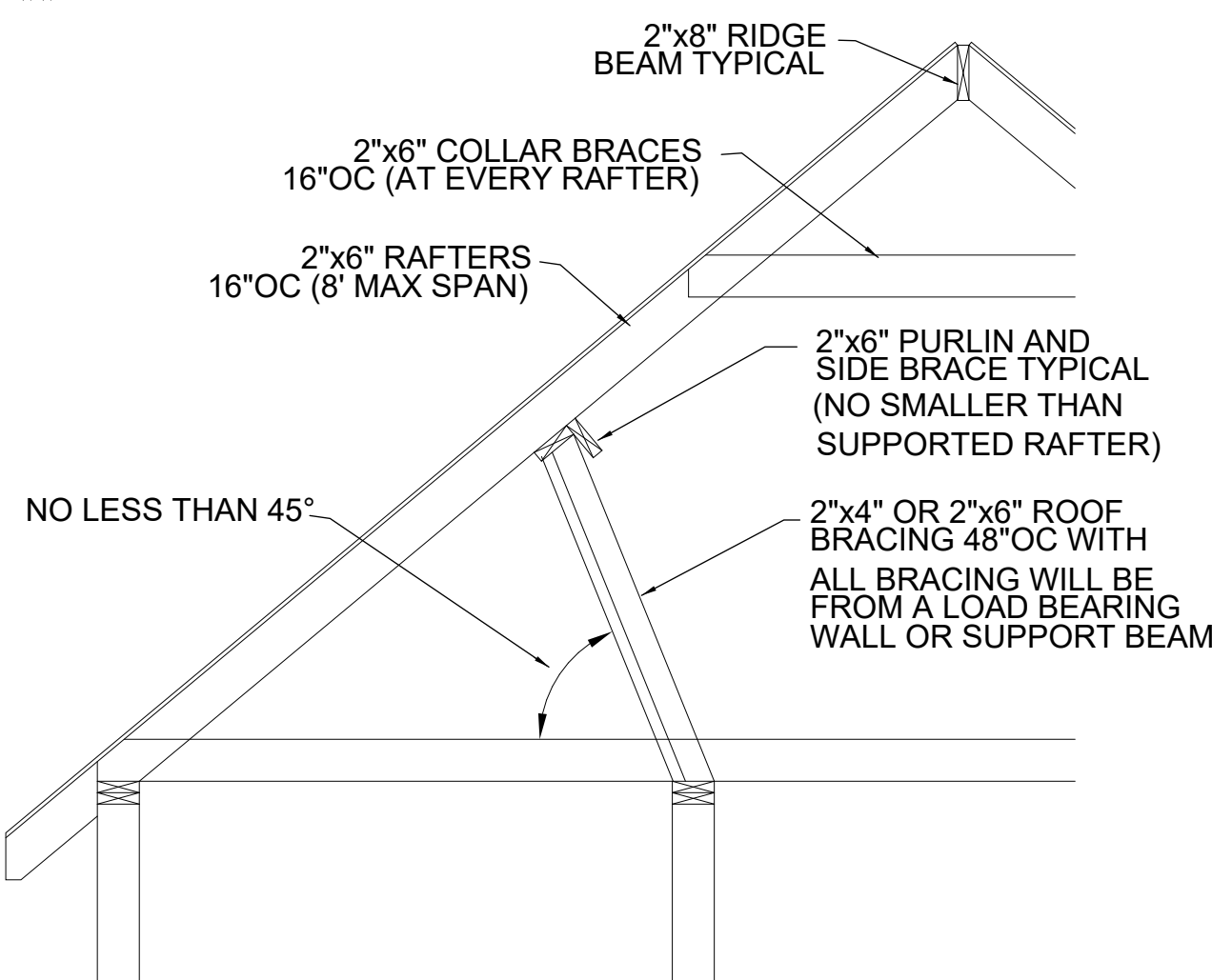
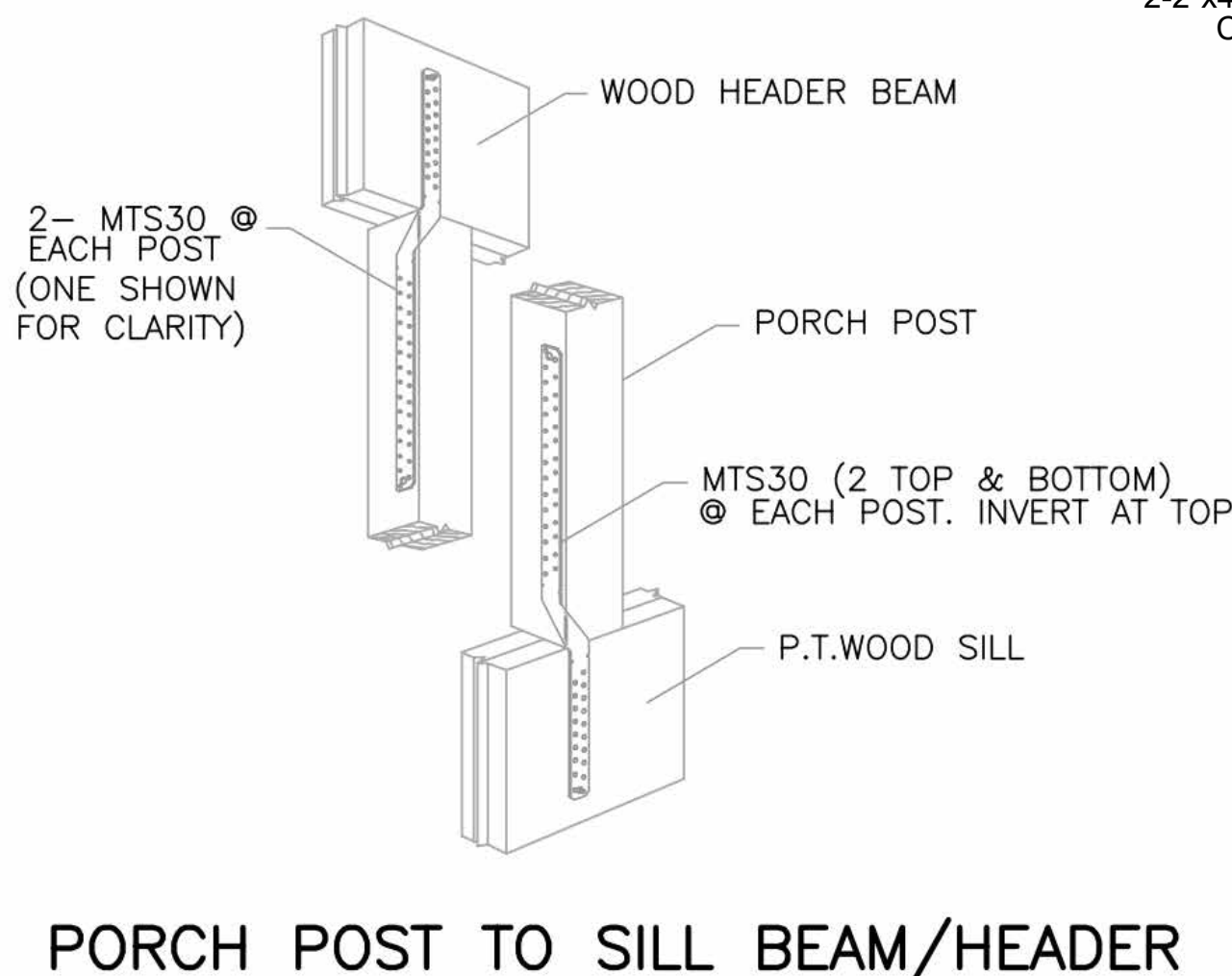
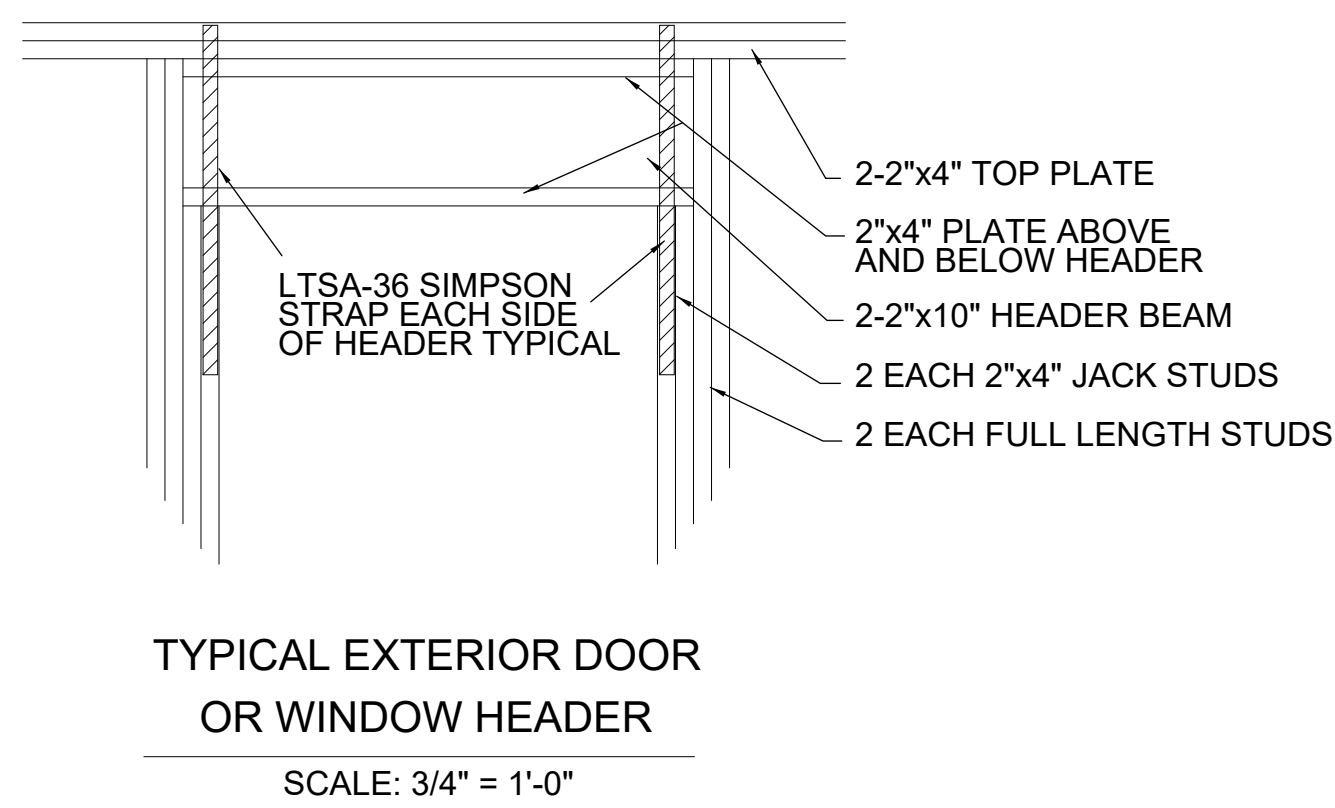
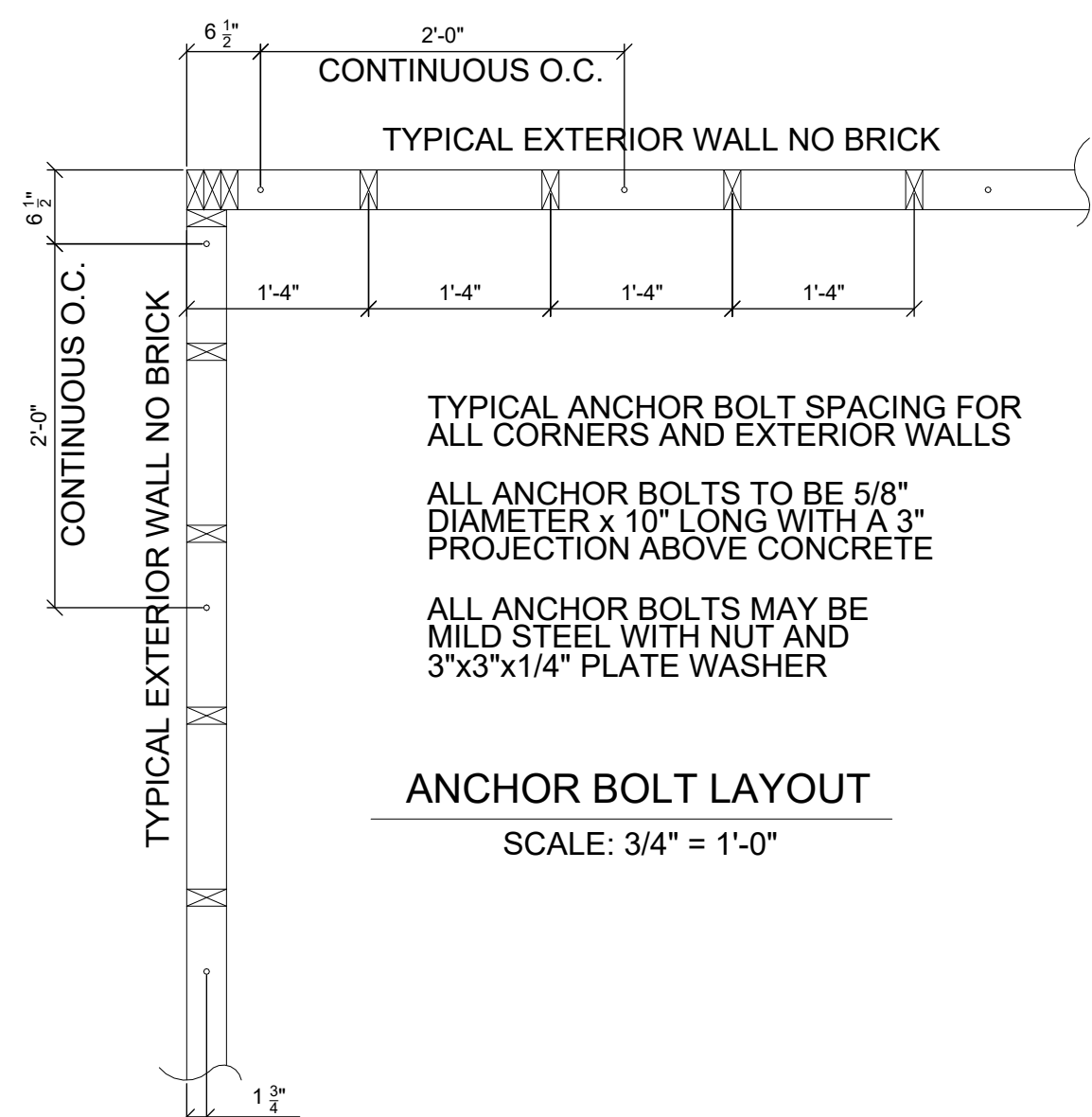
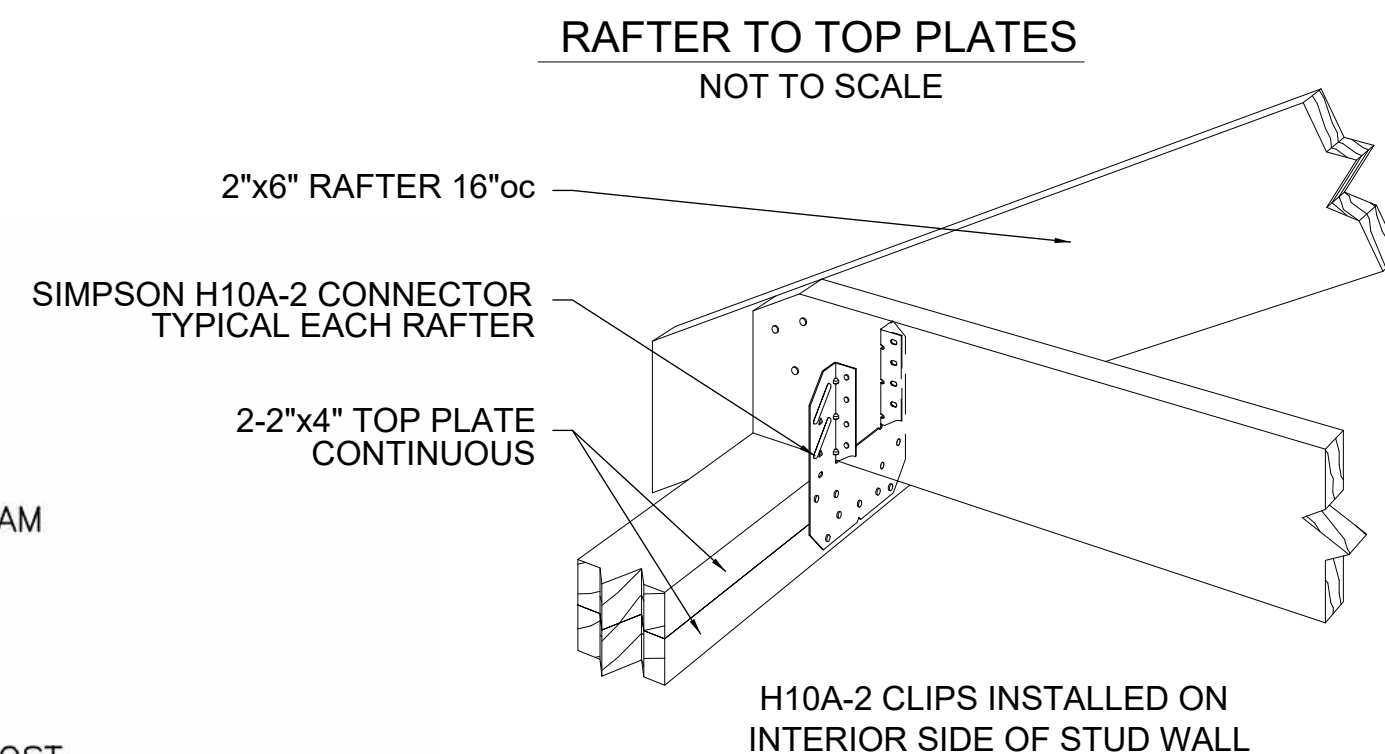
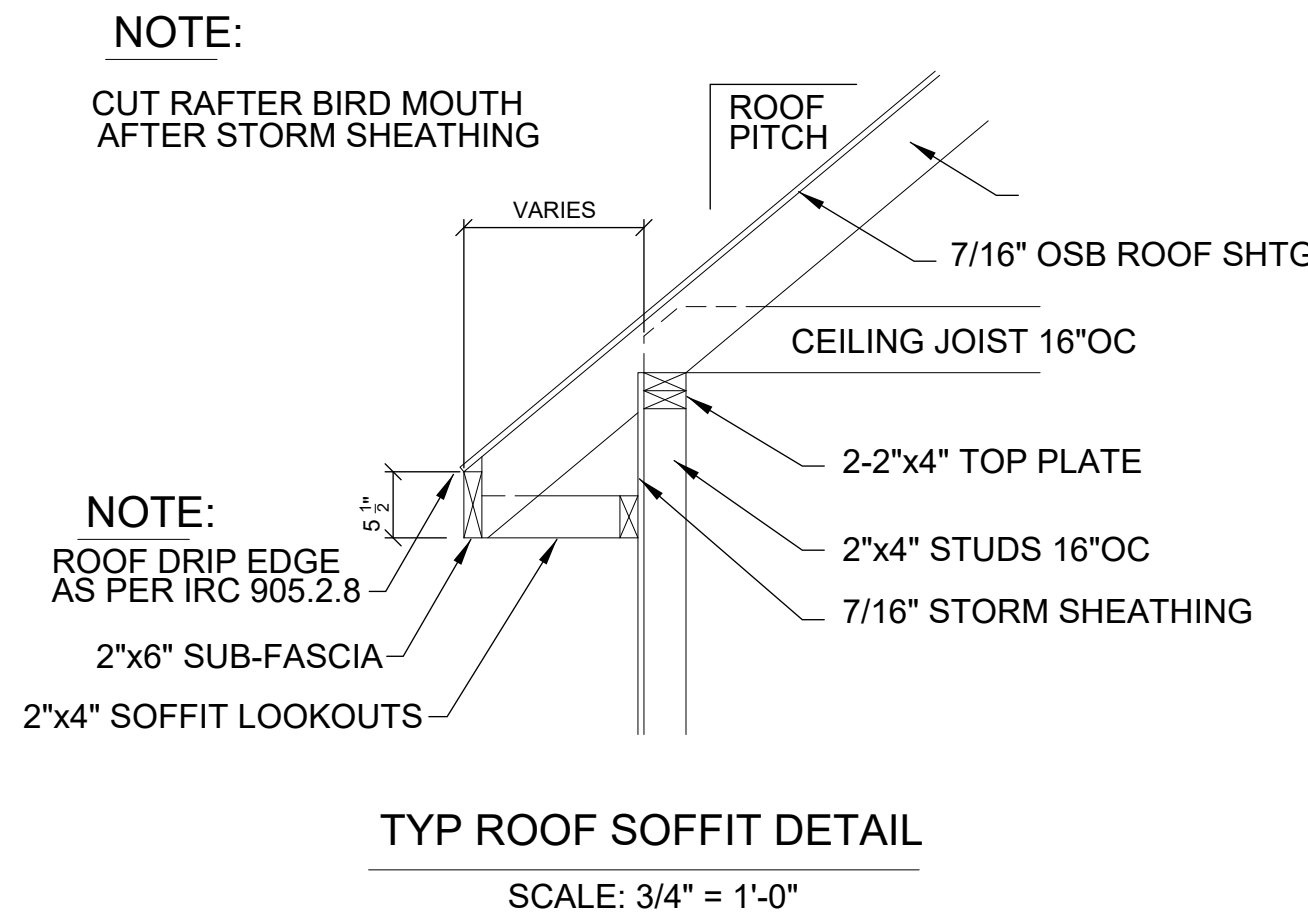
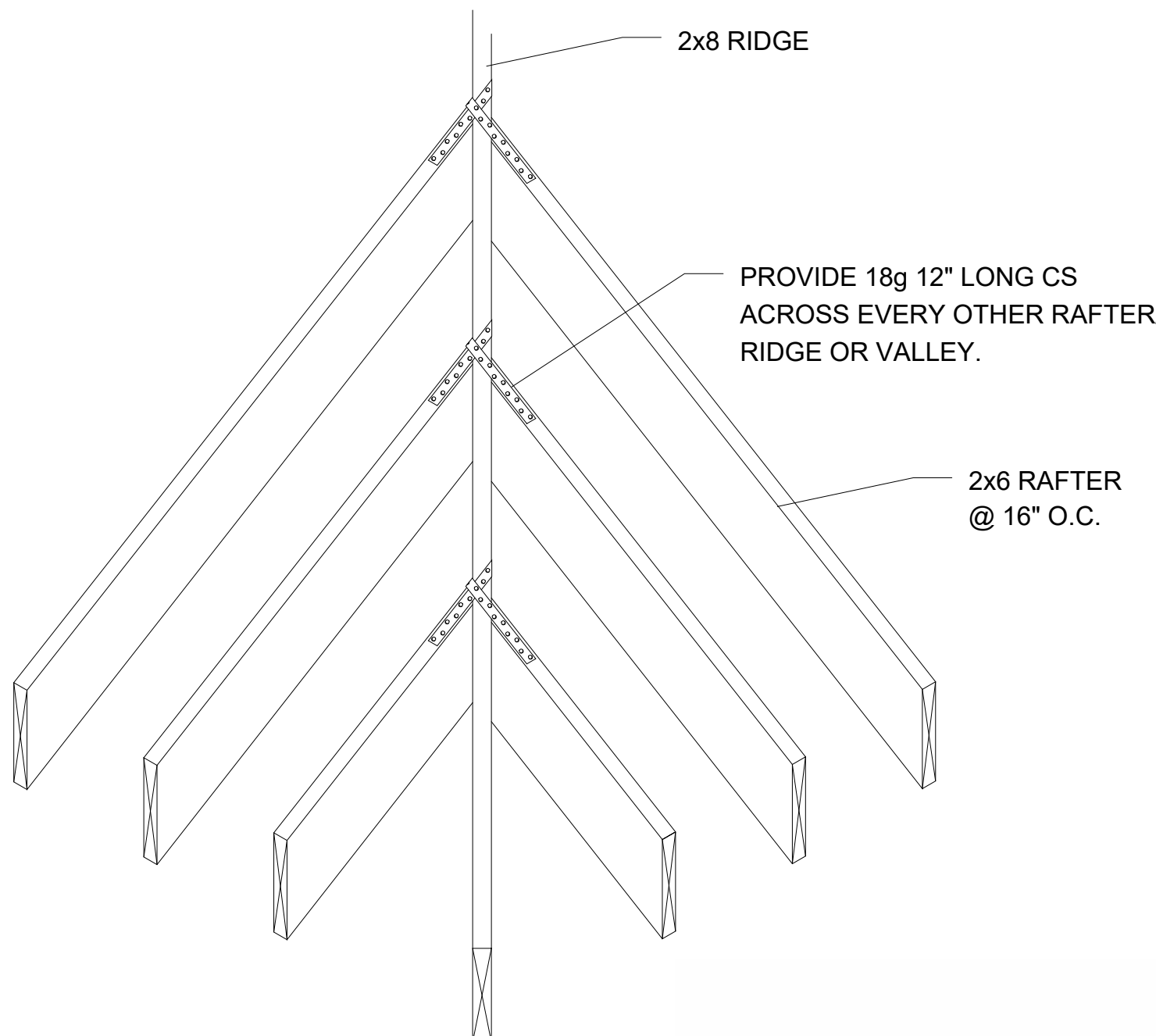
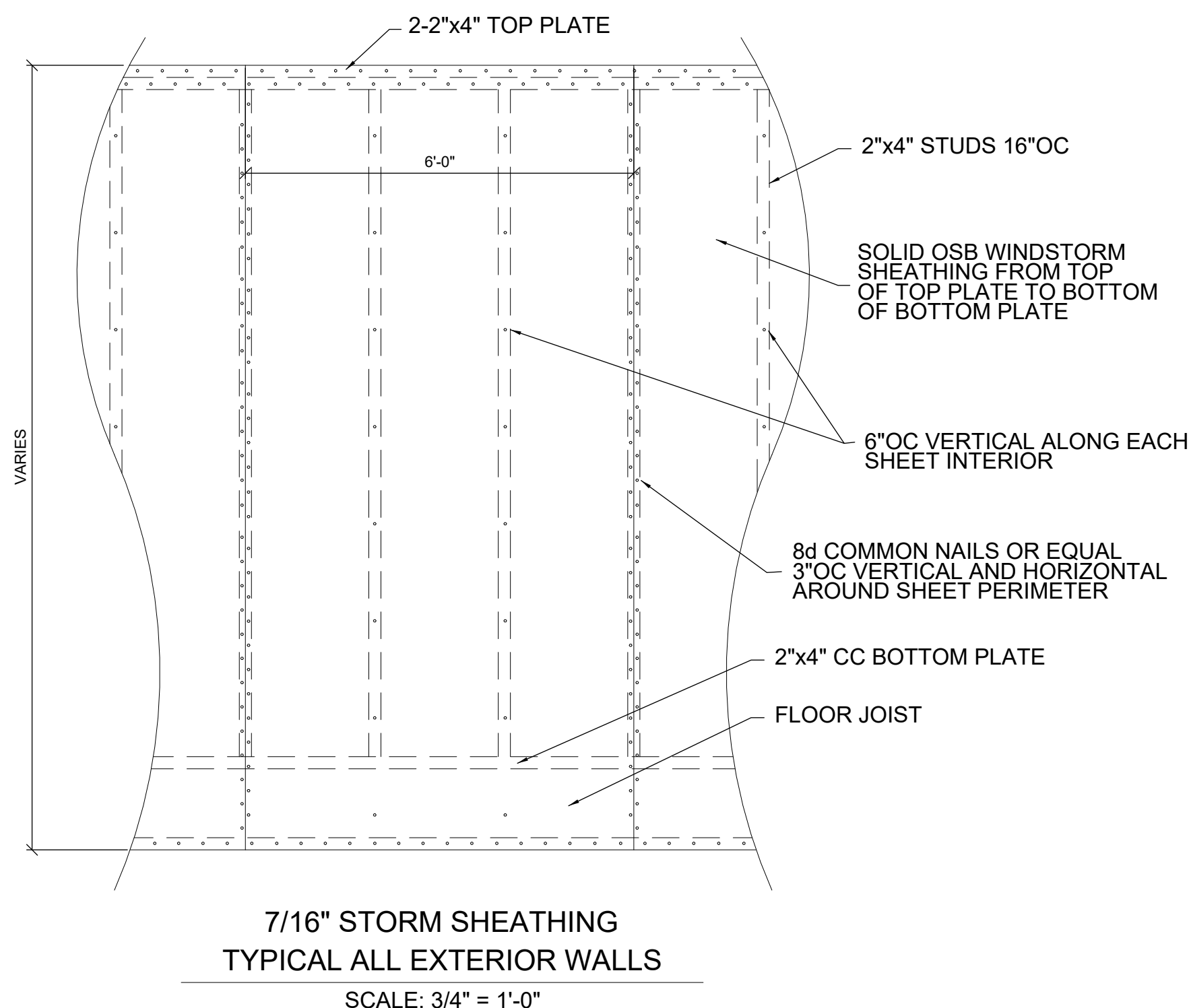
LIVING AREA: 1731 SQFT

UNDER BEAM: 2077 SQFT

6 of 6

SCALE: 1/4" = 1'-0"

DRWN BY: COLT LEE DATE: 05/15/2026



WALL SHEATHING REQUIRED FOR WIND LOAD RESISTANCE*			
SHEATHING LOCATION	STUD SPACING	EDGES	FIELDS
		MAX NAIL SPAC. G F/ 8d COMMON OR 10d BOX NAILS (INCES OC)	
INTERIOR ZONE	12" O.C.	4"	4"
	16" O.C.	4"	4"
	16" O.C.	4"	4"
PERIMETER EDGE ZONE	12" O.C.	4"	4"
	16" O.C.	4"	4"
	16" O.C.	4"	4"
ROOF SHEATHING REQUIRED FOR WIND LOAD RESISTANCE*			
SHEATHING LOCATION	TRUSS/ RAFTER SPACING	EDGES	FIELDS
		MAX NAIL SPAC. G F/ 8d COMMON OR 10d BOX NAILS (INCES OC)	
INTERIOR ZONE	12" O.C.	4"	4"
	16" O.C.	4"	4"
	16" O.C.	4"	4"
PERIMETER EDGE ZONE	12" O.C.	4"	4"
	16" O.C.	4"	4"
	16" O.C.	4"	4"

* 130 MPH WIND, EXPOSURE - B

MAX GLAZING (FENESTRATION) U-FACTOR	MIN. INSULATION R-VALUE				
	CLGS.	WALLS	FLOORS	BASEMENT WALLS	CRAWL SP. WALLS
0.75	R-30	R-21	R-13	R-5	R-5



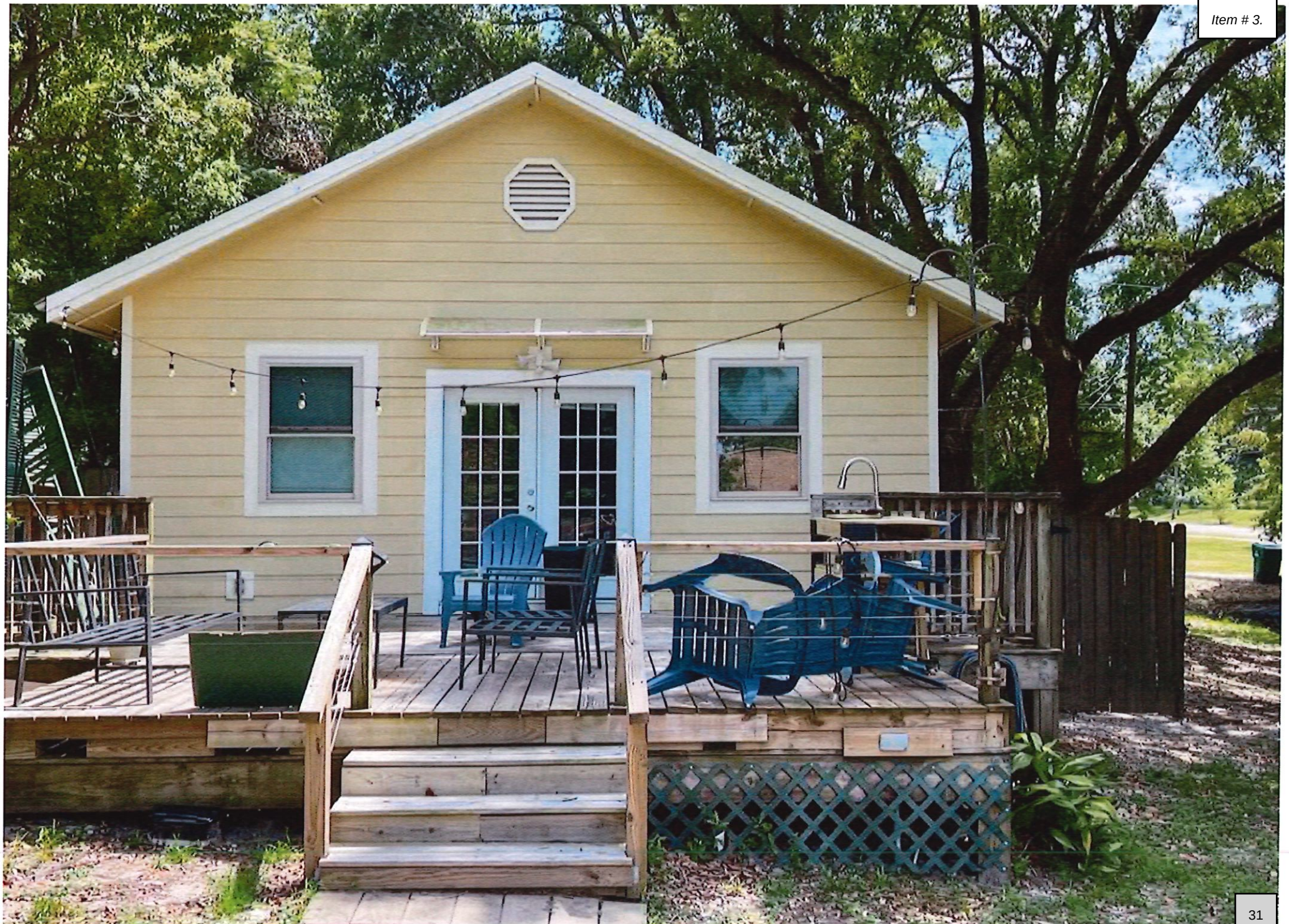
















ADDRESS

243 ST. AUGUSTINE DRIVE
MADISON, MS 39110
(601) 720-1521

REVISIONS

MARK	DATE

FOR REVIEW ONLY

PROJECT DATA

FOR REVIEW ONLY

REVIEW

FOR REVIEW ONLY

- LOTS 237A, 242 & 243 OF FRIST WARD
BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI
BAY VIEW COURT

RESIDENCE: STEWART & AMY HEARD

COPYRIGHT

When you purchase plans from Third Floor Plans you become licensee. Thus you are granted the right to use the documents in connection with the construction of one home only. These plans are protected under the Federal copyright act, Title XVII of the United States and chapter 31 of the Federal regulations code. Third Floor Plans retains the only ownership and title of all plans. The blueprints purchased by you as licensee cannot be copied nor reproduced it is strictly prohibited. Neither hard copy prints nor any digital plans can be distributed, recreated, nor resold without legal written approval from Third Floor Plans.

DATE:

JUNE 09, 2026

SCALE

AS SHOWN

PROJECT

BRD-IT-26

SHEET NO.

1 OF 7

DESCRIPTION

Cover Sheet

THIRD FLOOR PLANS

WWW.THIRDFLOORPLANS.COM



CUSTOM RENOVATION/ADDITION FOR:

STEWART & AMY HEARD

LOTS 237A, 242, 243

CODE DISCLAIMER

1. THESE PLANS WERE DESIGNED TO MEET CODES OF INTERNATIONAL CODE COUNCIL 2021 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF CENTRAL MISSISSIPPI AREA. IT IS ADVISED TO HAVE A LOCAL STRUCTURAL ENGINEER SHALL REVIEW PLANS PRIOR TO CONSTRUCTION.

2. ALL BEAMS AND FLOOR JOIST ARE RECOMMENDATIONS ONLY, BUT SHOULD BE APPROVED BY LOCAL STRUCTURAL ENGINEER PRIOR TO ORDERING AND/OR CONSTRUCTION.

3. ALL CEILING JOISTS AND FLOOR JOIST SHALL BE SIZED BASED ON LATEST STANDARDS OF THE INTERNATIONAL CODE COUNCIL AND LOCAL PERMITTING CODE DEPARTMENT REQUIREMENTS.

4. FOUNDATION DESIGN AND SIZE OF FOOTINGS, BASEMENT WALLS, AND GRADE BEAMS SHALL ALL BE REVIEWED AND APPROVED BY LOCAL STRUCTURAL ENGINEER PRIOR TO START OF CONSTRUCTION.

5. OWNER/ CONTRACTOR TO PROVIDE ALL HIGH WIND STRAPS, AND ANCHORS ALONG WITH BRACED WALL DESIGN PER INTERNATIONAL CODE COUNCIL 2021 OR LATEST ADOPTED CODES PER LOCAL AREA.

6. BECAUSE ALL SITE CONDITIONS MAY VARY THIRD FLOOR PLANS CANNOT WARRANT THE STABILITY OF ANY STRUCTURE BUILT FROM THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A LICENSED CONSTRUCTION PROFESSIONAL.

7. THIRD FLOOR PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM LOCATED IN MADISON, MS. THIS DESIGN FIRM IS NOT A STRUCTURAL ENGINEERING FIRM AND THEREFORE OFFERS NO STRUCTURAL WARRANTIES OF ANY KIND.

COVER SHEET GENERAL CONSTRUCTION NOTES:

1. A STAMPED SET OF APPROVED DOCUMENTS TO REMAIN ON JOB SITE AT ALL TIMES.

2. DEVIATIONS FROM APPROVED PLANS ARE NOT PERMITTED.

3. DIRT PADS SHALL BE FREE OF ALL FOREIGN MATERIALS AND COMPACTED PROPERLY.

4. CONCRETE WASH OUTS WILL BE DONE ON SITE OF POURS. (DISCARD CONCRETE PROPERLY)

5. ALL SILT FENCES W/ REINFORCEMENT & ALL DRAINAGE SHALL BE MAINTAINED THROUGHOUT PROJECT.

6. GENERAL CONTRACTOR WILL FIELD VERIFY ALL CONDITIONS OF EXISTING SITE. ADDITION LOCATIONS AND BUILDING PROJECT SCOPE PRIOR TO STARTING CONSTRUCTION OF RENOVATION/ ADDITION.

7. ALL ELECTRICAL POWER SHUT OFF AND RECONNECTION DURING CONSTRUCTION WILL BE COORDINATED WITH THE GENERAL CONTRACTOR AND HOME OWNER.

8. GENERAL CONTRACTOR TO VERIFY AND COORDINATE ALL EXISTING FLOOR, CEILING HEIGHTS, AND ROOF CLIP HEIGHTS BEFORE CONSTRUCTION IS TO COMMENCE.

9. GENERAL CONTRACTOR TO REMOVE AND RELOCATE ALL MECHANICAL DUCTS AND PIPING AS REQUIRED FOR NEW RENOVATION/ADDITION.

LUMBER SPANS - #2 SOUTHERN YELLOW PINE					-IBC 2021 SPANS-
FLOOR JOISTS - BEDROOMS			DEAD LOAD = 10PSF		NOTES: TABLE 2308.4.2.1
CEILING JOIST SPACING (INCHES)	2X6	2X8	2X10	2X12	
	MAXIMUM JOIST SPAN				
	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	
12" O.C.	11'-3"	14'-11"	18'-1"	21'-4"	
16" O.C.	10'-3"	13'-3"	15'-8"	18'-6"	
24" O.C.	8'-6"	10'-10"	12'-10"	15'-1"	
FLOOR JOISTS - REMAINDER OF HOUSE					NOTES: TABLE 2308.4.2.1
CEILING JOIST SPACING (INCHES)	2X6	2X8	2X10	2X12	
	MAXIMUM JOIST SPAN				
	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	
12" O.C.	10'-3"	13'-6"	16'-2"	19'-1"	
16" O.C.	9'-4"	11'-10"	14'-0"	16'-6"	
24" O.C.	7'-7"	9'-8"	11'-5"	13'-6"	
CEILING JOISTS-ROOF LESS THAN 3:12 PITCH					NOTES: I. NO ATTIC STORAGE
CEILING JOIST SPACING (INCHES)	2X6	2X8	2X10	2X12	
	MAXIMUM JOIST SPAN				
	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	
12" O.C.	18'-8"	14'-7"	26'+	26'+	
16" O.C.	16'-11"	21'-7"	25'-7"	26'+	
24" O.C.	13'-11"	17'-7"	20'-11"	26'+	
CEILING JOISTS					NOTES: I. WITH ATTIC STORAGE
CEILING JOIST SPACING (INCHES)	2X6	2X8	2X10	2X12	
	MAXIMUM JOIST SPAN				
	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	
12" O.C.	13'-11"	17'-7"	20'-11"	26'+	
16" O.C.	12'-0"	15'-3"	18'-1"	26'+	
24" O.C.	9'-10"	12'-6"	14'-9"	26'+	
RAFTERS WITHOUT CEILING ATTACHED					NOTES: TABLE 2308.1.2
RAFTERS SPACING (INCHES)	2X6	2X8	2X10	2X12	
	MAXIMUM JOIST SPAN				
	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	
12" O.C.	15'-7"	19'-8"	23'-5"	26'+	
16" O.C.	13'-6"	17'-1"	20'-3"	23'-10"	
24" O.C.	11'-0"	13'-11"	16'-6"	19'-6"	
RAFTERS WITH GYP. CEILING ATTACHED					NOTES: TABLE 2308.1.2
RAFTERS SPACING (INCHES)	2X6	2X8	2X10	2X12	
	MAXIMUM JOIST SPAN				
	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	(FT.-IN.)	
12" O.C.	14'-9"	19'-6"	23'-5"	26'+	
16" O.C.	13'-5"	17'-1"	20'-3"	23'-10"	
24" O.C.	11'-0"	13'-11"	16'-6"	19'-6"	
ALLOWABLE SPANS FOR LINTELS					
SUPPORTING MASONRY VENEER					
SIZE OF STL. ANGLE	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NOTES:	
SIZE IN INCHES					
3X3X1/4	6'-0"	4'-6"	3'-0"		
4X3X1/4	8'-0"	6'-0"	4'-6"		
5X3X5/16	10'-0"	8'-0"	6'-0"		
6X3 1/2X5/16	14'-0"	9'-6"	7'-0"		
2-6X3 1/2X5/16	20'-0"	12'-0"	9'-6"		
NOTES					
LONG LEG OF THE ANGLE SHALL BE PLACED IN VERTICAL POSITION. STL. MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES/ OTHER STL. MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED. EITHER STEEL ANGLE OR LINTEL SHALL SPAN OPENINGS.					

HEADER DESIGN SCHEDULE							
HEADER SUPPORTING	HEADER SIZE	MAXIMUM ALLOWABLE HEADER SPAN					
		DESIGN PROCEDURE					
		NONSTRUCTURAL SHEATHING		1/2" INSULATION BD. SHEATHING			
				HOUSE DEPTH			
ROOF PLUS ONE STORY (NON BEARING)	2-2X4	24'-	28'-	32'-	24'-	28'-	32'-
	2-2X6	4'-8"	4'-5"	4'-3"	4'-9"	4'-6"	4'-3"
	2-2X8	5'-10"	5'-5"	5'-1"	6'-0"	5'-7"	5'-3"
	2-2X10	6'-9"	6'-5"	6'-11"	7'-0"	6'-8"	6'-4"
	2-2X12	8'-0"	7'-5"	8'-11"	8'-2"	7'-7"	7'-1"
ROOF PLUS ONE STORY (NON BEARING)	2-2X4	4'-3"	4'-1"	4'-1"	4'-5"	4'-4"	4'-3"
	2-2X6	5'-2"	4'-8"	4'-4"	5'-0"	4'-7"	4'-3"
	2-2X8	6'-1"	5'-5"	5'-1"	6'-0"	5'-7"	5'-3"
	2-2X10	7'-0"	6'-4"	6'-0"	7'-0"	6'-6"	6'-2"
	2-2X12	8'-1"	7'-5"	7'-1"	8'-1"	7'-6"	7'-2"
NO. 2 K.D. SOUTHERN PINE NO. 2 DOUBLE JOIST UNDER WALLS		DOUBLE JOIST UNDER MECHANICAL EQUIPMENT					

GENERAL DEMO AND ADDITION CONSTRUCTION NOTES:

GENERAL CONTRACTOR WILL FIELD VERIFY ALL CONDITIONS OF EXISTING SITE AND BUILDING PROJECT BEFORE CONSTRUCTION.

ELECTRICAL POWER SHUT OFF DURING CONSTRUCTION WILL BE COORDINATED WITH HOME OWNER.

CONTRACTOR TO VERIFY AND COORDINATE ALL EXISTING FLOOR, CEILING HEIGHTS AND ROOF CLIP HEIGHTS BEFORE CONSTRUCTION.

CONTRACTOR TO REMOVE AND RELOCATE MECHANICAL DUCTS AND PIPING AS REQ'D FOR NEW ADDITIONS.

TRIPLE PACK STUDS UNDER ALL LVL BEAMS AND SUPPORT BEAMS AS REQ'D

HVAC AND WATER HEATERS LOCATED IN ATTIC.

ADD CAT WALKS IN ATTIC TO ALL EXIST. & ADDITIONAL MECHANICAL SYSTEMS

GENERAL FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION. BUILDER SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOBSITE.
- DIMENSIONS SHOWN ARE INSIDE OF STUD TO OUTSIDE OF STUD UNLESS NOTED OTHERWISE.
- BUILDER SHALL ESTABLISH FINISH FLOOR ELEVATION IN CONSULTATION WITH HOMEOWNER. BUILDER SHALL TAKE INTO ACCOUNT DESIGN INTENT, INCLUDING NUMBER OF STEPS, WATER TABLE MASONRY, ETC.
- BUILDER SHALL ALSO ASSURE THAT THERE IS ADEQUATE CLEARANCE BETWEEN FINISH GRADE & ANY WOOD CONSTRUCTION.
- LOCATE DOORS SO THAT DOOR CASING ABUTS SHEETROCK OF ADJACENT WALL UNLESS NOTED OTHERWISE OR UNLESS DOOR CASING IS NARROWER THAN 3-1/2". IN THIS CASE, INSTALL DOOR FRAME WITH APPROPRIATE SHIM SPACE AGAINST LINER AND STUD. DO NOT OMIT STUD OR LINER TO GET THE DOOR CLOSER TO THE ADJACENT WALL. IN CASES WHERE A DOOR IS SHOWN APPROXIMATELY IN THE CENTER OF A WALL, LOCATED DOOR IN THE EXACT CENTER OF THE WALL.
- WINDOW ROUGH OPENING HEAD HEIGHT SHALL GENERALLY BE 8'-2-1/2" ABOVE FLOOR SLAB OR DECK AT THE FIRST LEVEL & 6'-10-1/2" ABOVE FLOOR DECK AT THE SECOND LEVEL UNLESS NOTED OTHERWISE. SEE PLANS & EXTERIOR ELEVATIONS FOR WINDOW ALIGNMENTS, WINDOW TYPES & MUNTIN PATTERNS. ADJUST HEAD HEIGHTS SLIGHTLY (LESS THAN 1-3/8") AS REQUIRED TO COURSE WITH MASONRY VENEER, IF ANY. PROVIDE FILLER STRIP BETWEEN WINDOW AND MASONRY SILL IF REQUIRED TO ALLOW THE MASONRY SILL TO COURSE WITH SURROUNDING BRICKWORK. IN NO CASE SHOULD BRICK BE CUT TO EITHER COURSE WITH THE HEAD OR THE SILL OF A WINDOW OR DOOR.
- WINDOW SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES.
- REFER TO PLANS & EXTERIOR ELEVATIONS FOR WINDOW TYPES. COORDINATE OPERABILITY OF WINDOWS & DIRECTION OF SWING OF CASEMENTS W/ HOMEOWNER.
- WALLS, CEILINGS, & FLOORS OF ANCILLARY SPACES SUCH AS CLOSETS & STORAGE AREAS SHALL MATCH THE ROOMS THEY SERVE UNLESS NOTED OTHERWISE.
- COORDINATED LOCATION OF UTILITY METERS ON SITE TO BE AWAY FROM PUBLIC VIEW AND TO MINIMIZE VISUAL IMPACT FROM ANY AREA OF THE SITE. HOLD METERS AS LOW AS POSSIBLE TO ALLOW MORE EFFECTIVE SCREENING.
- SPRINKLE POWDERED BORIC ACID ONTO BOTTOM PLATE OF WALL AT A RATE OF 1/8" CUP PER 2' OF PLATE EXCEPT 1/4" CUPPER 2' OF PLATE IN WALLS ADJACENT TO KITCHEN BATH, WET OR FOOD STORAGE AREAS. BORIC ACID SHALL BE INSTALLED IMMEDIATELY BEFORE INSTALLATION OF INSULATION IN INSULATED WALLS OR IMMEDIATELY BEFORE INSTALLATION OF SHEETROCK IN UNINSULATED WALLS.
- PREFABRICATED FIREPLACES AND FLUES SHALL BE UL APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND ACCEPTED CONSTRUCTION PRACTICE. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL APPLICABLE CODES REGARDING FIRE SEPARATION, USE OF MATERIALS & OTHER FIREPLACE CRITERIA ARE MET OR EXCEEDED. BUILDER SHALL COORDINATE FLUE HEIGHT TO MATCH CHIMNEY HEIGHT SHOWN ON ELEVATIONS.
- MOISTURE-RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOMS & OTHER ROOMS WHERE WATER IS PRESENT.
- BUILDER SHALL COORDINATE ALL SHELVEING & STORAGE REQUIREMENTS WITH HOMEOWNER.
- CENTER PLUMBING FIXTURES IN SPACE PROVIDED UNLESS NOTED OTHERWISE. PROVIDE NOT LESS THAN THE FOLLOWING CLEARANCES FROM FINISH WALL TO FIXTURE ON EITHER SIDE: LAVATORY: 15" TOILET: 18"

MASTER AREA CALCULATIONS

RENOVATION LIVING AREA	1300
ADDITION LIVING AREA	000
PORCHES	192
TOTAL AREA	1492
AREAS ABOVE DO NOT INCLUDE BRICK VENEER	
ORIGINAL LIVING AREA W/O BRICK	1300

GENERAL NOTES

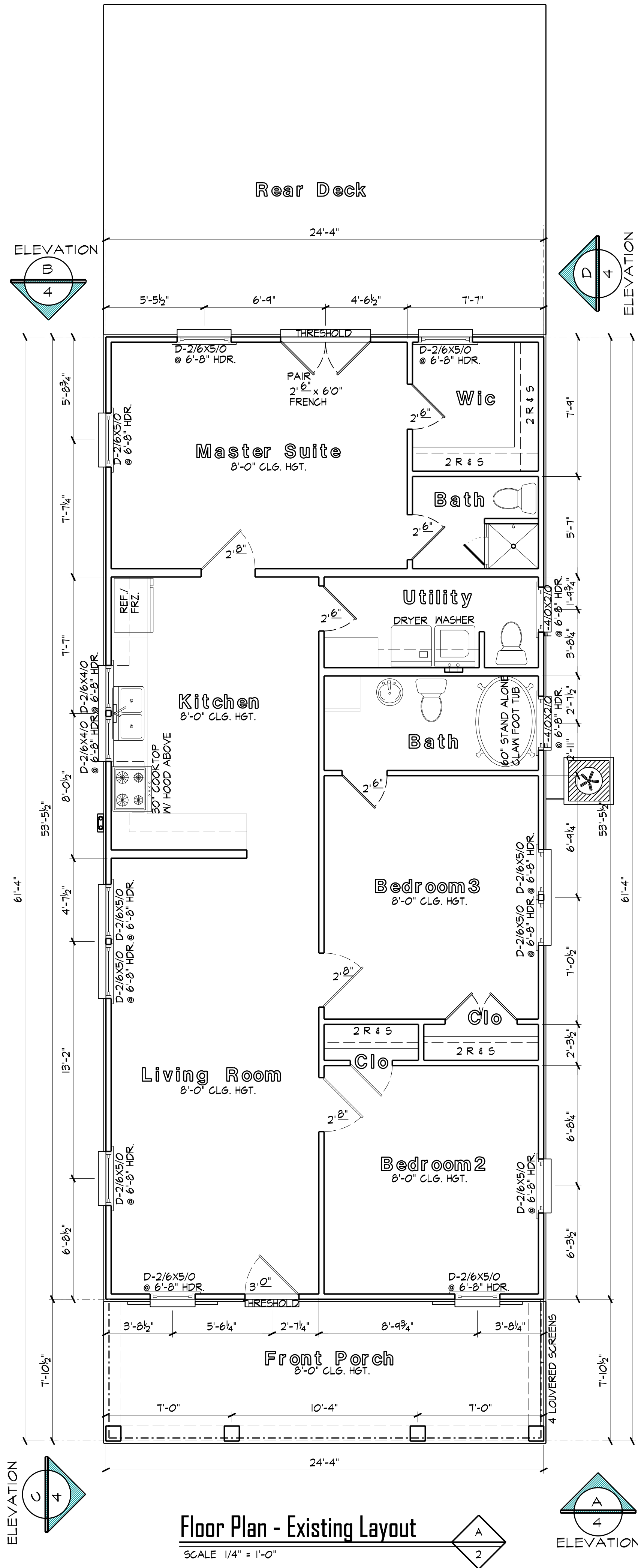
TRIPLE PACK STUDS UNDER ALL LAM. BEAMS AND SUPPORT BEAMS AS REQ'D

HVAC AND WATER HEATERS LOCATED IN ATTIC.

ADD CAT WALKS IN ATTIC TO ALL MECHANICAL SYSTEMS

WALL LEGEND

	PORCH LINE
	PORCH BEAM
	EXISTING WALL
	EXISTING BRICK LINES



ADDRESS

293 ST. AUGUSTINE DRIVE
MADISON, MS 39110
(601) 720-1521

REVISIONS

MARK	DATE

FOR REVIEW ONLY

PROJECT DATA



**- LOTS 237A, 242 & 243 OF FRIST WARD
BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI
BAY VIEW COURT**

RESIDENCE: STEWART & AMY HEARD

COPYRIGHT

When you purchase plans from Third Floor Plans you become licensee. Thus, you are granted the right to use the documents in connection with the construction of one home only. These plans are protected under the Federal Copyright Act, Title XVII of the United States and Chapter 37 of the Federal Regulations Code. Third Floor Plans retains the only ownership and title of all plans. The blueprints purchased by you as licensee cannot be copied nor reproduced in any form. Neither hard copy prints nor any digital plans can be distributed, recreated, nor resold without legal written approval from Third Floor Plans.

DATE:

JUNE 09, 2026

SCALE

AS SHOWN

PROJECT

BRD-17-26

SHEET NO.

2 OF 7

DESCRIPTION

Existing Floor

ADDRESS

243 ST. AUGUSTINE DRIVE
MADISON, MS 39110
(601) 720-1521

REVISIONS

MARK	DATE

FOR REVIEW ONLY

PROJECT DATA



LOTS 237A, 242 & 243 OF FRIST WARD
BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI
BAY VIEW COURT
RESIDENCE: STEWART & AMY HEARD

COPYRIGHT

When you purchase plans from Third Floor Plans you become the licensee. Thus, you are granted the right to use the documents in connection with the construction of one home only. These plans are protected under the federal copyright act, Title XVII of the United States, and Chapter 51 of the federal regulations code. Third Floor Plans retains the only ownership and title of all plans. The blueprints purchased by you as licensee cannot be copied nor reproduced & is strictly prohibited. Neither hard copy prints nor any digital plans can be distributed, recreated, nor resold without legal written approval from Third Floor Plans.

DATE:

JUNE 09, 2026

SCALE

AS SHOWN

PROJECT

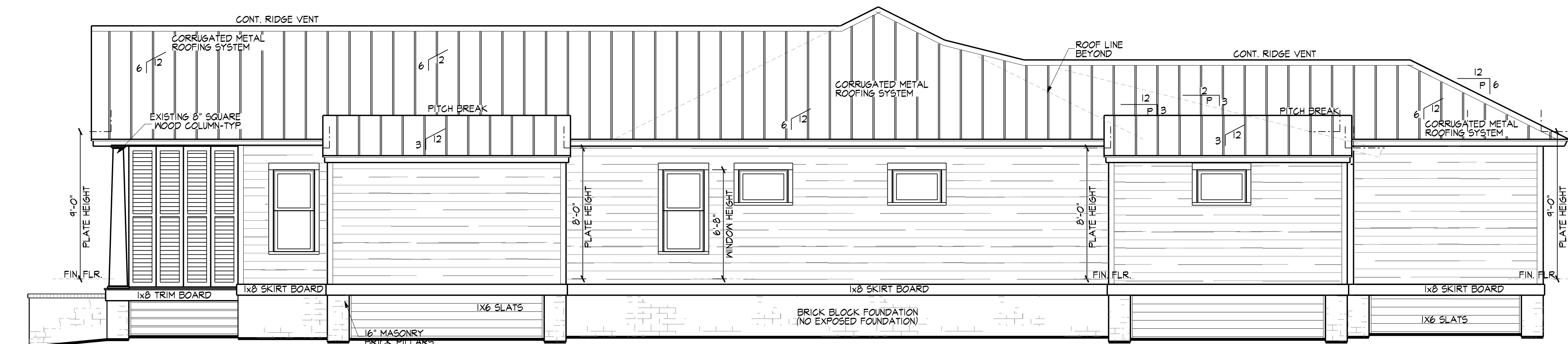
3RD-17-26

SHEET NO.

4 OF 7

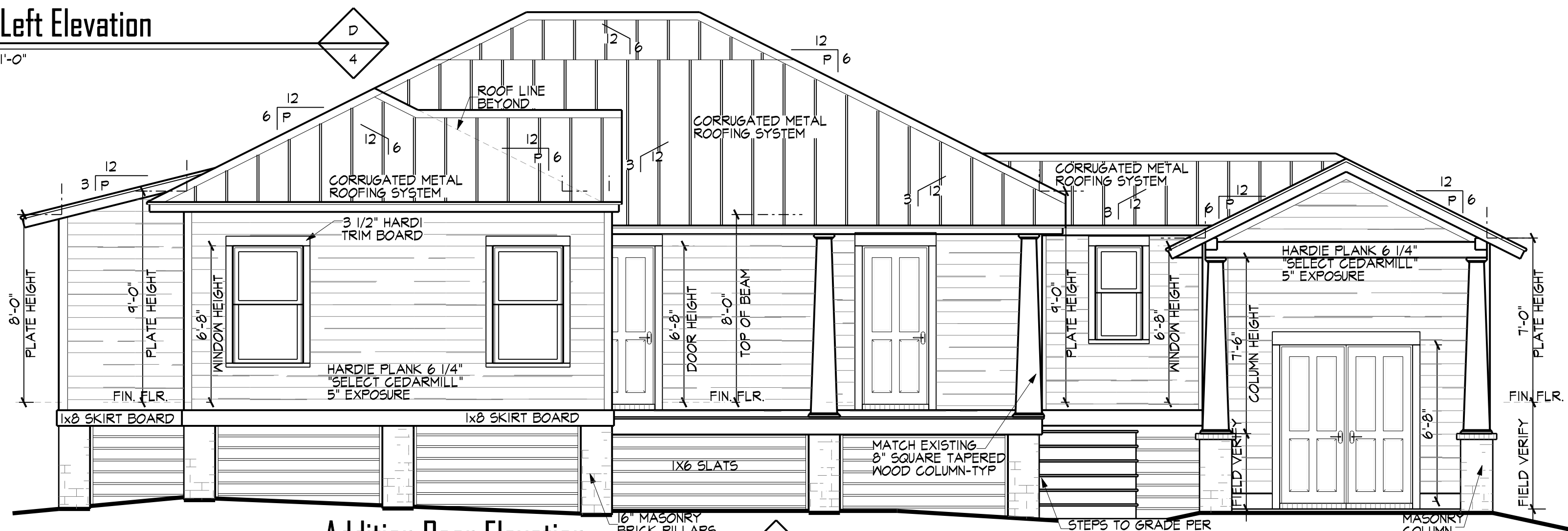
DESCRIPTION

Elevations



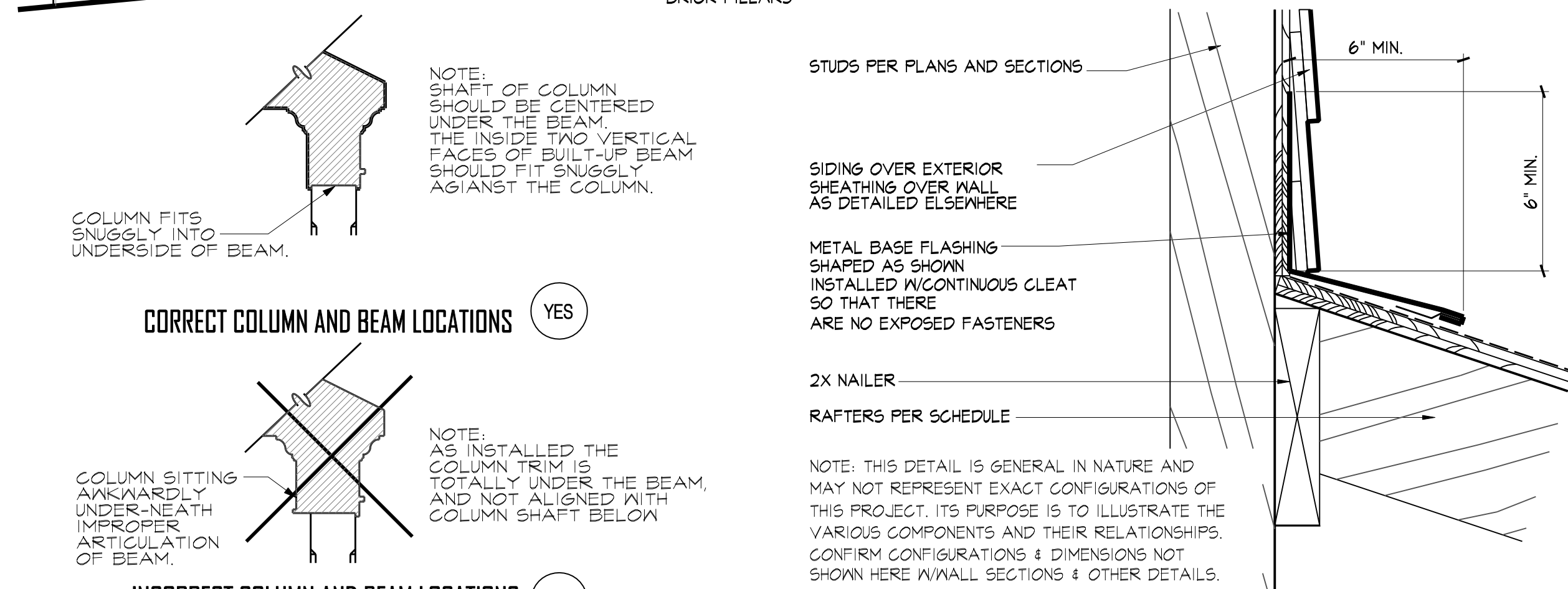
Addition Left Elevation

SCALE 1/4" = 1'-0"



Addition Rear Elevation

SCALE 1/4" = 1'-0"

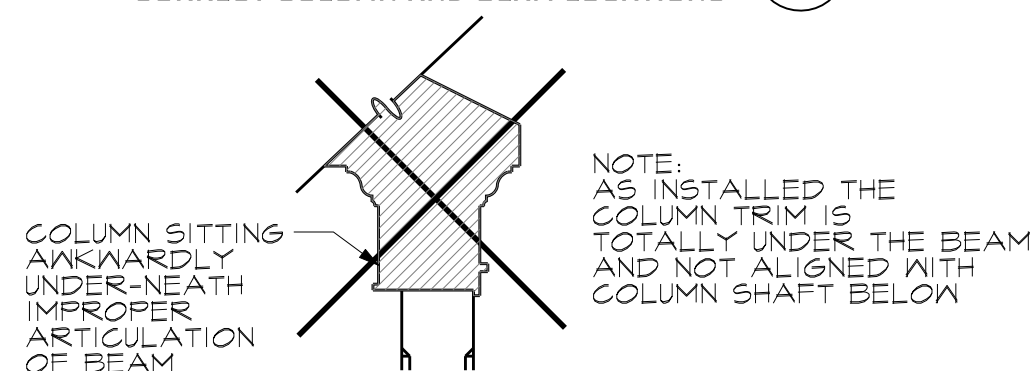


Wall Flashing Detail (Siding Wall)

SCALE = NOT TO SCALE

CORRECT COLUMN AND BEAM LOCATIONS

YES



INCORRECT COLUMN AND BEAM LOCATIONS

NO

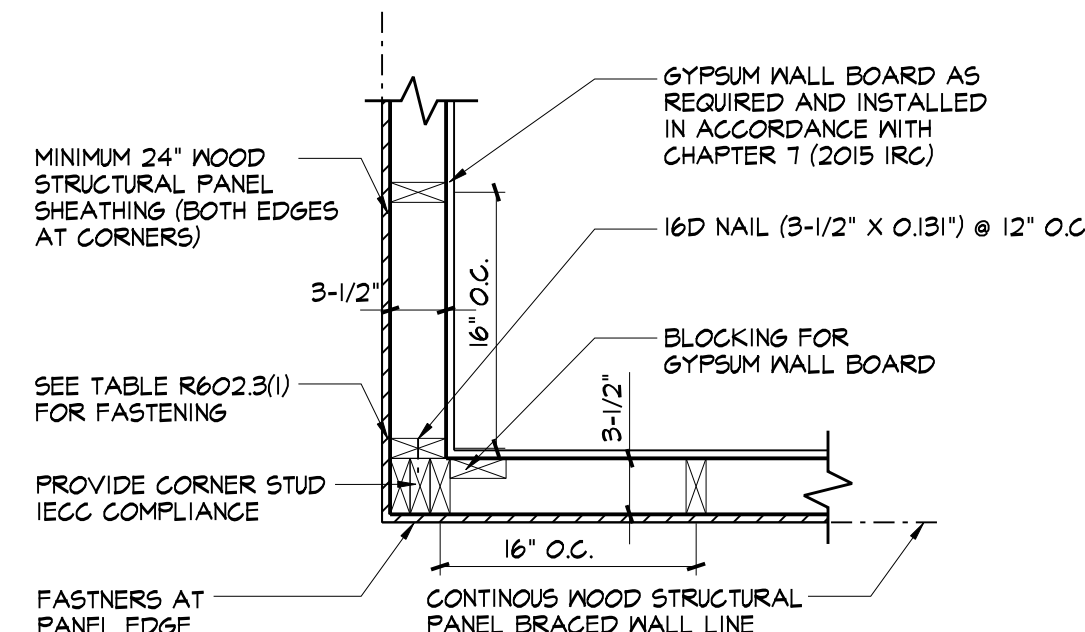
Column Alignment Detail

SCALE = N.T.S.



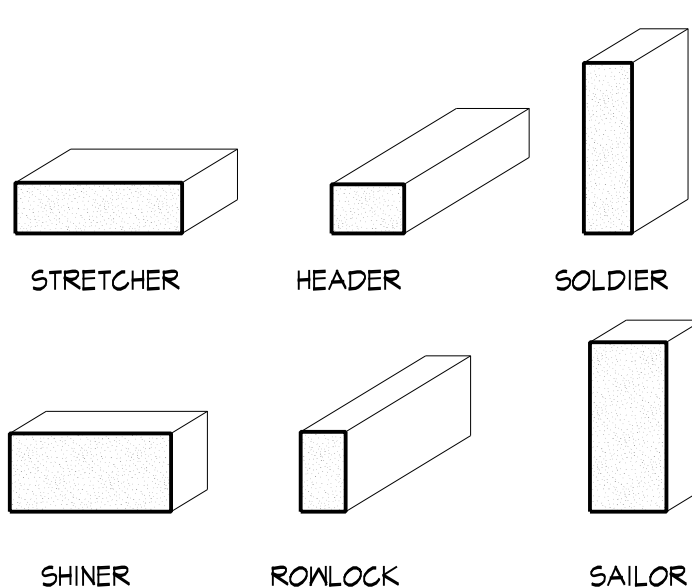
Addition Right Elevation

SCALE 1/4" = 1'-0"

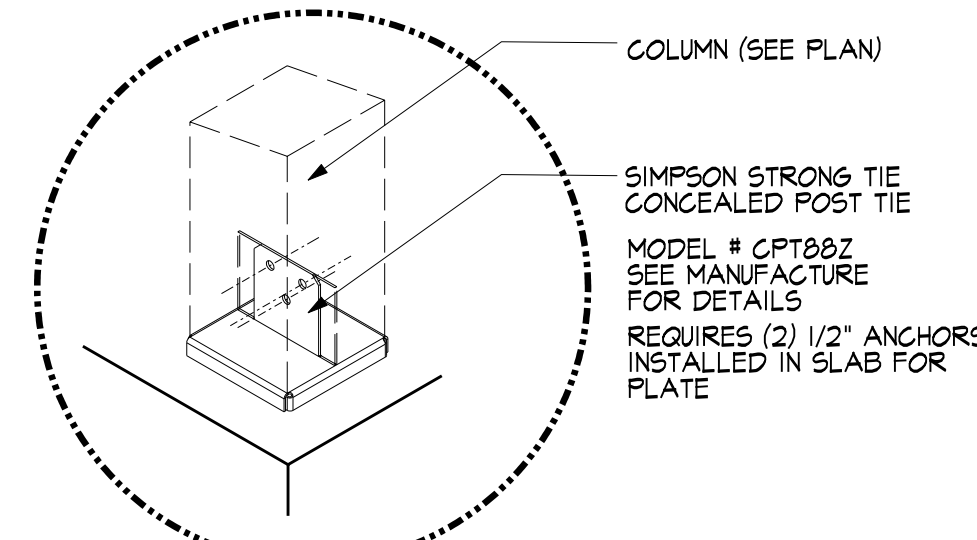


Outside Corner Details

SCALE 1" = 1'-0"

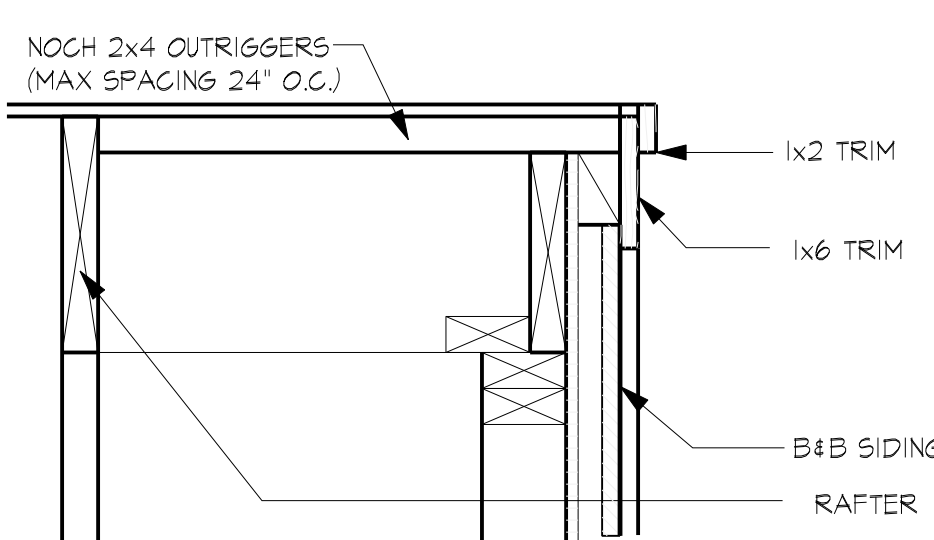


TERMS APPLIED TO VARIED BRICK POSITIONS



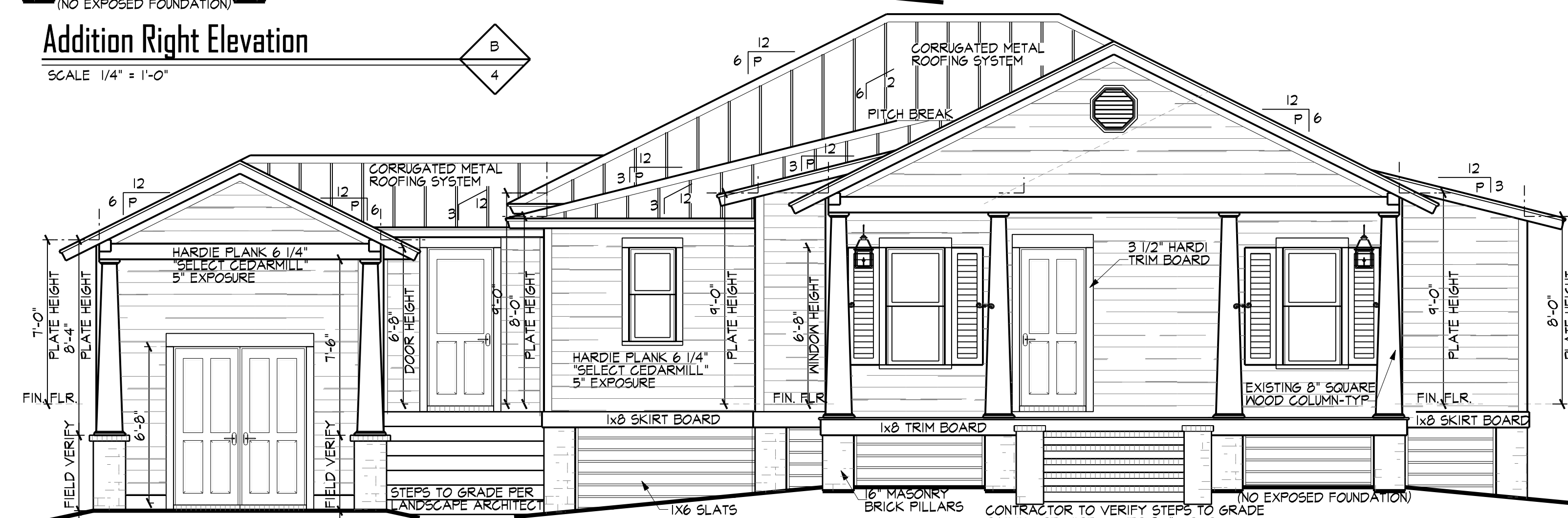
Column Uplift Strap Detail

SCALE = N.T.S.



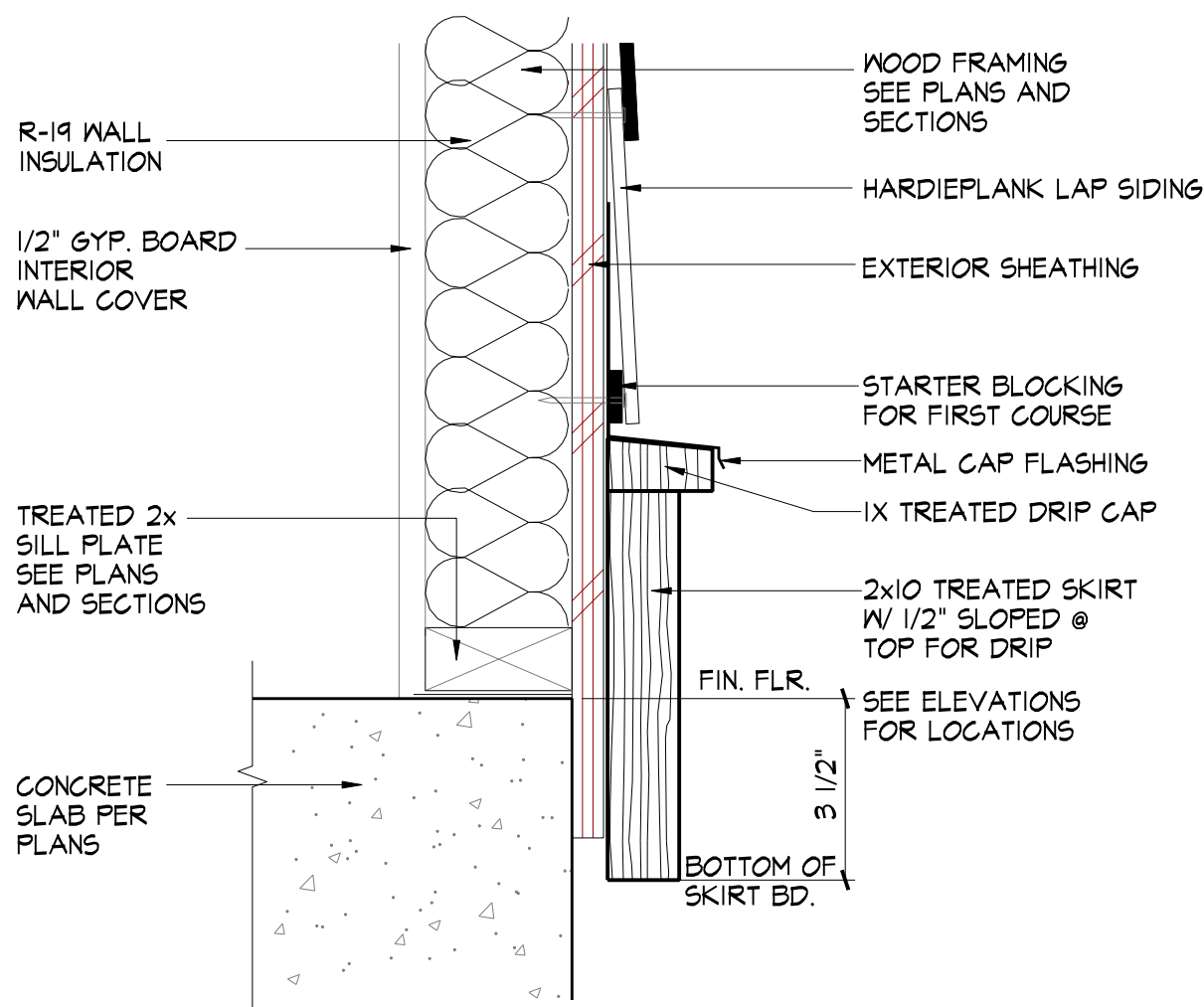
Flush Siding Rake Section Detail

SCALE = N.T.S.



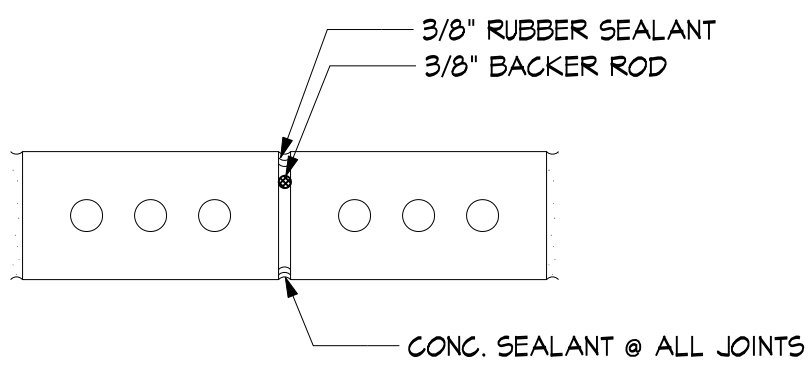
Addition Front Elevation

SCALE 1/4" = 1'-0"



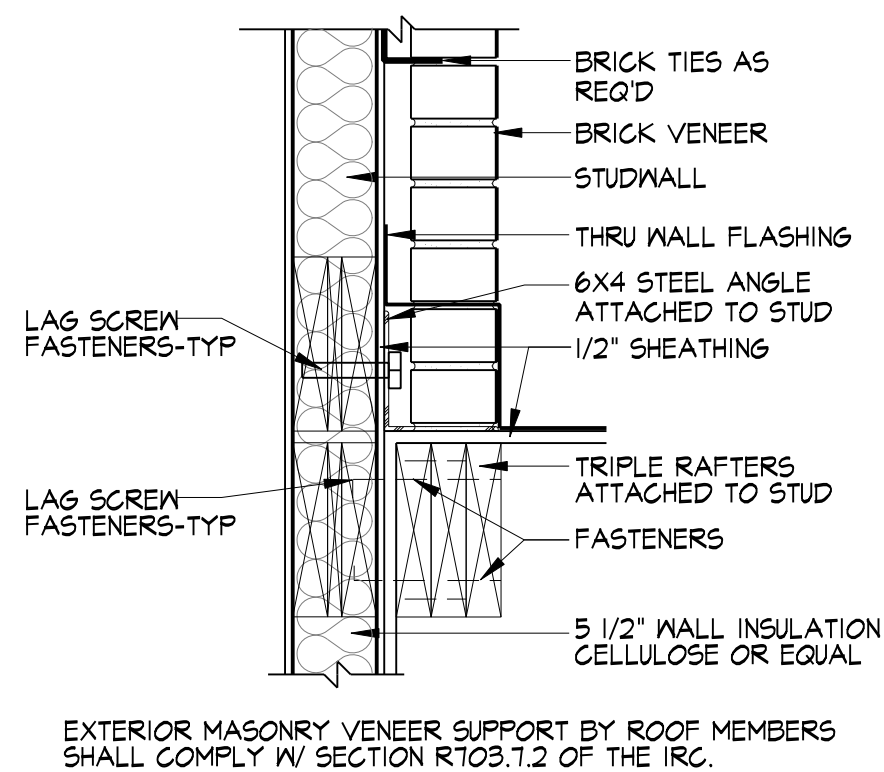
Bottom Trim and Skirt Detail

SCALE 3/4" = 1'-0"



Brick Control Joint

SCALE N.T.S.



Roof Support Detail

SCALE N.T.S.

NOTE:
THIS DETAIL IS TYPICAL IN NATURE, AND IS
INTENDED TO OUTLINE THE GENERAL PROCEDURES
FOR FLASHING & JAMB-WRAPPING DOORS AND
WINDOWS. SEE PLANS FOR SIZE AND THICKNESS
OF WINDOW OR DOOR AND WALL.

STEP 1: EXTEND SILL FLASHING 6"
MIN. EACH SIDE OF OPENING OR
2" PAST EDGE OF JAMB CASINGS
(IF LARGER THAN 6") FOR WOOD
OPENINGS & WRAP UP OVER
SUB-SILL.

STEP 2: EXTEND 10 MIL. VINYL
JAMB WRAP 6" MIN. EACH SIDE
OF OPENING SEAL. THESE LOCATIONS
THOROUGHLY WITH EXTERIOR
SEALANT, CUT WRAP AT ANGLE
AS SHOWN WHERE WRAP MEETS
SILL, AND EXTEND OVER SILL
FLASHING AS SHOWN.

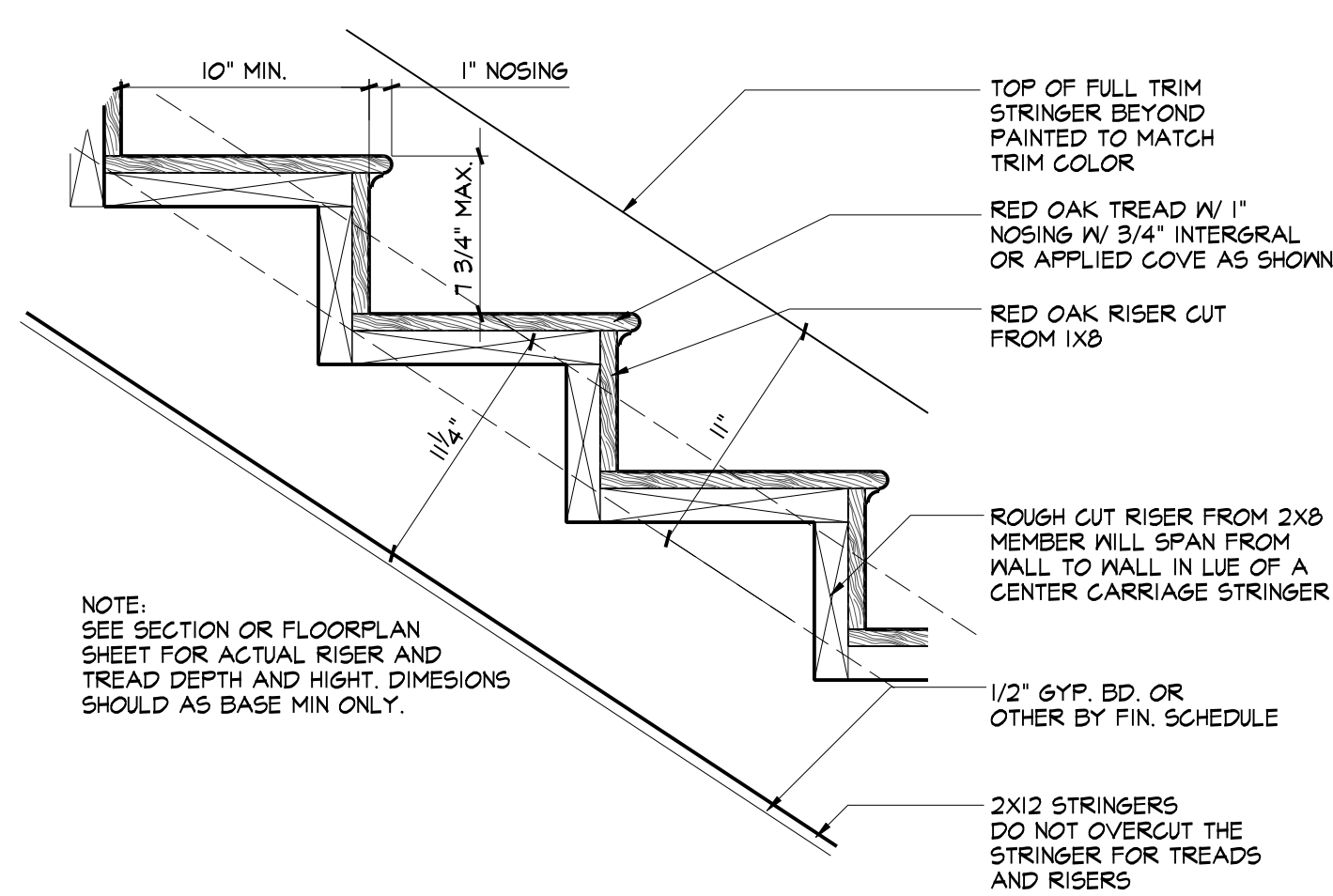
NOTE: VINYL JAMB IS NOT SHOWN ON
DOOR AND WINDOW DETAILS FOR CLARITY,
BUT SHOULD BE INSTALLED ON ALL EXT.
OPENINGS AS SHOWN HERE.

STEP 3: INSTALL HEAD FLASHING
OVER JAMB FLASHING & EXTEND
HEAD FLASHING 6" MIN. EACH
SIDE OF OPENING.

NOTE: HEAD FLASHING SHOULD BE
RUN UP BEHIND WALL SHEATHING
WHENEVER POSSIBLE.

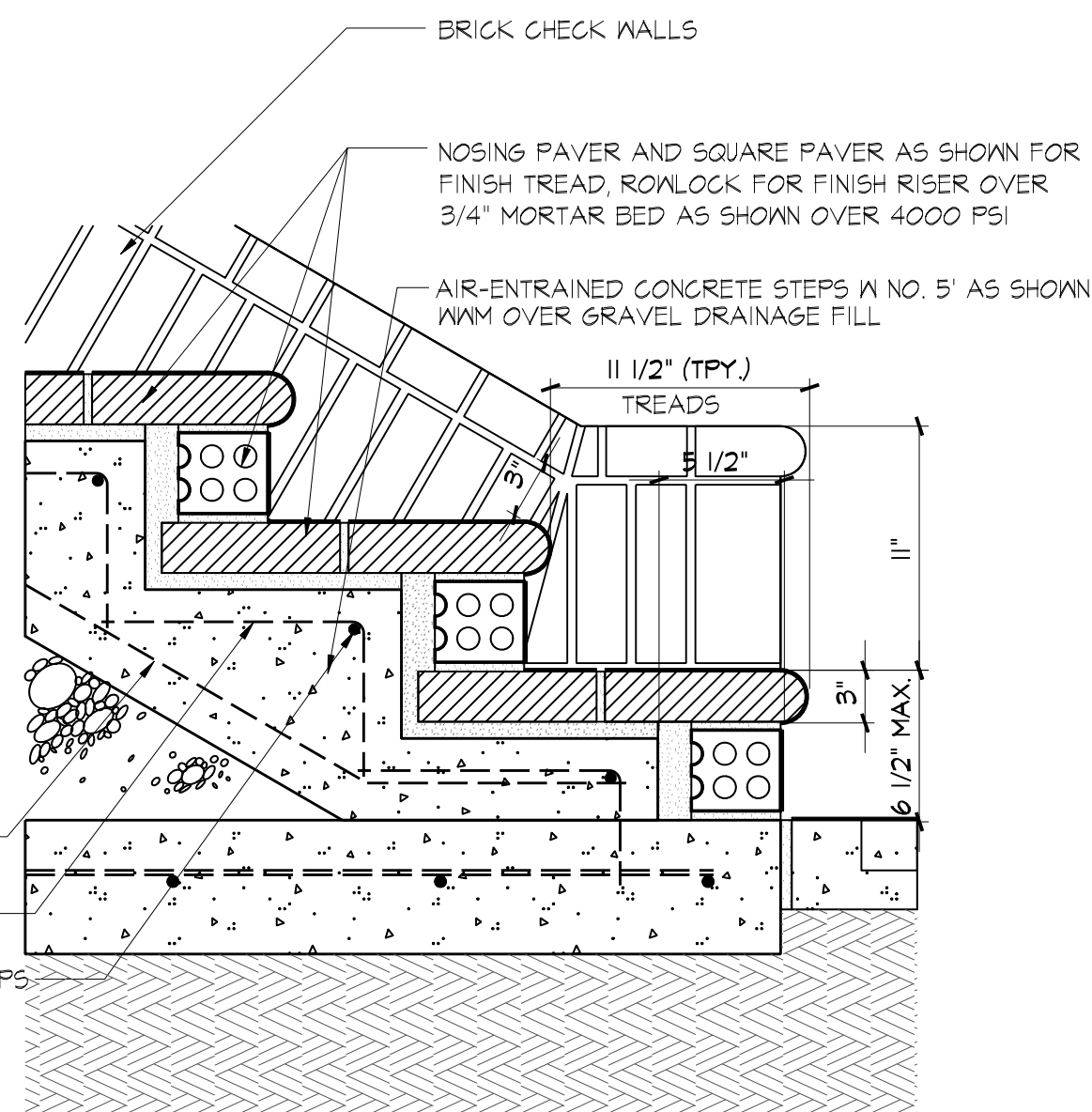
Flashing Detail

SCALE = N.T.S.



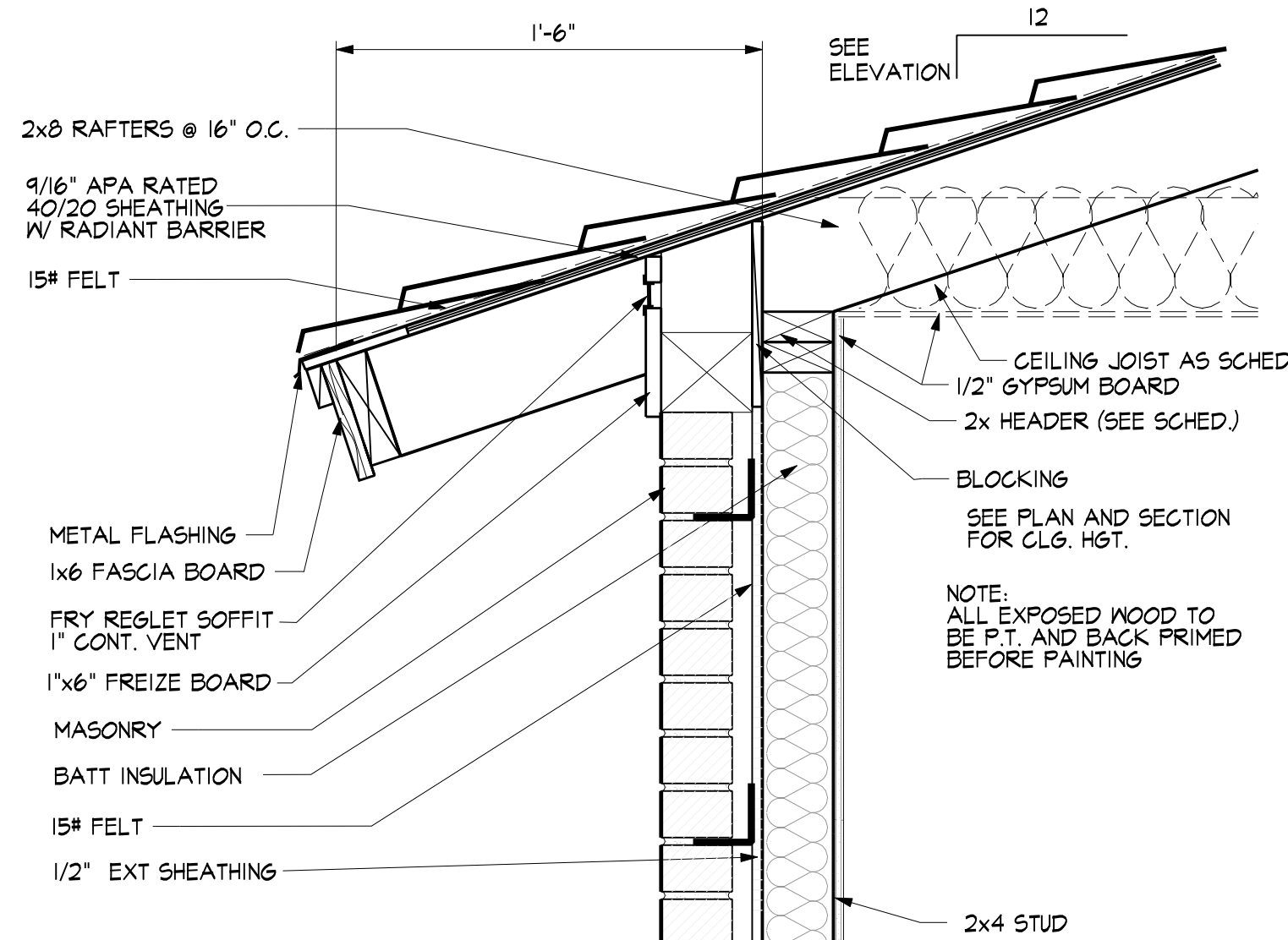
Stair Detail

SCALE 1-1/2" = 1'-0"



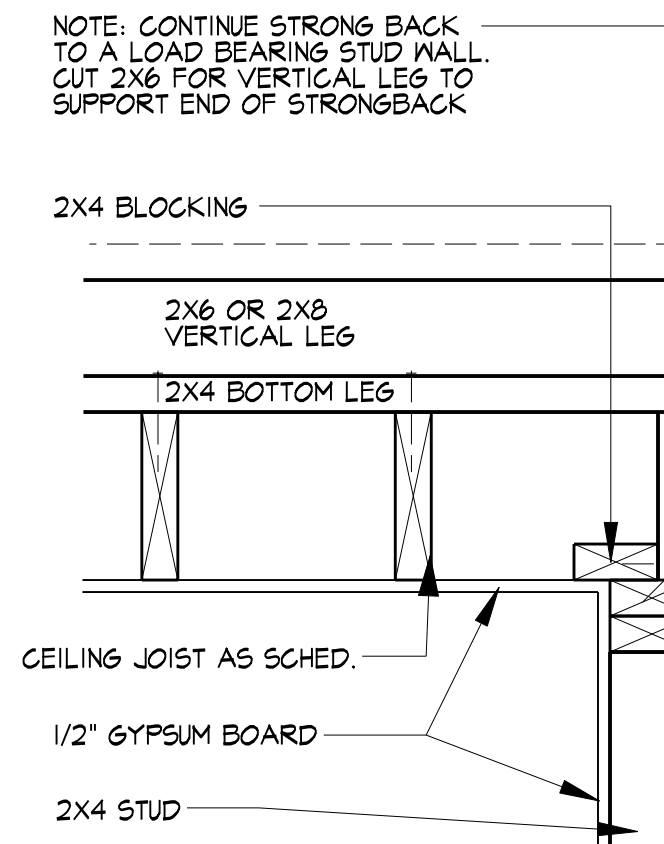
Brick Steps First Tread Detail

SCALE 1-1/2" = 1'-0"



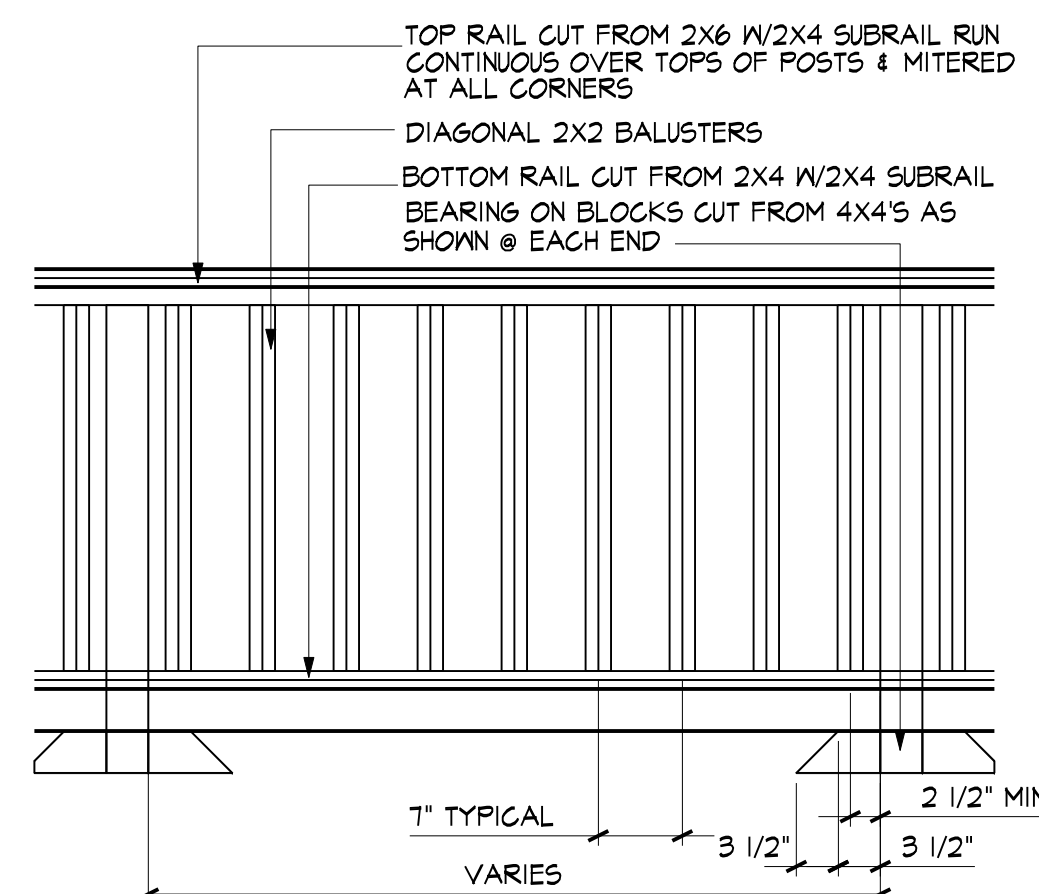
Cornice Detail

SCALE 1-1/2" = 1'-0"



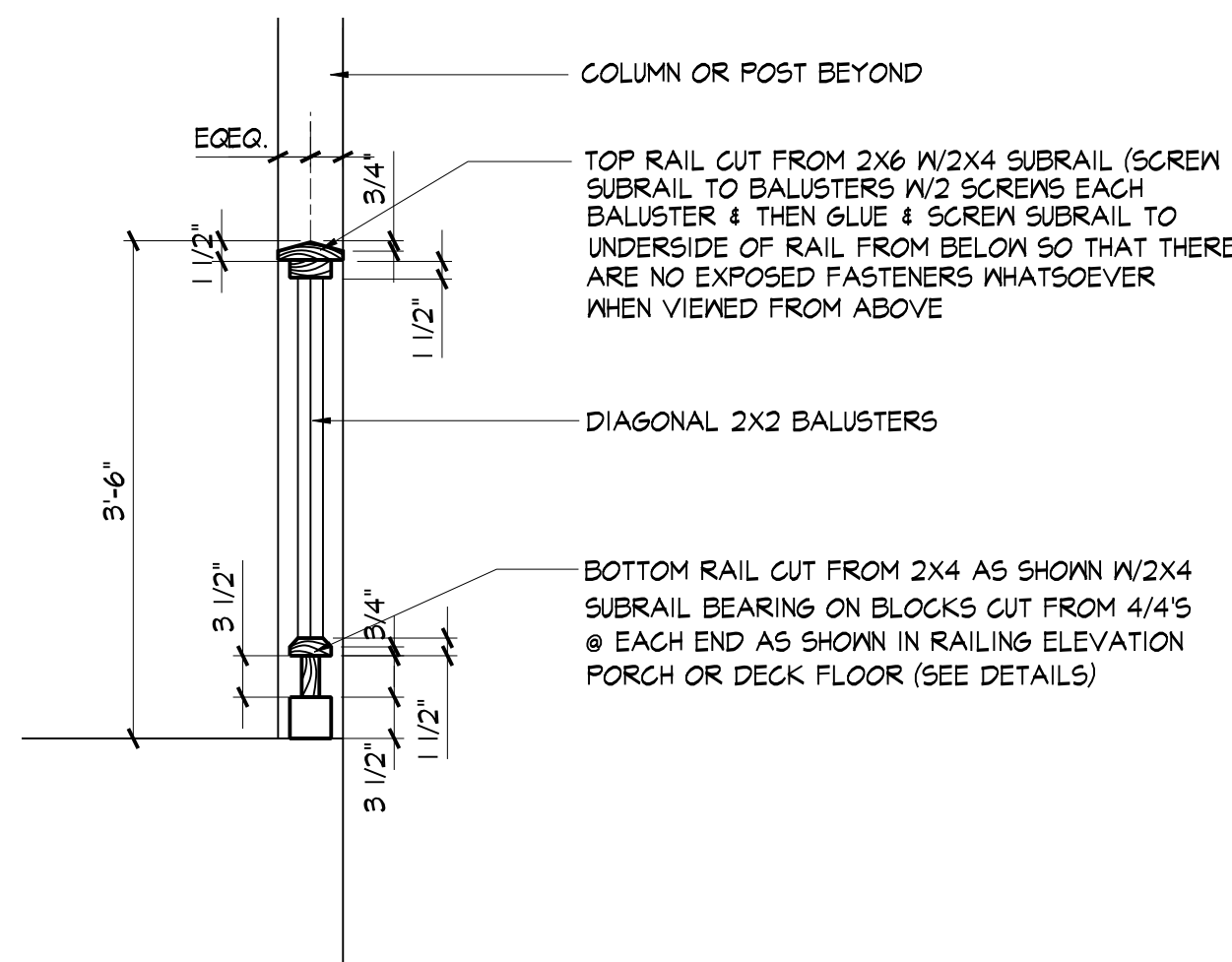
Strong Back Detail

SCALE 1-1/2" = 1'-0"



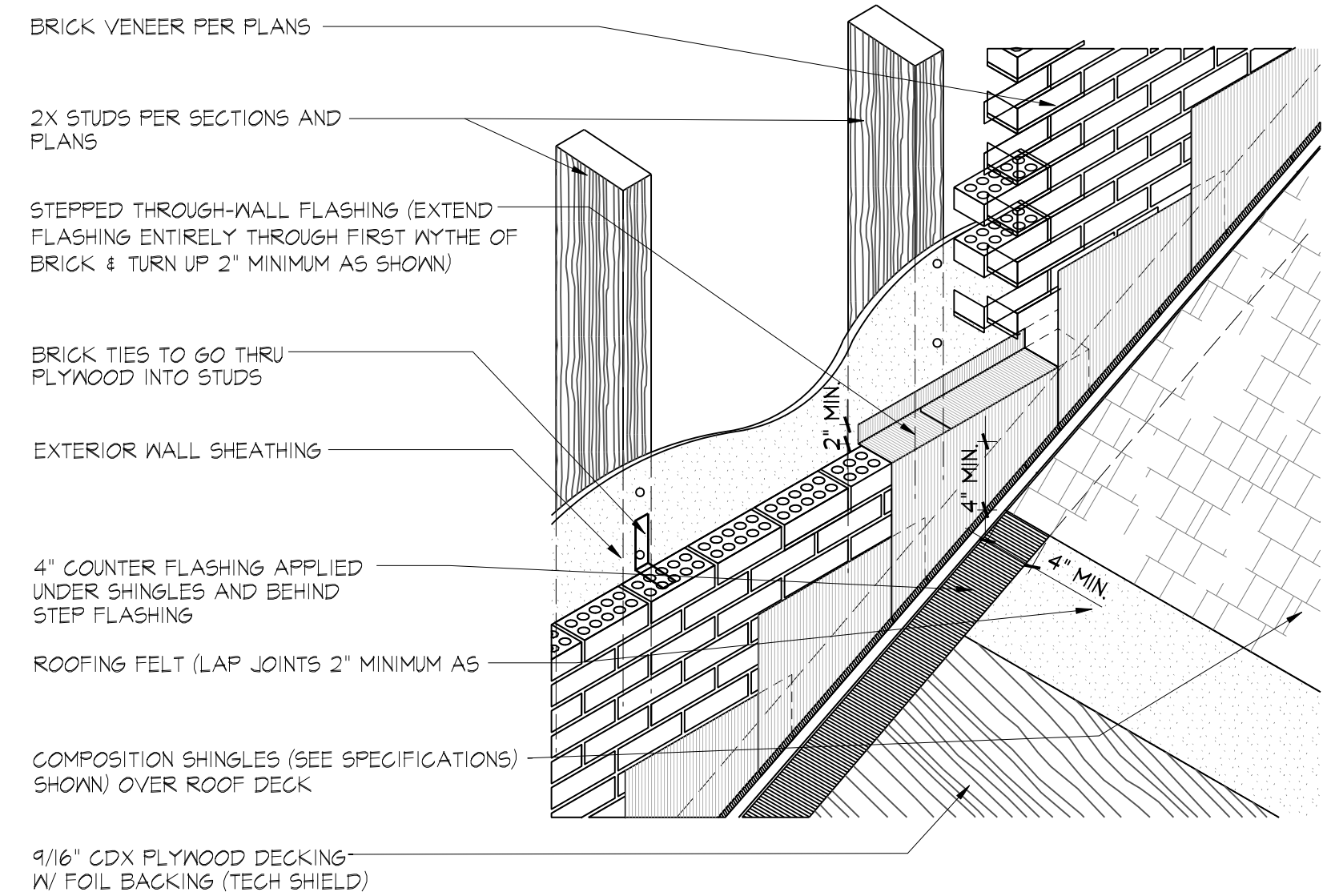
Wood Rail Elevation Detail

SCALE 3/4" = 1'-0"



Wood Rail Section Detail

SCALE 3/4" = 1'-0"

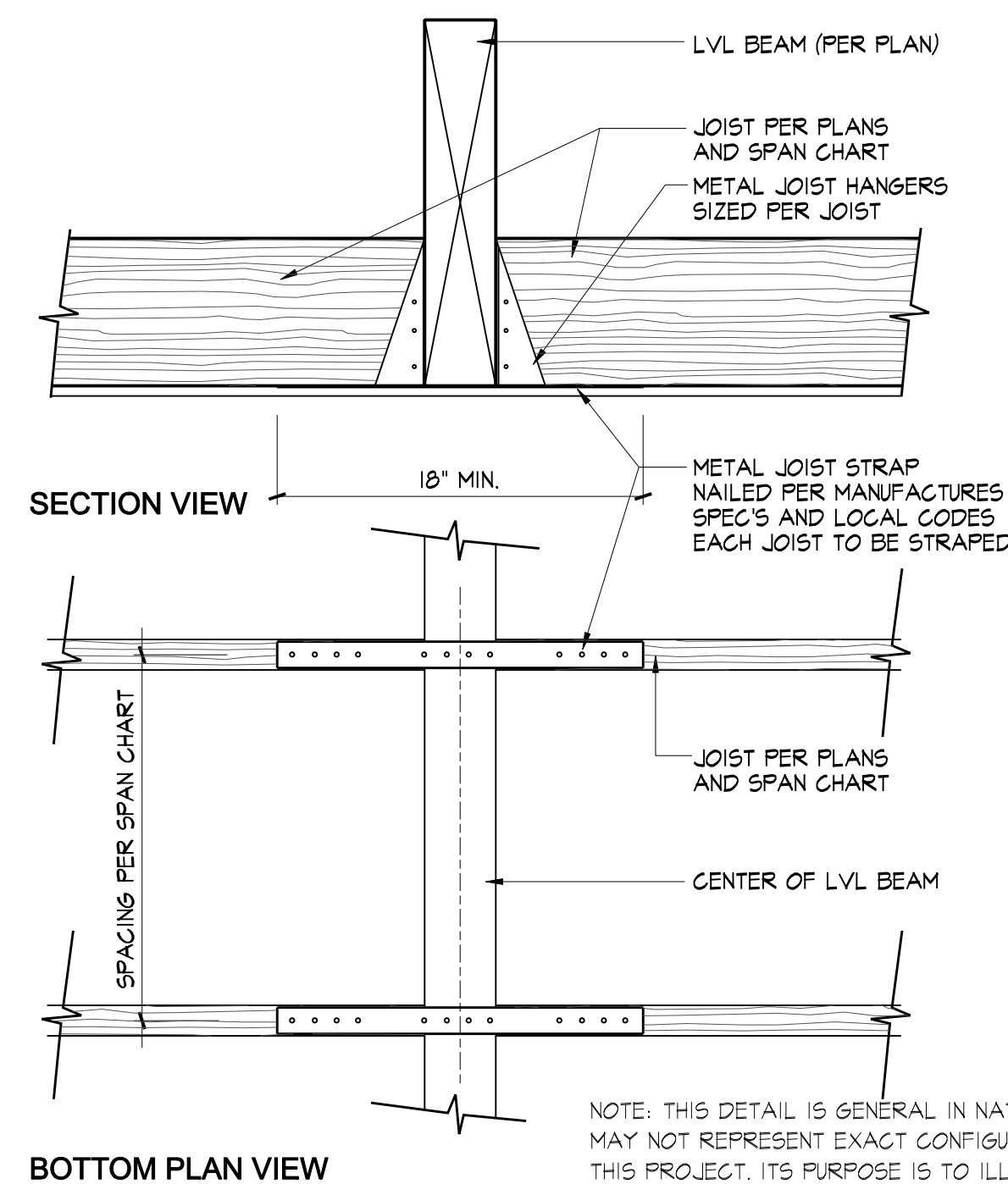


Wall Flashing Detail (Brick Wall)

SCALE = NOT TO SCALE

ELEVATION NOTES

1. DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION. BUILDER SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOBSITE.
2. FINISH GRADE LINES ARE APPROXIMATE. VERIFY THAT FINISH GRADE AWAY FROM BUILDING FOR AT LEAST 48" OUTSIDE BUILDING PERIMETER. BUILDER SHALL ESTABLISH FINISH FLOOR ELEVATION IN CONSULTATION.
3. SEE DETAILS FOR EXTERIOR MATERIALS NOT SHOWN HERE.
4. GUTTERS & DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. OWNER OR BUILDER ELECT TO USE RAIN DIVERTERS OVER DOORS & WALKWAYS IN LIEU OF GUTTERS. IF GUTTERS & DOWNSPOUTS ARE USED, LOCATE TO ALLOW DRAINAGE TO FLOW AWAY FROM HOUSE, ADJACENT STRUCTURES & PROPERTY LINES. LOCATE DOWNSPOUTS IN NON-VISUALLY-OFFENSIVE LOCATIONS. DO NOT LOCATE DOWNSPOUTS ON FRONT FACE OF HOUSE. SUGGEST THE USE OF TRADITIONAL HALF ROUND GUTTERS & ROUND DOWN SPOUTS, SHOULD THE OWNER OR BUILDER ELECT TO INSTALL GUTTERS & DOWNSPOUTS.
5. ALL COLUMNS SHOWN SHALL BE ARCHITECTURAL GRADE. THIS GRADE INCLUDES CORRECTLY-PROPORTIONED BASE & CAPITAL DETAILS & PROPER ENTASIS TAPER.
6. ALL SHUTTERS SHALL BE SIZED AND STYLE TO MATCH EXISTING SHUTTERS. MOUNT WITH HINGES & HOLD IN PLACE WITH SHUTTER DOGS LOCATED AT BOTTOM RAIL AS SHOWN.



Beam Strap Detail

SCALE 1-1/2" = 1'-0"

ADDRESS

243 ST. AUGUSTINE DRIVE
MADISON, MS 39110
(601) 720-1521

REVISIONS

MARK	DATE

FOR REVIEW ONLY

PROJECT DATA



**- LOTS 237A, 242 & 243 OF FRIST WARD
BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI
BAY VIEW COURT
RESIDENCE: STEWART & AMY HEARD**

COPYRIGHT

When you purchase plans from Third Floor Plans you become licensee. Thus, you are granted the right to use the documents in connection with the construction of one home only. These plans are protected under the federal copyright act, Title XVII of the United States, and chapter 37 of the federal regulations code. Third Floor Plans retains the only ownership and title of all plans. The blueprints purchased by you as licensee cannot be copied nor reproduced & is strictly prohibited. Neither hard copy prints nor any digital plans can be distributed, reprinted, nor resold without legal written approval from Third Floor Plans.

DATE:

JUNE 09, 2026

SCALE

AS SHOWN

PROJECT

BRD-17-26

SHEET NO.

6 OF 7

DESCRIPTION Const. Details

POWER RISER DIAGRAM

NOTE: FUSES TO BE LABELED AS WELL AS CIRCUIT BREAKER SWITCHES

200 AMP METER MAIN
W/ 200 AMP 2 POLE
FOR MAIN AND S/FACE
FOR A/C FEED

METER BASE BY
UTILITY CO.

ELECTRICAL PLAN
100 AMP MLD
120/ 208V, 1P
20 CIRCUIT
FLUSH MOUNTED
#6 BARE COPPER

FINISHED GRADE

NOT TO SCALE

LINE OF
FINISHED SLAB

2" PVC, SCH 80 DOWN PIPE

8" GALV. ROD
2-8" GROUND RODS 6'
APART TO BE USED

ELECTRICAL SCHEDULE

- A. A PANEL SCHEDULE TO INCLUDE THE FOLLOWING MIN. NUMBER OF CIRCUITS.
1. ONE 15 AMPERE BRANCH CURRENT FOR EACH 600 SQ. FT. FOR LIGHTING AND GENERAL PURPOSE RECEPTACLE.
 2. TWO 20 AMP BRANCH CIRCUITS FOR SMALL APPLIANCES.
 3. ONE 20 AMP BRANCH CIRCUIT FOR THE LAUNDRY.
 4. ONE BRANCH CIRCUIT FOR THE RANGE OR COOKTOP.
 5. ONE BRANCH FOR A/C AND HEATING.
- B. GFI PROTECTION IS REQ'D IN THE BATHROOM, GARAGE, EXTERIOR AND KITCHEN COUNTER FOR RECEPTACLES.

GENERAL LIGHTING NOTES

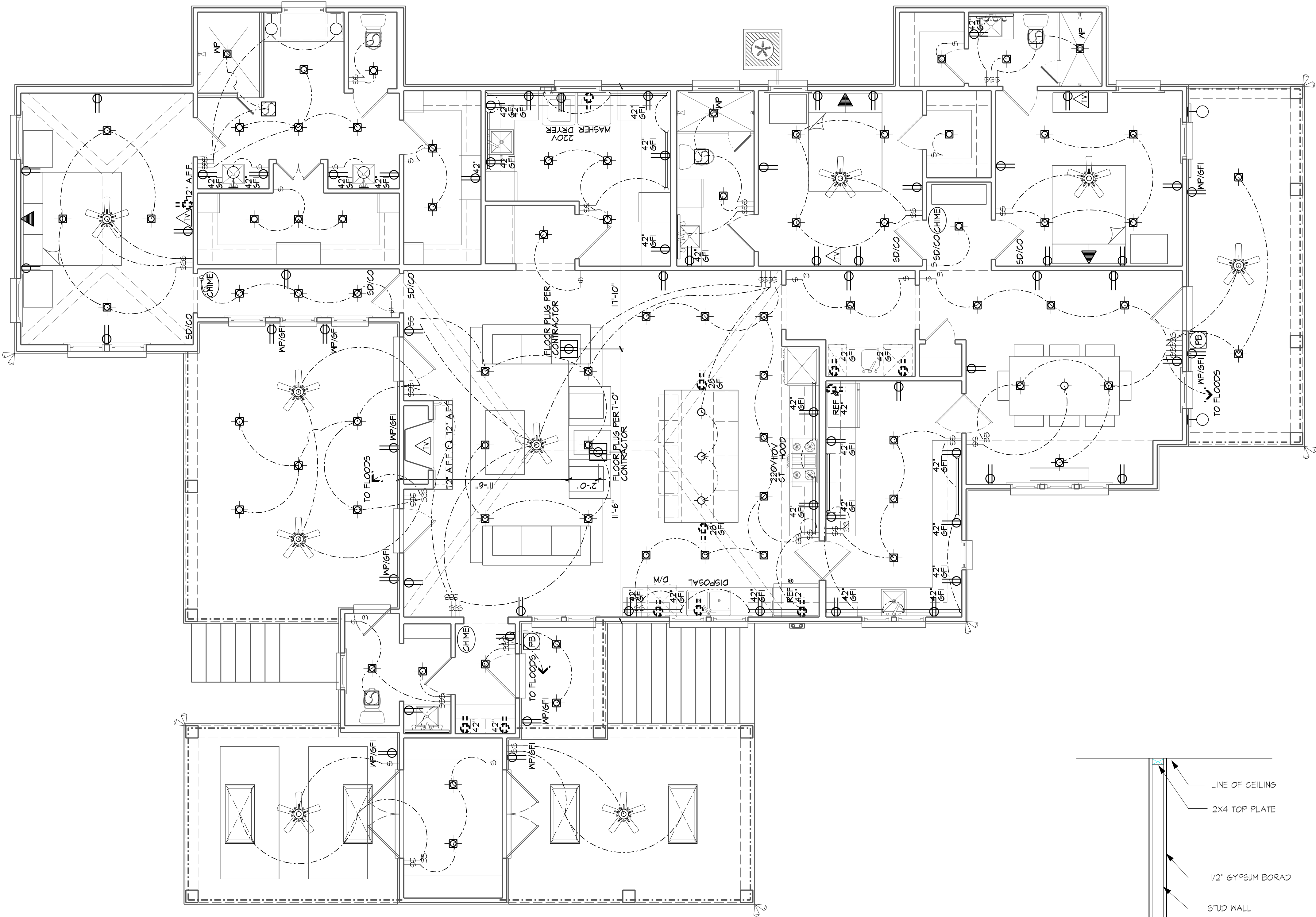
- A. LIGHT FIXTURES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO LOCATIONS SHOWN ON THIS PLAN. FIXTURES SHALL ALIGN WITH OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENTS. COORDINATE LOCATIONS OF LIGHT FIXTURES WITH HVAC GRILLES SO THAT THEY ALIGN WITH OR ARE AT LEAST SYMMETRICAL WITH EACH OTHER WHERE THERE MAY BE CONFLICTS. GRILLES AND REGISTERS SHALL BE BLOCKED AS REQUIRED SO THAT THEY ALIGN WITH LIGHT FIXTURES. LIGHT FIXTURE AND SWITCH LOCATIONS SHALL BE REVIEWED AND APPROVED BY OWNER OR INTERIOR DESIGNER BEFORE INSTALLATION OF SHEETROCK OR OTHER WALL AND CEILING FINISHES.
- B. CENTER ITEMS SHOWN IN CEILING AREA UNLESS NOTED OTHERWISE.
- C. COFFER DIMENSIONS ARE SHOWN TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- D. SWITCHES SHALL BE LOCATED ADJACENT TO BUT NOT INTERSECTING DOOR CASINGS OR TRIM. VERIFY TRIM SIZE AND SELECTION FOR EACH ROOM. GROUPED SWITCHED SHALL BE GANGED TIGHT TOGETHER AND SHALL BE COVERED WITH A SINGLE PLATE DESIGNED FOR THAT PURPOSE. SWITCHES SHALL TYPICALLY BE MOUNTED 48" AFF. TO CENTER OF SWITCH.
- E. SUPPORT ALL FIXTURES RIGIDLY FROM STRUCTURE OF BUILDING.
- F. VERIFY DEVICE AND PLATE COLORS WITH OWNER OR INTERIOR DESIGNER.
- G. CONSULT WITH OWNER AND ADD EXTERIOR SECURITY LIGHTING IF REQUIRED. VERIFY LIGHTING TYPE AND SWITCHING.
- H. CONSULT WITH OWNER AND ADD LANDSCAPING LIGHTING IF REQUIRED. VERIFY LIGHTING TYPE AND SWITCHING. CONNECT ALL EXTERIOR LIGHTING TO PHOTOCELL CONTROL RELAYS WITH TIMELOCK OVERRIDE FOR TIME-CONTROLLABLE ILLUMINATION DURING DARKNESS.
- I. ALL FLOURESCENT LAMPS SHALL BE MARY WHITE DELUXE.

GENERAL ELECTRICAL NOTES

1. ALL BEDROOMS SHALL BE ARC FAULT PROTECTED
2. ALL BEDROOMS AND AREAS ADJACENT SHALL HAVE SMOKE DETECTORS
3. ALL OUTDOORS RECEPTALS TO BE GFI/MP TYPE
4. ALL VENTS SHALL VENT THRU ROOF
5. ALL OUTLETS IN BATHROOMS, KITCHEN, UTILITY, AND GARAGE TO BE GFI OUTLET CIRCUITS & 42" A.F.F. UNLESS OTHERWISE NOTED
6. ALL GAS LINES SHALL BE PROPERLY GROUNDED/ BONDED
7. 6" MAX OVERHANG ON ALL COUNTERS WITH ELECTRIC OUTLETS UNDERNEATH THEM
8. CONTRACTOR SHALL FROIDE UPPER AND LOWER CABINET LIGHTING

SYMBOL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX OUTLET IN BASE BOARD		SMOKE DETECTOR-ALL SMOKE DETECTORS WIRED TO MASTER.
	DUPLEX OUTLET UNDER CABINET		EYE BALL LIGHT
	DUPLEX IN FLOOR		RECESSED CAN LIGHT (LED)
	DUPLEX OUTLET MOUNTED IN SOFFIT		RECESSED CAN LIGHT-3"
	220 VOLT 3 PHASE OUTLET		WALL MOUNTED SCENCE LIGHT
	PHONE		LIGHT FIXTURE TO BE SELECTED BY OWNER
	SINGLE POLE SWITCH		52" CEILING FAN W/ LIGHTING FIXTURED SWITCH SEPERATELY
	3 POLE SWITCH		52" CEILING FAN
	MOTION DETECTOR DOUBLE FLOOD LIGHT W/		
	36" STRIP LIGHT W/4 40 WATT FROSTED BULBS		RECESSED 2X4 FLORESCENT FIXTURE W/4 40 WATT BULBS
	UNDER CABINET STRIP LIGHT		
	GAS LANTERN CEILING MOUNTED SEE ELEVATIONS FOR HEIGHT		RECESSED 1X4 FLORESCENT FIXTURE W/4 40 WATT BULBS
	EXHAUST FAN		DOOR CHIME
	METER BASE		PUSH BUTTON
	BREAKER PANEL		DIMMER SWITCH
	LED STEP / WALL RECESSED LIGHT FIXTURE		NIGHT LIGHT FIXTURE



OPTIONAL

ELEVATION

SECTION

Switch Location

SCALE 3/4" = 1'-0"

Electrical Plan - First Floor

SCALE 1/4" = 1'-0"

ADDRESS

243 ST. AUGUSTINE DRIVE
MADISON, MS 39110
(601) 720-1521

REVISIONS

MARK DATE

FOR REVIEW ONLY

PROJECT DATA



- LOTS 237A, 242 & 243 OF FRIST WARD
BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI
BAY VIEW COURT
RESIDENCE: STEWART & AMY HEARD

COPYRIGHT

When you purchase plans from Third Floor Plans you become licensee. Thus, you are granted the right to use the documents in connection with the construction of one home only. These plans are protected under the Federal Copyright Act, Title XVII of the United States, and Chapter 37 of the Federal Regulations Code. Third Floor Plans retains the only ownership and title of all plans. The blueprints purchased by you as licensee cannot be copied nor reproduced it is strictly prohibited. Neither hard copy prints nor any digital plans can be distributed, recreated, nor resold without legal written approval from Third Floor Plans.

DATE:

JUNE 09, 2026

SCALE

AS SHOWN

PROJECT

3RD-17-26

SHEET NO.

7 OF 7

DESCRIPTION
Electrical Plan

LOTS-237A, 242 & 243 OF FIRST WARD

BAY VIEW COURT
BAY ST. LOUIS,
HANCOCK COUNTY, MS
PROJECT 17-26
SCALE: 1"=10'-0"

CRITICAL SITE NOTES

SEE GRADING PLANS FOR FINAL
FOUNDATION ELEVATIONS ABOVE
SIDEWALK CURB.
ALL STEPS SHOWN SHOULD BE ADJUSTED
WITH LANDSCAPE FINAL PLANS.



ADDRESS

243 ST. AUGUSTINE DRIVE
MADISON, MS 39110
(601) 720-1521

REVISIONS

MARK	DATE

FOR REVIEW ONLY

PROJECT DATA



LOTS 237A, 242 & 243 OF FRIST WARD
BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI
BAY VIEW COURT
RESIDENCE: STEWART & AMY HEARD

COPYRIGHT

When you purchase plans from Third Floor Plans you become licensee. Thus, you are granted the right to use the documents in connection with the construction of one home only. These plans are protected under the federal copyright act, Title XVII of the United States, and chapter 37 of the federal regulations code. Third Floor Plans retains the only ownership and title of all plans. The blueprints purchased by you as licensee cannot be copied nor reproduced it is strictly prohibited. Neither hard copy prints nor any digital plans can be distributed, recreated, nor resold without legal written approval from Third Floor Plans.

DATE:

JUNE 09, 2026

SCALE

AS SHOWN

PROJECT

3RD-17-26

SHEET NO.

C1 OF 7

DESCRIPTION

Site Plan

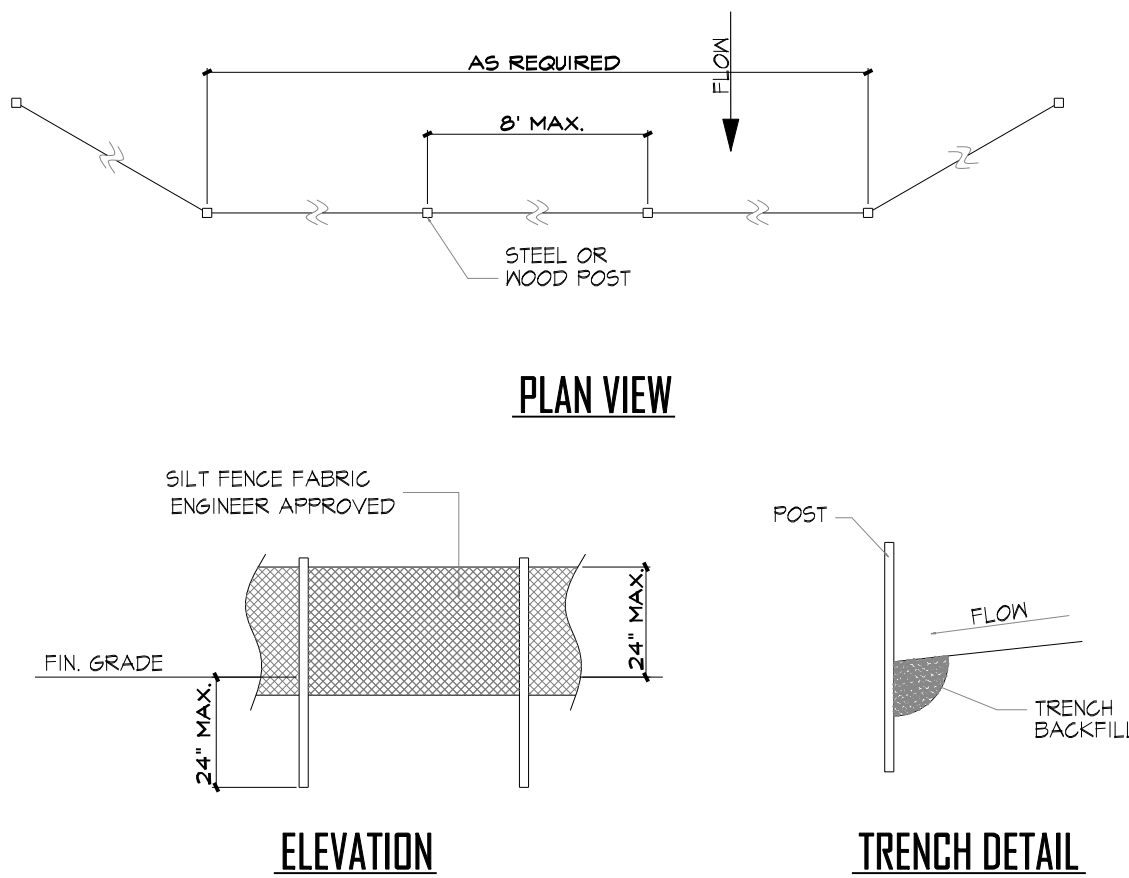
LEGEND

EXIST. GRADE	EX. =ELEV. 98.9'
SLAB ELEVATION	FIN. FLOOR ELEV. 100.0'
GRADING PATTERN	SWALE
SWALE LOCATION	SWALE
FENCE CONTROL	
EROSION CONTROL	
PROPERTY LINE	
UTILITY DRAINAGE EASEMENTS	
REFERENCE STRINGS	
BUILDING SETBACK LINE	
FRONT	25'-0"
REAR	20'-0"
SIDES	8'-0"

GENERAL NOTES

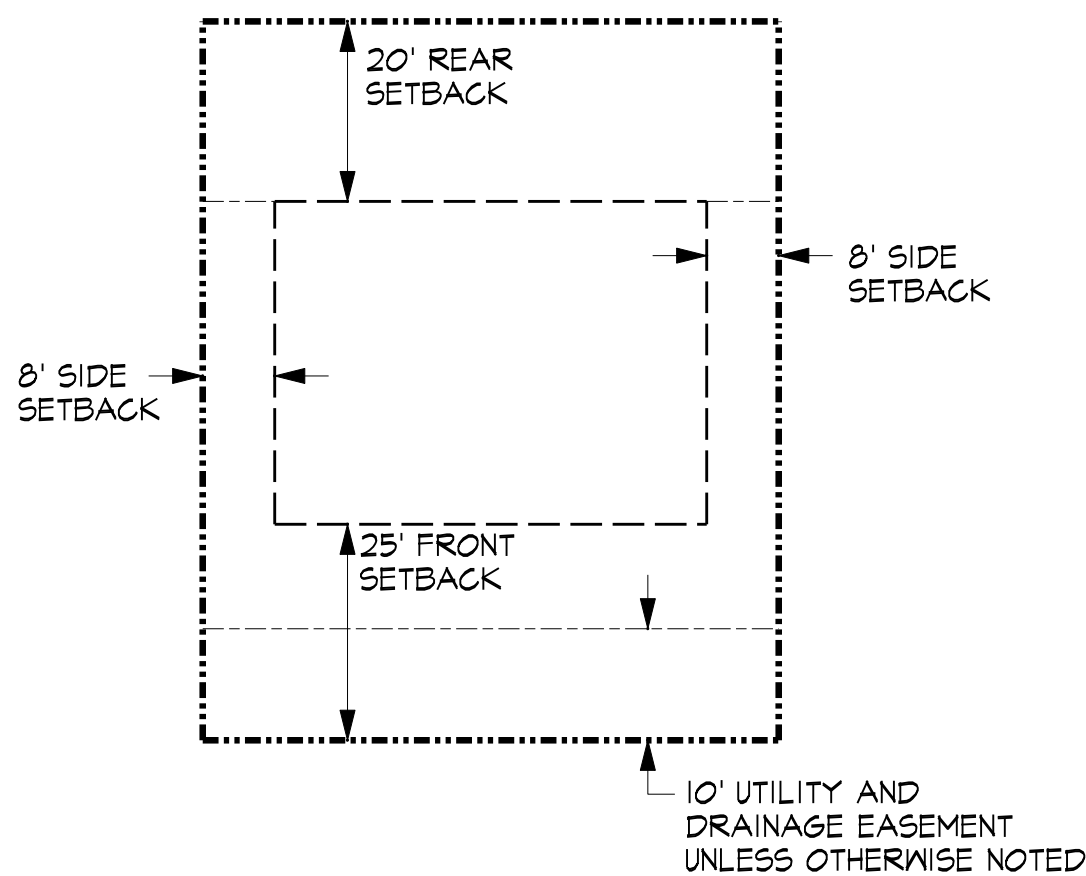
EROSION CONTROL MEASURES AS PRESCRIBED BY THE CITY SHALL BE REQUIRED TO PROTECT ALL DOWN HILL PROPERTIES PRIOR TO SET BACK INSPECTION SWALES AND BERMS REQUIRED TO PREVENT EXCESSIVE DRAINAGE (RUN-OFF) ONTO ADJACENT DOWNHILL LOTS. ORANGE PLASTIC TREE/ VEGETATION FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION IS TO TAKE PLACE. SIDEWALK PER SUBDIVISION REQUIREMENTS. PROVIDE DRAINAGE SWALES @ SIDE PROPERTY LINES TO PREVENT WATER RUN OFF TO ADJACENT LOTS

- NOTES:
1. SILT FENCE SEDIMENT BARRIER SHALL BE INSTALLED TO FILTER SEDIMENT FROM RUNOFF.
 2. BUILD-UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES 1/2 THE ABOVE GROUND HEIGHT OF FENCE.
 3. SILT FENCE SHALL BE LEFT IN PLACE UNTIL PERMANENT VEGETATION COVER IS ESTABLISHED.
 4. AREA DISTURBED AS A RESULT OF THE SILT FENCE SHALL BE RESTABILIZED BY SEEDING.
 5. SILT FENCES SHALL BE PLACED TO FOLLOW THE CONTOURS.



Silt Fence Detail

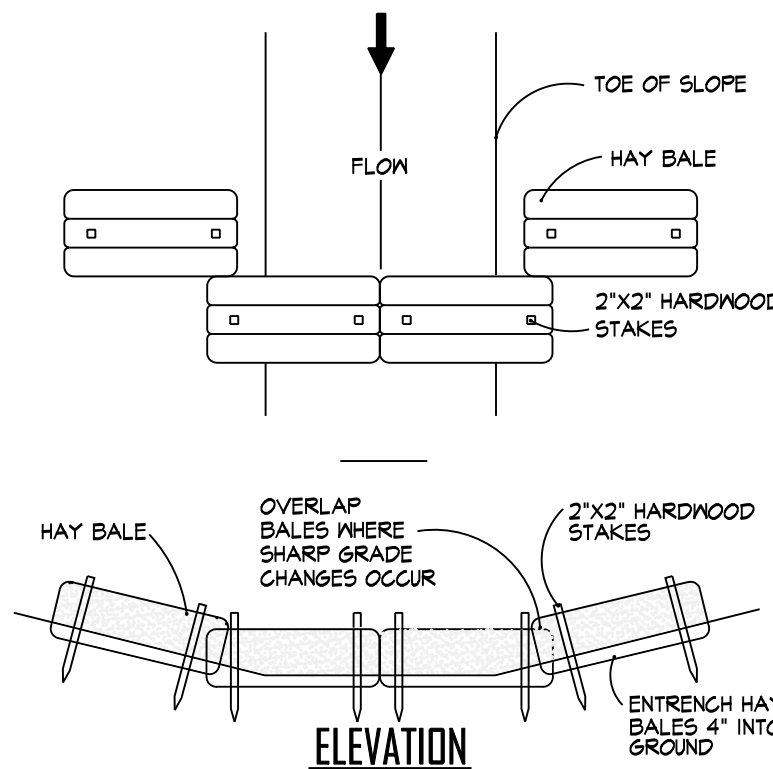
SCALE = N.T.S.



STREET (50' TYPICAL R.O.W.)

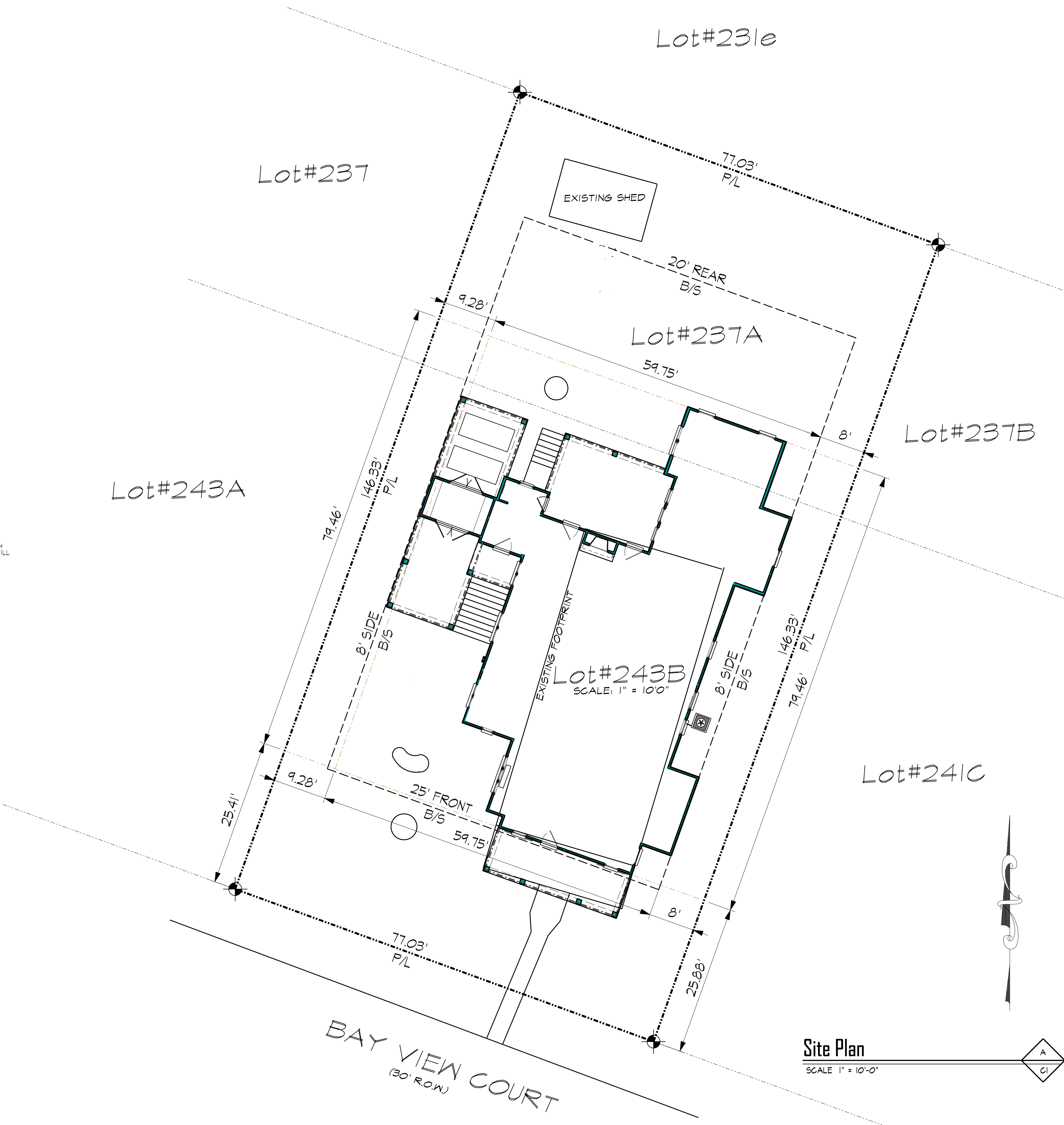
TYPICAL LOT DETAIL

NOT TO SCALE



Hay Bale Check Dam

SCALE = N.T.S.



Site Plan

SCALE 1" = 10'-0"

ADDRESS

243 ST. AUGUSTINE DRIVE
MADISON, MS 39110
(601) 720-1521

REVISIONS

MARK	DATE

FOR REVIEW ONLY

PROJECT DATA

- LOTS 237A, 242 & 243 OF FRIST WARD
BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI
BAY VIEW COURT

RESIDENCE: STEWART & AMY HEARD

COPYRIGHT

When you purchase plans from Third Floor Plans you become licensee. Thus, you are granted the right to use the documents in connection with the construction of one home only. These plans are protected under the Federal Copyright Act, Title XVII of the United States, and Chapter 37 of the Federal Regulations Code. Third Floor Plans retains the only ownership and title of all plans. The blueprints purchased by you as licensee cannot be copied nor reproduced. It is strictly prohibited. Neither hard copy prints nor any digital plans can be distributed, recreated, nor resold without legal written approval from Third Floor Plans.

DATE:

JUNE 09, 2026

SCALE

AS SHOWN

PROJECT

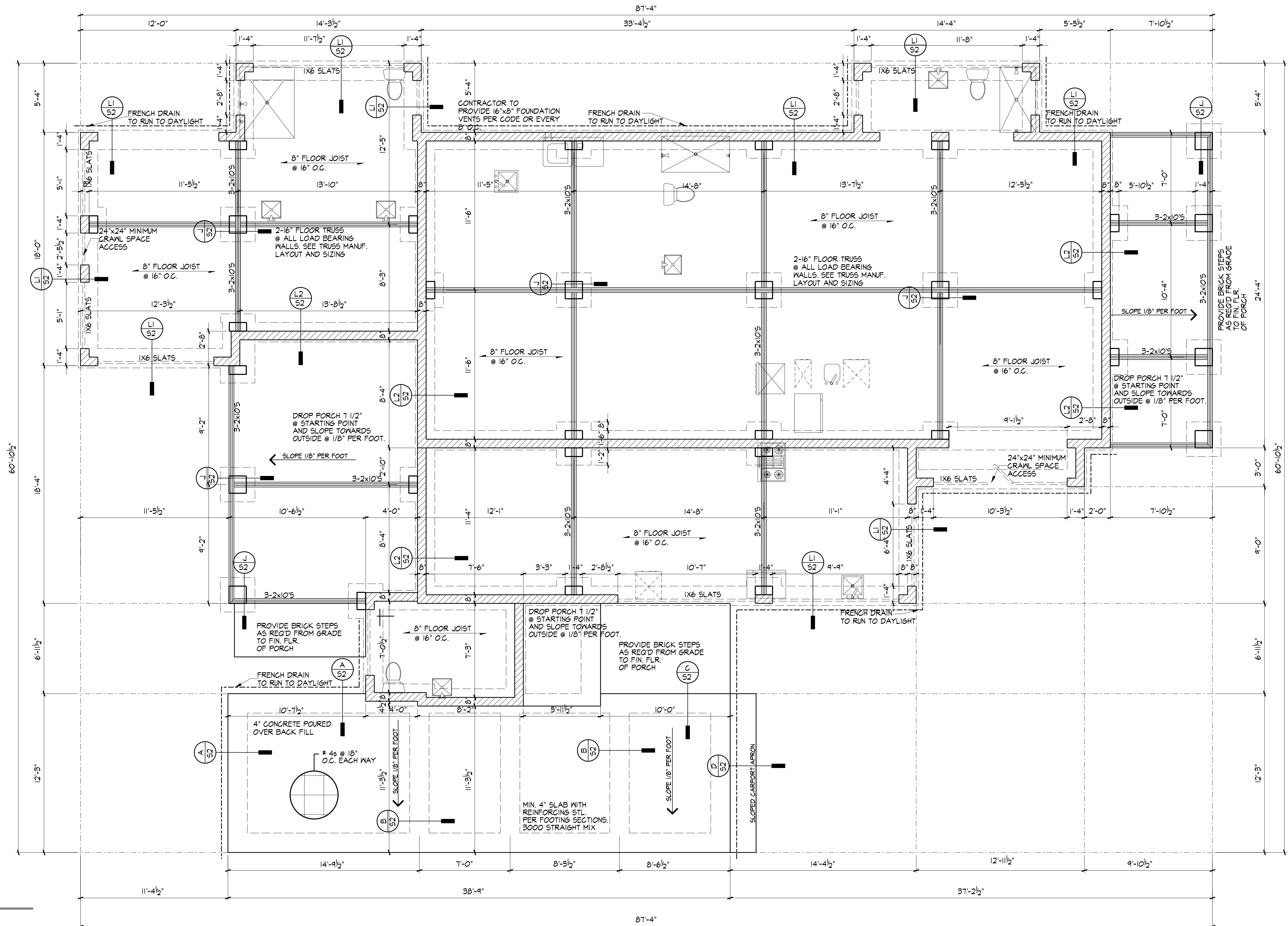
SRD-17-26

SHEET NO.

S1 OF 7

DESCRIPTION

Foundation Plan

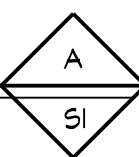


FOUNDATION NOTES

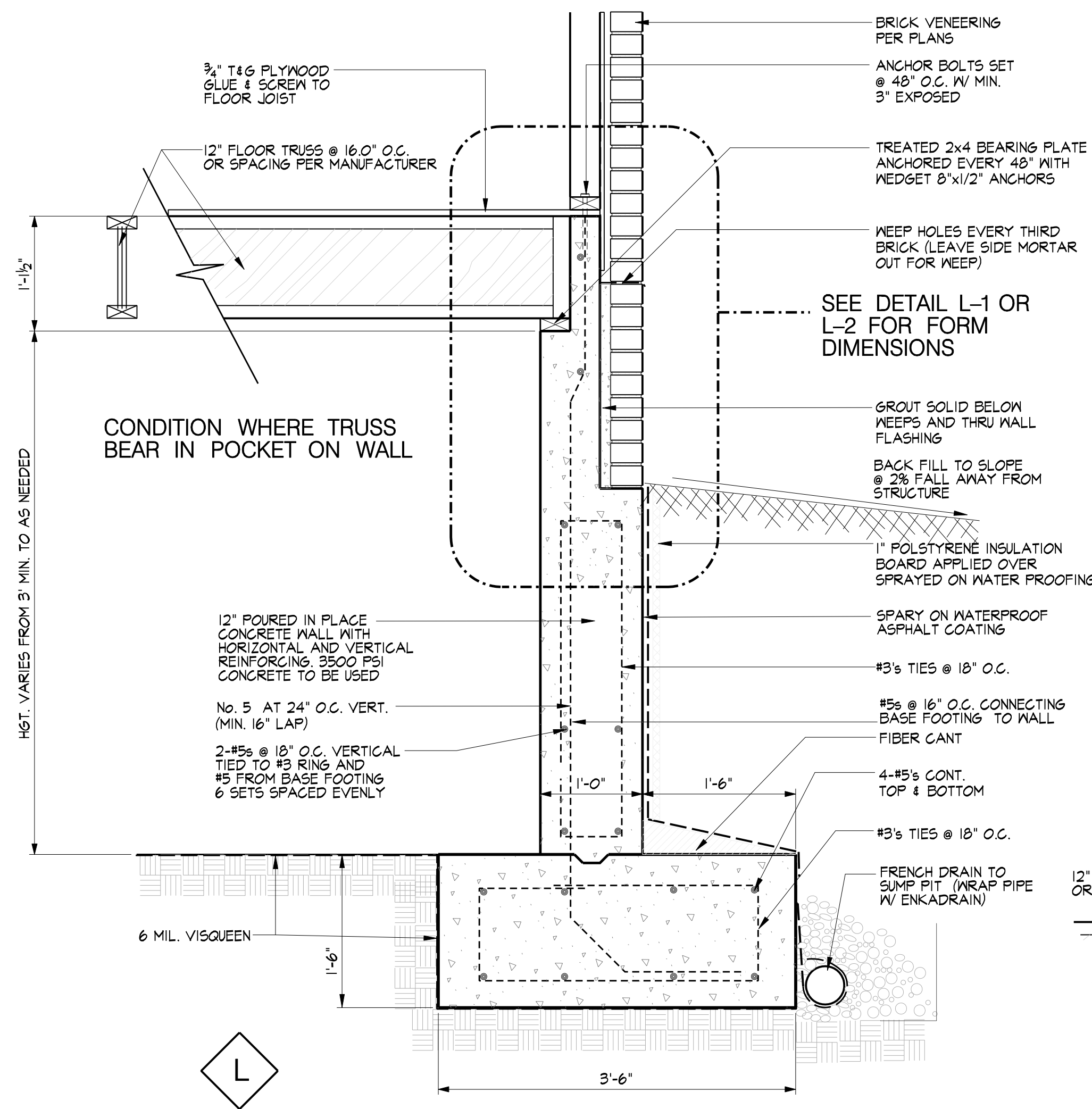
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK.
2. ALL CONCRETE SHALL HAVE A CONCRETE COMPRESSIVE STRENGTH OF AT LEAST 3500 PSI AT 28 DAYS.
3. REINFORCEMENT SHALL CONFORM TO ASTM STANDARDS, grade 60
4. REINFORCEMENT IN FOOTINGS SHALL HAVE A MINIMUM CONCRETE COVER OF 2 INCHES (3 INCHES WHEN CAST AGAINST EARTH).
5. THE FOLLOWING MINIMUM CRITERIA SHALL APPLY FOR SITE PREPARATION UNLESS OTHERWISE SPECIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER. IF FILL SOILS ARE REQUIRED TO ACHIEVE THE DESIRED FOUNDATION ELEVATION, LOW SHRINK-SWELL POTENTIAL FIRM NATURAL SILTY CLAYS AND/OR COMPACTED SELECT FILL SOILS SHOULD BE PLACED IN LIFT LAYERS NOT TO EXCEED 9 INCHES AND THEN COMPACTED TO AT LEAST 96 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE FILL MATERIAL SHOULD EXTEND AND BE PROPERLY COMPACTED OVER AN AREA AT LEAST 6 FEET BEYOND THE BUILDING PERIMETER, AND THE SLOPE TO NATURAL GRADE SHOULD NOT EXCEED 4 TO 1 (HORIZONTAL TO VERTICAL). QUALITY CONTROL WITH DENSITY AND MOISTURE CONTENT MEASUREMENTS FOR EACH LIFT IS REQUIRED. WHEN CONSTRUCTED ON SITE UNDERLAIN WITH EXPANSIVE CLAYS, 8' OF COMPACTED SELECT FILL SOILS SHALL BE PROVIDED BENEATH THE UNDERSURFACE OF THE SLAB. THE BLANKET SHOULD ALSO EXTEND HORIZONTALLY AT LEAST 1 FEET BEYOND BUILDING LINES BEFORE SLOPING DOWN TO NATURAL GROUND.
6. POSITIVE DRAINAGE AWAY FROM THE FOUNDATION IS CRITICAL. GUTTERS ARE GENERALLY RECOMMENDED AND DOWNSPOUTS SHOULD EXTEND 5 TO 7 FEET FROM THE FOUNDATION OR EMPTY INTO PIPES THAT CARRY THE WATER AWAY FROM THE FOUNDATION.
7. THE DESIGN ASSUMES THAT THE SUBSURFACE SOIL WILL BE PROPERLY PREPARED TO INSURE A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF, WITH LOW COMPRESSIBILITY.

Foundation Plan - Crawlspace/ Basement

SCALE 1/4" = 1'-0"

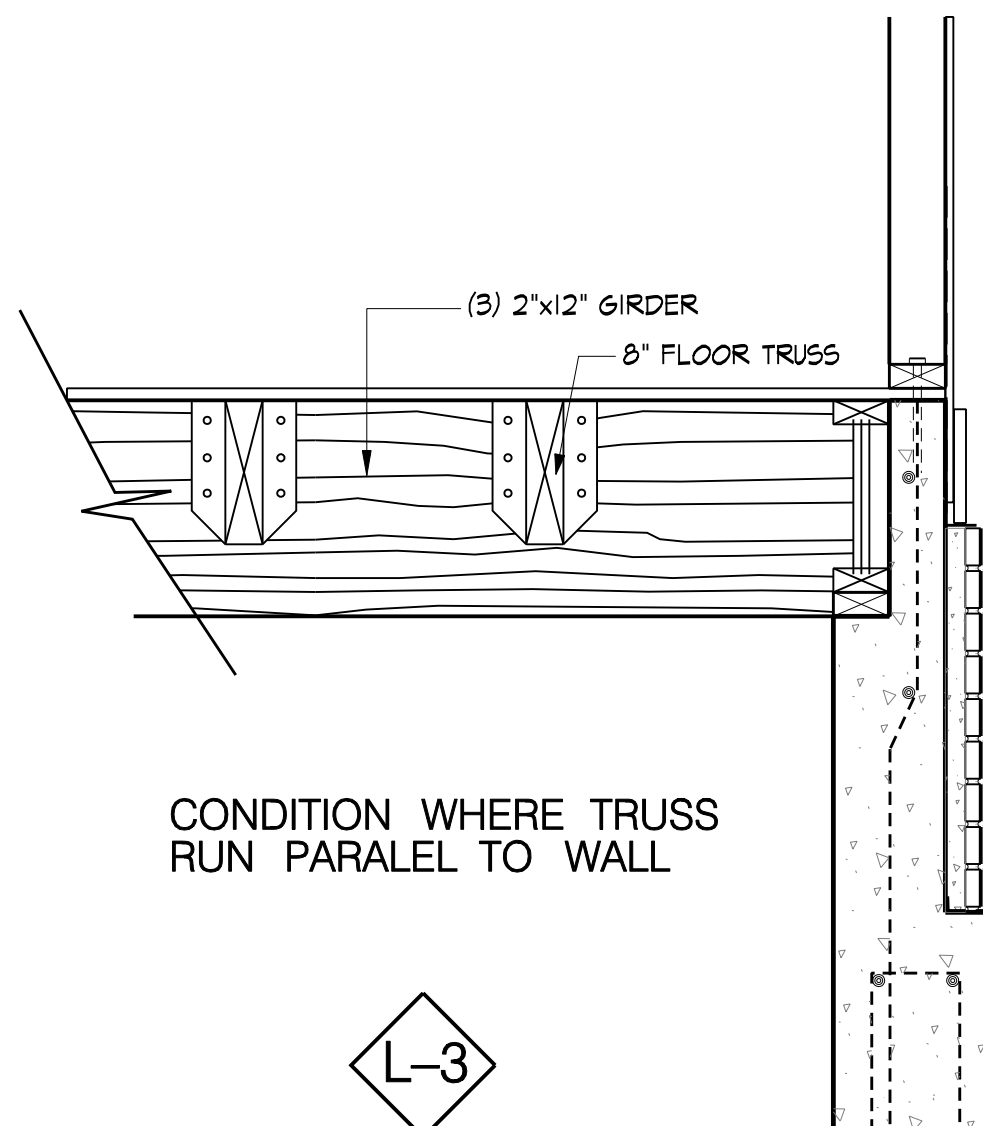
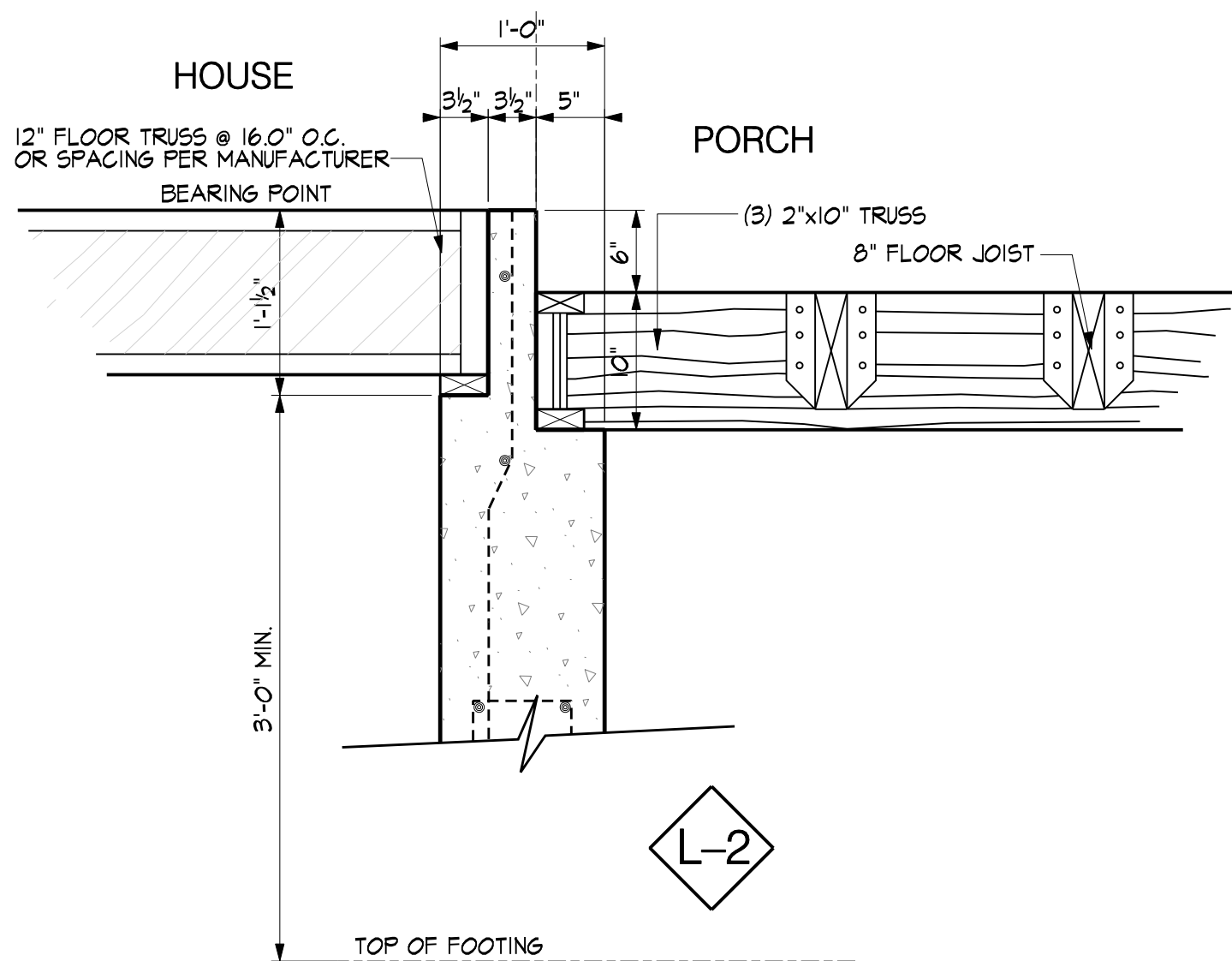
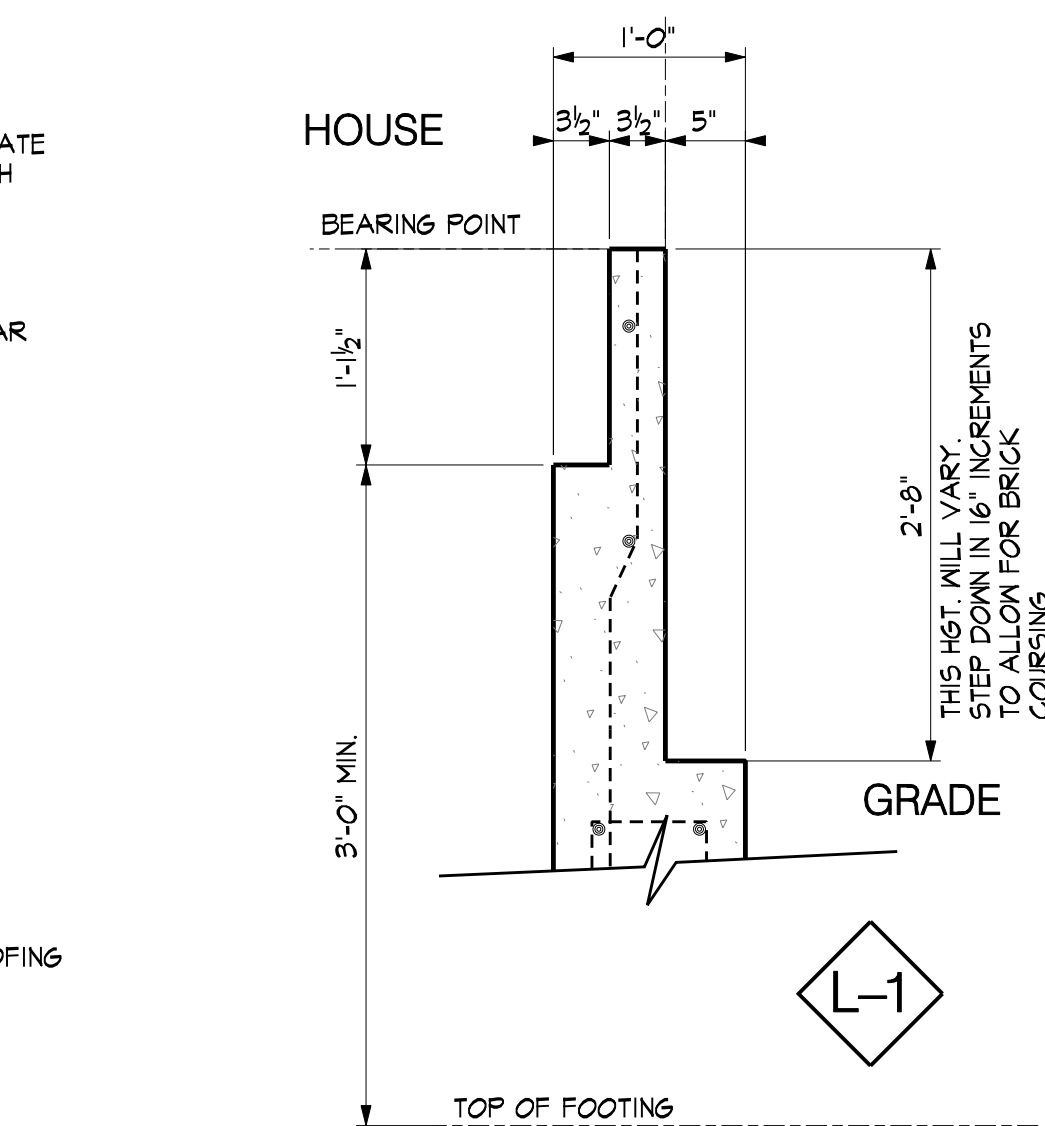


SEE ELECTRICAL PLAN FOR
FLOOR OUTLETS PRIOR TO
POURING CONCRETE

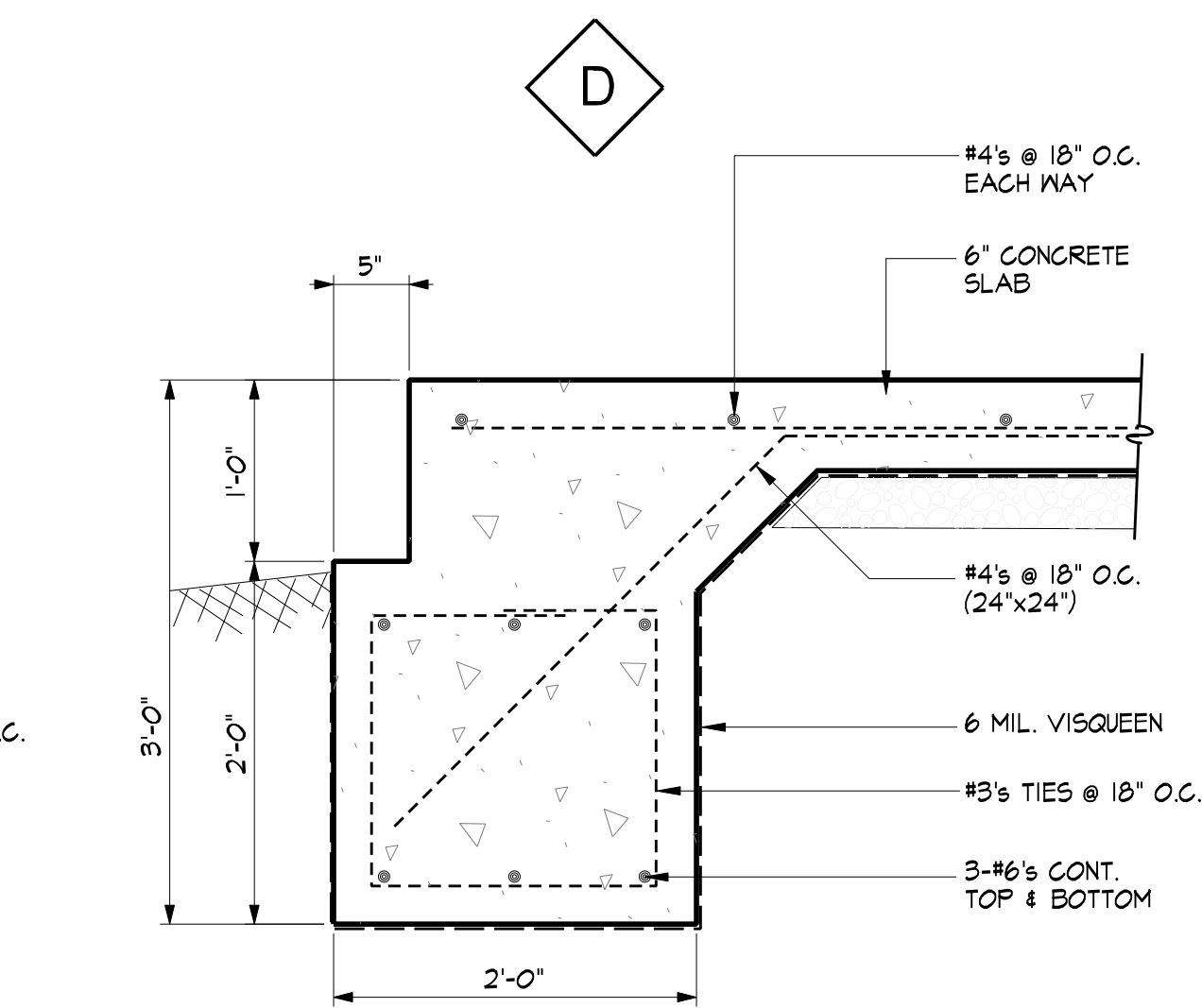
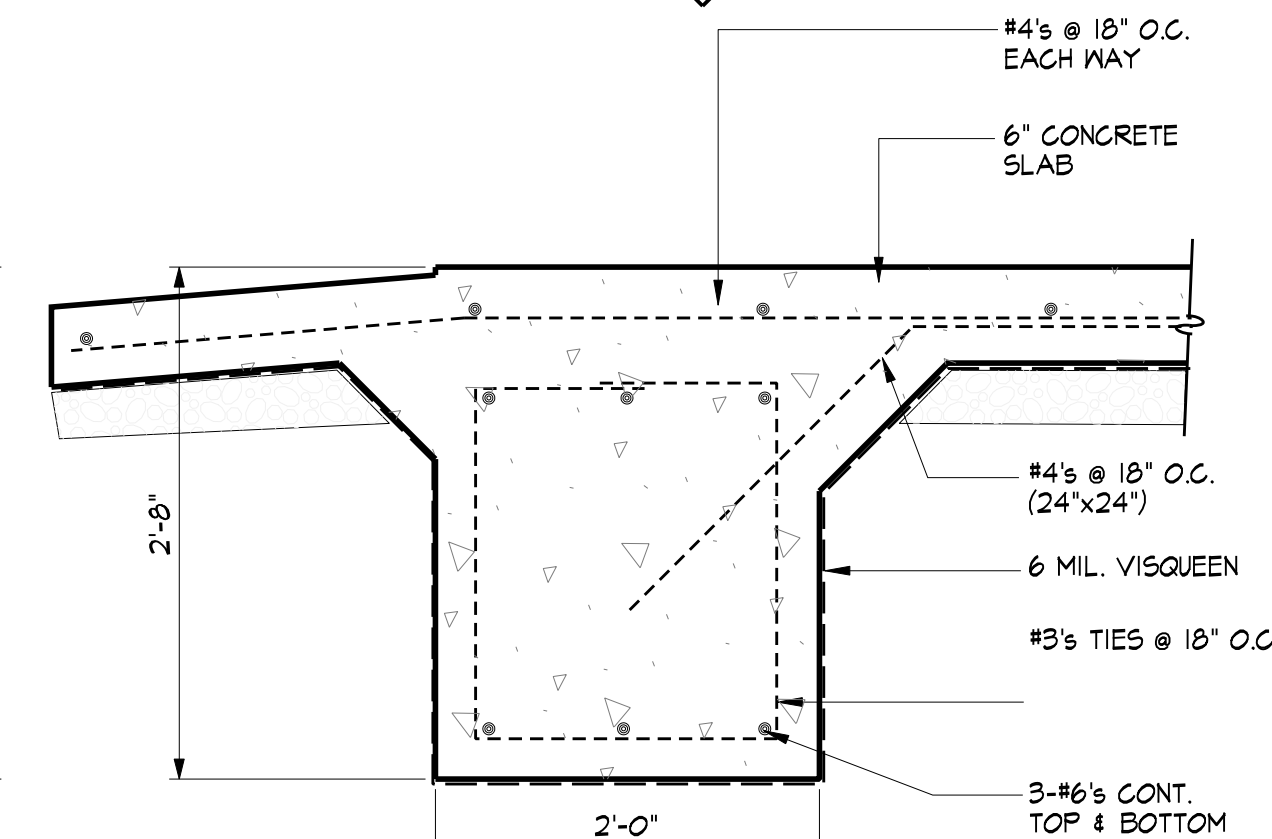
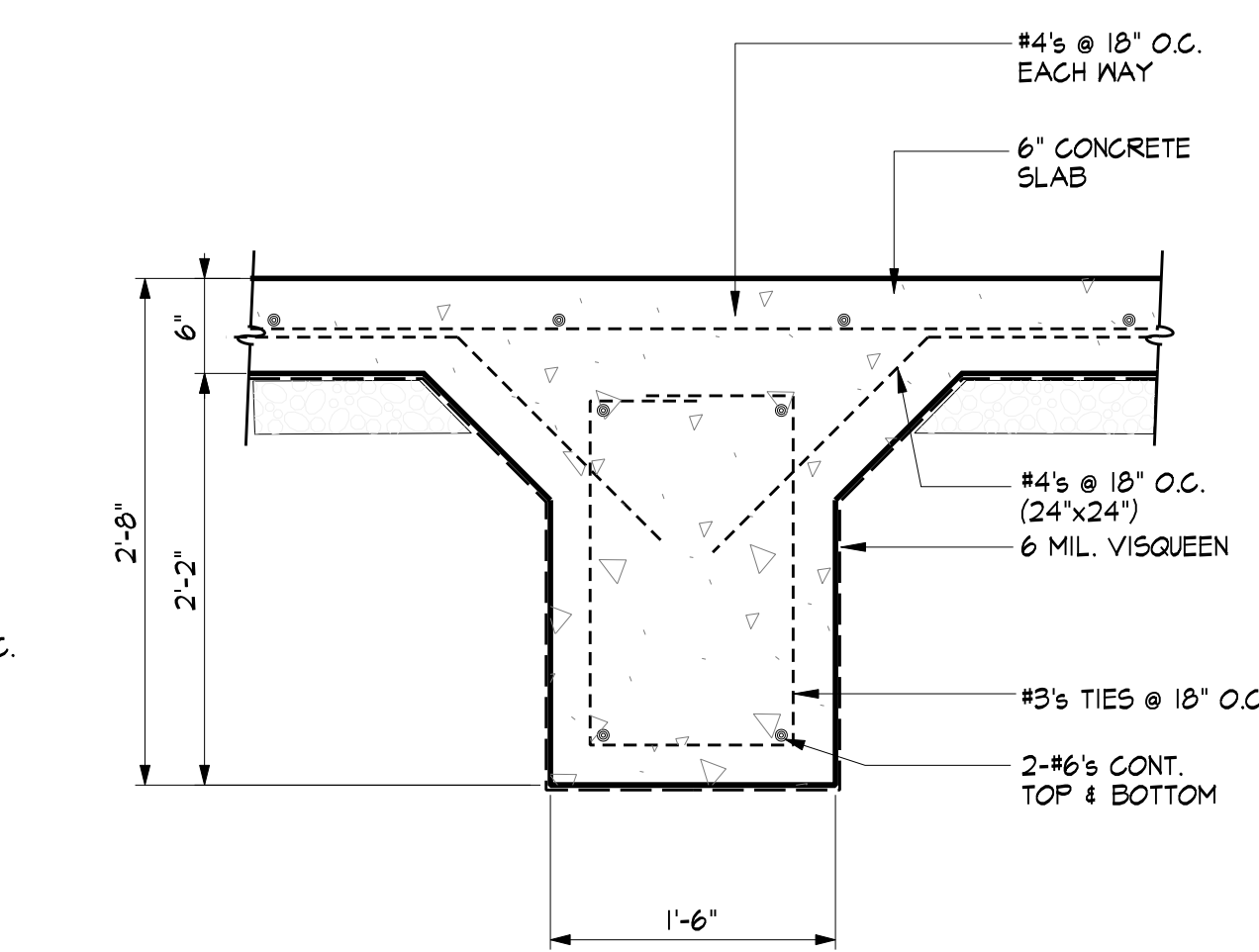
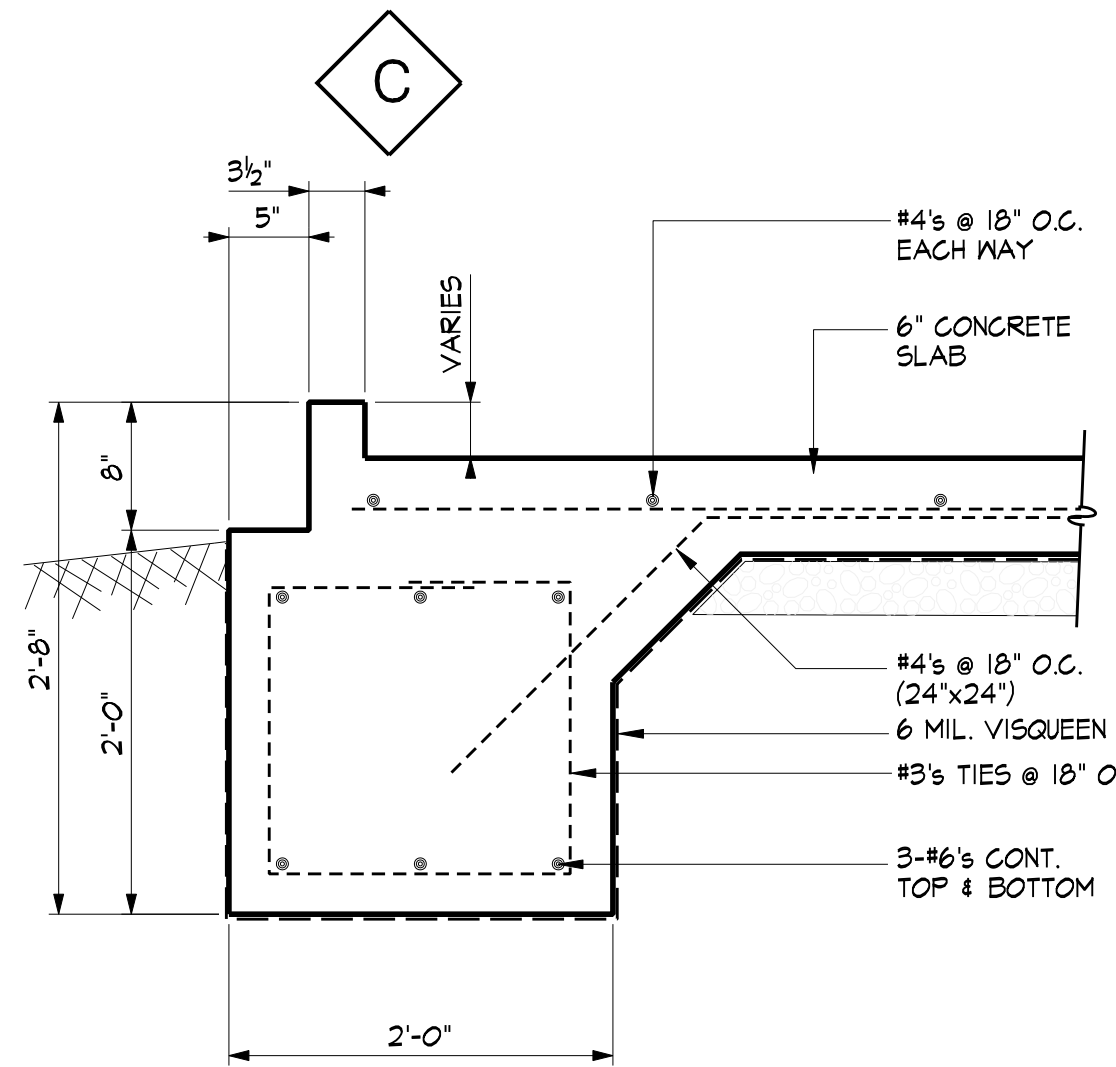
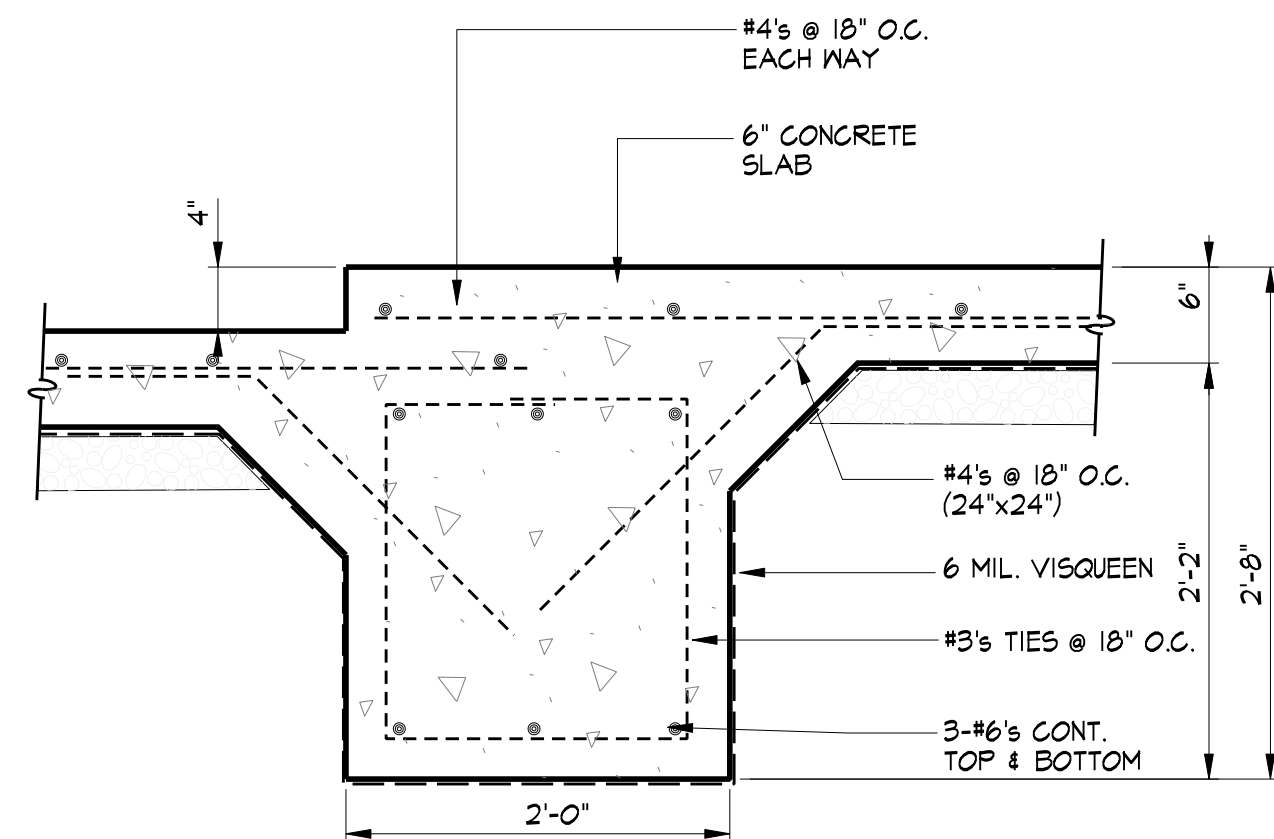
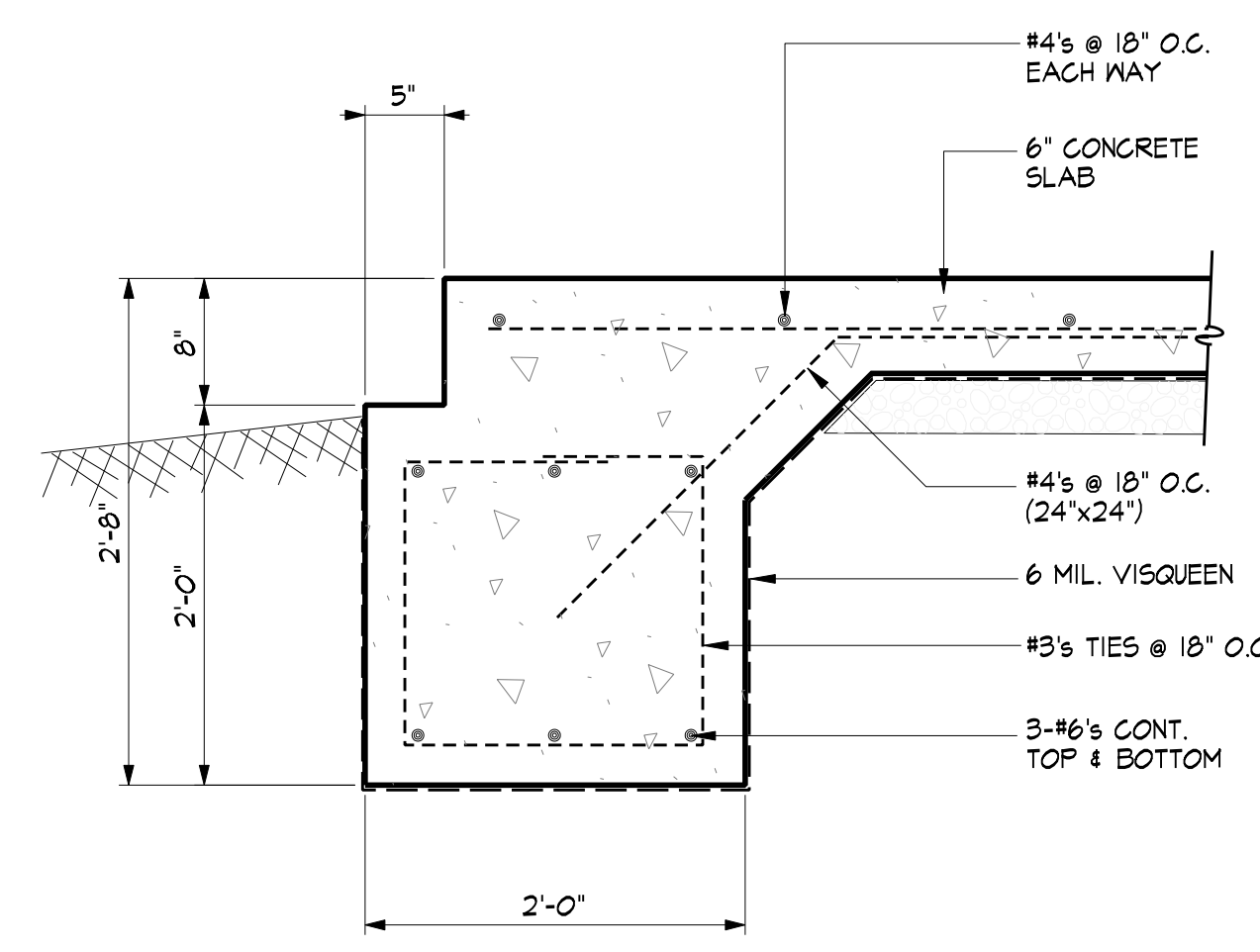


Foundation Footing Details

SCALE 1-1/2" = 1'-0"

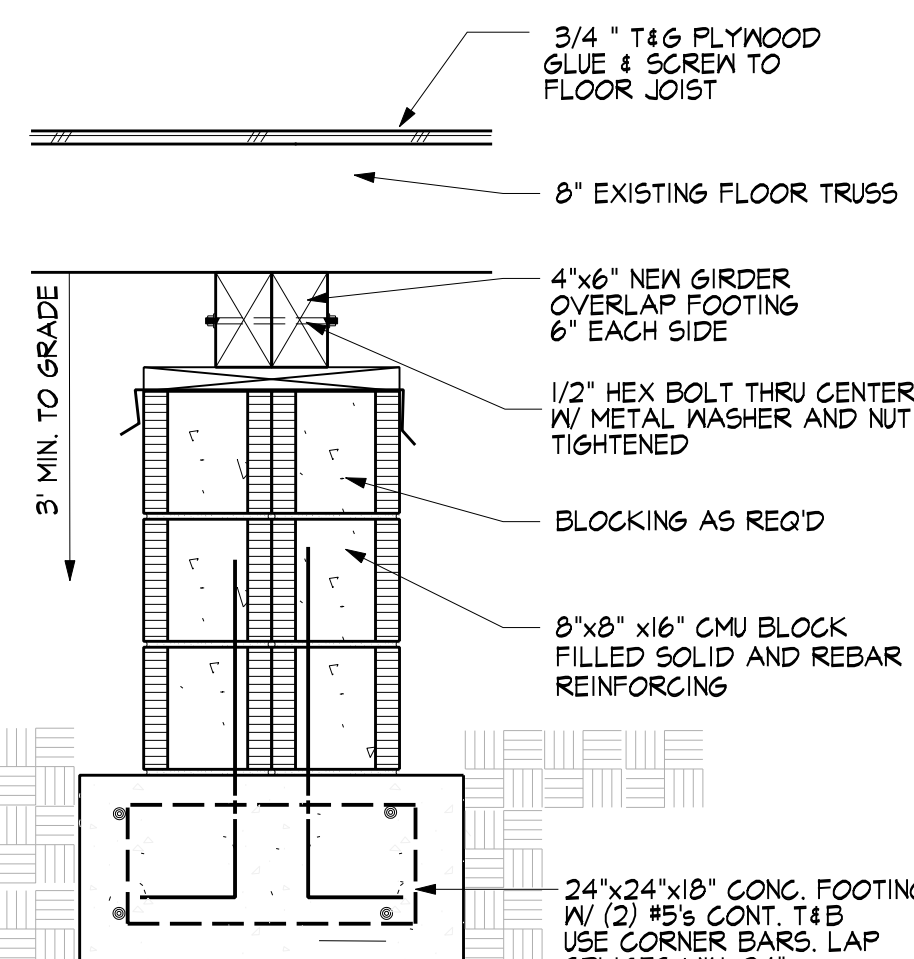
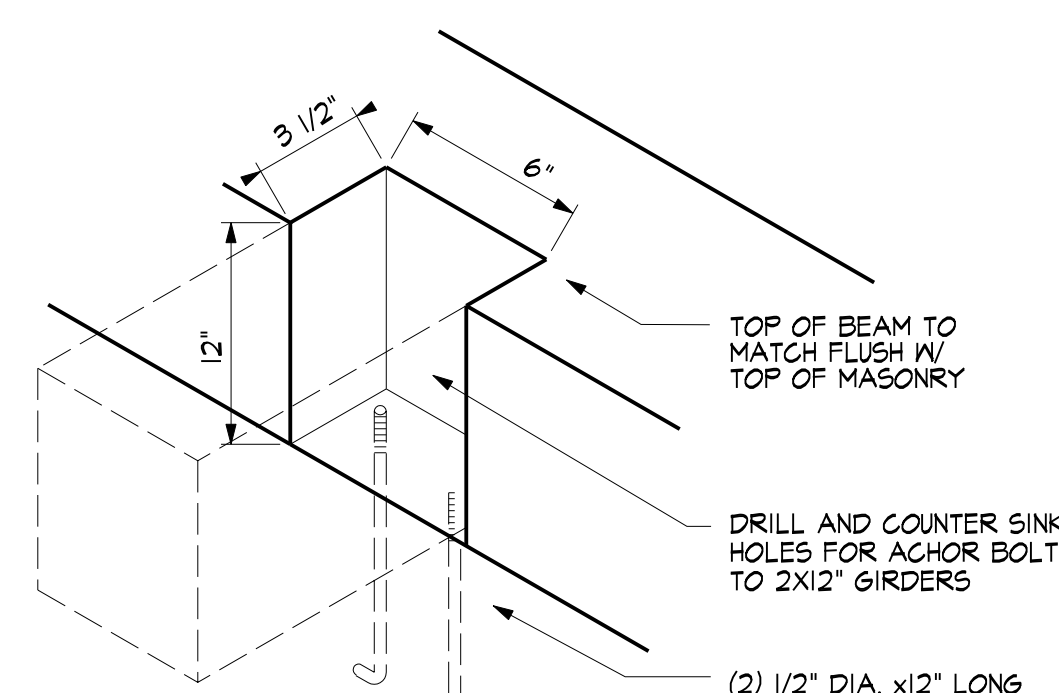


CONDITION WHERE TRUSS RUN PARALLEL TO WALL

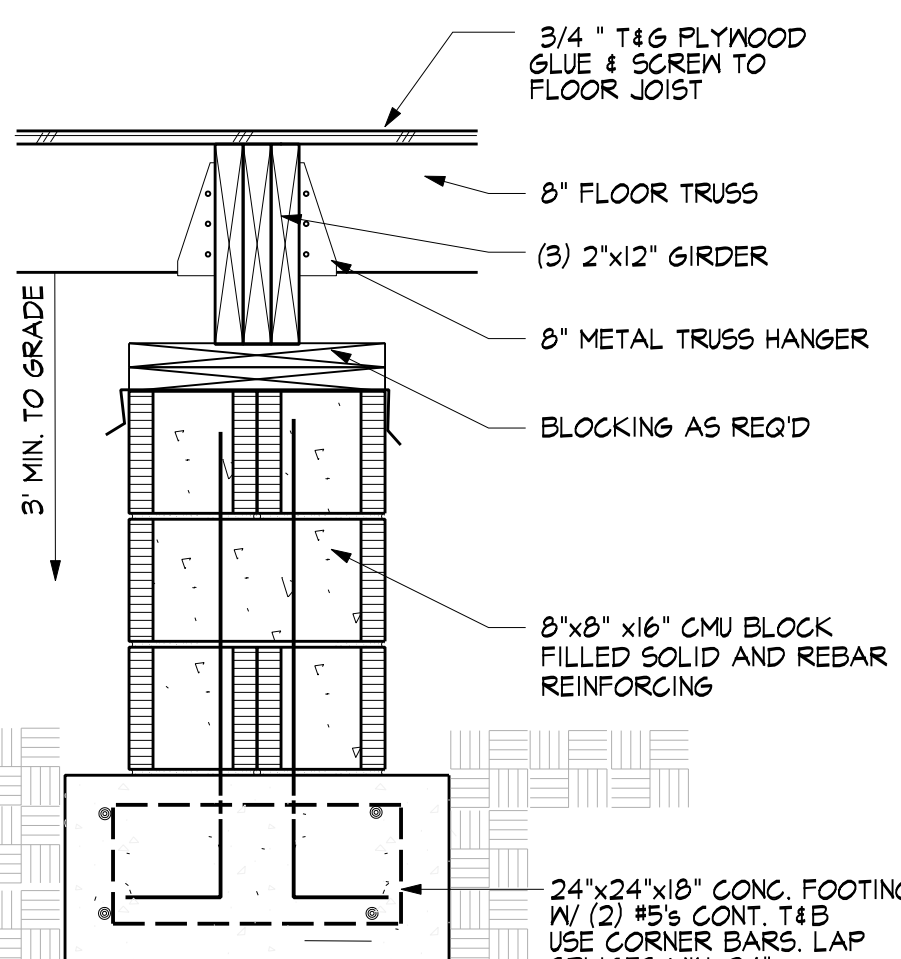


FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK.
2. ALL CONCRETE SHALL HAVE A CONCRETE COMPRESSIVE STRENGTH OF AT LEAST 3500 PSI AT 28 DAYS.
3. REINFORCEMENT SHALL CONFORM TO ASTM STANDARDS, grade 60.
4. REINFORCEMENT IN FOOTINGS SHALL HAVE A MINIMUM CONCRETE COVER OF 2 INCHES (3 INCHES WHEN CAST AGAINST EARTH).
5. THE FOLLOWING MINIMUM CRITERIA SHALL APPLY FOR SITE PREPARATION UNLESS OTHERWISE SPECIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER. IF FILL SOILS ARE REQUIRED TO ACHIEVE THE DESIRED FOUNDATION ELEVATION, LOW SHRINK-SWELL POTENTIAL FIRM NATURAL SILTY CLAYS AND/OR COMPACTED SELECT FILL SOILS SHOULD BE PLACED IN LIFT LAYERS NOT TO EXCEED 9 INCHES AND THEN COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE FILL MATERIAL SHOULD EXTEND AND BE PROPERLY COMPACTED OVER AN AREA AT LEAST 6 FEET BEYOND THE BUILDING PERIMETER, AND THE SLOPE TO NATURAL GRADE SHOULD NOT EXCEED 4 TO 1 (HORIZONTAL TO VERTICAL). QUALITY CONTROL WITH DENSITY AND MOISTURE CONTENT MEASUREMENTS FOR EACH LIFT IS REQUIRED. WHEN CONSTRUCTED ON SITE UNDERLAIN WITH EXPANSIVE CLAYS, 8' OF COMPACTED SELECT FILL SOILS SHALL BE PROVIDED BENEATH THE UNDERSURFACE OF THE SLAB. THE BLANKET SHOULD ALSO EXTEND HORIZONTALLY AT LEAST 7 FEET BEYOND BUILDING LINES BEFORE SLOPING DOWN TO NATURAL GROUND.
6. POSITIVE DRAINAGE AWAY FROM THE FOUNDATION IS CRITICAL. GUTTERS ARE GENERALLY RECOMMENDED AND DOWNSPOUTS SHOULD EXTEND 5 TO 7 FEET FROM THE FOUNDATION OR EMPTY INTO PIPES THAT CARRY THE WATER AWAY FROM THE FOUNDATION.
7. THE DESIGN ASSUMES THAT THE SUBSURFACE SOIL WILL BE PROPERLY PREPARED TO INSURE A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF, WITH LOW COMPRESSIBILITY.



NOTE: FOOTING TO BE LOCATED AT EVERY 8' O.C. OR LESS PER CODE REQUIREMENTS



SOIL COMPACTION TO BE PROPERLY PREPARED TO A MINIMUM SOIL BEARING PRESSURE OF 2000 PSF.

ADDRESS

243 ST. AUGUSTINE DRIVE
MADISON, MS 39110
(601) 720-1521

REVISIONS

MARK	DATE

FOR REVIEW ONLY

PROJECT DATA



LOTS 237A, 242 & 243 OF FRIST WARD
BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI
BAY VIEW COURT
RESIDENCE: STEWART & AMY HEARD

COPYRIGHT

When you purchase plans from Third Floor Plans you become licensee. Thus, you are granted the right to use the documents in connection with the construction of one home only. These plans are protected under the federal copyright act, Title XVII of the United States, and chapter 31 of the federal regulations code. Third Floor Plans retains the only ownership and title of all plans. The blueprints purchased by you as licensee cannot be copied nor reproduced in any form. Neither hard copy prints nor any other plans can be distributed, resold, or used without legal written approval from Third Floor Plans.

DATE:

JUNE 09, 2026

SCALE

AS SHOWN

PROJECT

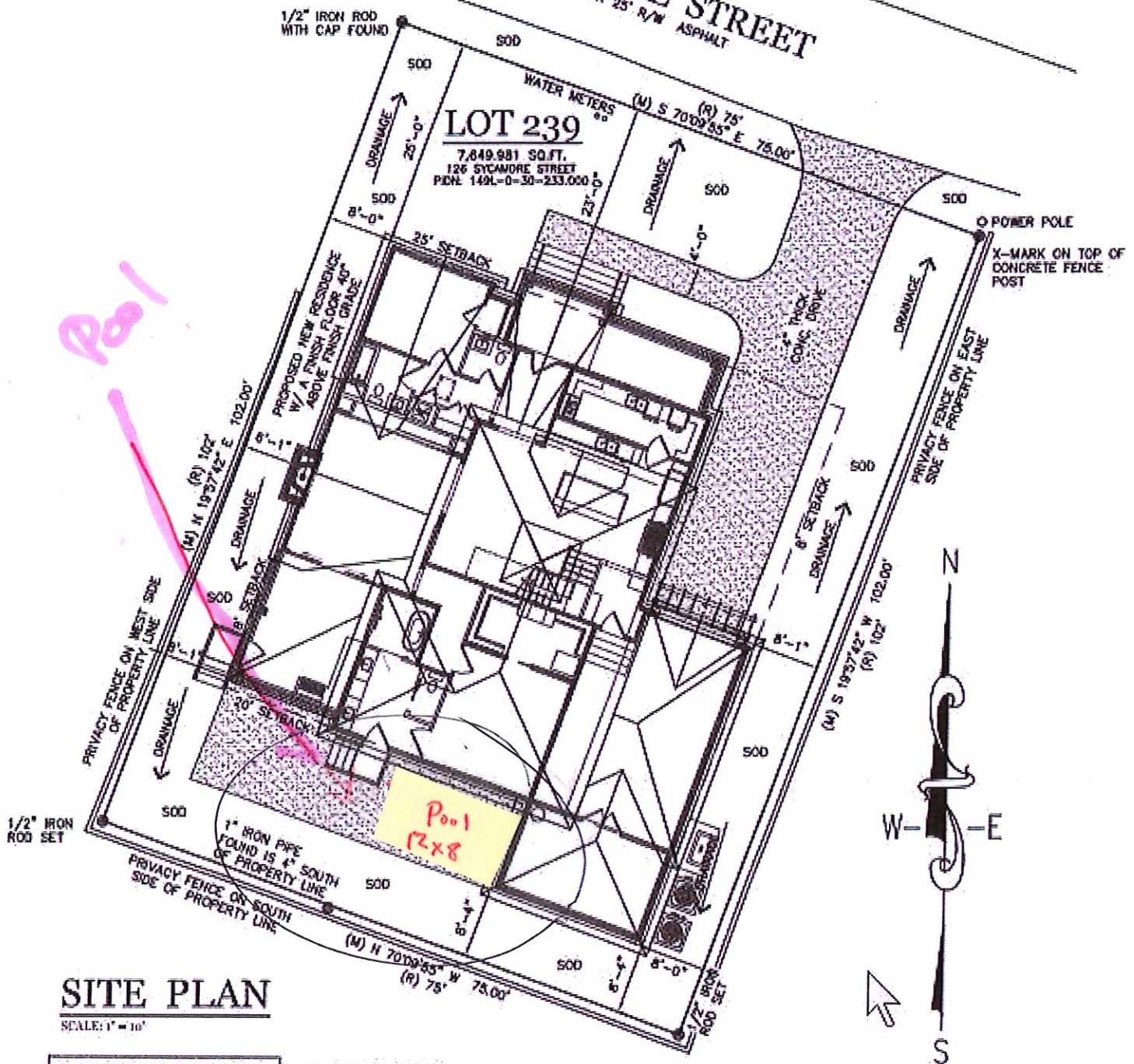
3RD-17-26

SHEET NO.

S2 OF **7**

DESCRIPTION

Conv. Details



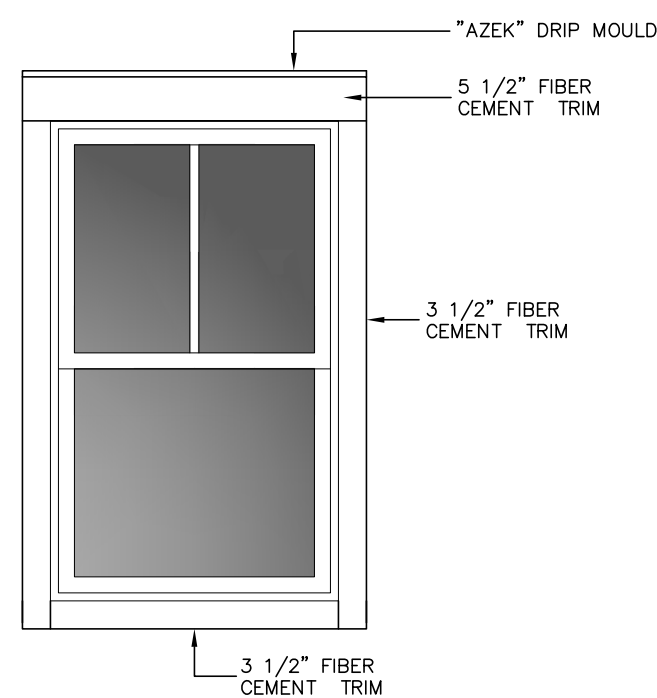
SITE PLAN

SCALE: 1" = 10'

CROSBY SURVEYING
716 LIVE OAK DR.
BILOXI, MS 39532
(228)234-1649

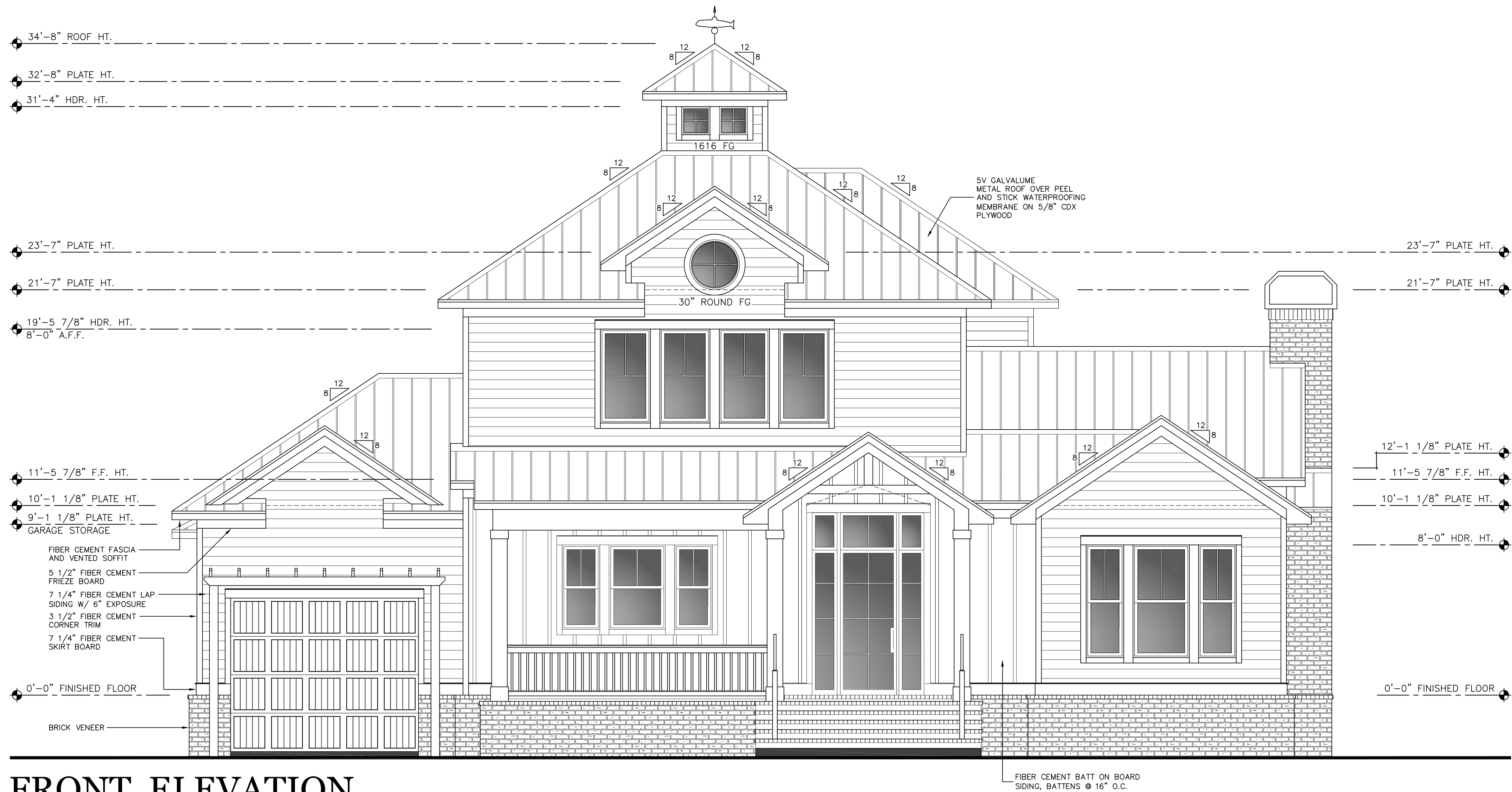
GENERAL SITE NOTES:

- ALL DRIVEWAYS AND SIDEWALKS TO BE 3,000 P.S.I. CONCRETE
- DRAINAGE FACILITIES SHALL BE DESIGNED TO PREVENT EXCESSIVE RUNOFF ONTO ADJACENT PROPERTIES
- PROVIDE SILT FENCE AROUND ALL DISTURBED SOIL AREAS TO PREVENT SILTATION
- FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 6" ABOVE ADJACENT FINISH GRADE ELEVATIONS (INCLUDING SOD)
- ANY GRADING SHALL HAVE A MINIMUM OF 1% SLOPE (OR 1/8" PER FOOT) FOR PROPER DRAINAGE



TYP. EXT. WINDOW TRIM

N.T.S.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

SHEPARD
HOMES

PROPOSED RESIDENCE
for
Mary Thompson
126 SYCAMORE STREET
LOT 239, THIRD WARD
BAY ST. LOUIS, MISSISSIPPI

HOUSE PLANS
GULF COAST LLC

251-233-5687
brian.hpgc@gmail.com
© 2026, HOUSE PLANS GULF COAST LLC
All Rights Reserved

HOUSE PLANS GULF COAST LLC IS NOT RESPONSIBLE FOR DESIGN DEFECTS, CONSTRUCTION SPECIFICATIONS AND DETAILS OR ANY OTHER MATTER RELATED TO DESIGN, DEVELOPMENT OR CONSTRUCTION OF THE PROJECT AND WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN OF THESE PLANS. EACH CONTRACTOR MUST REVIEW THE PLANS AND CHECK ALL DIMENSIONS, QUANTITIES, SPACING AND STRUCTURAL MEMBERS PRIOR TO CONSTRUCTION AND ORDERING MATERIALS. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED IN CONNECTION WITH OUR SERVICES.

DATE: 04-27-26

SCALE: AS NOTED

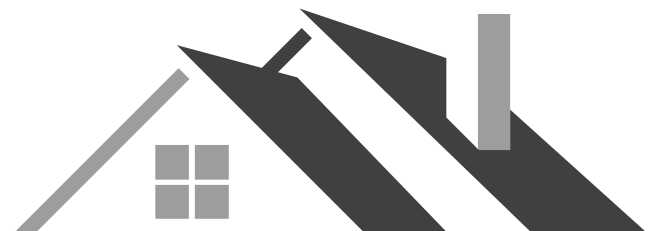
DRAWN: BD

SHEET:

6

Pool Materials

The Pool Structure- Gunitite
All Plumbing- PVC
Decking- Concrete with Spray Deck coating
Coping- Tumbled Travertine
Porcelain Waterline Tiles
Interior Finish- Pebblesheen Plaster



Benfatti Construction

DESIGN • BUILD • INTERIORS

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

NOTES: © BENFATTI CONSTRUCTION LLC 2023
NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER.

THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES. HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR
TO VERIFY THEIR ACCURACY

FOR REVIEW ONLY

VARMA/OWEN RESIDENCE

135 ST. CHARLES ST, BSL, MS 39520
SHAN VARMA & KIMBERLEY ANN OWEN

REVISIONS

NO.	DESCRIPTION	DATE

**VARMA/OWEN
RESIDENCE**

ELEVATIONS

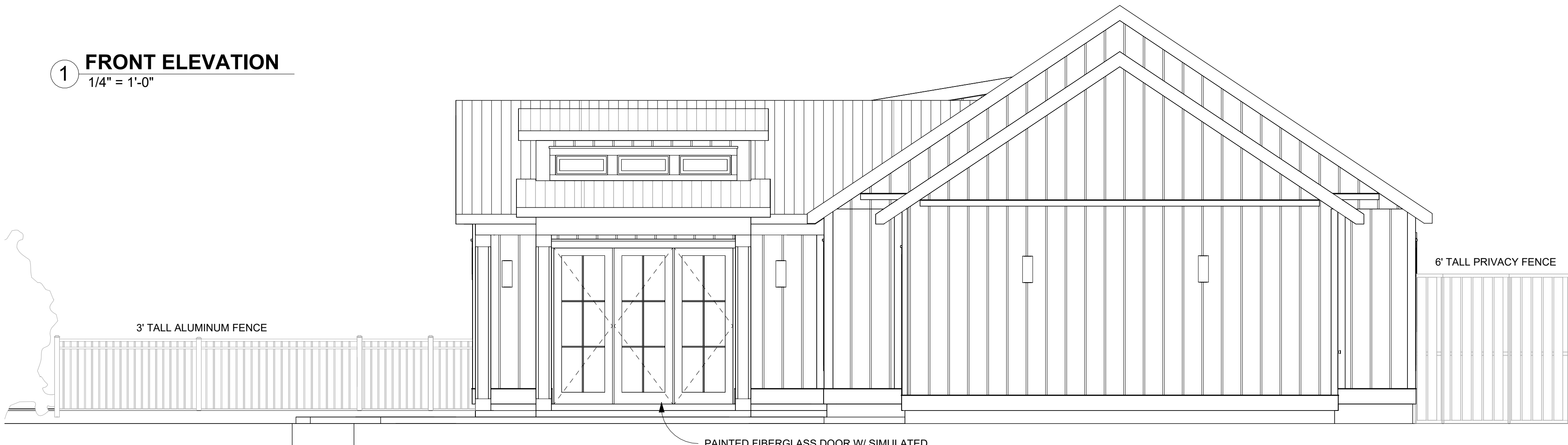
Living Area	1946 SQFT
Under Beam	3469 SQFT

3 of 5

Scale:	1/4" = 1'-0"
Drawn by:	COLT LEE
Date:	07/07/2026

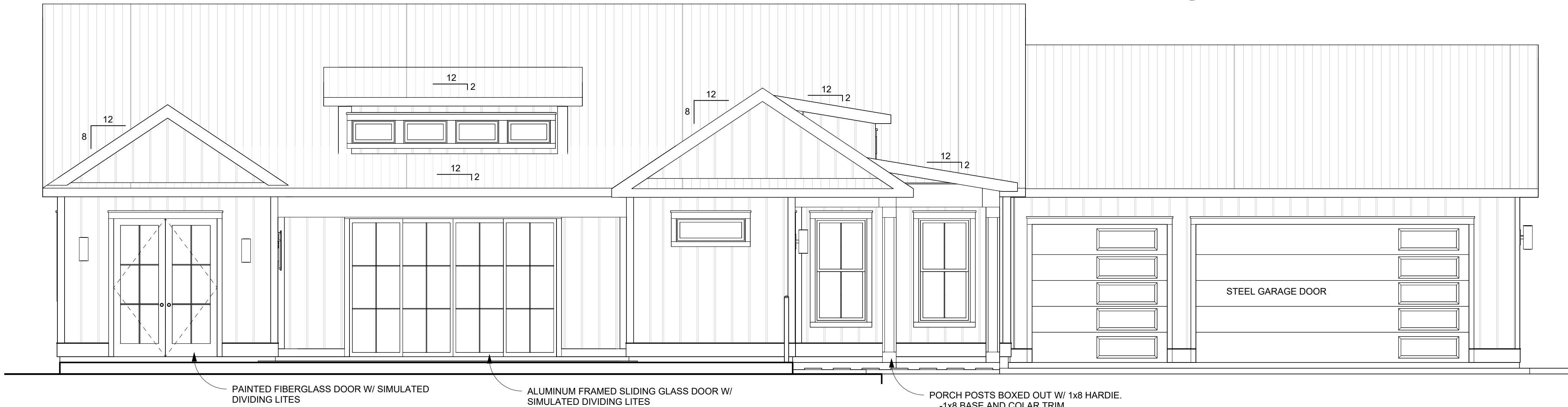
1 FRONT ELEVATION

1/4" = 1'-0"



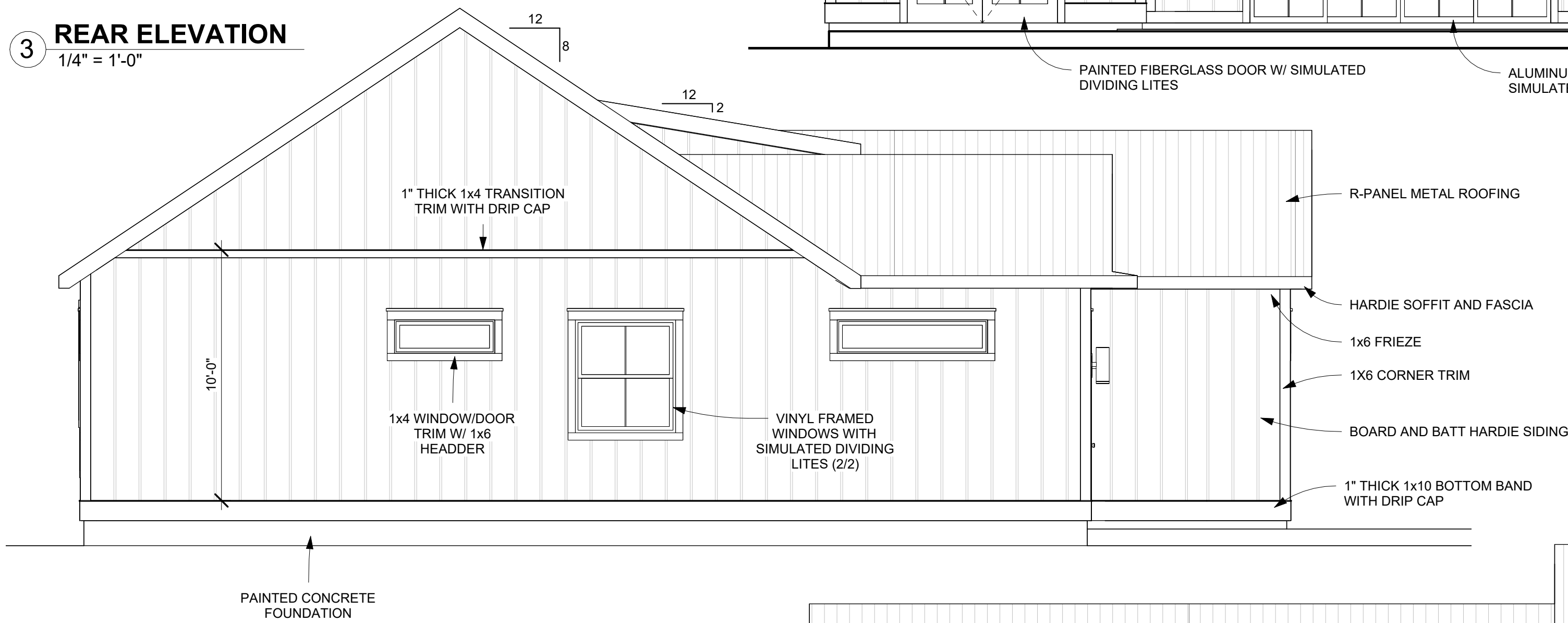
2 LEFT ELEVATION

1/4" = 1'-0"



3 REAR ELEVATION

1/4" = 1'-0"

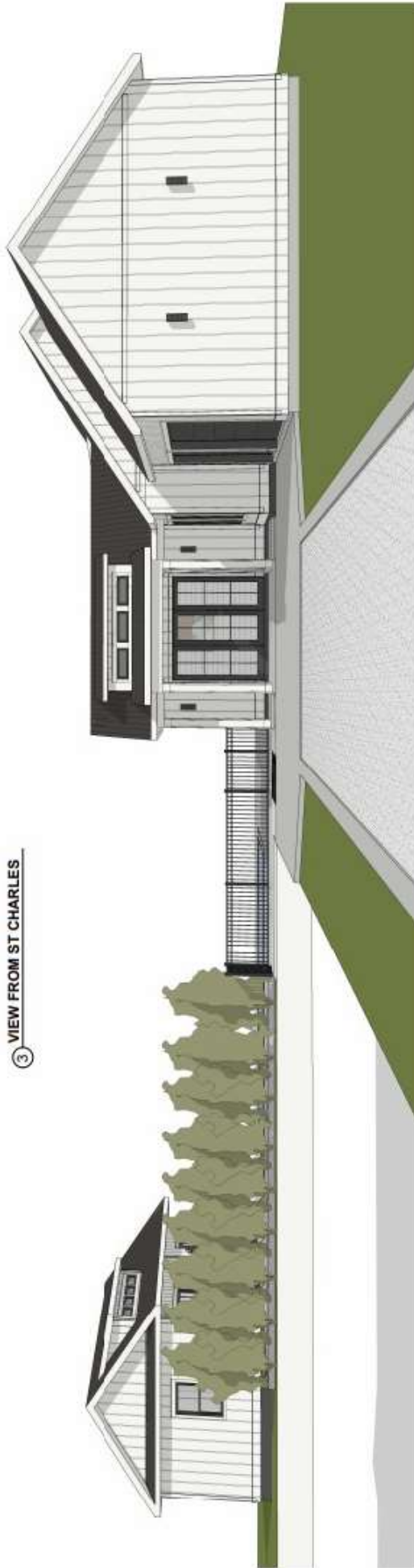


4 RIGHT ELEVATION

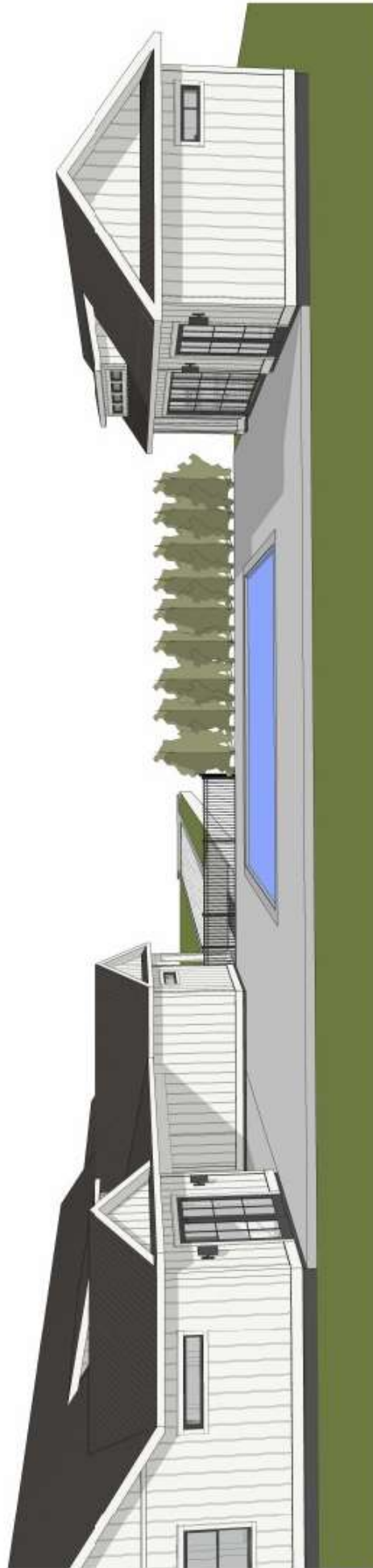
1/4" = 1'-0"



③ VIEW FROM ST CHARLES



④ VIEW FROM REAR YARD



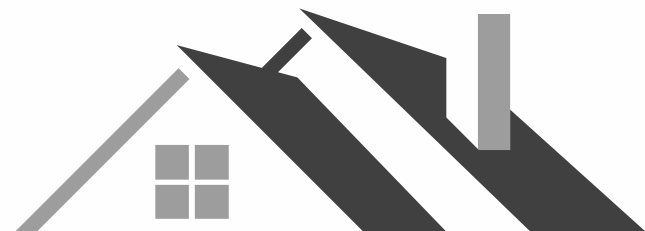
② SIDE PORCH - FROM POOL HOUSE



① FRONT PORCH/CARPORT



Item # 5.



Benfatti Construction

DESIGN • BUILD • INTERIORS

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

NOTES: © BENFATTI CONSTRUCTION LLC 2023
NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER.
THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES. HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR
TO VERIFY THEIR ACCURACY

FOR REVIEW ONLY

VARMA/OWEN RESIDENCE

135 ST. CHARLES ST, BSL, MS 39520
SHAN VARMA & KIMBERLEY ANN OWEN

REVISIONS

NO.	DESCRIPTION	DATE

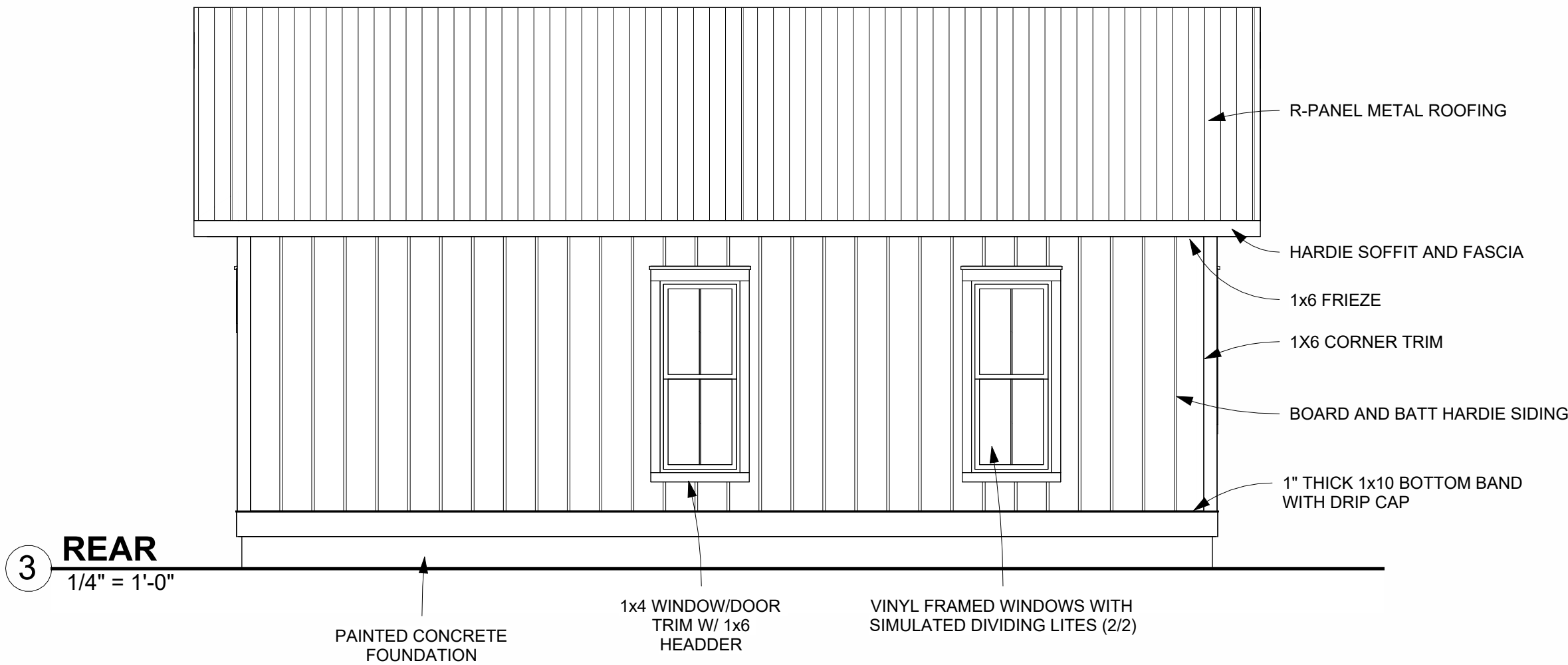
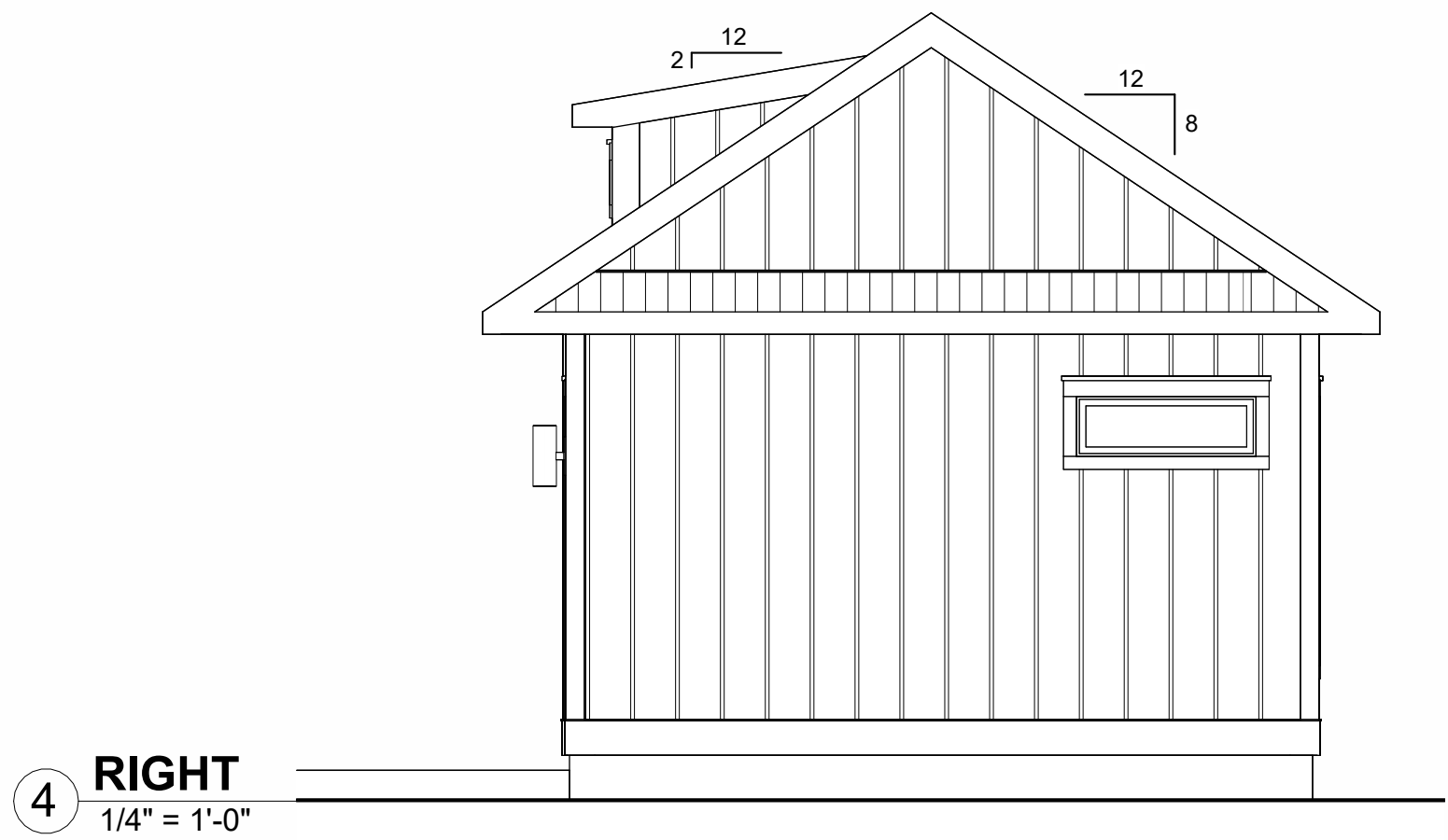
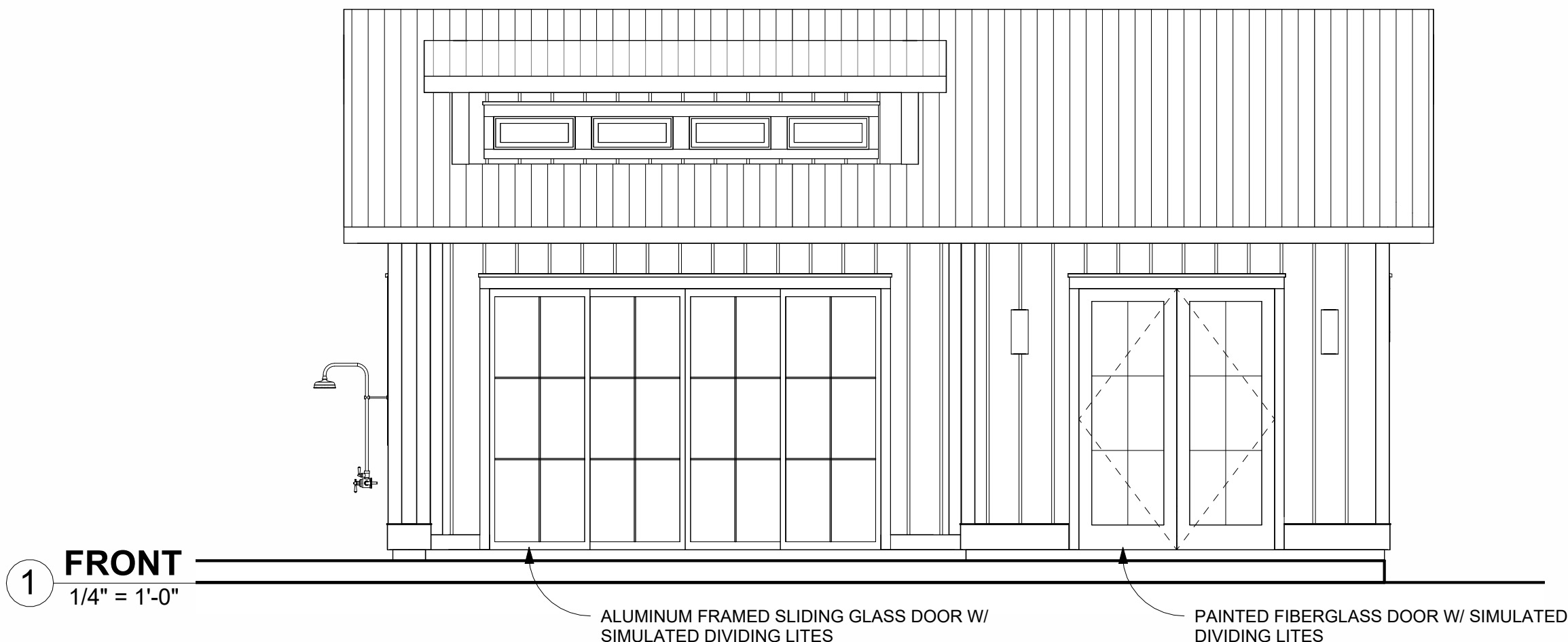
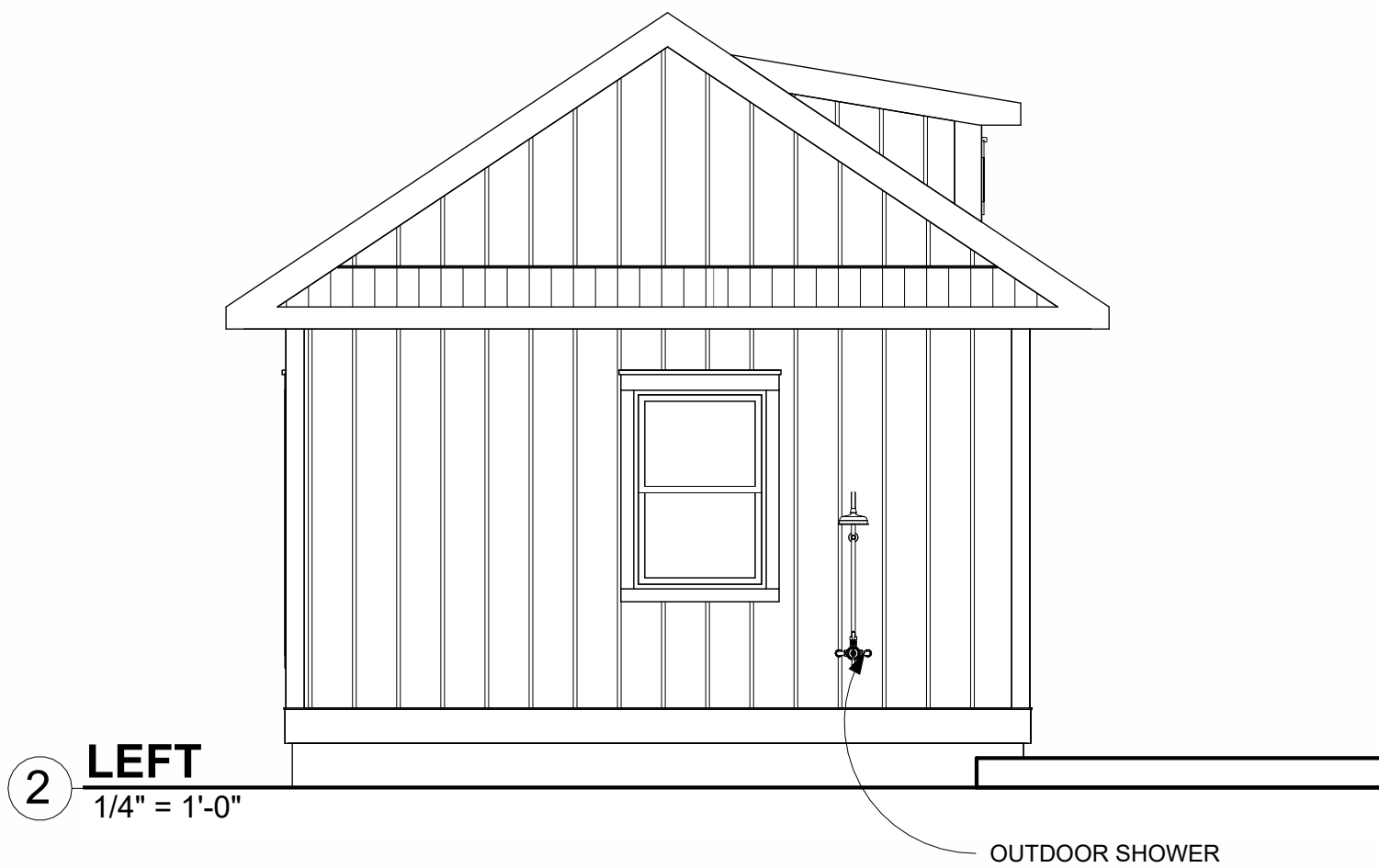
VARMA/OWEN
RESIDENCE

ELEVATIONS

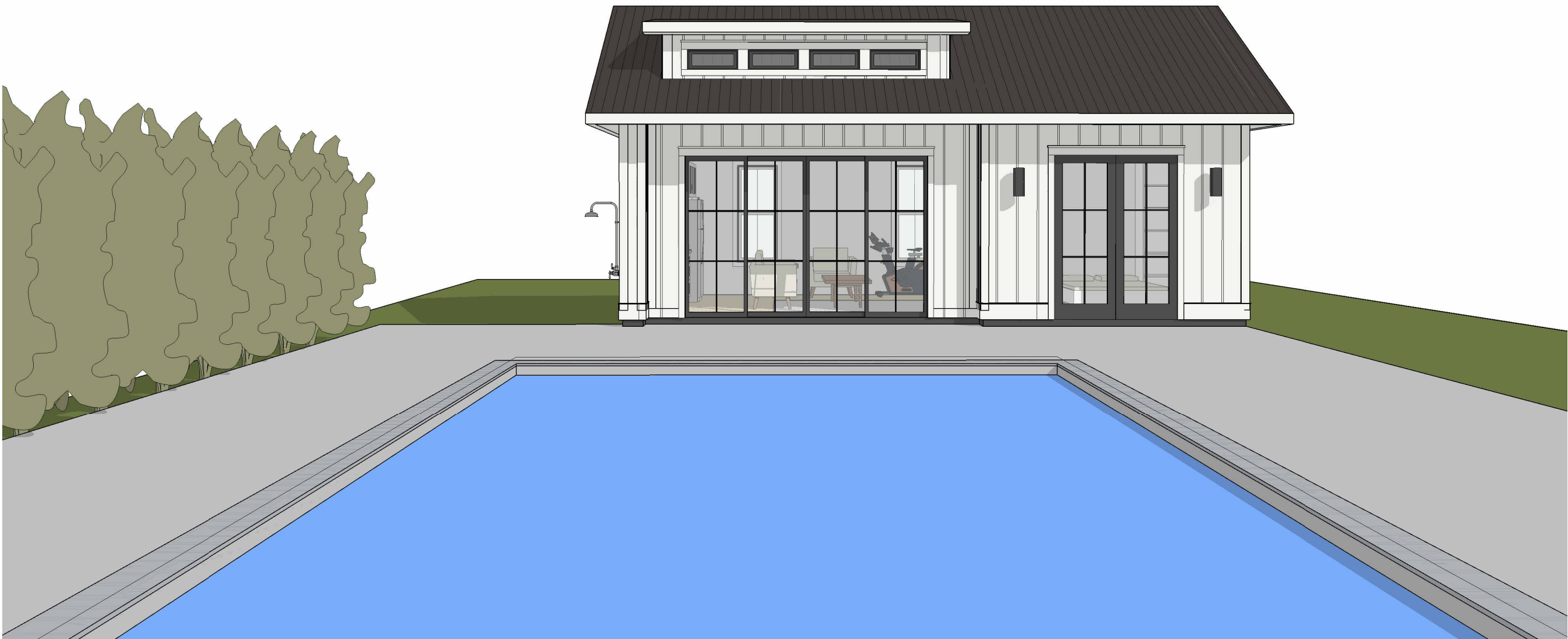
Living Area	1946 SQFT
Under Beam	3469 SQFT

4 of 5

Scale:	1/4" = 1'-0"
Drawn by:	COLT LEE
Date:	07/07/2026



5 POOL HOUSE - FRONT



6 POOL HOUSE - REAR



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

FACORY 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) BUST 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.
CEILINGS: R-30 MIN, WALLS: R-13 MIN, FLOORS: R-11.
FENESTRATION U-FACTOR (.75)
SOLAR HEAT GAIN COEFFICIENT (.40)

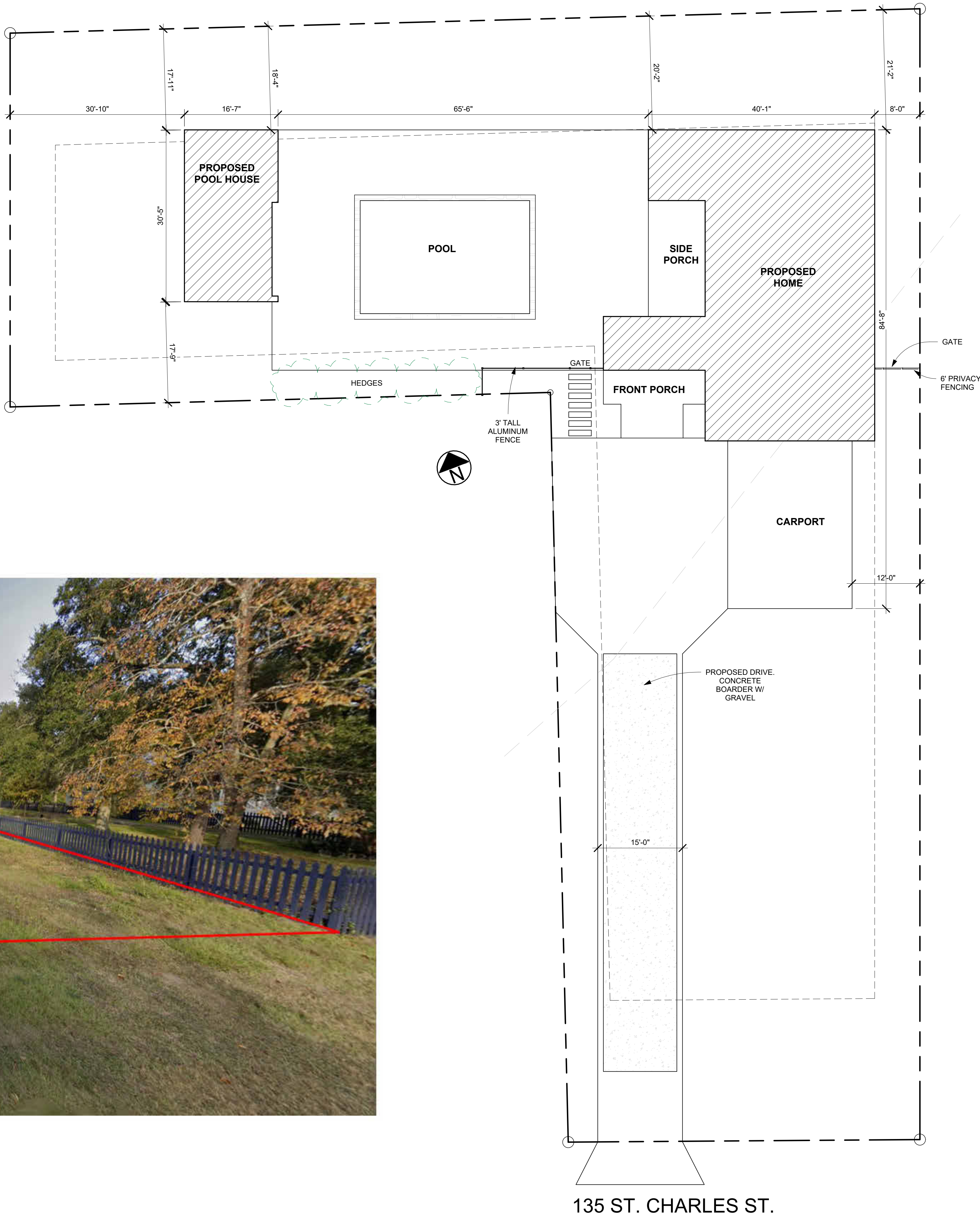
NEED "CITY STAMPED" APPROVED PLANS ON SITE FOR ALL INSPECTIONS

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

2 SITE PLAN
1" = 10'-0"



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

NOTES: © BENFATTI CONSTRUCTION LLC 2023

NO REPRODUCTION OR OTHER USE OF THIS DRAWING OR ITS CONTENTS IS PERMITTED WITHOUT WRITTEN CONSENT OF LEGAL OWNER.

THESE PLANS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITIES. HOWEVER IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY THEIR ACCURACY

FOR REVIEW ONLY

VARMA/OWEN RESIDENCE

135 ST. CHARLES ST, BSL, MS 39520
SHAN VARMA & KIMBERLEY ANN OWEN

REVISIONS

NO.	DESCRIPTION	DATE

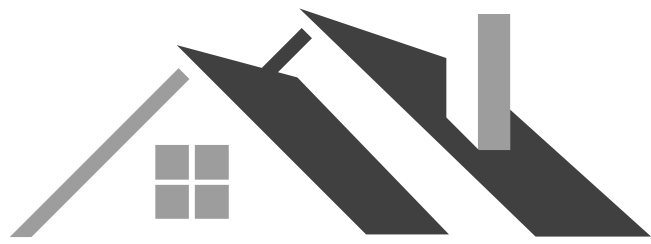
VARMA/OWEN RESIDENCE

SITE

Living Area	1946 SQFT
Under Beam	3469 SQFT

1 of 5

Scale:	1" = 10'-0"
Drawn by:	COLT LEE
Date:	07/07/2026



Benfatti Construction

DESIGN • BUILD • INTERIORS

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

NOTES: © BENFATTI CONSTRUCTION LLC 2023
NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER.
THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES, HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR
TO VERIFY THEIR ACCURACY

FOR REVIEW ONLY

VARMA/OWEN RESIDENCE

135 ST. CHARLES ST, BSL, MS 39520

SHAN VARMA & KIMBERLEY ANN OWEN

REVISIONS

NO.	DESCRIPTION	DATE

VARMA/OWEN
RESIDENCE

FLOOR PLAN

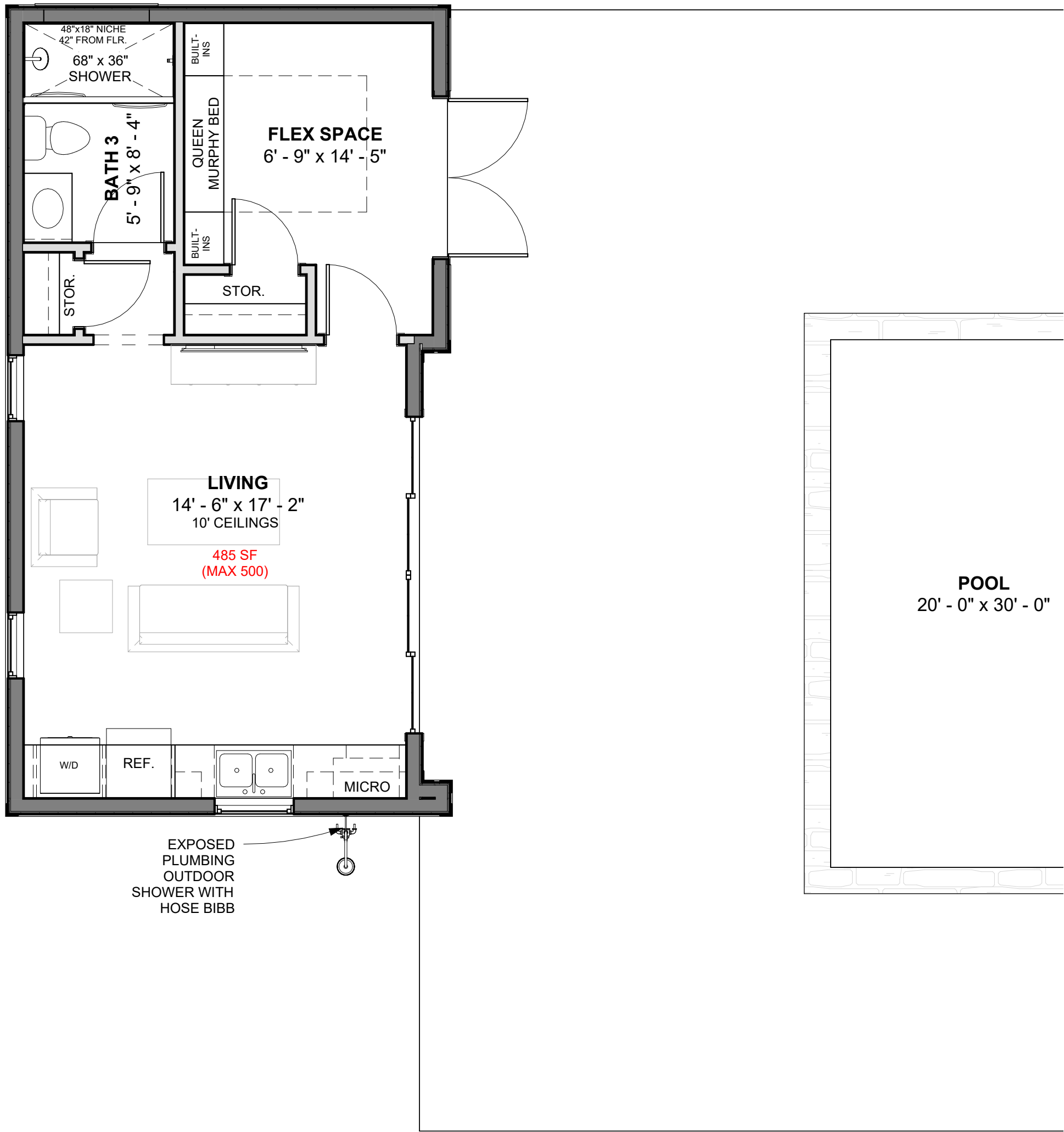
Living Area	1946 SQFT
Under Beam	3469 SQFT

2 of 5

Scale: As indicated
Drawn by: COLT LEE Date: 07/07/2026

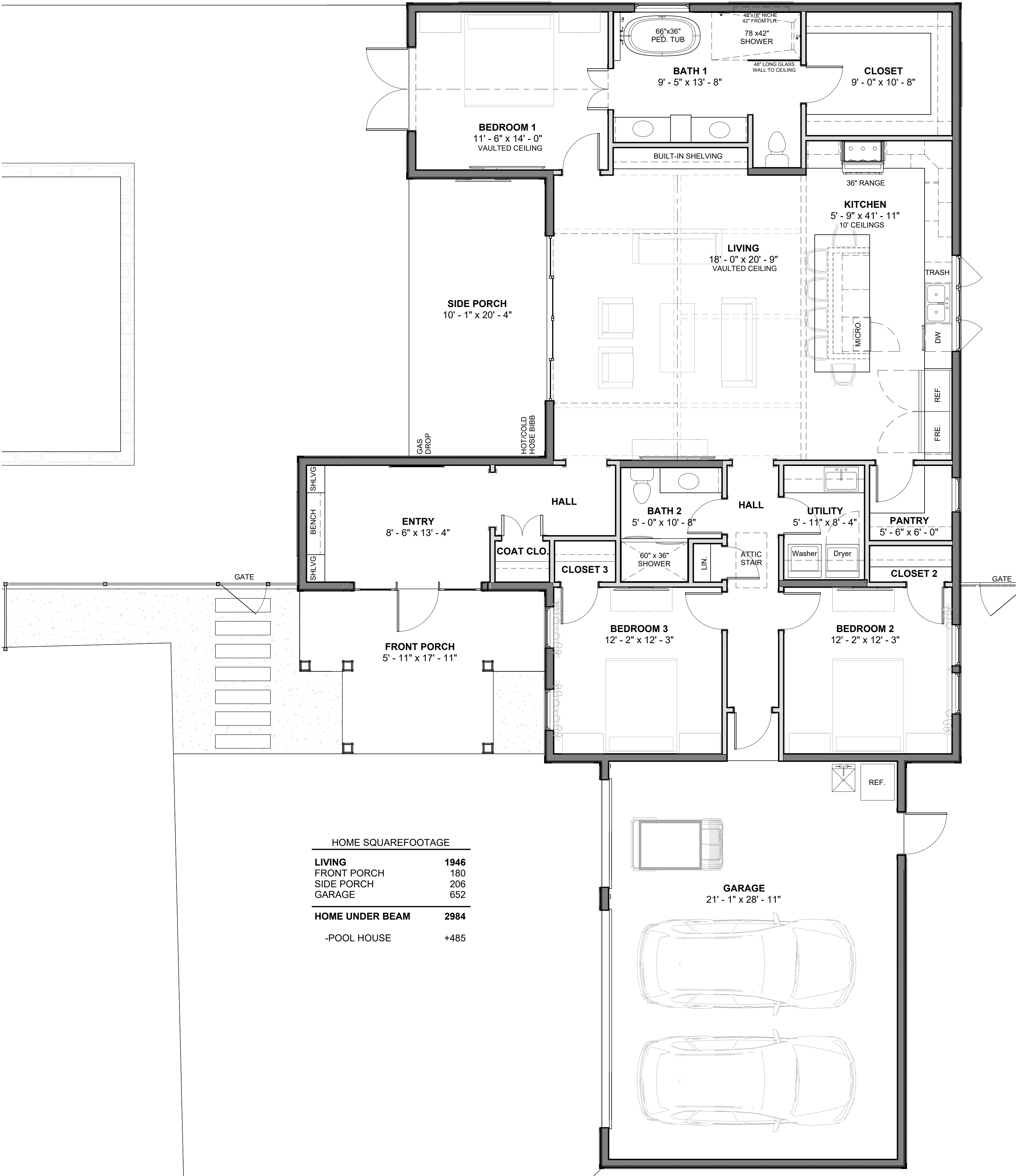
5 POOL HOUSE

1/4" = 1'-0"

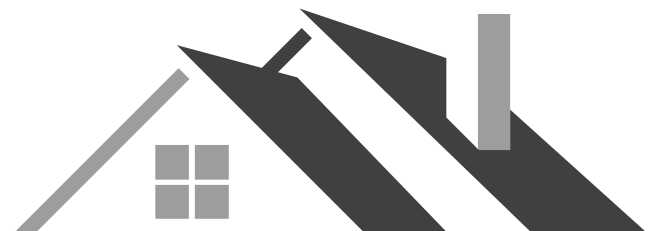


1 FLOOR PLAN

1/4" = 1'-0"



HOME SQUAREFOOTAGE	
LIVING	1946
FRONT PORCH	180
SIDE PORCH	206
GARAGE	652
HOME UNDER BEAM	
-POOL HOUSE	+485



Benfatti Construction

DESIGN • BUILD • INTERIORS

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

NOTES: © BENFATTI CONSTRUCTION LLC 2023
NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER.
THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES. HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR
TO VERIFY THEIR ACCURACY

FOR REVIEW ONLY

VARMA/OWEN RESIDENCE

135 ST. CHARLES ST, BSL, MS 39520
SHAN VARMA & KIMBERLEY ANN OWEN

REVISIONS

NO.	DESCRIPTION	DATE

VARMA/OWEN
RESIDENCE

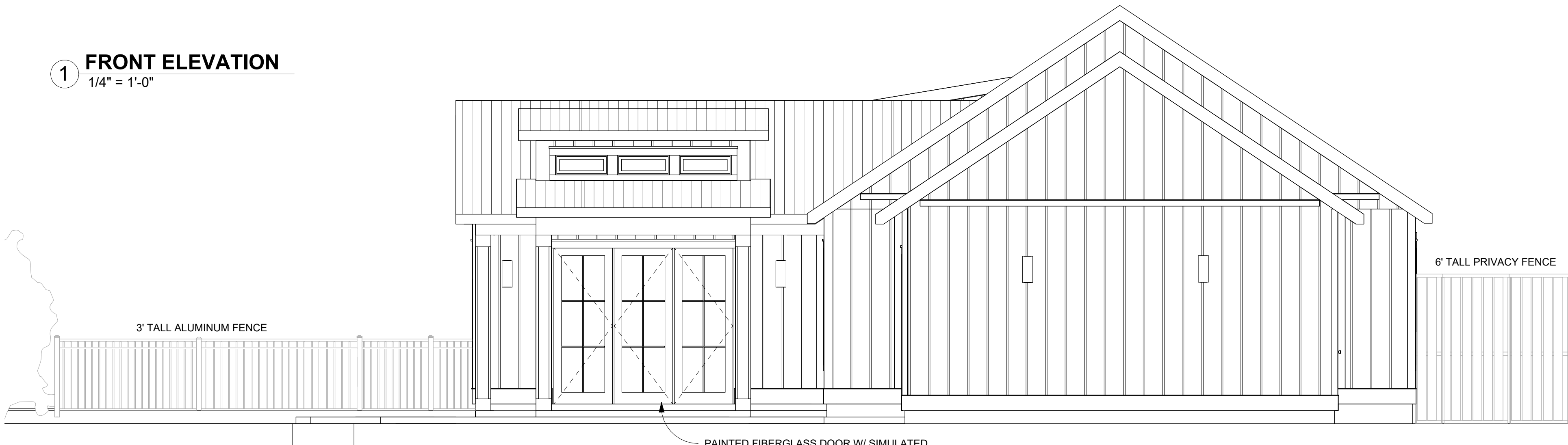
ELEVATIONS

Living Area	1946 SQFT
Under Beam	3469 SQFT

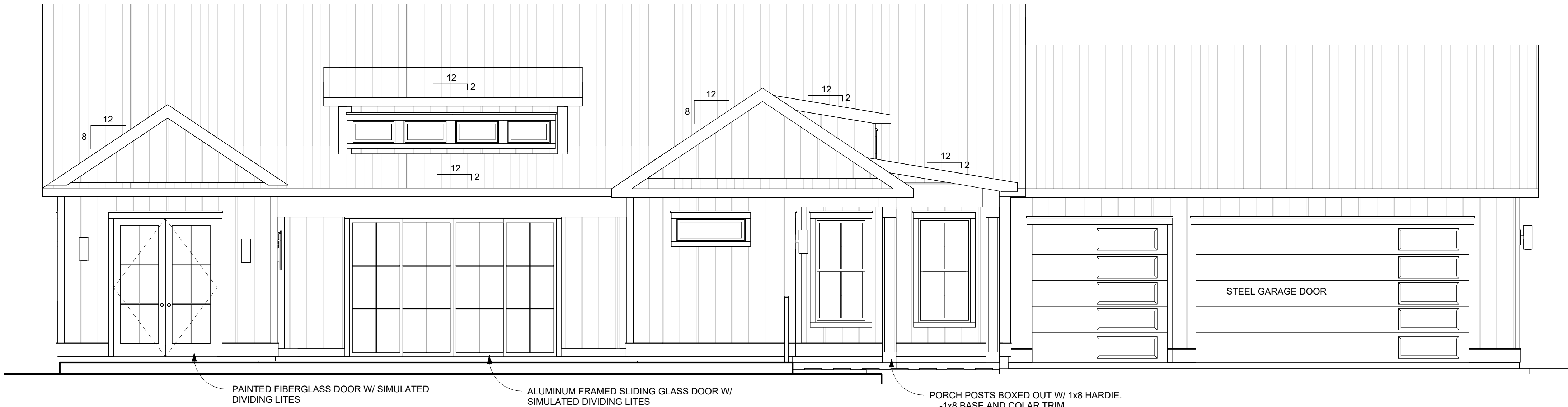
3 of 5

Scale:	1/4" = 1'-0"
Drawn by:	COLT LEE
Date:	07/07/2026

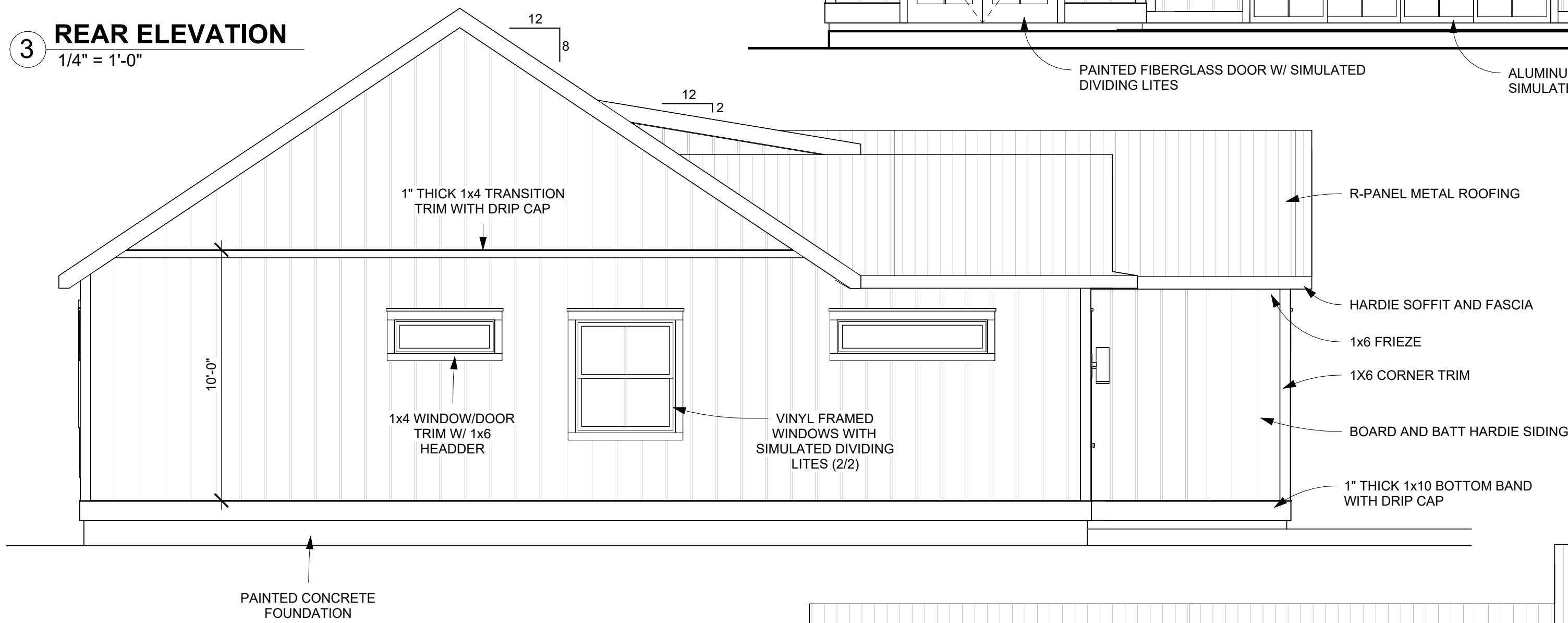
1 FRONT ELEVATION
1/4" = 1'-0"



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

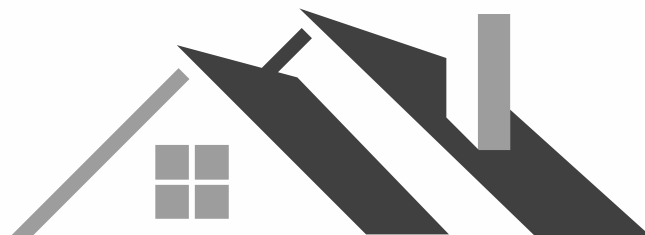


3 REAR ELEVATION
1/4" = 1'-0"



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





Benfatti Construction

DESIGN • BUILD • INTERIORS

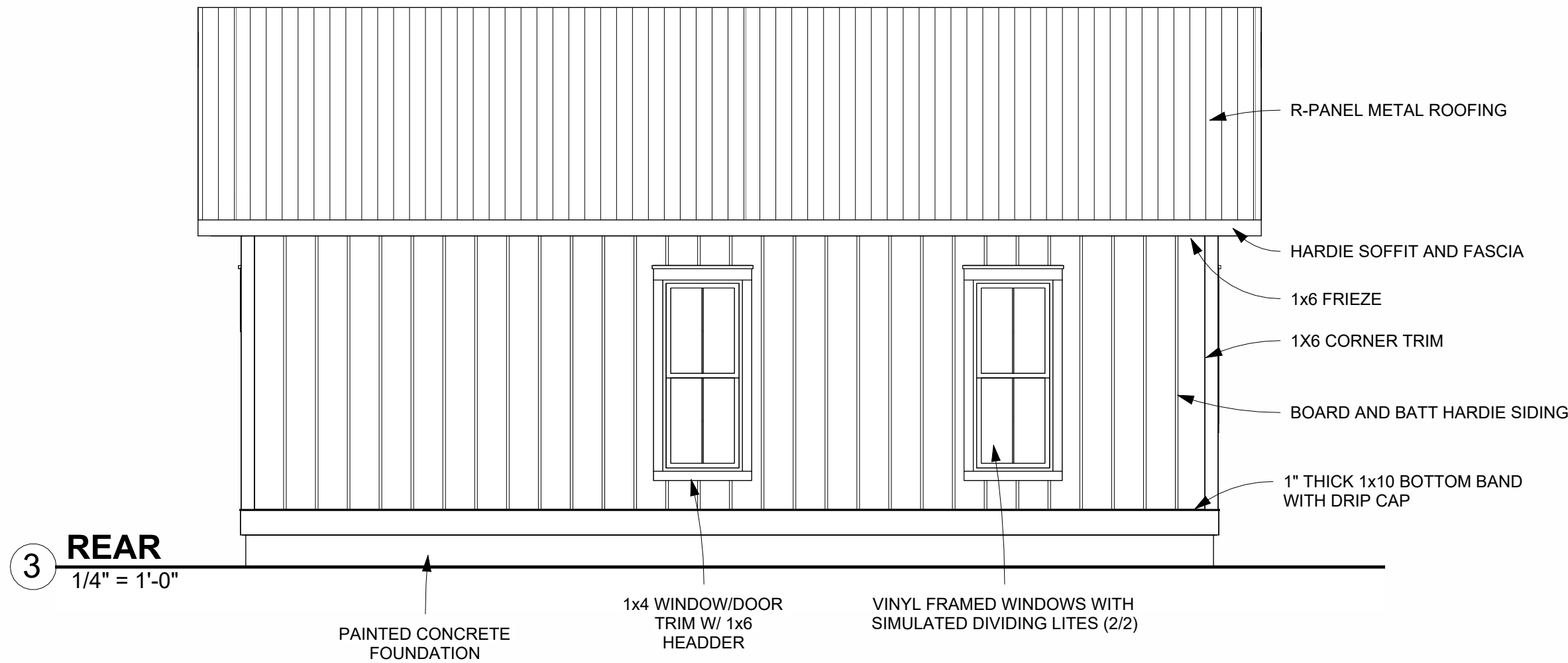
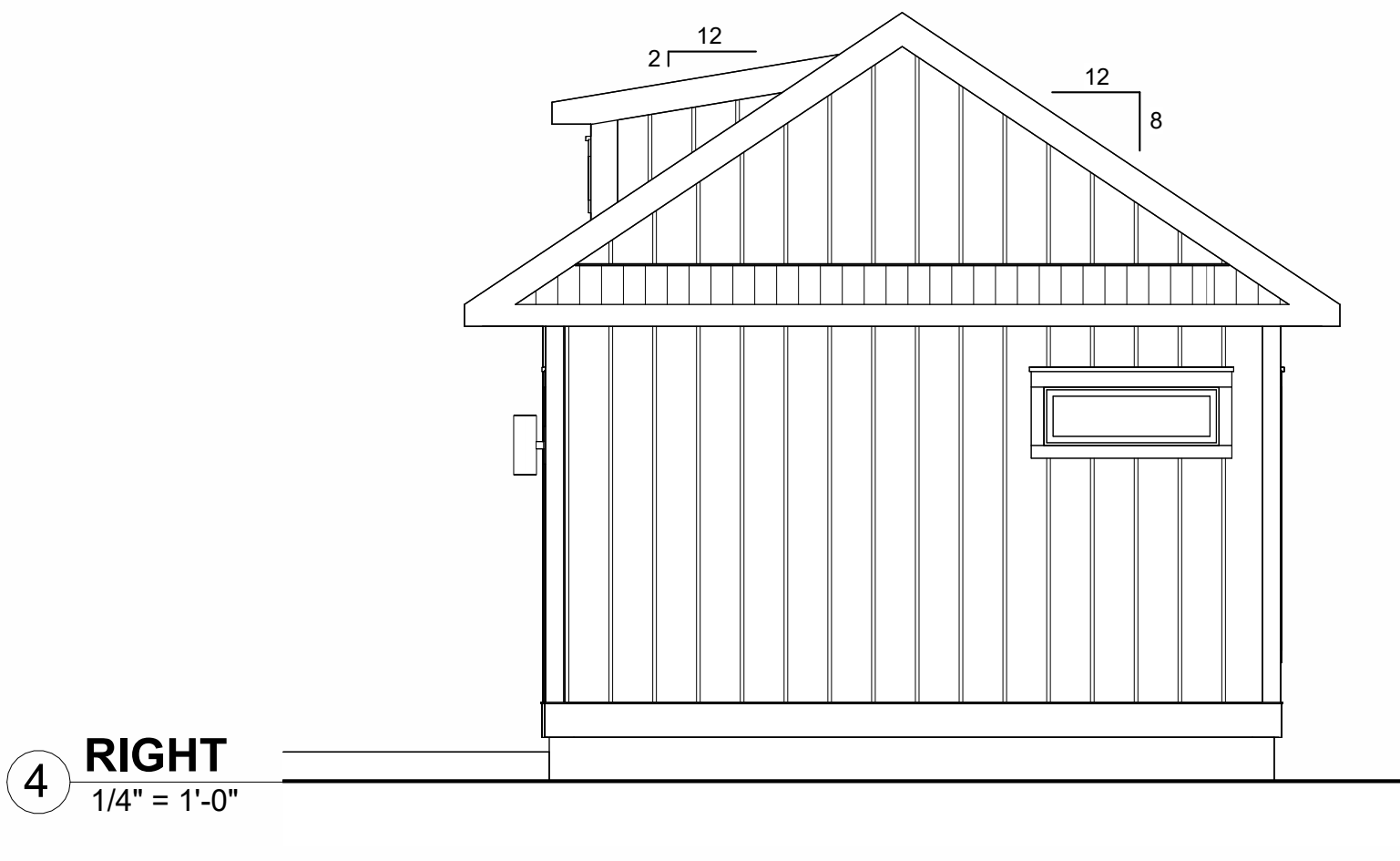
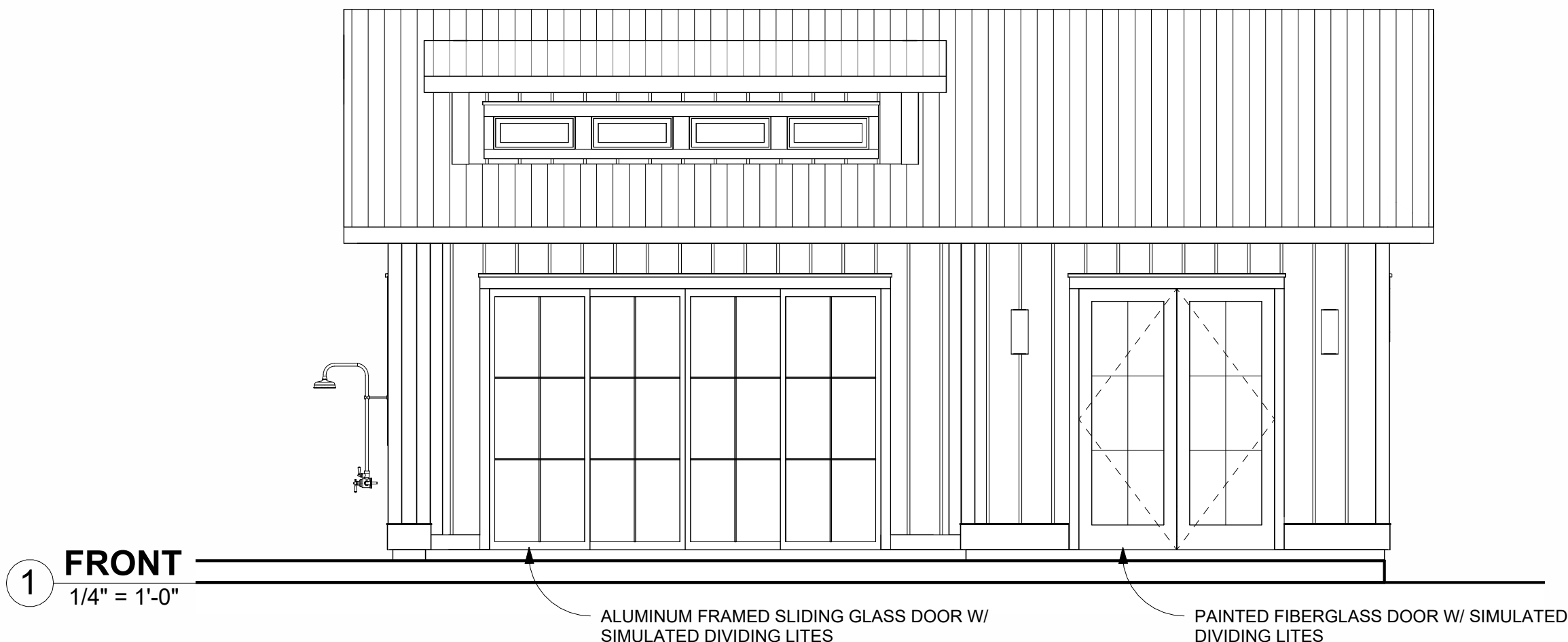
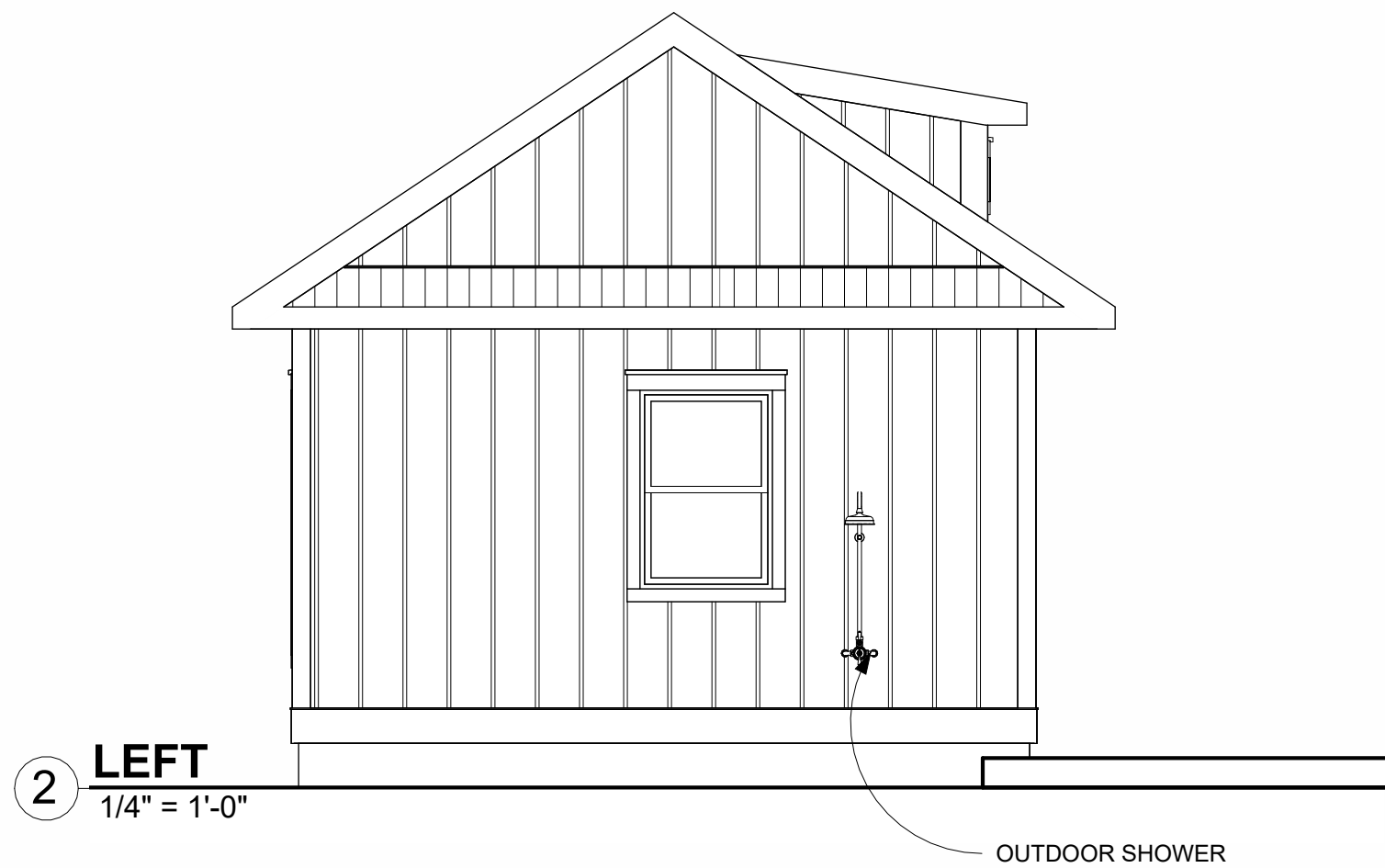
504-452-6974
2107 Nicholson Avenue, Suite B
Waveland, MS 39576
<https://benfatticonstruction.com/>

NOTES: © BENFATTI CONSTRUCTION LLC 2023
NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER.
THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES. HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR
TO VERIFY THEIR ACCURACY

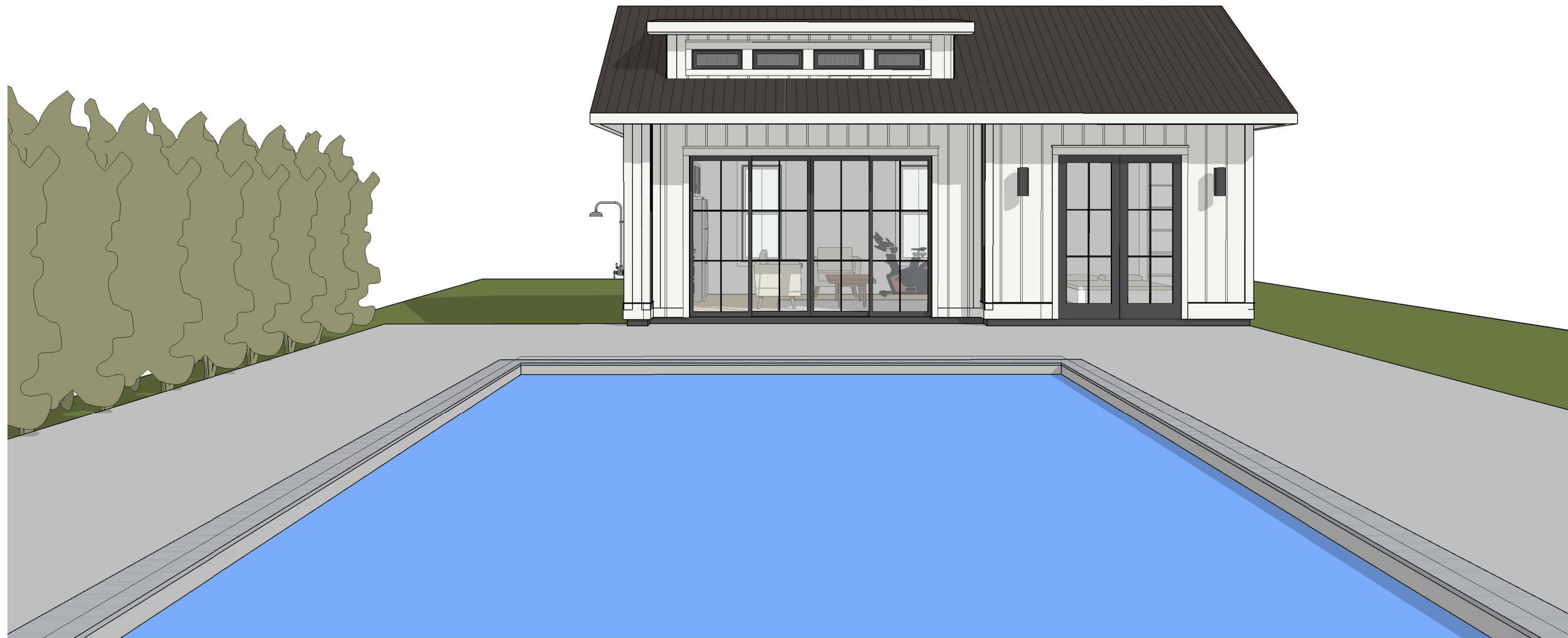
FOR REVIEW ONLY

VARMA/OWEN RESIDENCE

135 ST. CHARLES ST, BSL, MS 39520
SHAN VARMA & KIMBERLEY ANN OWEN



5 POOL HOUSE - FRONT



6 POOL HOUSE - REAR



REVISIONS

NO.	DESCRIPTION	DATE

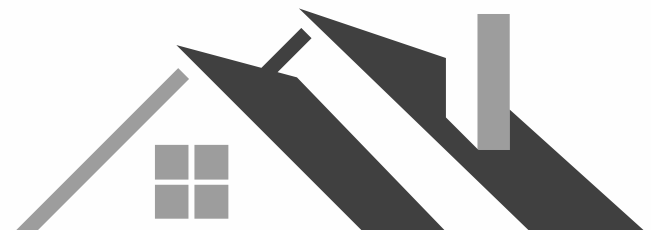
VARMA/OWEN RESIDENCE

ELEVATIONS

Living Area	1946 SQFT
Under Beam	3469 SQFT

4 of 5

Scale:	1/4" = 1'-0"
Drawn by:	COLT LEE
Date:	07/07/2026



Benfatti Construction

DESIGN • BUILD • INTERIORS

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

NOTES: © BENFATTI CONSTRUCTION LLC 2023

NO REPRODUCTION OR OTHER USE OF THIS
DRAWING OR ITS CONTENTS IS PERMITTED
WITHOUT WRITTEN CONSENT OF LEGAL OWNER.

THESE PLANS HAVE BEEN PREPARED TO THE
BEST OF OUR ABILITIES, HOWEVER IT IS THE
RESPONSIBILITY OF THE BUILDING CONTRACTOR
TO VERIFY THEIR ACCURACY

FOR REVIEW ONLY

VARMA/OWEN RESIDENCE

135 ST. CHARLES ST, BSL, MS 39520
SHAN VARMA & KIMBERLEY ANN OWEN

REVISIONS

NO.	DESCRIPTION	DATE

**VARMA/OWEN
RESIDENCE**

3D

Living Area	1946 SQFT
Under Beam	3469 SQFT

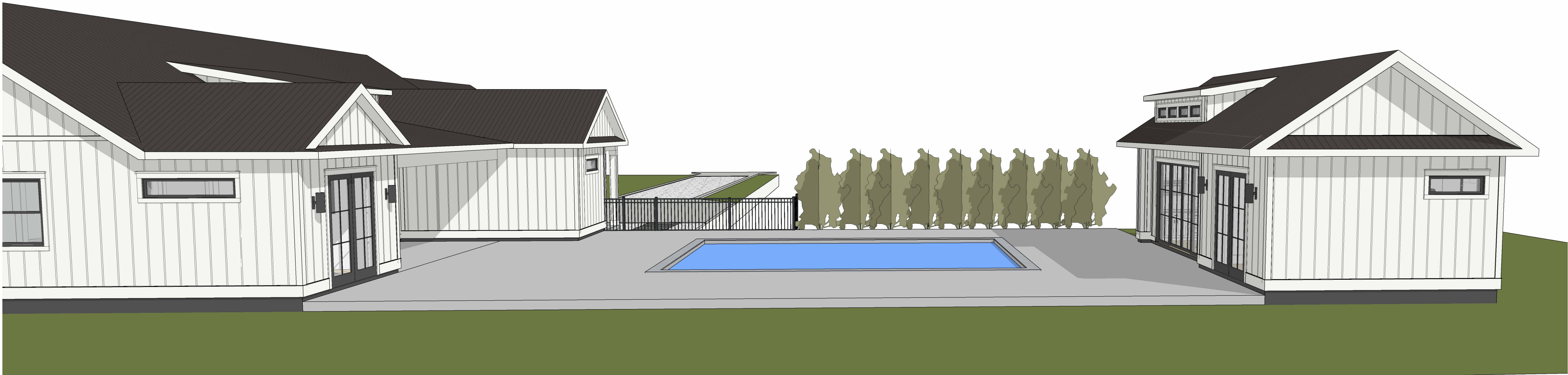
5 of 5

Scale:	
Drawn by:	COLT LEE
Date:	07/07/2026

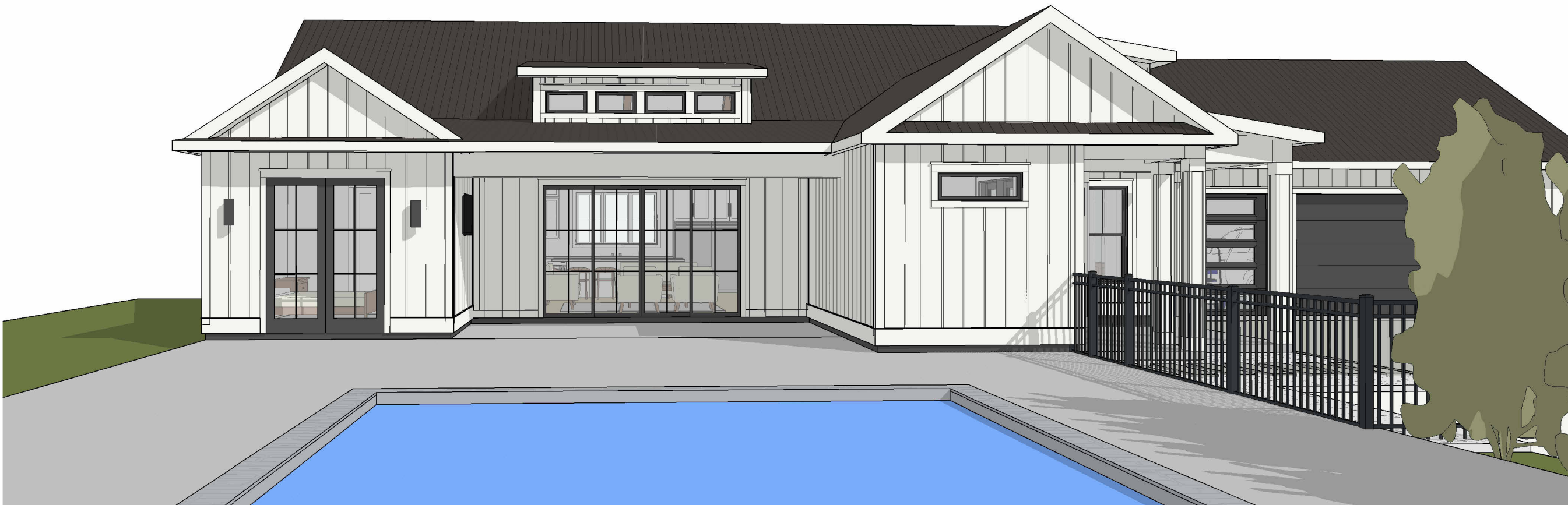
3 VIEW FROM ST CHARLES



4 VIEW FROM REAR YARD



2 SIDE PORCH - FROM POOL HOUSE



1 FRONT PORCH/CARPORT





June 8, 2026 - Historic Preservation Commission Meeting Minutes

**June 8, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520**

Call to Order

PRESENT

Commissioner Patricia Keating

Commissioner Matt Stieffel

Commissioner Dave Wessinger

Chairman Cliff Rabalais

Commissioner John Bezou

ABSENT

Commissioner Steve Haas

ACTION ITEMS

1. Application by Jenise McCardell to replace all the wood siding on the house with Hardie siding on the house at 314 ½ St. John Street. Discussion led by John Bezou and David Wessinger recommending that the existing siding be taken off with care, and that there will be a lot of useable siding reclaimed. It was recommended and requested that the reclaimed wood siding be used on the front of the house (the street façade) to retain the historic appearance of the house. The other walls can be resided using Hardie board. The owner and the contractor agreed to this. Other discussion led by David Wessinger was that they can expect to find no insulation in the walls; it was suggested that while the exterior siding was off, insulation be installed in the walls, and some plywood

style sheathing and house wrap be installed under the siding. It was noted that the existing shutters were operational shutters, and they will be reused.

Motion to approve the replacement of the siding as described above, was made by Commissioner David Wessinger, Seconded by Commissioner Matt Stieffel. Motion was approved 5/0

2. Application by James Ball to enclose the existing carport on the left side of the house to increase the living area in the house located at 340 Carroll Avenue. The front of the house will be extended across the carport opening, utilizing the same painted block design. The new block wall will be painted to match the existing house color. The side wall of the carport, which currently has louvers, will be blocked in also, with an existing window from the house being reused in that side wall. An additional front facing window will be added in the area that is currently the carport; it will match the other windows on the front of the house. The existing shutters are decorative only. The new window will have shutters which match the existing shutters. The roof over the left side front of the house will be extended to provide a covered front porch approximately 6 ft – 8 ft wide. The roof extension will be supported on posts, assumed to be 6x6, and will be wrapped in “Hardi-board” for a finished appearance. The drawing/pictures submitted indicated a railing will be installed between the support posts. The new roof section will be covered with shingles of the same style and appearance as the existing roof shingles. Commissioner David Wessinger suggested that the color would fade quickly and would match after a short time. Commissioner Patricia Keating suggested that the applicant be prepared to replace all the shingles on the front of the house, as the color of the new shingles will not match. There were no drawings available to show how this roof extension will be tied into the existing roof line. The existing driveway will be removed and replaced with a circular driveway. It was noted to the owner, James Ball, by Chairman Rabalais, that the application lacked a lot of the details which should have been shown on drawings.

Motion to approve the application, with the above noted clarifications, was made by Commissioner John Bezou and Seconded by Commissioner Patricia Keating. Motion was approved 5/0.

3. Application by Sunny and Joseph Miceli for the construction of a new residence at 104 Washington St. Drawings were provided showing the details of the proposed house. It was noted that some of the shutters shown are for appearance only. The proposed house, as shown on the drawing meets all of the HPC requirements. It was noted that the verbal description provided indicated 12"x 12" posts on the front of the house, which would look excessively large. The drawings showed 6x6 posts wrapped with Hardie board; it was confirmed that the posts will be 6x6 wrapped. Fencing was discussed. The approved options included aluminum simulated wrought iron fencing. All fencing between the front line of the house and Washington St. will be a maximum of 4 ft in height. Fencing behind the front line of the house can be 6 ft in height. The front yard style fences approved were wrought iron style fence (4 ft), or similar to the house across Washington St., with brick columns and wrought iron between the columns. Fencing in the front yard is approved, and is optional. There was discussion, led by Commissioner Bezou, about drainage in that area; the owners indicated they had employed an engineering firm and already were taking steps to ensure the drainage would flow toward the street. The driveway will be stone or brick pavers to provide a decorative appearance. The garage doors shown are carriage style doors and are acceptable.

Motion to approve the application, as presented, was made by Commissioner John Bezou and Seconded by Commissioner Patricia Keating. Motion was approved 5/0.

4. Application submitted by John and Karen Bezou for the construction of a partially enclosed shed on an existing slab in the back yard of 216 Citizen Street. Commissioner John Bezou recused himself for this application, as the applicant is his son. Commissioner Bezou did answer questions regarding this application. The drawings submitted provided the details needed for the 24 ft x 22 ft shed

with a lean-to roof. Siding to be used will match the house, the roof will use low profile R-panel metal over the enclosed portion of the shed, with part of the shed having an open pergola style roof.

Motion to approve the application as submitted was made by Commissioner David Wessinger and Seconded by Commissioner Patricia Keating.

Motion was approved 4/0.

Commissioner Bezou rejoined the commission after this vote.

5. Application submitted by Bay St. Louis Little Theatre, represented by Mr. John Anderson, for the construction of a detached storage shed at the rear of the theatre building at 398 Blaize Avenue. The proposed building will be used for storage. The garage door is not visible from the street, and the standard roll up garage door will be allowed. The drawings show a wall/window mounted air conditioner unit on the back wall of this storage building. This A/C unit is being installed for humidity control and will also not be visible. Drawings submitted adequately described this application.

Motion to approve the application as submitted was made by Commissioner David Wessinger and Seconded by Commissioner Matt Stieffel. Motion was approved 5/0.

6. Application submitted by Clint Pirce for the proposed construction of an 8' wide x 24' long x 10' high open shed, with a lean-to roof in the rear yard of the property at 511 Third Street, adjacent to the swimming pool. This application was added to the agenda. Photographs of the proposed location and drawings of the proposed structure were presented. Discussion included the note that all side and rear yard set backs must be met, and that the metal roof to be used will be low profile R-panel.

Motion to approve the application, with the above noted clarifications, was made by Commissioner David Wessinger and Seconded by Commissioner John Bezou. Motion was approved 5/0.

7. Application submitted by Honor Beckley, represented by Jeffery Calamia, for the proposed construction of an 8' x 10' shed, in the rear yard of 125 Washington Street. This application was added to the agenda. Drawings and written descriptions were provided showing a small shed with Hardi-board siding to match the house, a metal roof using low profile R-panel roof, no windows, and a set of 2 – 36" doors on one end of the building for access.

Motion to approve the application, with the above noted clarifications, was made by Commissioner David Wessinger and Seconded by Commissioner Patricia Keating. Motion was approved 5/0

Other Discussion: Commissioner David Wessinger noted that the shop across Blaize Ave. from the Little Theatre, between the Civic Center and the “Arts” building appeared to be having a mural painted on the side of the building. Commissioner Matt Stieffel noted that the building is privately owned and does not belong to the “Arts”. It was further noted that the building in question is outside of the Historic District boundaries.

Meeting Minutes for the April 13, 2026 were reviewed.

Meeting Minutes for the May 11, 2026 were reviewed. Motion to approve the meeting minutes was made by Commissioner Patricia Keating and Seconded by Commissioner John Bezou. Motion was approved 5/0

Motion to Adjourn the meeting made by Commissioner John Bezou and Seconded by Commissioner David Wessinger.

Motion was approved 5/0

Meeting was adjourned at approximately 1:50 PM.