



July 15, 2026 Planning Commission Meeting Agenda

July 15, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Minutes Approval

1. Motion to approve the minutes of May 13, 2026

Action Items

2. **FITZSIMMONS** – Application for variance to the Zoning Ordinance submitted by Ryan Fitzsimmons. The applicant is requesting a 9' variance, resulting in a 14' setback to the front yard, and a 13' variance, resulting in a 7' setback to the rear yard, to construct a single-family dwelling. The property is located at 4051 4th Ave, Parcel 138D-0-47-143.000; Legal Description: 1 BLK 40A UN 6 SHORELINE PARK. The property is zoned R-1A Single-Family Residential District.
3. **DAVIS** – Application for variance to the Zoning Ordinance submitted by Aaron Davis. The applicant is requesting a 9' variance, resulting in a 16' setback to the front yard, a 2' variance, resulting in a 6' setback to the side yard, and a 14' variance, resulting in a 6' setback to the rear yard to allow construction on the property located in the 400 Block of Webster, Parcel 149E-0-29-025.000; Legal Description: 1ST WARD 292 BAY ST. LOUIS. The property is zoned C-3 General Commercial District and R-3 Multi-Family Residential District.
4. **RELLIM DEVELOPMENT COMPANY** – Application for Major Site Plan Review for a commercial retail building, boat storage, and warehouse storage facility submitted by Rellim Development Company. The property in question is located at 298 HWY 90 and is identified by parcel number 149D-3-29-003.000; 277C 1ST WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial District.
5. ***WITHDRAWN* KENNON** – Application for Major Site Plan Review for an RV and Boat Storage facility submitted by Anthony Kennon. The property in question is located

at the corner of Longfellow and HWY 603 and is identified by parcel number 138G-0-46-163.000; PT GUIDON TOULME CL 46-8-14. The property is zoned C-3 Highway Commercial District.

Adjourn

6. Motion to adjourn the meeting July 15, 2026



Planning Commission Meeting Minutes

May 13, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner MJ Krankey

Commissioner Clark Breland

Commissioner John Romano

Commissioner Jimmy Osbourn

ABSENT

Commissioner Dean Agee

Announcements

1. July 15th 5:30pm - Next Planning and Zoning Meeting

Minutes Approval

2. Motion to approve the minutes of April 28, 2026

Motion made by Chairman Brown, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland,
Commissioner Romano, Commissioner Osbourn

APPROVED

Action Items

3. **OLSEN** – Application for variance to the Zoning Ordinance submitted by James and Mary Olsen. The applicants are requesting a 9.1' variance, resulting in a 10.9' setback to the rear yard, to construct a dwelling. The current house has been approved for demolition, and a new house is proposed to be built to match the setbacks of the current dwelling. The property is located at 204 St. George Street, Parcel 149F-0-29-203.000; Legal Description W 1/2 397, 1st Ward, Bay St. Louis. The property is zoned R-3 Multi-Family Residential District.

Cliff Rabalais spoke representing the Historic Preservation Commission

Mary Olsen spoke representing the application

Anita Warner spoke in opposition

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland, Commissioner Romano, Commissioner Osbourn

APPROVED

4. **FARLEY** – Application for special exception to the Zoning Ordinance submitted by Michael Farley. The applicant is requesting a special exception to allow an accessory dwelling on a lot under 15,000 square feet. The subject property totals 9,580 square feet, which is 5,420 square feet below the minimum required lot size. The property is located at 142 Skyline Drive, Parcel 136N-3-42-037.000; Legal Description 25 & 26 BLK 27 UN 7 Shoreline Estate. The property is zoned R-1 Single-Family Residential District.

Mike Farley spoke representing the application.

Harold Weber spoke in favor

Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.

Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland, Commissioner Romano, Commissioner Osbourn

APPROVED

5. **NUSS** – Application for variance to the Zoning Ordinance submitted by Pete Nuss. The applicant is requesting variances to construct an accessory structure on the property. The variance is for 3' rear yard variance resulting in a 2' rear yard setback where 5' is required, and a side yard variance of 3.5' resulting in a 1.5' side yard setback where 5' is required. The property is located at 218 Ballentine Street, Parcel Number 149N-0-30-112.000; Legal Description 85 Fourth Ward, Bay St. Louis. The property is zoned R-2 Two-Family Residential District.

Pete Nuss spoke representing the application

Farren Washington spoke in favor

Anita Warner spoke in opposition

Motion to deny the application as presented

Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.

Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland, Commissioner Romano, Commissioner Osbourn

APPROVED

6. **FE AND SE INVESTMENTS LLC** – Application for sketch plat approval submitted by Fe and Se Investments LLC for a proposed subdivision consisting of 7 parcels ranging in size from 13,154 square feet to 37,654 square feet. All streets and infrastructure will be constructed to meet City of Bay St. Louis standards. The property is located in the 600 Block of Third Street, Parcel Number 149N-0-30-238.001; Legal Description PT

214, 4th Ward, Bay St. Louis. The property is zoned R-1 Single-Family Residential District and R-2 Two-Family Residential District.

Shawn Burks spoke representing the application

Melanie and Craig Tetrick, Cliff Rabalais, Tad Black spoke in opposition

Anita Warner and Julius Egloff spoke in favor

Motion to approve the application allowing a private road once constructed to city standards and to include the installation of proper screening between their parcel and Ramoneda Street parcels.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland, Commissioner Romano, Commissioner Osbourn

APPROVED

7. **GREYSTONE DEVELOPMENT** – Application for Sketch Plat Approval for a proposed subdivision submitted by Greystone Development. The applicant is requesting approval for the creation of (4) four single-family residential parcels and (3) three condominium parcels within a Special Use District. The property is located at 1839 Blue Meadow Road, Parcel Numbers 136N-1-37-025.001; PT E CARVER CLAIM 37-8S-14W, 136N-2-42-085.001; PT J B LARDASSE CLAIM 42-8S-14W and 136N-2-42-085.002; PT J B LARDASSE CLAIM. The property lies within a Special Use District.

Terry Moran spoke representing the application

Tad Black inquired about elevation

Motion made by Commissioner Krankey, Seconded by Commissioner Breland.

Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland, Commissioner Romano, Commissioner Osbourn

APPROVED

8. ***WITHDRAWN* RELLIM DEVELOPMENT COMPANY** – Application for Major Site Plan Review for a commercial retail building, boat storage, and warehouse storage facility submitted by Rellim Development Company. The property in question is located at 298 HWY 90 and is identified by parcel number 149D-3-29-003.000; 277C 1ST WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial District.

9. **LEE** – Application for special exception to the Zoning Ordinance submitted by Joel Lee. The applicant is requesting a special exception to allow boat storage and warehouse storage on property zoned C-3 Highway Commercial. The property is located at 3220 Longfellow Drive, Parcel Number 138H-0-46-019.000; Legal Description PT Guidon Toulme Claim, 46-8S-14W. The property is zoned C-3 Highway Commercial.

Motion to deny the application as presented

Motion made by Commissioner Osbourn, Seconded by Commissioner Krankey.
Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland,
Commissioner Osbourn
Voting Nay: Commissioner Romano
APPROVED

Adjourn

10. Motion to adjourn the meeting of May 13, 2026.
- Motion made by Commissioner Breland, Seconded by Chairman Brown.
Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Breland,
Commissioner Romano, Commissioner Osbourn
APPROVED

Mikayla Brown, Chairman

Date

Caitlin Bourgeois, Secretary

Date

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 4051 4th Ave
Parcel 138D-0-47-143.000
Legal Description: 1 BLK 40A UN 6 SHORELINE PARK

HEARING DATE: July 15, 2026

I have reviewed the application for variance to the Zoning Ordinance submitted by Ryan Fitzsimmons. The property is located at 4051 4th Ave and is identified as Parcel 138D-0-47-143.000 (Legal Description: 1 BLK 40A UN 6 SHORELINE PARK). The property is zoned R-1A Single-Family Residential District.

The applicant is requesting the following:

Front Yard Setback:

Required: 23'

Proposed Distance of Front Yard: 14'

Variance Request: 9'

Rear Yard Setback:

Required: 20'

Proposed Distance of Rear Yard: 7'

Variance Request: 13'

The purpose of the request is to allow for the construction of a single-family dwelling on the subject property.

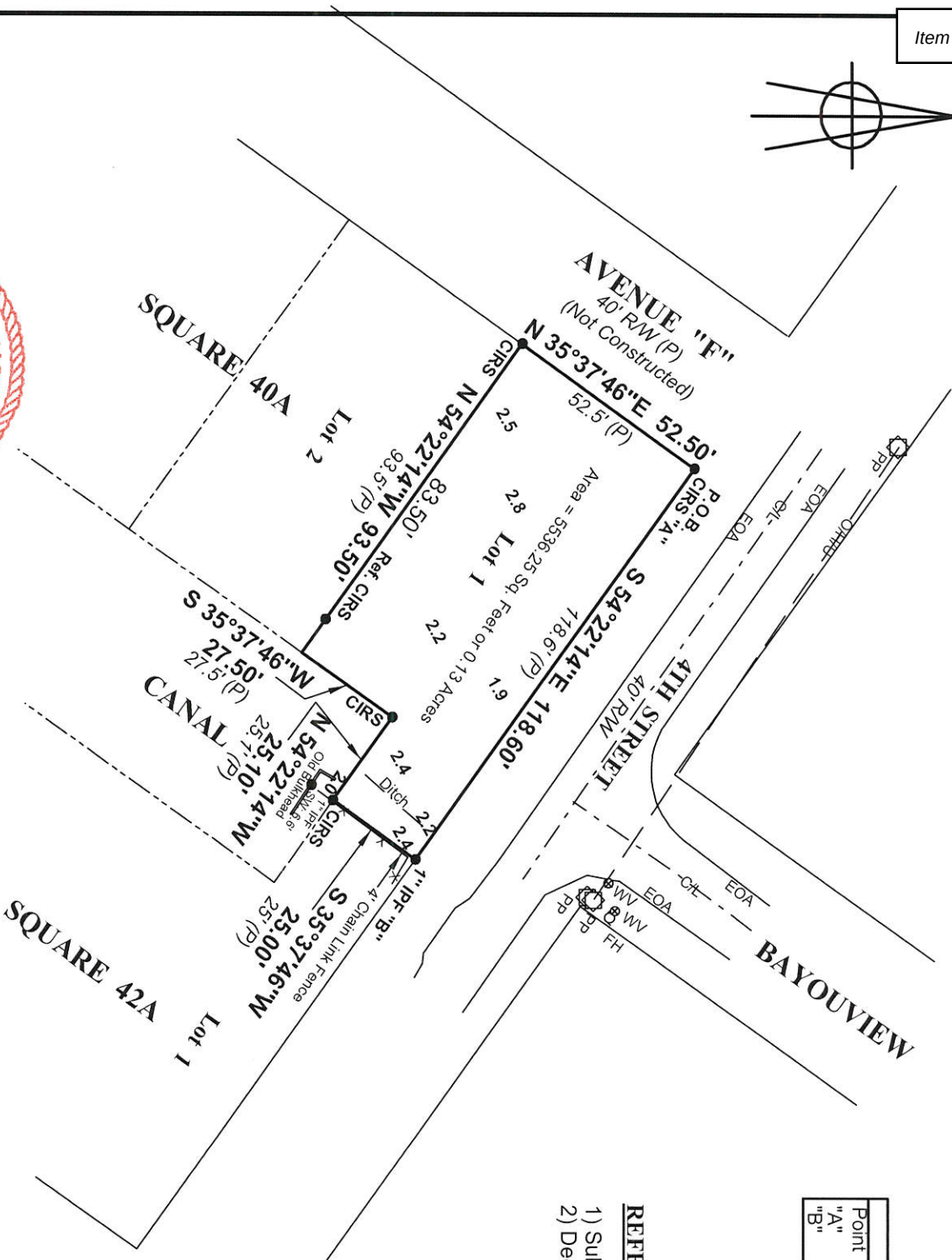
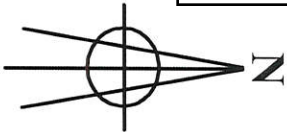
The administration recommends approving the variance request.

- The reason the variance is needed is that this parcel is a corner parcel on an unopened road, Avenue F.
- If Avenue F were open to water and sewer, this dwelling could have an Avenue F address, and the dwelling's position would not require any variances.
- The front of the house would be in line with the adjacent house

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Jeremy L. Burke
Zoning Administrator





Grid Coordinates	
Point	Easting
"A"	298692.62
"B"	298623.53

- REFERENCES:**
- 1) Subdivision Plat of Record
 - 2) Deed Book: BB-262 Page: 579

- LEGEND:**
- IRF = 1/2" Iron Rod Found
 - IPF = Iron Pipe Found
 - IRS = 1/2" Iron Rod Set
 - C = Capped
 - WFP = Wood Fence Post
 - Ref. = Reference
 - RW = Right-Of-Way
 - O/H/U = Overhead Utilities
 - PP = Power Pole
 - P.O.B. = Point of Beginning
 - T.O.B. = Top of Bank
 - FH = Fire Hydrant
 - WV = Water Valve
 - SMH = Sewer Man Hole
 - C/L = Centerline
 - EOA = Edge of Asphalt
 - (P) = Plat of Record
 - (D) = Deed of Record
 - (R) = Record

- NOTES:**
1. Lot location & orientation are based on recorded data and monumentation found available.
 2. Bearings reference: Grid, Geoid G-2018 U7 NAD 83 State Plane Zone Mississippi East by GPS Observation. Utilizing Earl Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 17' 20" & Combination Factor = 0.999987229
 3. Survey considered a Class "B" survey.
 4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
 5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.
 6. "2.2" indicates ground elevations at decimal.

SURVEYOR'S CERTIFICATION:

This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

Michael Raymond McGinnis
Professional Surveyor
P.L.S. - #02827
State of Mississippi

Date

3/24/2022

Rev. # 3 Date:
Rev. # 2 Date:
Rev. # 1 Date:
Date:03/23/2022
Scale: 1" = 40'
Drawn by: dmr
Dwg. # 051-22P



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WEBSITE - www.jc-eng.com
407 Hwy. 90,
BAY ST. LOUIS, MS 39520

PLAT OF SURVEY OF
Lot 1, Square 40A, Shoreline Park Subdivision,
of Plat of resubdivision of Part of Squares 40, 41, and 42,
Shoreline Park Subdivision, Unit No. 6, Additions, as per
plat of said subdivision of record in the office of the
Chancery Clerk of Hancock County, Mississippi

Job #: 2022-051 For: FITZSIMMONS Sht. 1 of 1

PROPOSED NEW RESIDENCE

4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

INDEX of DRAWINGS

T1	TITLE SHEET AND SITE PLAN
A1	FLOOR PLAN, SCHEDULES, NOTES, AND DETAILS
A2	ELEVATIONS
A3	ELEVATIONS
E1	ELECTRICAL PLANS AND NOTES
S1.0A	GENERAL STRUCTURAL NOTES
S1.0B	GENERAL STRUCTURAL NOTES
S1.1	FOUNDATION AND SILL PLANS
S1.2	1ST FLOOR FRAMING PLANS AND FOUNDATION SECTIONS
S1.3	1ST FLOOR FRAMING SECTIONS AND DETAILS
S1.4	1ST FLOOR FRAMING DETAILS
S2.0	2ND FLOOR CEILING AND PORCH ROOF FRAMING PLANS
S2.1	ROOF FRAMING PLAN AND SECTIONS
S2.2	FRAMING SECTIONS AND DETAILS

GENERAL NOTES

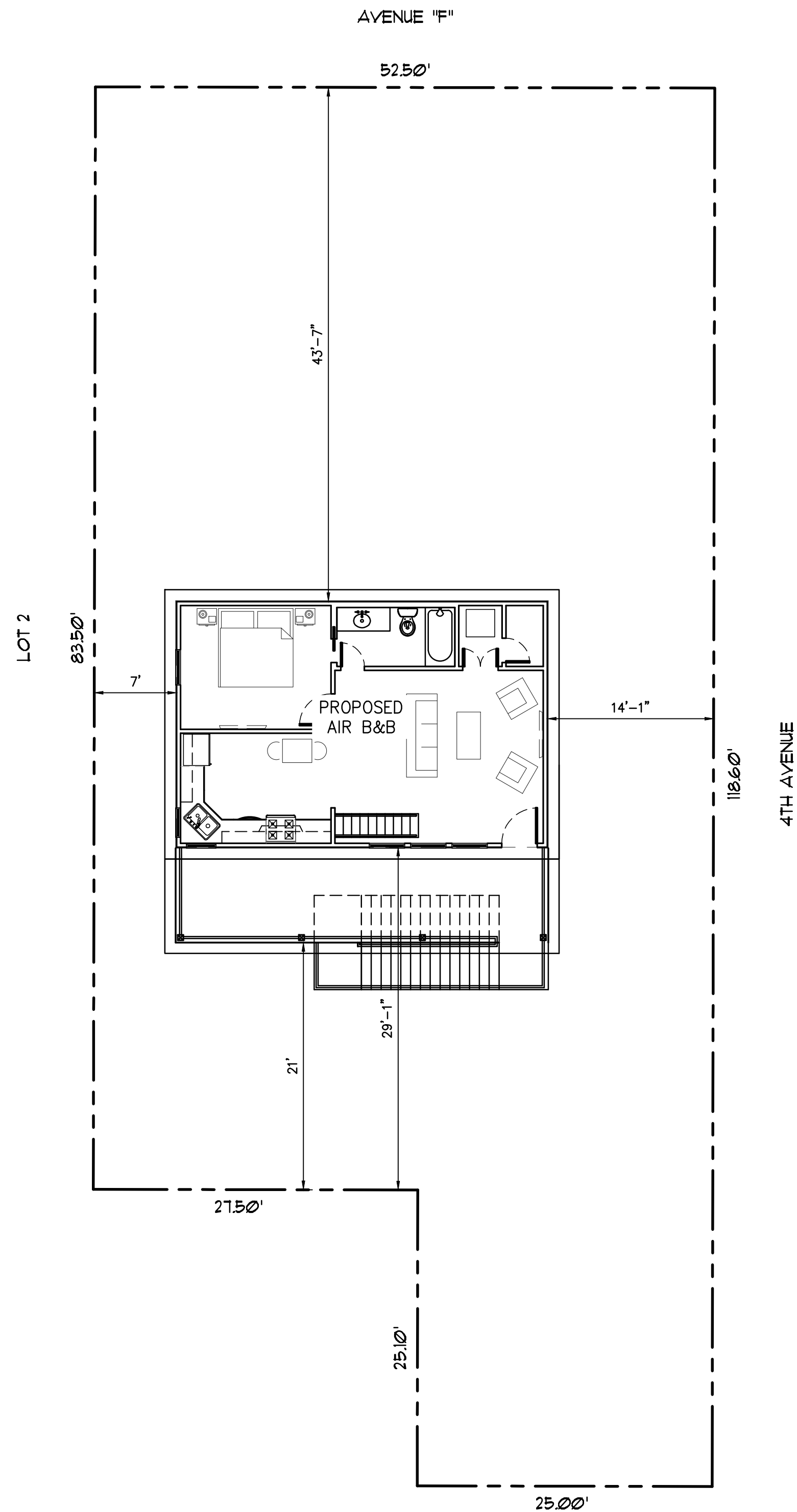
- THE DESIGN CRITERIA FOR THESE PLANS IS THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) . ALL WORK SHALL COMPLY WITH THIS CODE.
- THE WIND LOAD DESIGN CRITERIA IS 130 MPH AND SHALL COMPLY WITH THE LATEST EDITION OF THE AF&PA WOOD FRAME CONSTRUCTION MANUAL.
- PROVIDE WIND BORNE DEBRIS PROTECTION FOR WINDOWS IN ACCORDANCE WITH R301.2.1.2 OF THE 2021 IRC.
- PROVIDE ATTIC VENTILATION AS REQUIRED BY SEC. R806 OF THE 2021 IRC.
- PROVIDE ATTIC ACCESS IN COMPLIANCE WITH SEC. R807 OF THE 2021 IRC.
- PROVIDE INSULATION AS REQUIRED IN SEC. 1102 OF THE 2021 IRC. (CEILING = R-30, WALLS = R-13)
- GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL FOLLOW ALL APPLICABLE LATEST EDITIONS OF NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL OBSERVE ALL CONVENTIONAL TRADE ASSOCIATION, NEIGHBORHOOD COVENANTS AND GOVERNMENT STANDARDS OF WORKMANSHIP AND SAFETY OF WORK PROCEDURES.
- CONTRACTOR SHALL PROVIDE PUBLIC PROTECTIONS AS NECESSARY PER ALL APPLICABLE CODES.
- CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE PRIOR TO COMMENCING WORK AND REPORT ANY DESCRIP- ENCIES TO THE OWNER PRIOR TO ORDERING MATERIALS AND/OR INSTALLATION OF MATERIALS.
- THE EXISTING SITE IS DOCUMENTED ON THESE DRAWINGS IN ACCORDANCE WITH A LIMITED NUMBER OF AVAILABLE DRAWINGS AND FIELD INVESTIGATION. VARIANCE OF ACTUAL EXISTING CONDITIONS FROM THOSE ILLUSTRATED ON THESE DOCUMENTS DO OCCUR. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE OWNER.
- WORK INDICATED AS "NOT IN CONTRACT", "NIC", OR "BY OTHERS" SHALL BE PERFORMED BY OTHER'S SEPARATE CONTRACTORS. THE GENERAL CONTRACTOR SHALL COOPERATE TO THE FULLEST EXTENT WITH ALL OTHER CONTRACTORS AND ASSIST IN COORDINATING THE WORK OF THEIR OWNER WITH THE WORK OF THIS CONTRACT.
- NO ON SITE SUPERVISION OR INSPECTIONS BY THE DESIGNER ARE PROVIDED WITH THE USE OF THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL GOVERNING NATIONAL, STATE, AND LOCAL CODES. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE OF THE ACCEPTANCE OF THE ABOVE BY THE OWNER AND CONTRACTOR.

SQUARE FOOTAGE

FIRST FLOOR LIVING	654 SQ. FT.	800 SQ. FT.
LOFT AREA	146 SQ. FT.	
STORAGE AREA	126 SQ. FT.	
PORCH AREA	+ 311 SQ. FT.	
TOTAL AREA	1,237 SQ. FT.	

LEGEND of SYMBOLS

DRAWING MARK: DRAWING DESCRIPTION TITLE SCALE: 1/4" = 1'-0" SHEET NO. 1 A7	INTERIOR ELEVATION MARK: ELEV. NO. DIR. OF CUT SHEET DWG. APPEARS ON
BLOW UP DETAIL MARK: DETAIL NO. A2 SHEET DWG. APPEARS ON LARGE SCALE AREA	REVISION: REVISION NO.
SECTION MARK: SECTION MARK DIR. OF CUT SHEET SECTION APPEARS ON	SECTION TITLE: SHEET SECTION APPEARS ON SECTION SCALE: 3/4" = 1'-0" SHEET SECTION CUT FROM
OPENING MARK: WINDOW DESIGNATION DOOR DESIGNATION	ELEVATION MARK: POINT OF ELE.



SITE PLAN

SCALE: 1/8" = 1'-0"

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.

ENGINEER: JAMES B HEASLIP
LICENSE NUMBER:

31593

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DO NOT SCALE DRAWINGS.
SCHEDULES, NOTES, AND
DIMENSIONS SHOULD BE
FOLLOWED AND NOT SCALED.

4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:



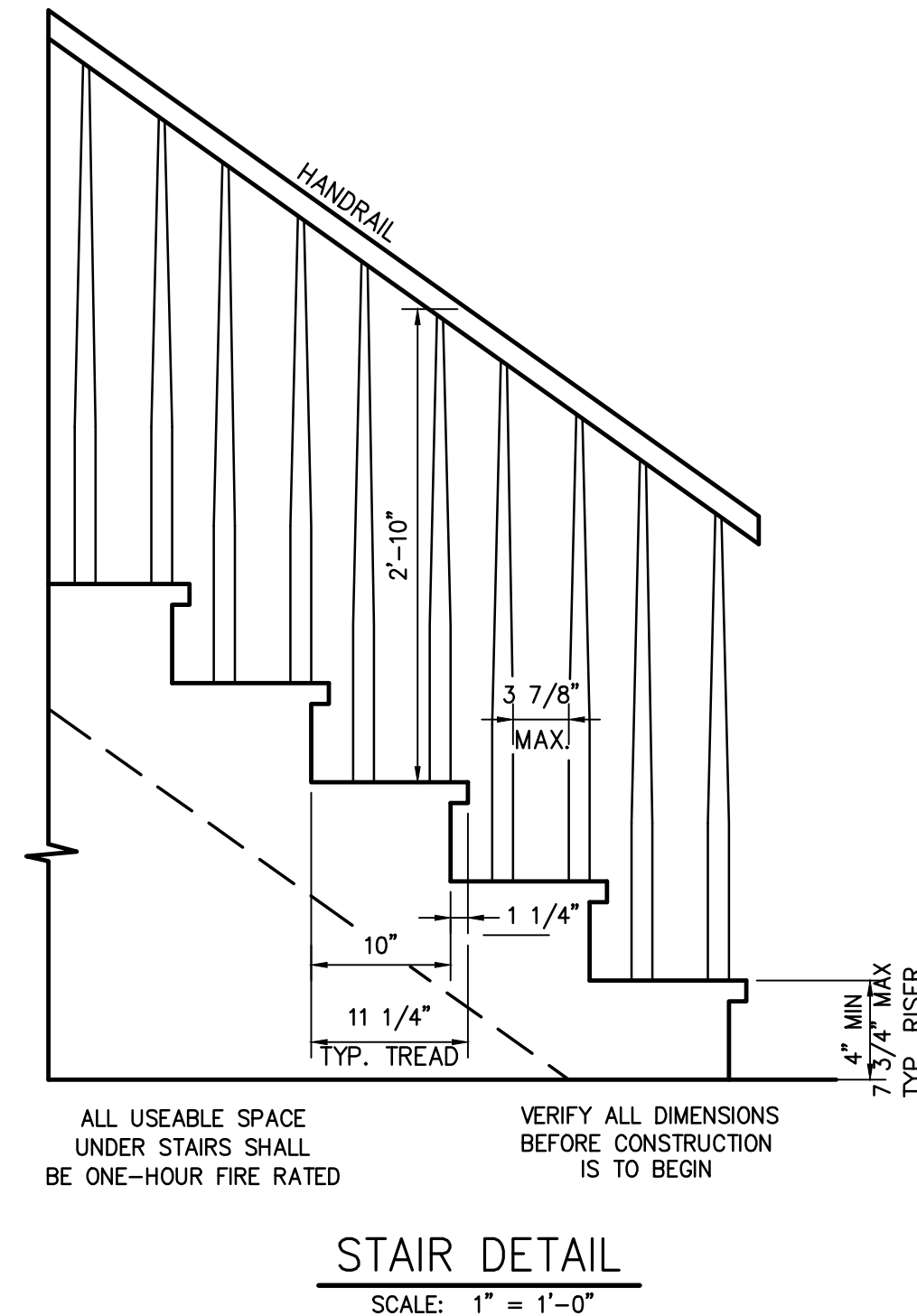
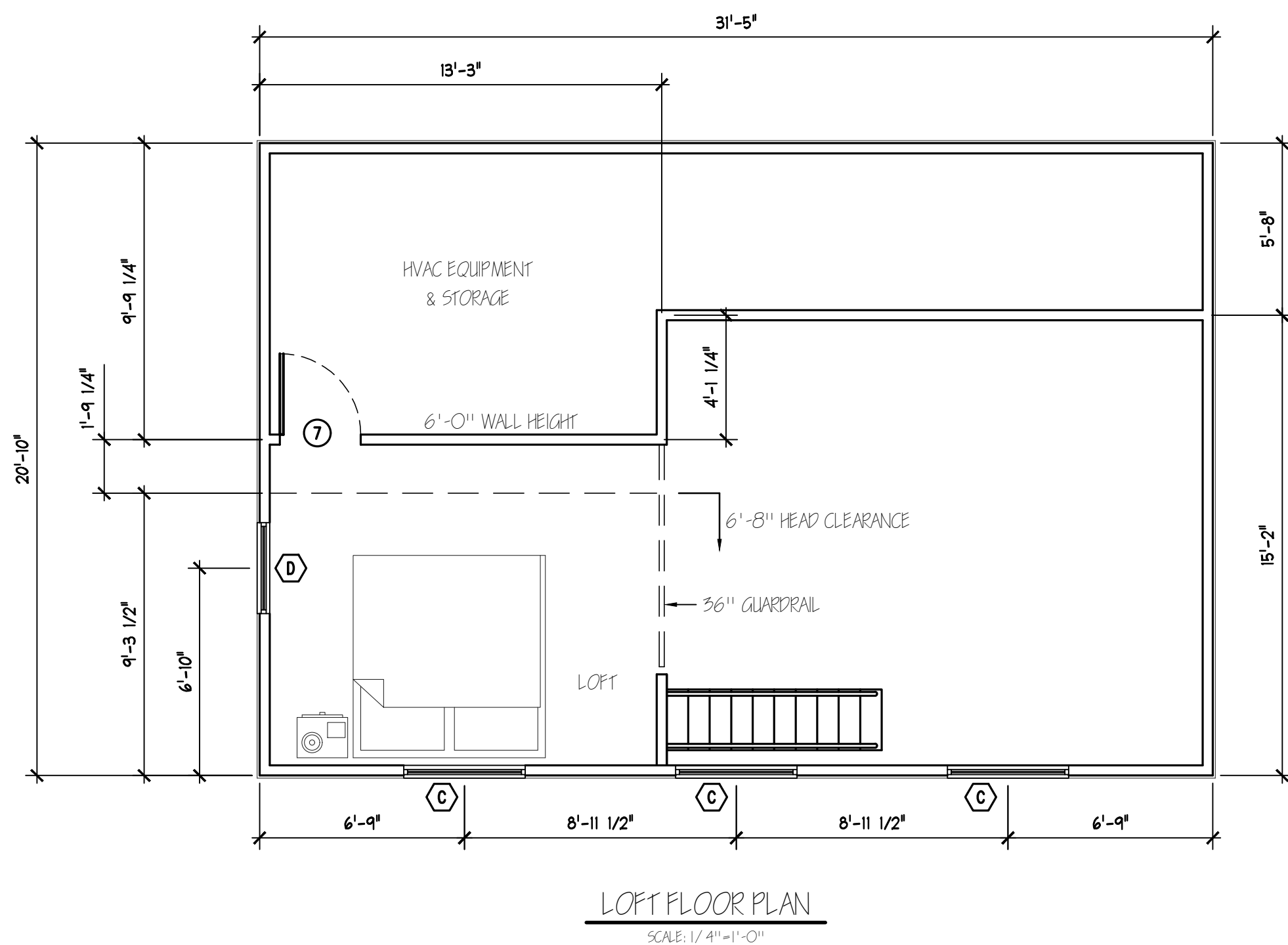
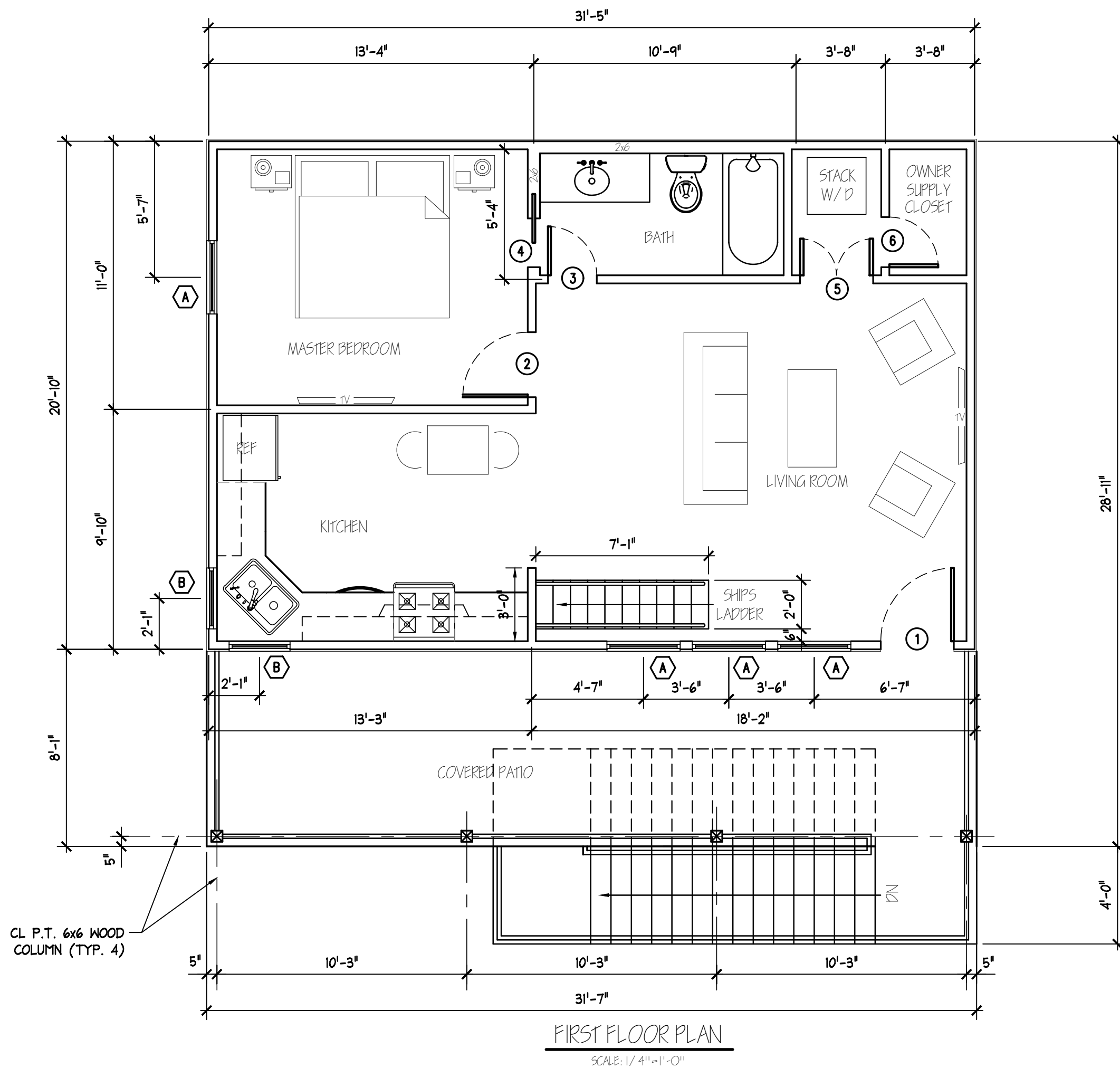
REVISIONS:

TITLE:

SITE
PLAN

Drawn By: DSA Checked By: JBH
Date: 4/22/2026 Proj. #: 21315

T1



STAIR & GUARDRAIL NOTES

- R311.5.6.1 — HANDRAIL SHALL HAVE A HEIGHT OF 36" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- R311.5.6 — HANDRAIL SHALL BE PROVIDED ON THE SIDE OF THE STAIRWAY OF FOUR OR MORE RISERS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS, ENDS SHALL RETURN AND SHALL TERMINATE IN NEWL POST OR SAFETY TERMINALS.
- R311.5.6.3 — HANDRAIL SHALL BE NO MORE THAN 2 1/4" IN CROSS SECTION DIMENSION WITH SMOOTH SURFACE WITH NO SHARP CORNERS.
- R311.5.6.2 — HANDRAILS SHALL HAVE SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
- R312.1 — GUARDRAILS SHALL BE LOCATED AT PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 42 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 42 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- R312.2 — REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES WILL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

DOOR SCHEDULE

DOOR			REMARKS
MARK	SIZE (WxHxT)	MATERIAL/FINISH	
1	36x80x1-3/4	SOLID WOOD AND GLASS	EXTERIOR STAIN GRADE
2	32x80x1-3/4	SOLID CORE MASONITE	6 PANEL
3	24x80x1-3/4	SOLID CORE MASONITE	6 PANEL
4	24x80x1-3/4	SOLID CORE MASONITE	POCKET, 6 PANEL
5	(2) 18x80x1-3/4	SOLID CORE MASONITE	DOUBLE, 6 PANEL
6	24x80x1-3/4	SOLID CORE MASONITE	6 PANEL
7	32x60x1-3/4	SOLID CORE MASONITE	6 PANEL, ATTIC ACCESS

WINDOW SCHEDULE

MARK	SIZE (WxH)	FRAME MATERIAL/ FINISH	GLASS TYPE	ACTING TYPE	REMARKS
A	36" x 60"	WOOD / VINYL CLAD	DOUBLE PANE	SINGLE HUNG	
B	30" x 30"	WOOD / VINYL CLAD	DOUBLE PANE	SINGLE HUNG	
C	48" x 24"	WOOD / VINYL CLAD	DOUBLE PANE	FIXED	
D	36" x 42"	WOOD / VINYL CLAD	DOUBLE PANE	SINGLE HUNG	

SHIPS LADDER NOTES

R311.7.12 Ships ladders.

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.

ENGINEER: JAMES B HEASLIP
LICENSE NUMBER: 31593

PLAN NOTES:

- TOP OF FINISHED FIRST FLOOR EL. 0'-0". (REF.)
- 10'-0" CEILING HEIGHT (TYPICAL UNLESS NOTED OTHERWISE).
- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF RECORD WITH ANY DISCREPANCIES.
- GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.
- INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE, FLOAT, AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
- INTERIOR SHEAR WALLS SHALL BE COVERED WITH 1/2" APA RATED PLYWOOD EACH SIDE AND COVERED WITH 1/2" GYPSUM BOARD.
- BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- ADD CAT WALK IN ATTIC TO MECHANICAL SYSTEMS.
- PROVIDE ATTIC ACCESS IN COMPLIANCE WITH SEC. R807 IRC 2021.
- CONTRACTOR WILL SUPPLY PRE-CUT PLYWOOD SHEETS ON SITE IN PLACE OF IMPACT RATED WINDOWS OR INSTALL FUNCTIONAL SHUTTERS PER IRC 2021 SEC. R301.2.1.2.
- CONTRACTOR WILL SUPPLY AND CONSTRUCT HANDRAILS FOR STAIRS CONSISTING OF 4 RISERS OR MORE WITH THE DESIGN CRITERIA OF SECTION R311.7.8 OF 2021 IRC. (VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION).
- ELECTRICAL WIRING SHALL BE INSTALLED AS REQUIRED IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
- SLEEPING AREAS SHALL BE PROTECTED BY UL-APPROVED SMOKE DETECTOR-CARBON MONOXIDE DETECTOR COMBO. THESE MUST BE WIRED TO THE 110 VOLT HOUSE CURRENT WITH BATTERY BACKUP AND MEET DESIGN CRITERIA AS REQUIRED BY UL DESIGN 268.
- SMOKE DETECTORS SHALL BE INSTALLED NO FURTHER THAN 10 FEET FROM ANY SLEEPING ROOMS. NO CLOSER THAN 6 INCHES FROM WALL OR FROM CEILING DEPENDING ON WHERE MOUNTED.
- CONTRACTOR TO PROVIDE APPROVED CARBON MONOXIDE DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA FOR ANY DWELLING WITH AN ATTACHED GARAGE OR FUEL-FIRED APPLIANCES AS PER SECTION R315 OF THE IRC 2021 ED.
- ARC-FAULT CIRCUIT-INTERRUPTER. AN ARC-FAULT CIRCUIT INTERRUPTER IS A DEVICE INTENDED TO PROVIDE PROTECTION FROM THE EFFECTS OF ARC FAULTS BY RECOGNIZING CHARACTERISTICS UNIQUE TO ARCING AND BY FUNCTIONING TO DE-ENERGIZE THE CIRCUIT WHEN AN ARC FAULT IS DETECTED.
- DWELLING UNITS. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING, UNLESS COVERED UNDER NEC210.8, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

SHIPS LADDER NOTES

R311.7.12 Ships ladders.

Ships ladders shall not be used as an element of a means of egress. Ships ladders shall be permitted provided that a required means of egress stairway or ramp serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the handrails shall be not less than 20 inches.

Exception: Ships ladders are allowed to be used as an element of a means of egress for lofts, mezzanines and similar areas of 200 gross square feet (18.6 m2) or less that do not provide exclusive access to a kitchen or bathroom.

R311.7.12.1 Treads of ships ladders.

Treads shall have a depth of not less than 5 inches (127 mm). The tread shall be projected such that the total of the tread depth plus the nosing projection is not less than 8 1/2 inches (216 mm). The riser height shall be not more than 9 1/2 inches (241 mm).

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METAIRIE, LOUISIANA 70002

DO NOT SCALE DRAWINGS. SCHEDULES, NOTES, AND DIMENSIONS SHOULD BE FOLLOWED AND NOT SCALED.

4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:



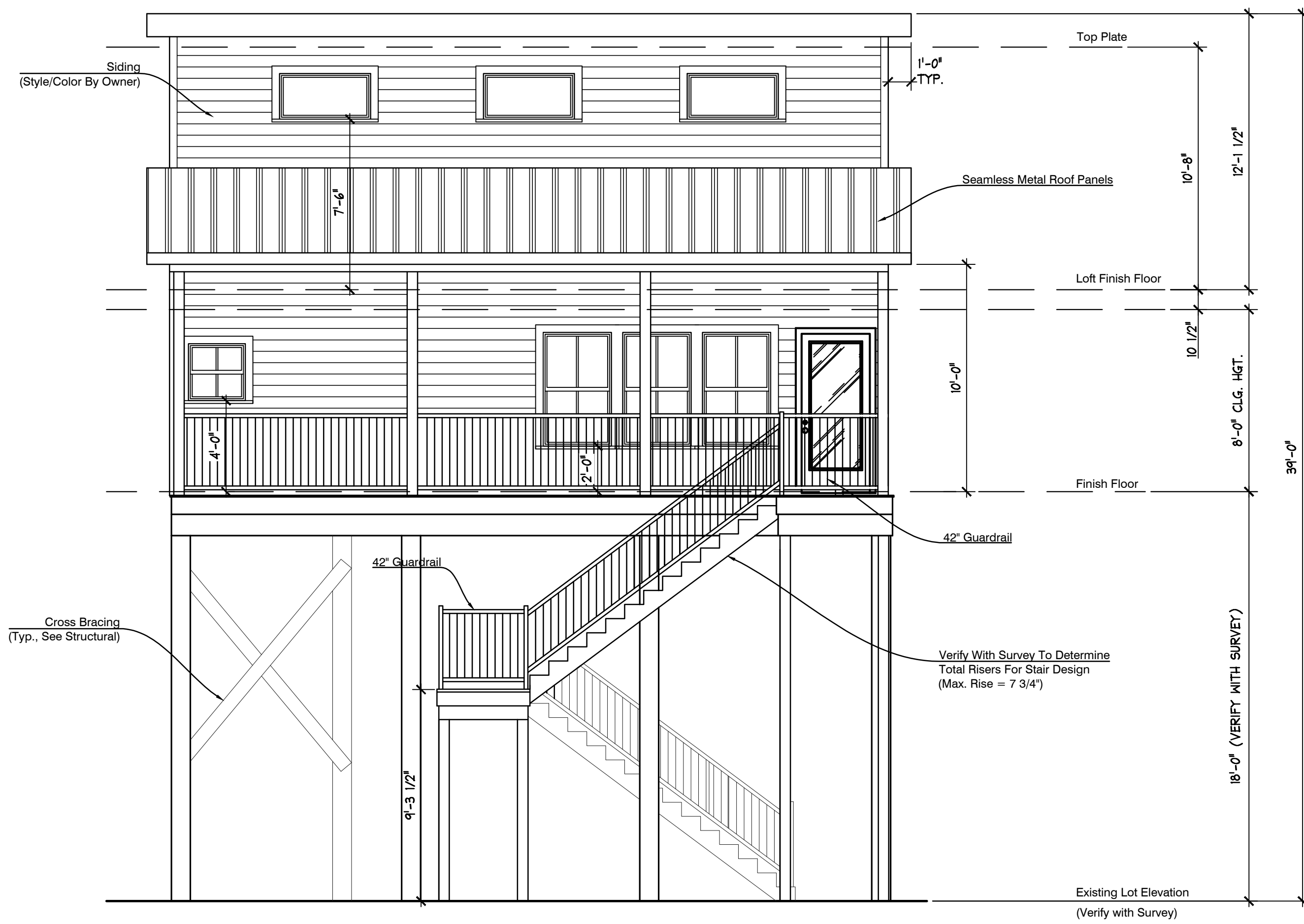
REVISIONS:

TITLE:

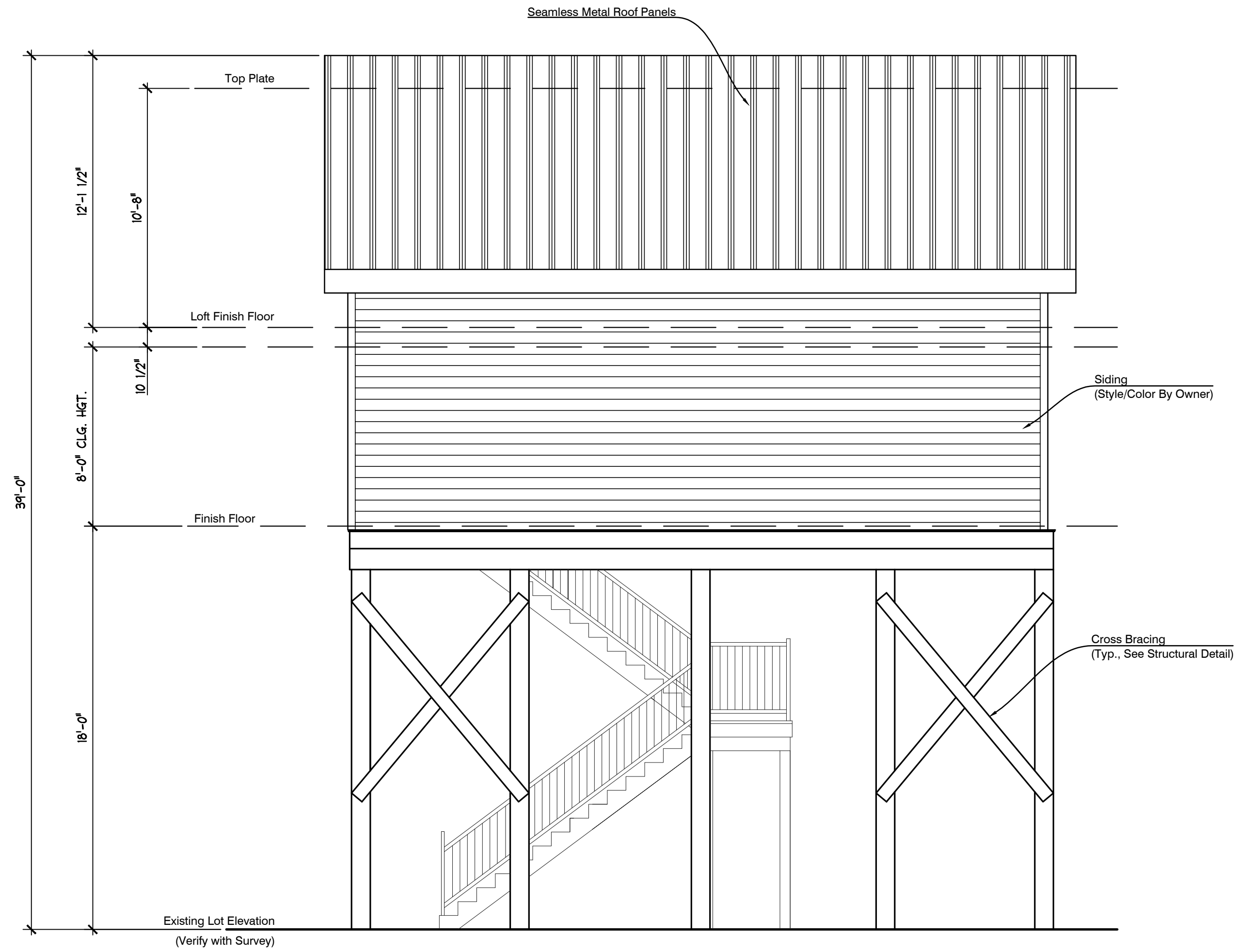
FLOOR
PLANS

Drawn By: DSA Checked By: JBH
Date: 4/22/2026 Proj. #: 21315

A1



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



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

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER
MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL
LOCAL, REGIONAL AND NATIONAL REQUIREMENTS.
I AM NOT OBSERVING THE WORK.

ENGINEER: JAMES B HEASLIP
LICENSE NUMBER: 31593

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METAIRIE, LOUISIANA 70002

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4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:
James B. Heaslip
Professional Engineer
CIVIL
18278
STATE OF MISSISSIPPI
04/22/2026

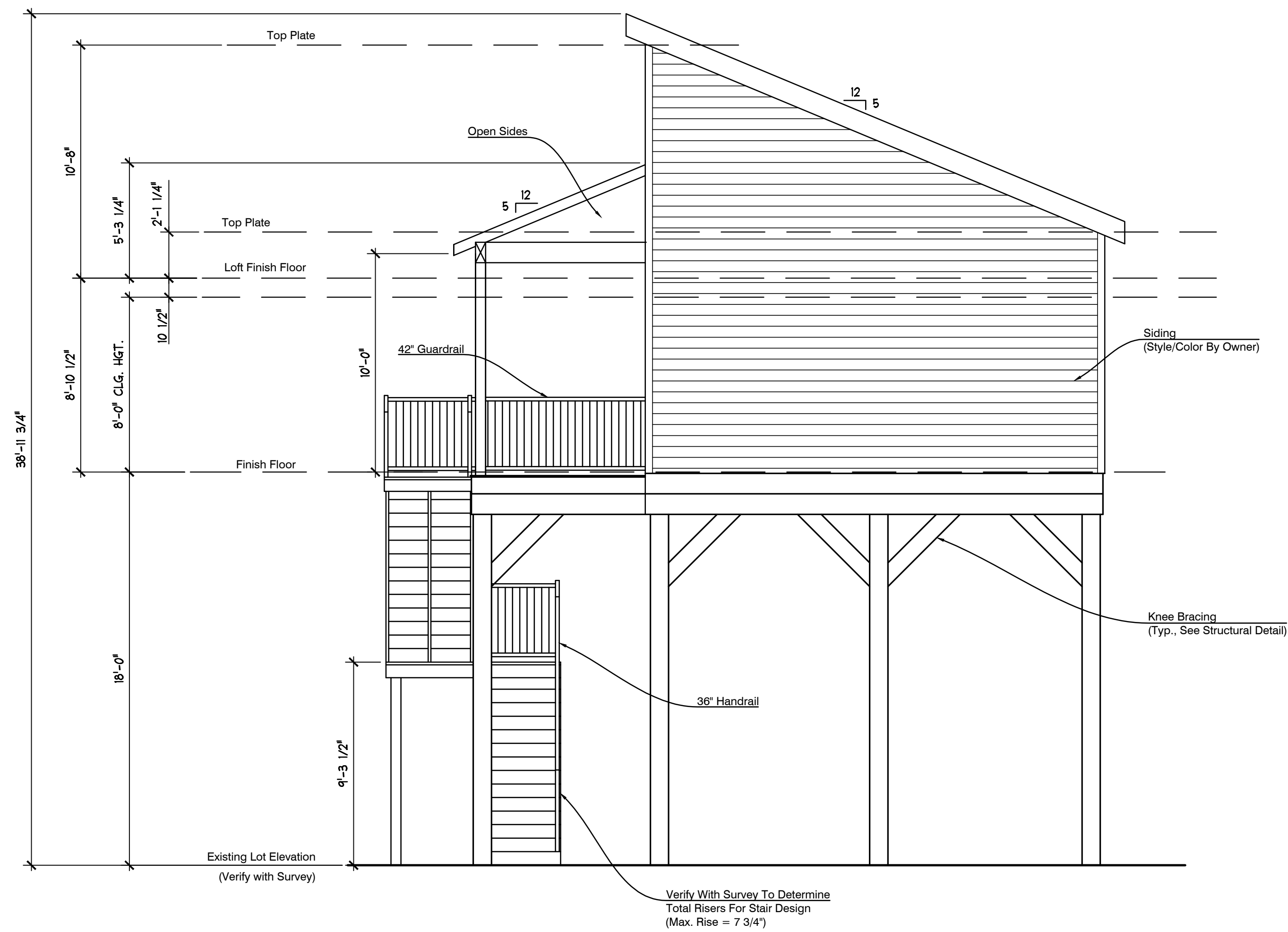
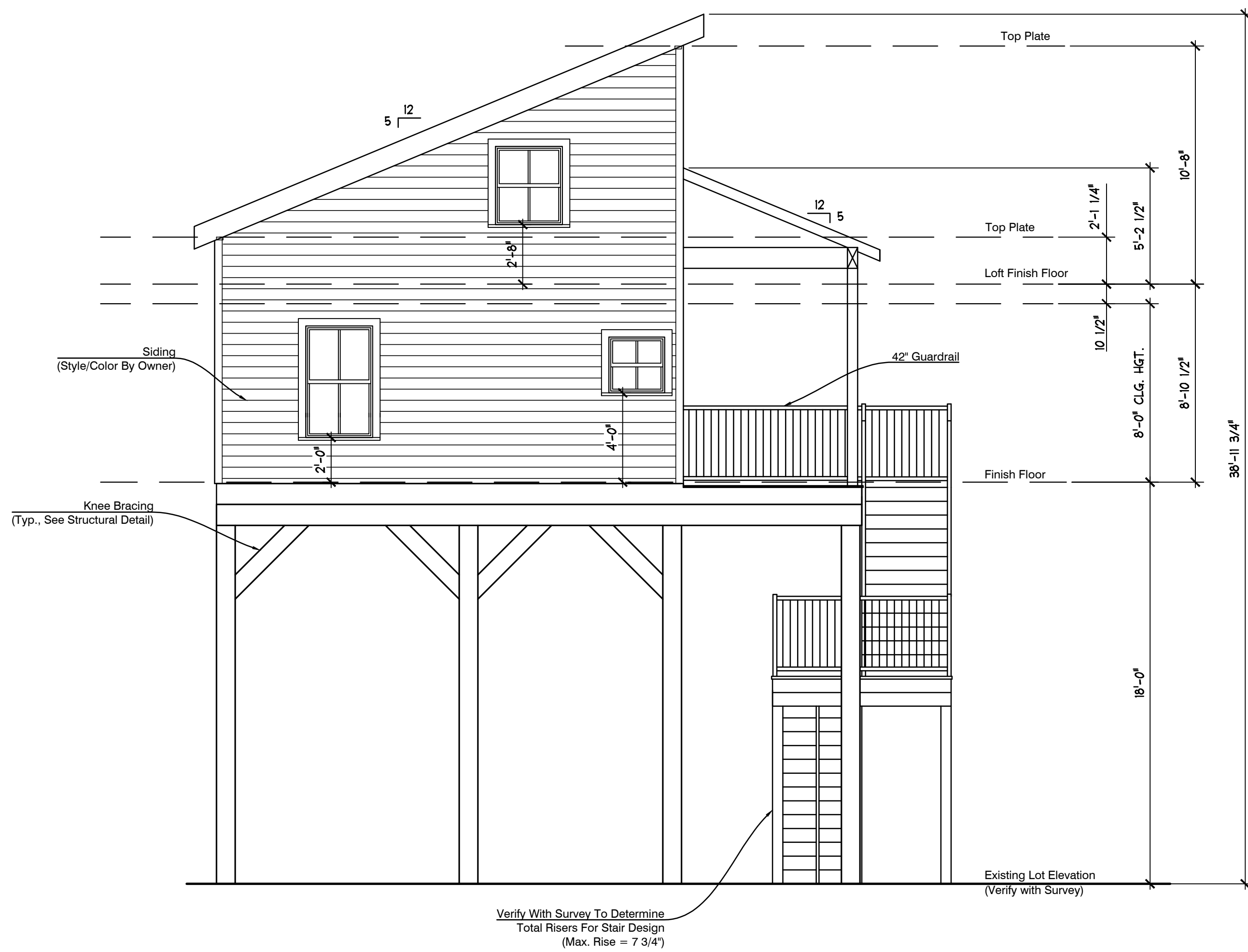
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TITLE:

ELEVATIONS

Drawn By: DSA Checked By: JBH
Date: 4/22/2026 Proj. #: 21315

A2



RIGHT SIDE ELEVATION

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ENGINEER: JAMES B HEASLIP
LICENSE NUMBER:

31593

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A3

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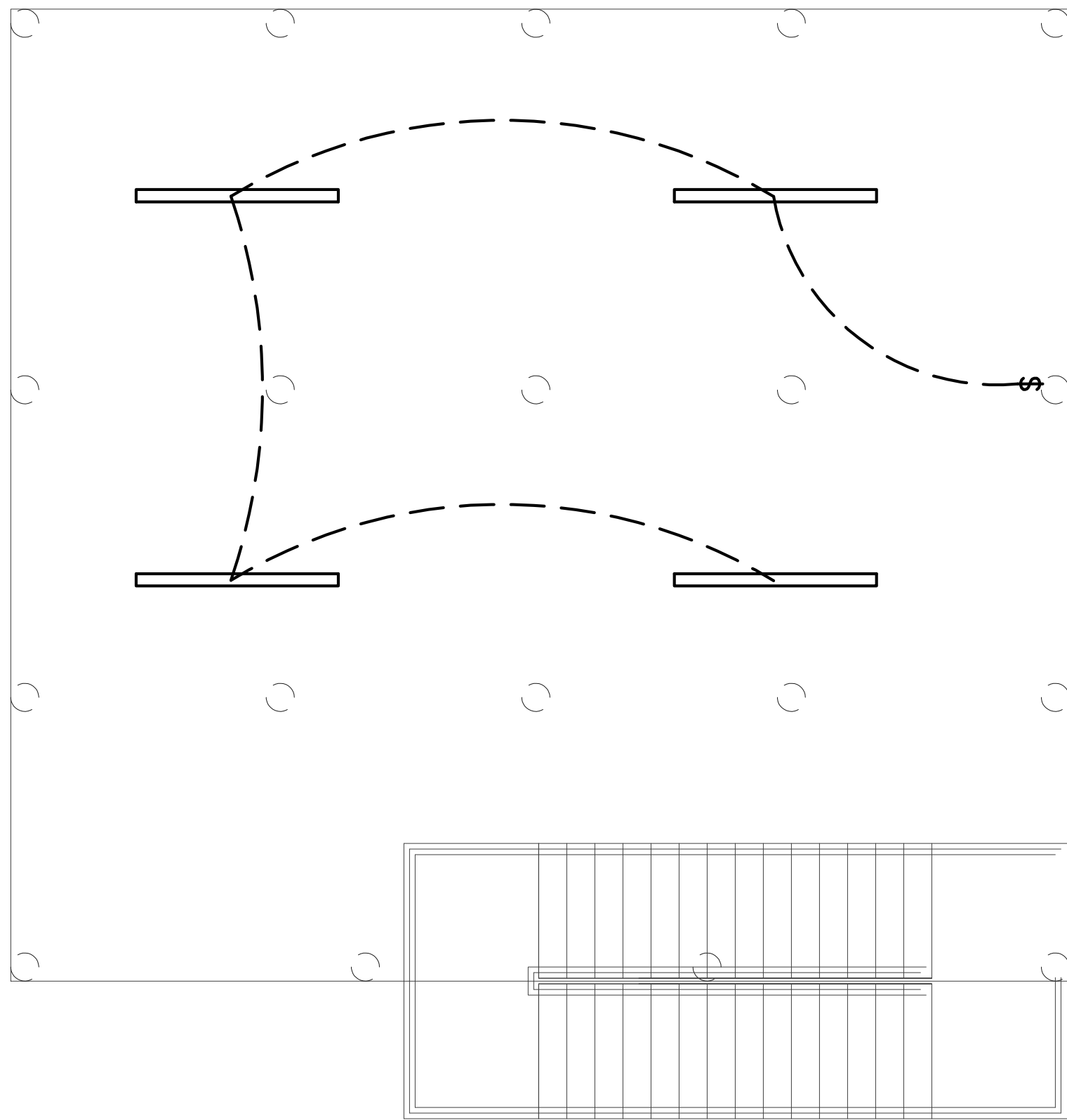


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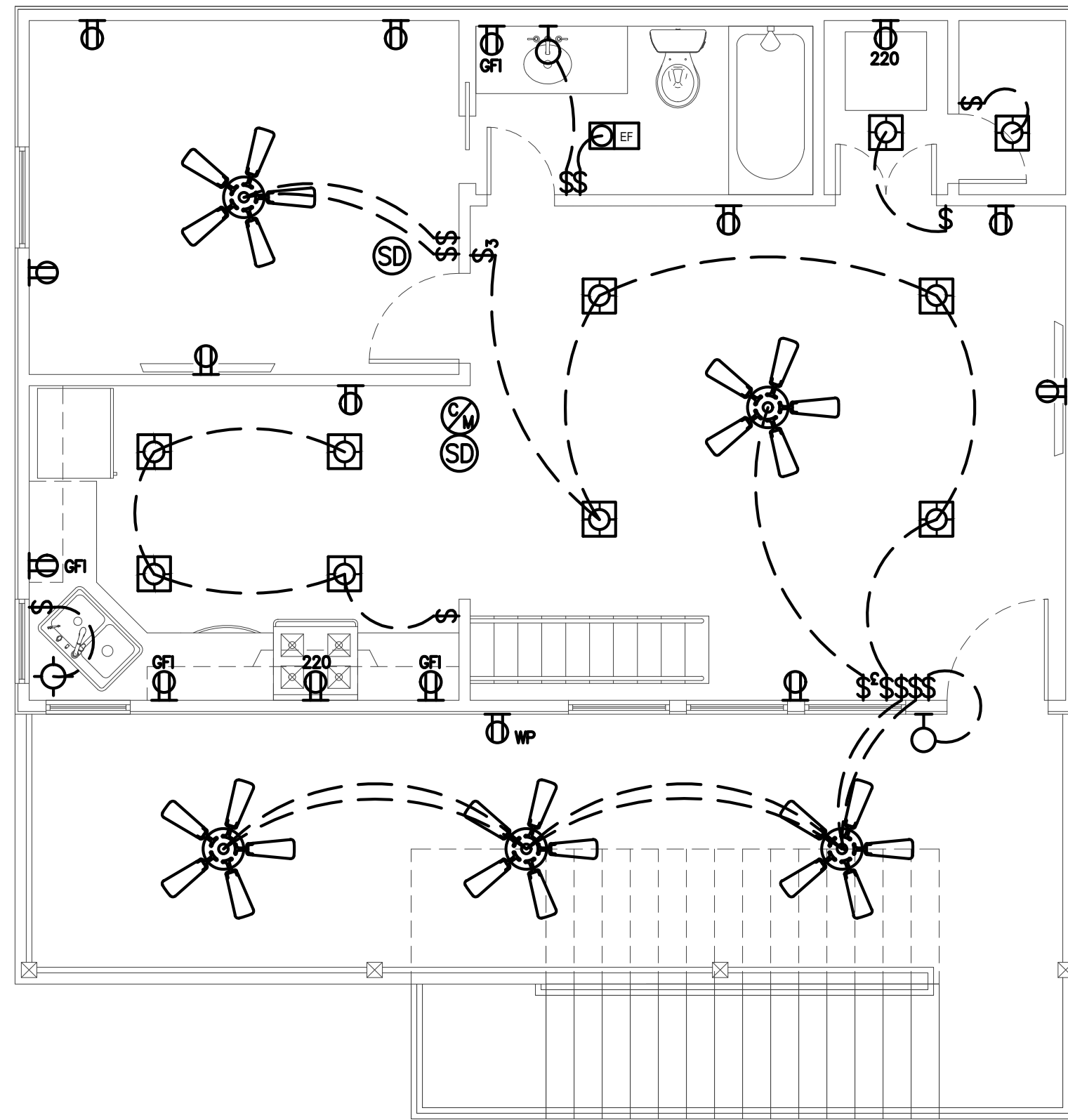
ELECTRICAL
PLANSDrawn By: DSA Checked By: JBH
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E1

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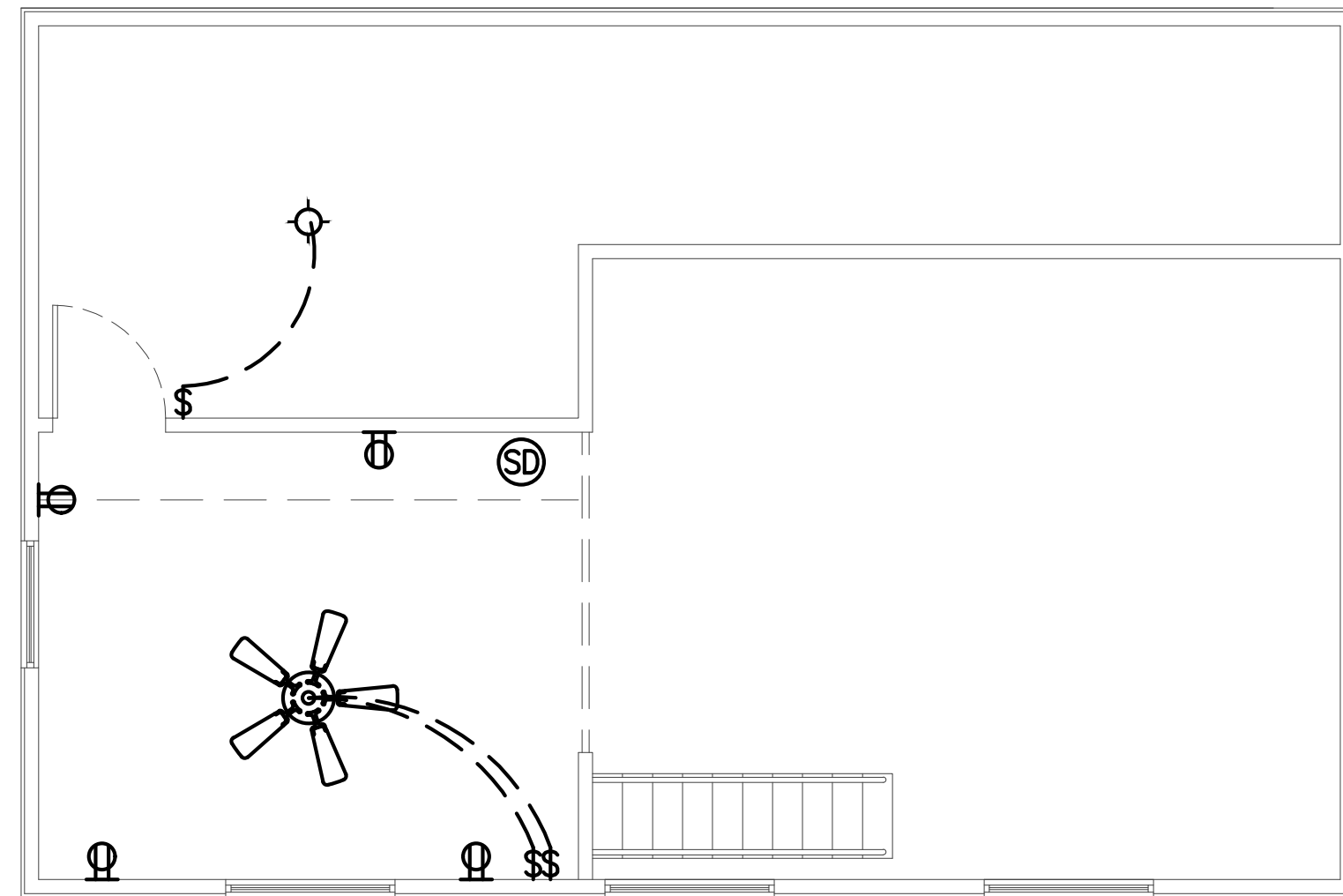
GROUND LEVEL ELECTRICAL PLAN

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



FIRST FLOOR ELECTRICAL PLAN

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



LOFT ELECTRICAL PLAN

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

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
\$	SILENT LIGHT SWITCH
\$3	THREE-WAY SILENT LIGHT SWITCH
⊕	WALL MOUNTED LIGHT FIXTURE
⊕	RECESSED LIGHT FIXTURE
⊕	CEILING MOUNTED LIGHT FIXTURE
⊕	FAN / HEAT / LIGHT COMBO
⊕	120 VOLT DUPLEX RECEPTACLE (14" A.F.F. UNLESS NOTED)
⊕ _{WP}	120 VOLT WEATHER-PROOF DUPLEX RECEPTACLE, COVER PLATE AND BOX (24" A.F.F. UNLESS NOTED)
⊕ _{GF}	120 VOLT GROUND FAULT INTERRUPT DUPLEX RECEPTACLE (44" A.F.F. UNLESS NOTED)
⊕	SMOKE-DETECTOR WITH BATTERY BACK-UP (SEE NOTE #10)
⊕	CARBON MONOXIDE-DETECTOR WITH BATTERY BACK-UP (WHEN GAS IS PRESENT)
⊕	THERMOSTAT
⊕	WEATHER-RESISTANT OUTDOOR FLOOD LIGHT FIXTURE
⊕	SURFACE-MOUNT STRIP LED LIGHT FIXTURE (6' LONG)
⊕	48" 5-BLADE CEILING FAN WITH LIGHT KIT (UNLESS NOTED)
---	WIRING

GENERAL ELECTRICAL NOTES:

NOTE: ALL LIGHTING ARRANGEMENTS, OUTLETS, SWITCHES, ETC. ARE PLACED ON PLAN AS SUGGESTED LOCATIONS FOR OWNER. THE CONTRACTOR MUST VERIFY ALL ELECTRICAL WITH OWNER AND ELECTRICIAN PRIOR TO COMMENCEMENT OF WORK. ELECTRICIAN TO READ ENTIRE GENERAL NOTES PRIOR TO ANY WORK PERFORMED.

GENERAL POWER / LIGHTING NOTES:

- 1) ALL ELECTRICAL WORK SHALL MEET THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE STATE OF LOUISIANA.
- 2) ALL ELECTRICAL WORK SHALL BE ACCOMPLISHED BY ELECTRICAL SUBCONTRACTOR WHO IS LICENSED IN THE STATE OF LOUISIANA AND BY OTHER REQUIRED LOCAL AGENCIES.
- 3) THE OWNER WILL SELECT ALL FIXTURES AND COORDINATE WITH THE ELECTRICIAN.
- 4) SIZING OF THE SERVICE SHALL BE DONE BY THE ELECTRICIAN BASED ON HIS CALCULATED LOADS FOR POWER, LIGHTS, EQUIPMENT, AND ANY OTHER PROPOSED ITEM REQUIRING ELECTRICAL POWER.
- 5) THE OWNER SHALL DIRECT THE ELECTRICIAN AS TO WHERE FINAL LOCATIONS FOR OUTLETS, SWITCHES, SPECIAL EQUIPMENT, ETC., SHALL BE INSTALLED.
- 6) OWNER TO LOCATE ALL TELEPHONE AND DATA OUTLETS.
- 7) ALL RECEPTACLES SHALL BE 18" A.F.F. UNLESS NOTED OTHERWISE.
- 8) CARBON MONOXIDE ALARM A UL 2034 APPROVED SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA (WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED IN DWELLING UNITS).
- 9) DUAL POWERED, JOINT WIRED SMOKE DETECTION DEVICES NEED TO BE CAPABLE OF BEING WIRED TOGETHER SO THAT IN THE CASE OF TRIGGER, ALL UNITS SHALL SOUND.

GENERAL STRUCTURAL NOTES:

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FABRICATION, TESTING, AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING NOTES. SHOULD CODES OR STANDARDS CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. FOR THE FOLLOWING REFERENCE CODES AND STANDARDS, ONLY THE LATEST EDITION IS APPLICABLE, UNLESS OTHERWISE INDICATED:
- (A) AMERICAN CONCRETE INSTITUTE (ACI)
 - (B) AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
 - (C) AMERICAN IRON AND STEEL INSTITUTE (AISI)
 - (D) AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM)
 - (E) AMERICAN WELDING SOCIETY (AWS)
 - (F) RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC)
 - (G) STEEL STRUCTURES PAINTING COUNCIL (SSPC)
 - (H) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
3. SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
4. STRUCTURAL DRAWINGS SHALL BE USED AND INTERPRETED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS, AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SET OUT IN THE ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.
6. CONTRACTOR SHALL VERIFY ALL CAMBER, DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. THROUGH OR WITHIN STRUCTURAL ELEMENTS. ANY STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK. ANY INTERFERENCE OR CONFLICT SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING BUT NOT LIMITED TO, VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK AND ALL AS-BUILT CONDITIONS AS THE WORK PROGRESSES.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ERECTION, PLACEMENT, MAINTENANCE, DURATION AND REMOVAL OF ANY SHORING, RE-SHORING, BACK-SHORING, BRACING, TIE-BACKS, OR OTHER TEMPORARY SUPPORT STRUCTURES REQUIRED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION OR SURROUNDING IMPROVEMENTS DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE.
10. ALL WORK AREAS SHALL BE KEPT NEAT, CLEAN, AND SAFE AT ALL TIMES BY THE CONTRACTOR. TRASH AND DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO ACCUMULATE AT THE SITE DURING EXECUTION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. ALL DEBRIS SHALL BE PROPERLY AND LEGALLY DISPOSED OF. ALL ASPECTS OF JOB SITE SAFETY ARE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR.
11. STEEL FRAMES ARE "NON-SELF SUPPORTING". ADEQUATE TEMPORARY SUPPORT SHALL BE PROVIDED BY THE CONTRACTOR UNTIL REQUIRED CONNECTIONS OR ELEMENTS ARE INSTALLED AND COMPLETED.
12. DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
13. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL AND CHARGE OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

FOUNDATION NOTES:

1. UNLESS SHOWN OTHERWISE, GRADE BEAMS TO BE CENTERED ON COLUMNS AND WALLS.
2. GRADE BEAMS MAY BE EARTH FORMED PROVIDED DIMENSIONAL TOLERANCES LISTED IN THE APPLICABLE ACI CODES ARE ADHERED TO.
3. ALLOWABLE SOIL BEARING = 1500 LBS. PER SQ. FT. THIS PRESUMPTIVE CAPACITY IS BASED ON THE ASSUMPTION THAT THE EXISTING SOILS ARE AS DESCRIBED IN SECTION R401.4 AND TABLE R401.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. THE ENGINEER OF RECORD MAKES NO WARRANTY OR GUARANTEE OF FUTURE SETTLEMENT OF THE EXISTING SOILS. THE TOP 12 INCHES OF EXISTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.

CONCRETE NOTES:

1. APPLICABLE CODES OR STANDARDS:
- ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
- (A) ACI 117 – SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS
 - (B) ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE
 - (C) ACI 304 – RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE
 - (D) ACI 308 – RECOMMENDED PRACTICE FOR CURING CONCRETE
 - (E) ACI 315 AND 315R – DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
 - (F) ACI 316 – RECOMMENDED PRACTICE FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES
 - (G) ACI 318 – BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - (H) ACI 336 – SUGGESTED DESIGN AND CONSTRUCTION PROCEDURES FOR PIER FOUNDATIONS
 - (I) ACI 347 – RECOMMENDED PRACTICE FOR CONCRETE FORM WORK
 - (J) ASTM STANDARDS FOR THE MATERIALS LISTED.
2. MATERIALS:
- MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) CONCRETE SHALL A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
 - (B) CONCRETE SHALL BE NORMAL WEIGHT (APPROXIMATELY 150 LBS. PER CUBIC FT.)
 - (C) PORTLAND CEMENT SHALL MEET ASTM C150 TYPE II.
 - (D) AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
 - (E) REINFORCING STEEL SHALL MEET ASTM A615 GRADE 60.
 - (F) WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185.
 - (G) STEEL PLAIN WIRE SHALL MEET ASTM A82.
3. SLUMPS:
- CONCRETE SLUMPS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) CONCRETE WITHOUT WATER-REDUCING ADMIXTURES OR PRIOR TO THEIR ADDITIONS SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES.
 - (B) CONCRETE WITH LOW TO MODERATE RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 6 INCHES.
 - (C) CONCRETE WITH HIGH RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 8 INCHES.

CONCRETE NOTES (CONT.):

4. BONDING:
- BONDING SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) CONSTRUCTION JOINTS BETWEEN NEW AND HARDENED CONCRETE SHALL BE CLEAN, FREE OF LAITANCE, AND INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4".
 - (B) FOR INSTALLATION OF DOWELS IN HARDENED CONCRETE, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 200 OR APPROVED EQUAL.
 - (C) FOR INSTALLATION OF DOWELS IN BRICK MASONRY, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 270 OR APPROVED EQUAL.
6. CONCRETE PROTECTION FOR REINFORCEMENT:
- CONTRACTOR SHALL PROVIDE PROTECTIVE COVER FOR REINFORCING LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) 3" FOR CONCRETE GRADE BEAMS AND FOOTINGS DEPOSITED DIRECTLY AGAINST THE GROUND.
 - (B) 2" FOR FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
 - (C) 1" FOR CONCRETE SLABS AND WALLS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND
 - (D) 1 1/2" FOR CONCRETE BEAMS, GIRDERS, AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
7. PLACEMENT:
- PLACEMENT SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
 - (B) REINFORCING BARS OR FABRIC ON GRADE SHALL BE CHAired WITH 3000 PSI CONCRETE BRICKETTES SPACED ADEQUATELY TO SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.
 - (C) PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCING IN ALL BEAMS AT DISCONTINUOUS ENDS AND LAP SPLICE 30 BAR DIAMETERS AT MID-SPAN.
 - (D) CONTINUOUS BOTTOM BARS SHOULD BE LAP SPLICED 6" AT CENTER OF SUPPORT.
 - (E) LAP ALL WELDED WIRE FABRIC ONE WIRE SPACING PLUS 6 INCHES.
 - (F) COLUMN VERTICAL REINFORCING SHALL HAVE STANDARD HOOKS AT THE TOP OF THE UPPERMOST SECTION OF EACH COLUMN.
 - (G) PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN WALLS AND BEAMS. HOOK INSIDE BAR IN WALLS AT ENDS.
 - (H) PLACEMENT OF SLEEVES, HOLES, OR OPENINGS THROUGH BEAMS, FOOTINGS, PILE CAPS, SLABS, ETC. IS NOT PERMITTED WITHOUT ENGINEER OF RECORD'S APPROVAL
 - (I) WHERE POSSIBLE, EXISTING REINFORCEMENT SHALL NOT BE CUT, BENT, OR DAMAGED. WHENEVER REINFORCEMENT IS CUT, DAMAGED OR BENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. REINFORCEMENT SHALL BE REPAIRED OR REPLACED AS DIRECTED.
8. SPLICES:
- REINFORCEMENT STEEL SPLICES SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) REINFORCING BARS SHALL BE SPLICED WITH CLASS "B" LAP SPLICES.
 - (B) PROVIDE REQUIRED LAP LENGTHS FOR CORNER BARS, TEMPERATURE BARS IN SLAB, INTERMEDIATE HORIZONTAL BARS IN WALLS AND BEAMS, ETC.
9. EMBEDMENTS:
- CONDUITS, PIPES, ETC. EMBEDDED IN CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) CONTRACTOR SHALL SUBMIT FOR APPROVAL A DIAGRAM DEPICTING ALL CONDUITS, PIPES, OR SLEEVES EMBEDDED IN CONCRETE.
 - (B) CONTRACTOR SHALL FOLLOW ALL REGULATIONS OUTLINED IN THE APPLICABLE ACI CODES FOR EMBEDDING CONDUITS, PIPES, ETC.
 - (C) CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH THE ENGINEER OF RECORD'S APPROVAL.
 - (D) IT WILL NOT BE PERMITTED TO CUT, BEND, OR DISPLACE THE REINFORCING STEEL FROM ITS PROPER LOCATION TO INSTALL CONDUITS, PIPES, ETC. WITHOUT THE ENGINEER OF RECORD'S APPROVAL.
 - (E) CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB, BEAM, OR WALL SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF CONSTRUCTION.
 - (F) OUTSIDE DIMENSIONS FOR SINGLE CONDUITS AND PIPES OR INTERSECTING CONDUITS AND PIPES SHALL NOT OCCUPY MORE THAN AN 1/3 THE OVERALL THICKNESS OF SLAB, BEAM, OR WALL IN WHICH THEY ARE EMBEDDED. ANY CONDUIT OR PIPE LARGER SHALL BE LOCATED BELOW THE RESPECTIVE SLAB OR BEAM.
 - (G) CONDUITS, PIPES, ETC. SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER.

WOOD FRAMING NOTES:

1. APPLICABLE CODES OR STANDARDS:
- ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
- (A) IRC – INTERNATIONAL RESIDENTIAL CODE (IRC)
 - (B) AWC – NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
 - (C) AWC – WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM)
 - (D) APA – PLYWOOD DESIGN SPECIFICATION (PDS)
2. WALL SYSTEMS:
- WALL SYSTEMS SHALL MEET THE SPECIFICATIONS LISTED IN THE PLAN NOTES (UNLESS NOTED OTHERWISE).
3. MATERIALS:
- MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2.
 - (B) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. LUMBER, PLYWOOD, PSL, OR OTHER STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA.
 - (C) FLOOR PLYWOOD SHEATHING SHALL BE 3/4" THICK.
 - (D) WALL PLYWOOD SHEATHING SHALL BE 1/2" THICK.
 - (E) ATTIC PLYWOOD SHEATHING SHALL BE 1/2" THICK.
 - (F) ROOF PLYWOOD SHEATHING SHALL BE 5/8" THICK.
 - (G) MEMBERS DESIGNATED AS "LVL" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-LEVELTRUSS JOIST COMPANY'S "MICROLLAM" OR APPROVED EQUAL.

WOOD FRAMING NOTES (CONT.):

- (H) MEMBERS DESIGNATED AS "PSL" SHALL BE PARALLEL STRAND LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-LEVEL TRUSS JOIST COMPANY'S "PARALLAM" OR APPROVED EQUAL.
 - (I) MEMBERS DESIGNATED AS "TJI" SHALL BE "I-SHAPED" WOOD JOIST LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-LEVEL TRUSS JOIST COMPANY'S "TRUS JOIST" OR APPROVED EQUAL.
 - (J) MEMBERS DESIGNATED AS "PPG" SHALL BE GLULAM LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE ANTHONY FOREST PRODUCTS COMPANY'S "POWER PRESERVED GLULAM" OR APPROVED EQUAL.
 - (K) JOIST HANGERS, BEAM HANGERS, HURRICANE CLIPS, ANCHORS, AND CONNECTORS SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC. OR APPROVED EQUAL AND ATTACHED WITH MANUFACTURER RECOMMENDATIONS.
 - (L) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED.
 - (M) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FIRST FLOOR LEVEL SHALL RECEIVE THE SIMPSON "Z-MAX" TRIPLE ZINC COATING OR APPROVED EQUAL.
 - (N) STUD WALL BOTTOM PLATES CONNECTED TO CONCRETE SHALL BE SUPPLIED BY RAMSET OR APPROVED EQUAL.
4. CONNECTIONS:
- CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING) SHALL BE CONNECTED OR FASTENED WITH STEEL NAILS, SCREWS, OR BOLTS. ALL EXPOSED NAILS, SCREWS, OR BOLTS SHALL BE POLYMER COATED OR GALVANIZED.
 - (B) NO STAPLES SHALL BE PERMITTED.
 - (C) WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE LISTED IN IRC 2021 TABLE R602.3.
 - (D) MEMBER END PIECES, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS.
 - (E) MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF 12d NAILS SPACED AT 12" FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL BE ATTACHED TOGETHER WITH (3) ROWS OF 12d NAILS SPACED AT 12".
 - (F) MULTIPLE PIECES OF LUMBER USED TO FORM PACKED STUDS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF NAILS SPACED AT 8".
 - (G) PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS.
 - (H) PLYWOOD ROOF SHEATHING VERTICAL JOINTS SHALL BE STAGGERED EVERY 4 FEET OR LESS.
 - (I) FLOOR JOISTS SHALL HAVE BRIDGING AT 8'-0" O.C. (MAX.).
 - (J) BOTTOM PLATE OF STUD WALLS TO CONCRETE SHALL BE CONNECTED WITH 1/4" RAMSETS AT 16" O.C.
 - (K) PRE-ENGINEERED STRUCTURAL MEMBERS INCLUDING PSL, PPG, LVL, ETC. SHALL BE ERECTED AND BRACED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
5. OPENINGS:
- OPENINGS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
- (A) OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2x12's OR THREE 2x10's (4'-0" MAX.).
 - (B) OPENINGS IN EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH THE FULL HEIGHT STUD REQUIREMENTS LISTED IN WFCM TABLE 3.23C.
 - (C) FULL HEIGHT STUDS MAY BE REDUCED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.23D.
 - (D) JACK STUDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.22F.

DESIGN INFORMATION:

1. DESIGN LOADS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE).
- (A) DESIGN BUILDING CODE – 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - (B) DESIGN GRAVITY LOADS:
- | | |
|-------------|----------------------------|
| FIRST FLOOR | DL = 10 PSF
LL = 40 PSF |
| LOFT | DL = 10 PSF
LL = 30 PSF |
| ATTIC | DL = 10 PSF
LL = 20 PSF |
| ROOF | DL = 15 PSF
LL = 20 PSF |
- (C) WIND LOADS SHALL BE IN ACCORDANCE WITH ASCE 7-16:

MAIN WIND FORCE RESISTING SYSTEM

PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	TABLE 1.5-1
BASIC WIND SPEED	Vult. = 163 MPH Vasd. = 126 MPH Kd = 0.85	FIGURE 26.5-1B
DIRECTIONALITY	C	FIGURE 26.6-1
EXPOSURE CATEGORY	Kzt = 1.0	SECTION 26.7
TOPOGRAPHIC FACTOR	0.85	FIGURE 26.9-1
GUST EFFECT FACTOR	ENCLOSED	SECTION 26.9
ENCLOSURE CLASSIFICATION	CCpi = +/-0.18	SECTION 26.10
INTERNAL PRESSURE COEFFICIENT	qh = 33.99 PSF	SECTION 26.11
VELOCITY		SECTION 28.3.2

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DO NOT SCALE DRAWINGS. SCHEDULES, NOTES, AND DIMENSIONS SHOULD BE FOLLOWED AND NOT SCALED.

4TH AVE / BAYOU VIEW DRIVE
BAY ST. LOUIS, MS

SEAL:



REVISIONS:

TITLE:

GENERAL
STRUCTURAL
NOTES

Drawn By: DSA
Date: 4/22/2026

Checked By: JBH
Proj. #: 21315

S1.0

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.

ENGINEER: JAMES B HEASLIP
LICENSE NUMBER: 31593

DO NOT SCALE DRAWINGS.
SCHEDULES, NOTES, AND
DIMENSIONS SHOULD BE
FOLLOWED AND NOT SCALED.4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:

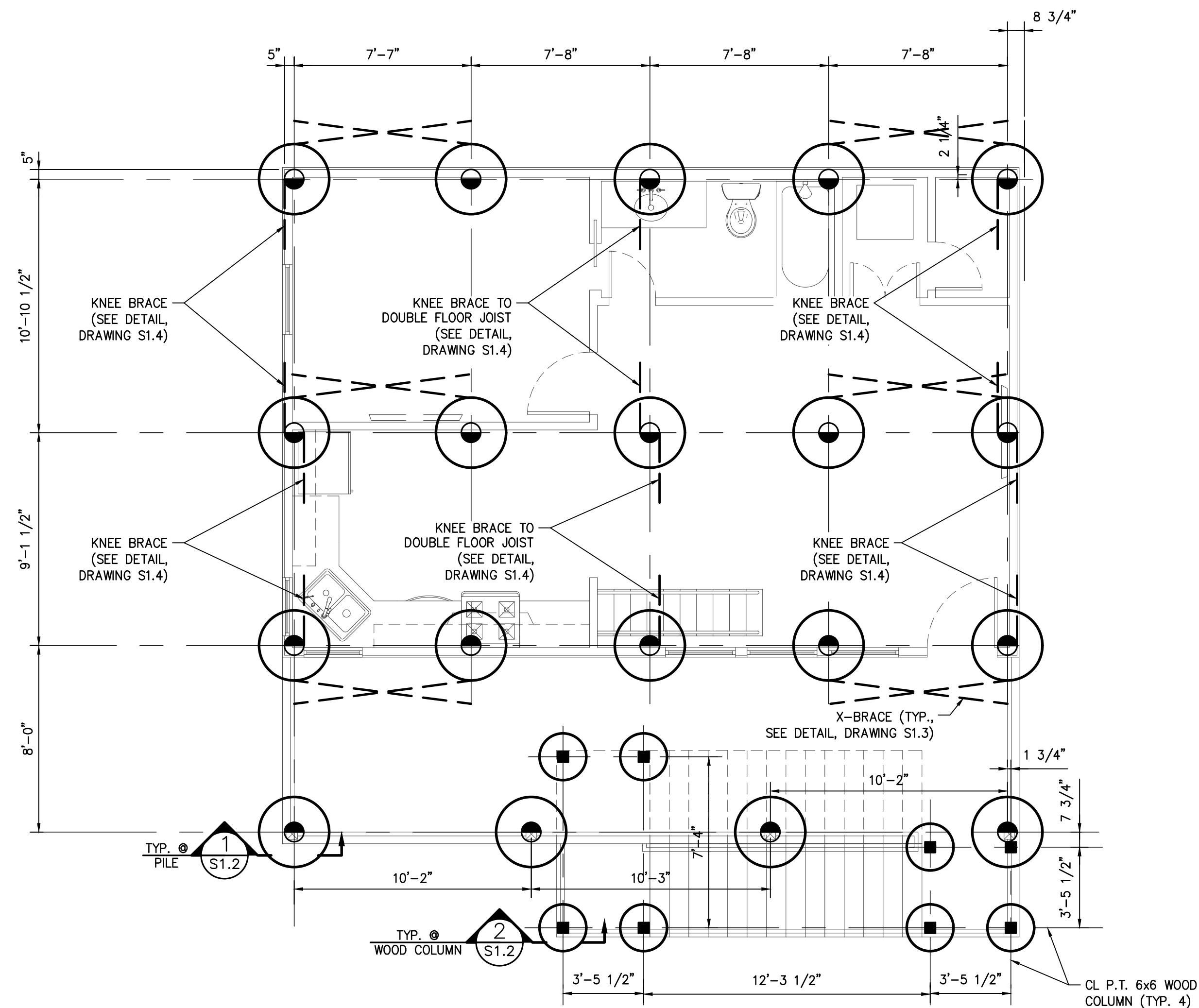


REVISIONS:

TITLE:

FOUNDATION
AND SILL
PLANSDrawn By: DSA Checked By: JBH
Date: 4/22/2026 Proj. #: 21315

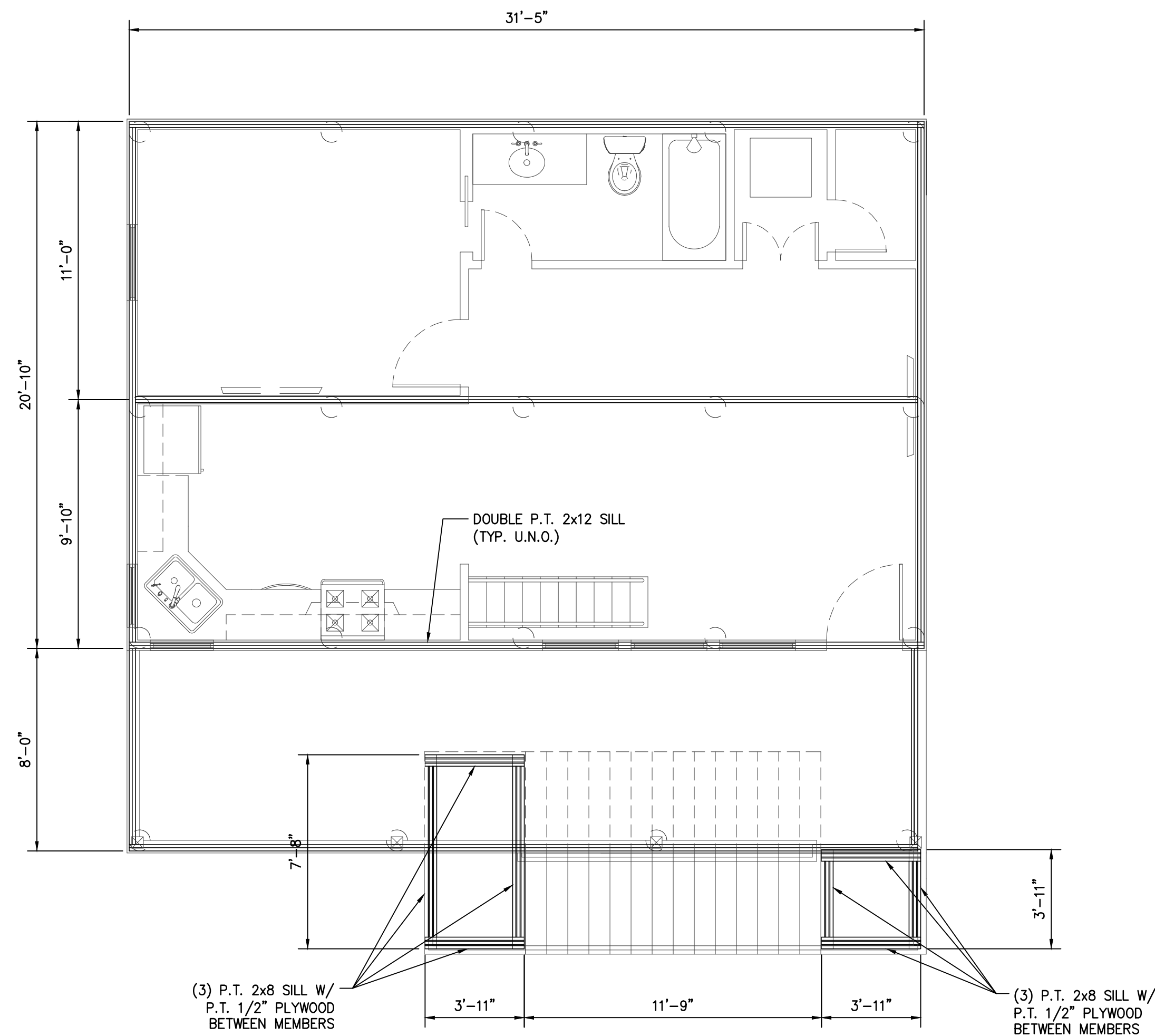
S1.1

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I AM NOT OBSERVING THE WORK.ENGINEER: JAMES B HEASLIP
LICENSE NUMBER: 31593

FOUNDATION PLAN

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWINGS S1.0.
2. FOR ALL PLAN NOTES, SEE DRAWING S1.2.



SILL PLAN

DO NOT SCALE DRAWINGS.
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4TH AVE / BAYOU VIEW DR E. BAY ST. LOUIS, MS

SEAL:



REVISIONS:

TITLE:

 FIRST FLOOR
 FRAMING PLAN
 AND FOUNDATION
 SECTIONS

 Drawn By: DSA Checked By: JBH
 Date: 4/22/2026 Proj. #: 21315

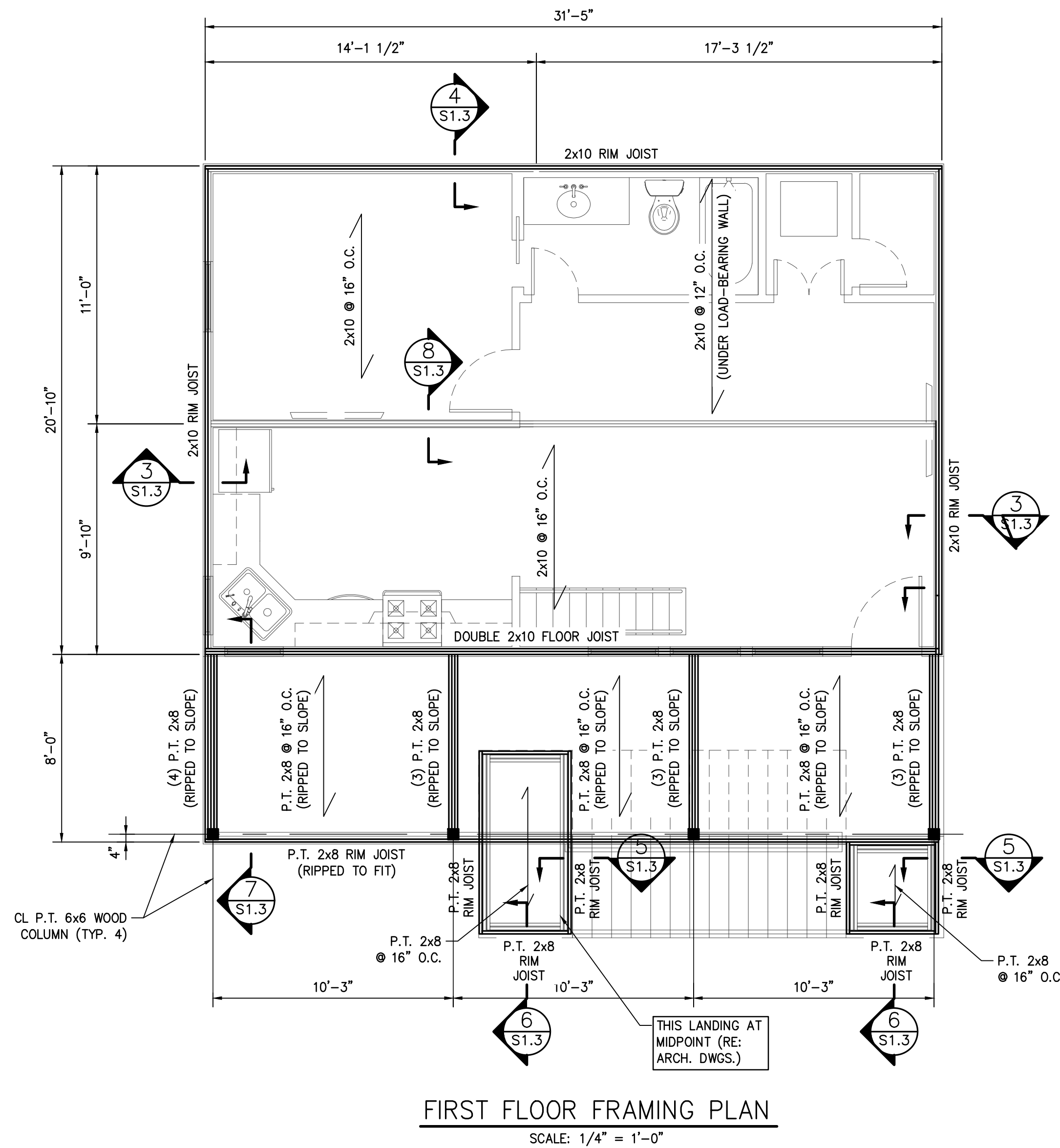
S1.2

 THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER
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ENGINEER: JAMES B HEASLIP

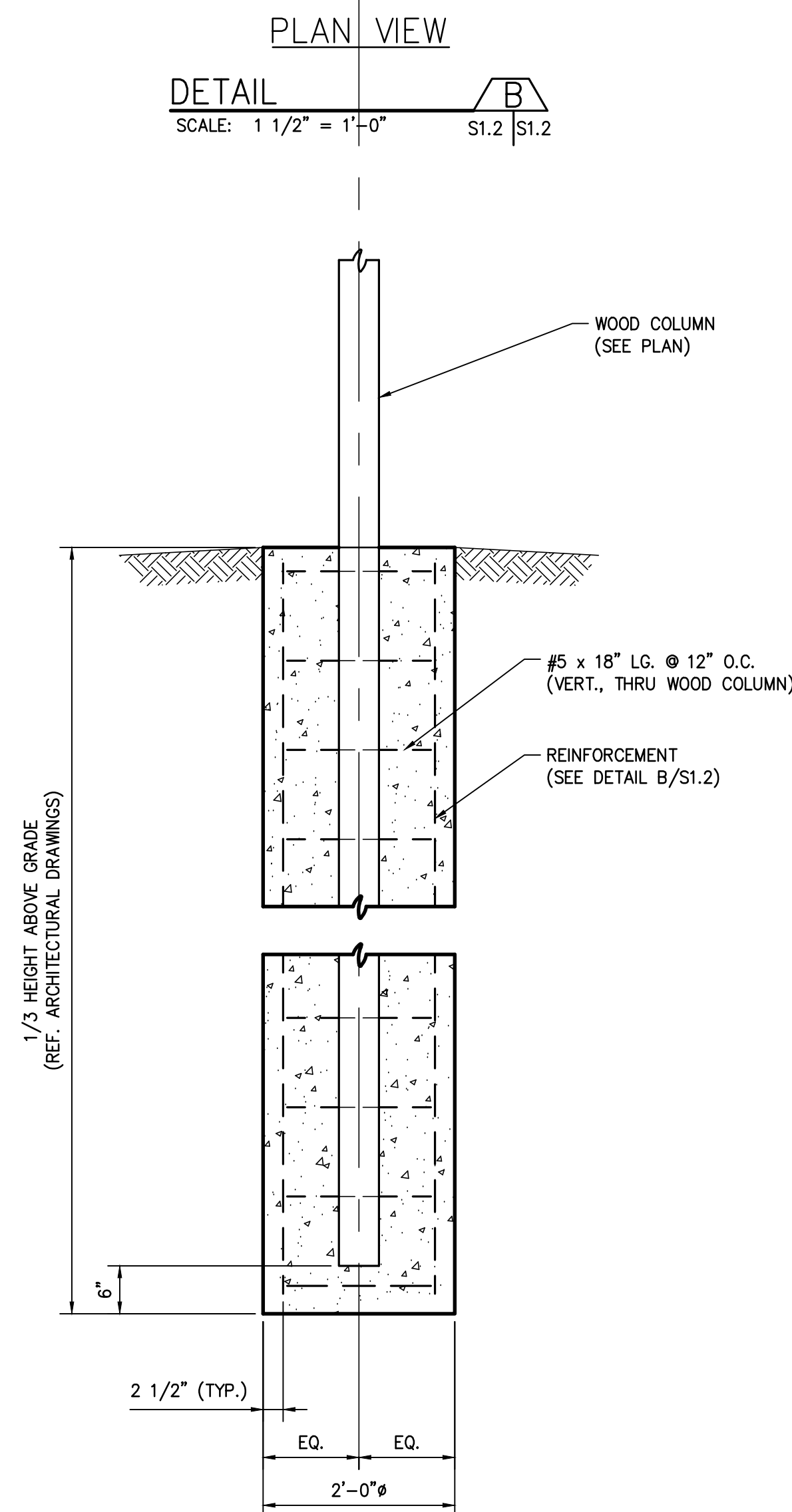
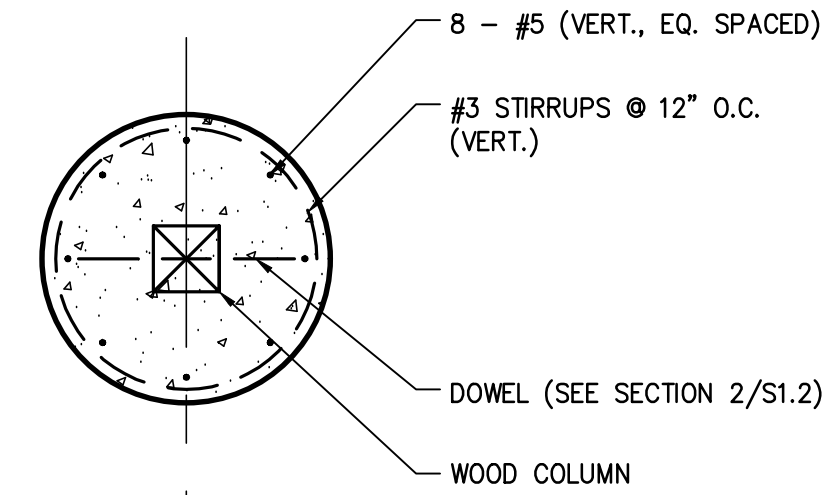
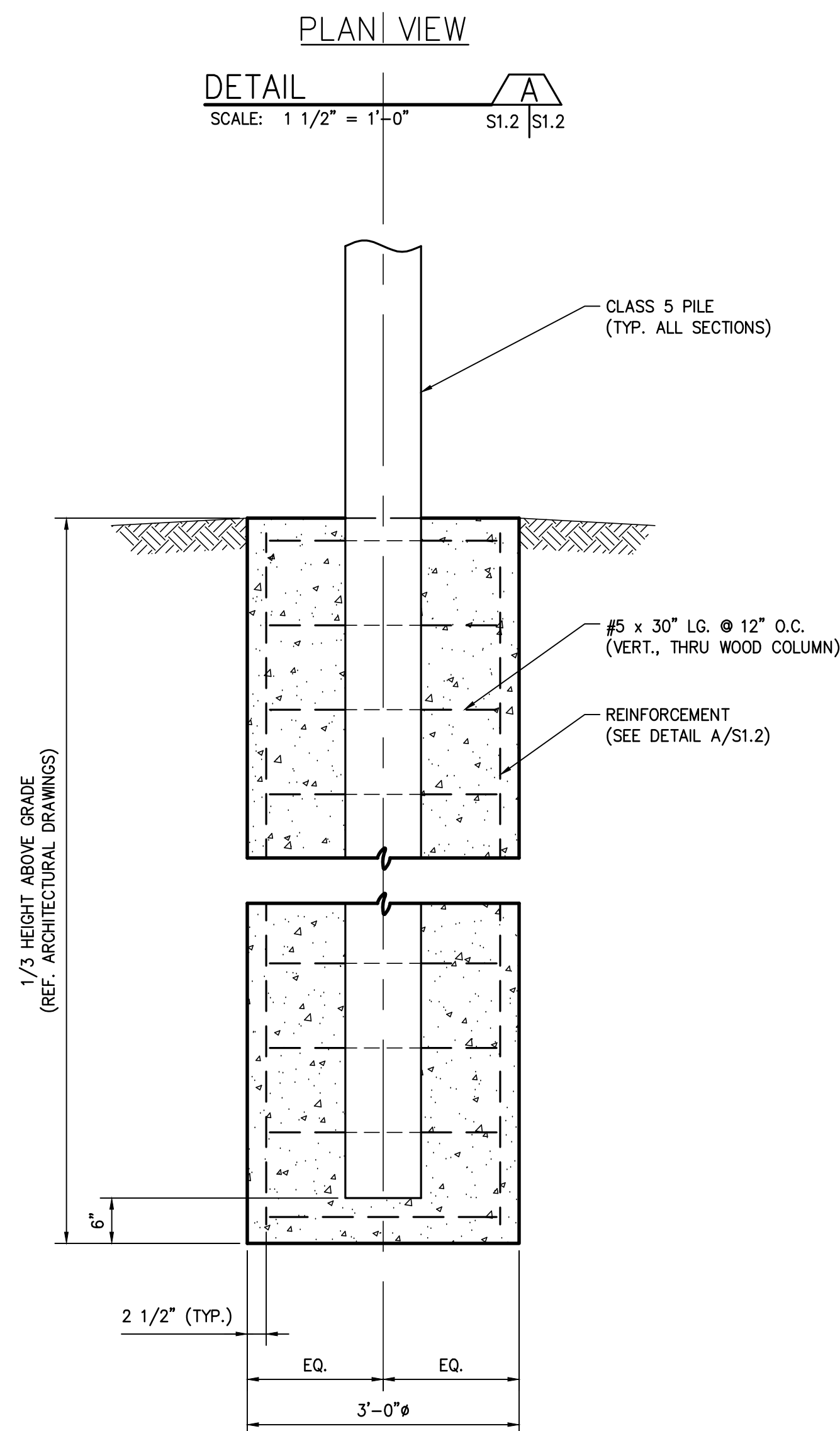
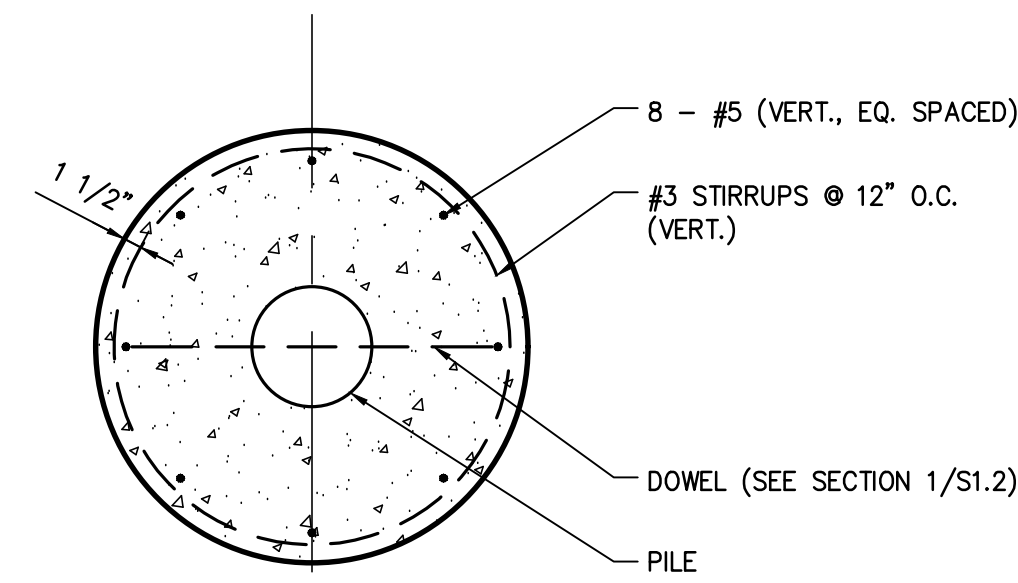
LICENSE NUMBER:

31593



PLAN NOTES:

- FOR ALL NOTES, SEE DRAWINGS S1.0.
- ALL FLOOR JOIST AND SILL MEMBERS BELOW B.F.E. TO BE PRESSURE TREATED.
- ALL INTERSECTIONS OF (2) 2x12 SHALL HAVE A SIMPSON HUCQ210-2SDS HEAVY DUTY JOIST HANGER.
- SKewed (2) 2x8 ANGLE BEAMS SHALL BE CONNECTED WITH SIMPSON SUR/L28-2 HANGER.
- PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS.
- ALL PACKED STUD COLUMNS INSIDE STUD WALLS SHALL BE BLOCKED BELOW THE COLUMNS AT THE FIRST FLOOR FRAMING TO TRANSFER ALL LOADS INTO SILLS BELOW.



DO NOT SCALE DRAWINGS.
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4TH AVE / BAYOU VIEW DR E. BAY ST. LOUIS, MS

SEAL:



REVISIONS:

TITLE:

**FIRST FLOOR
 FRAMING
 SECTIONS AND
 DETAIL**

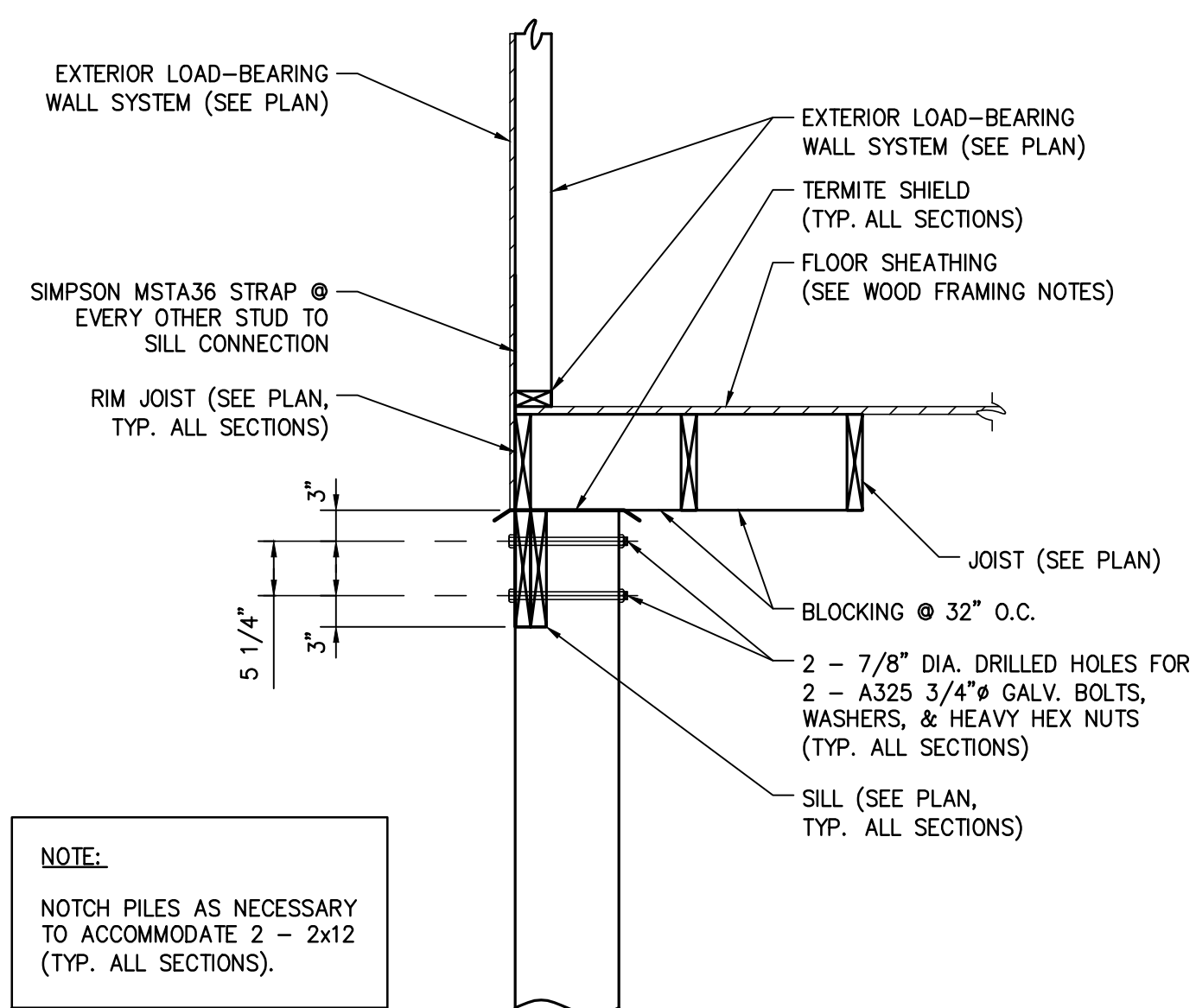
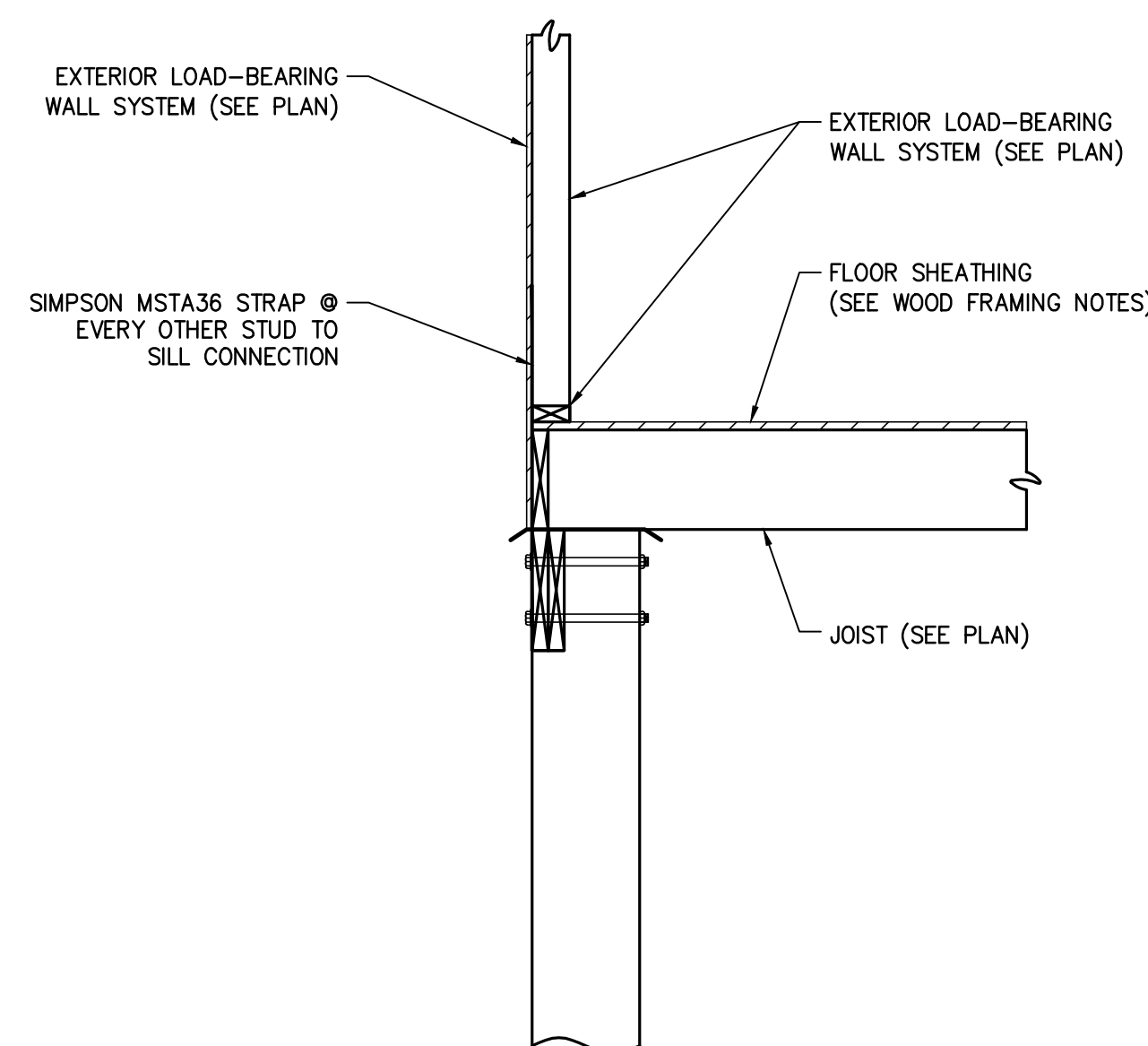
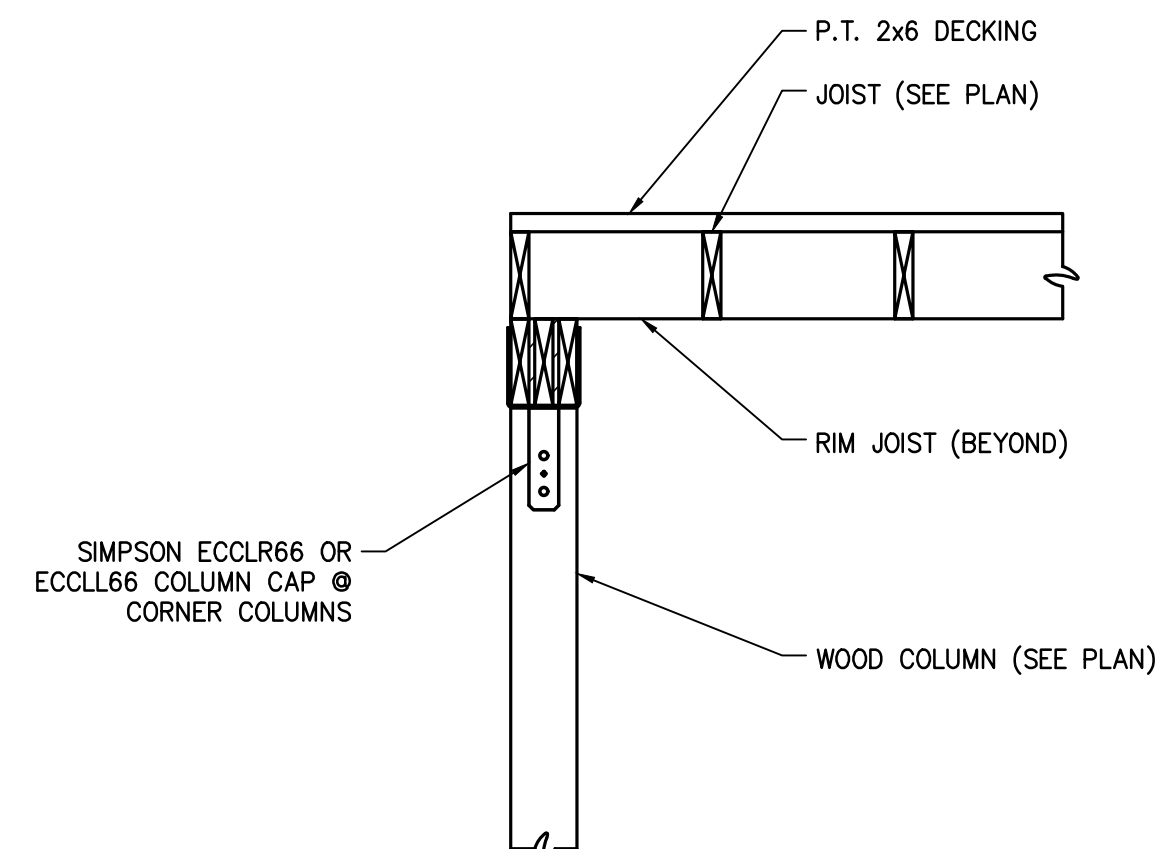
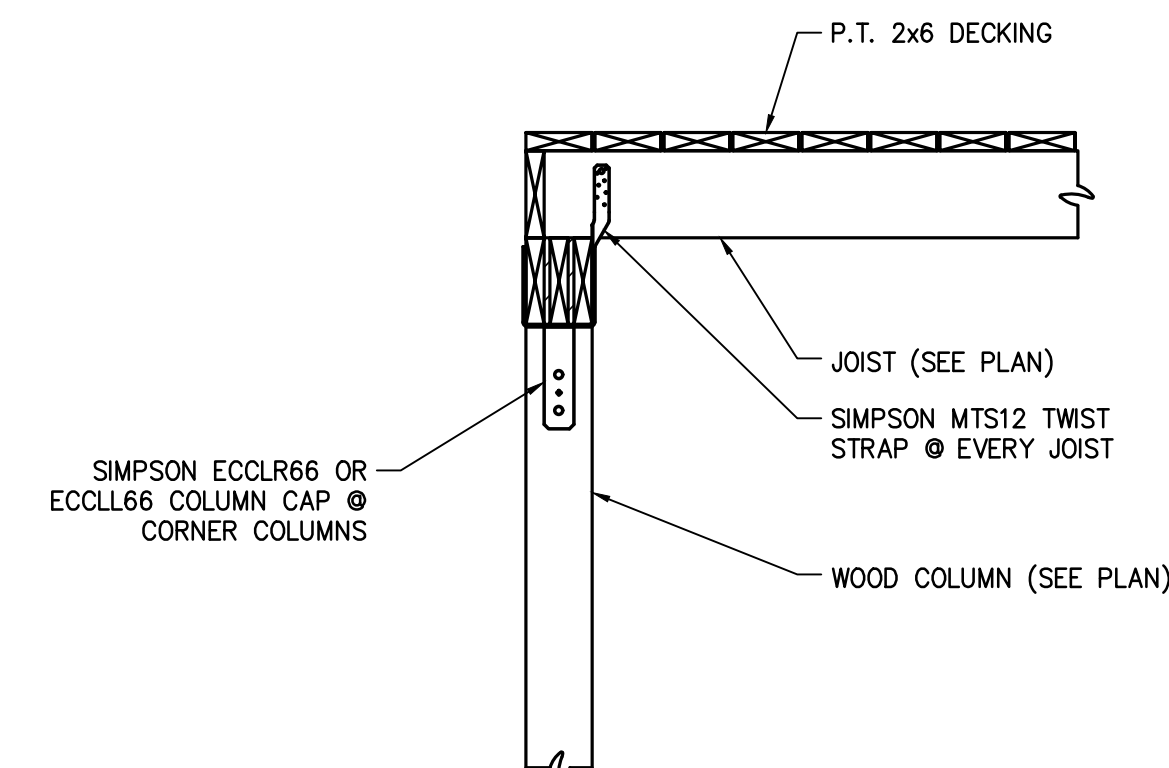
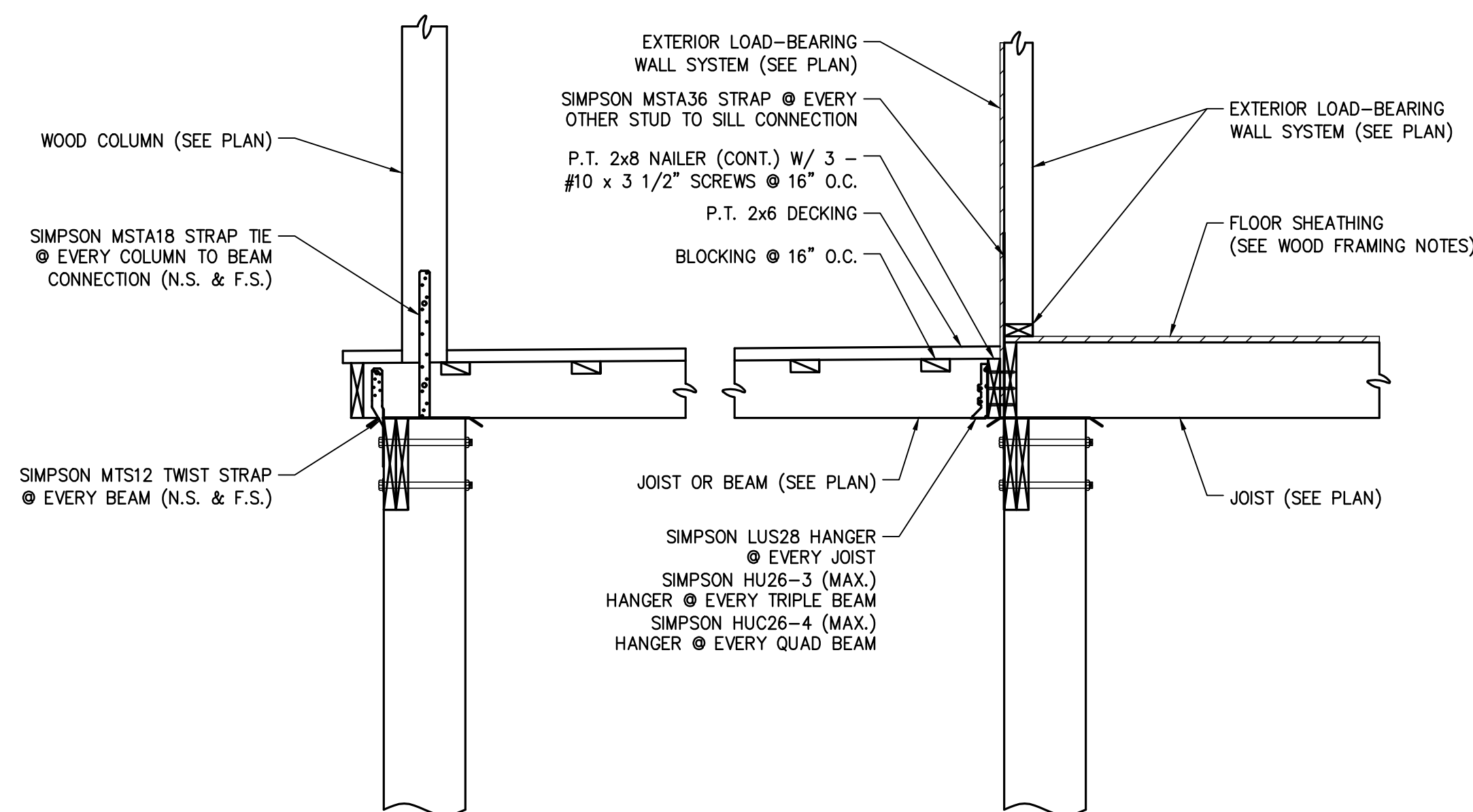
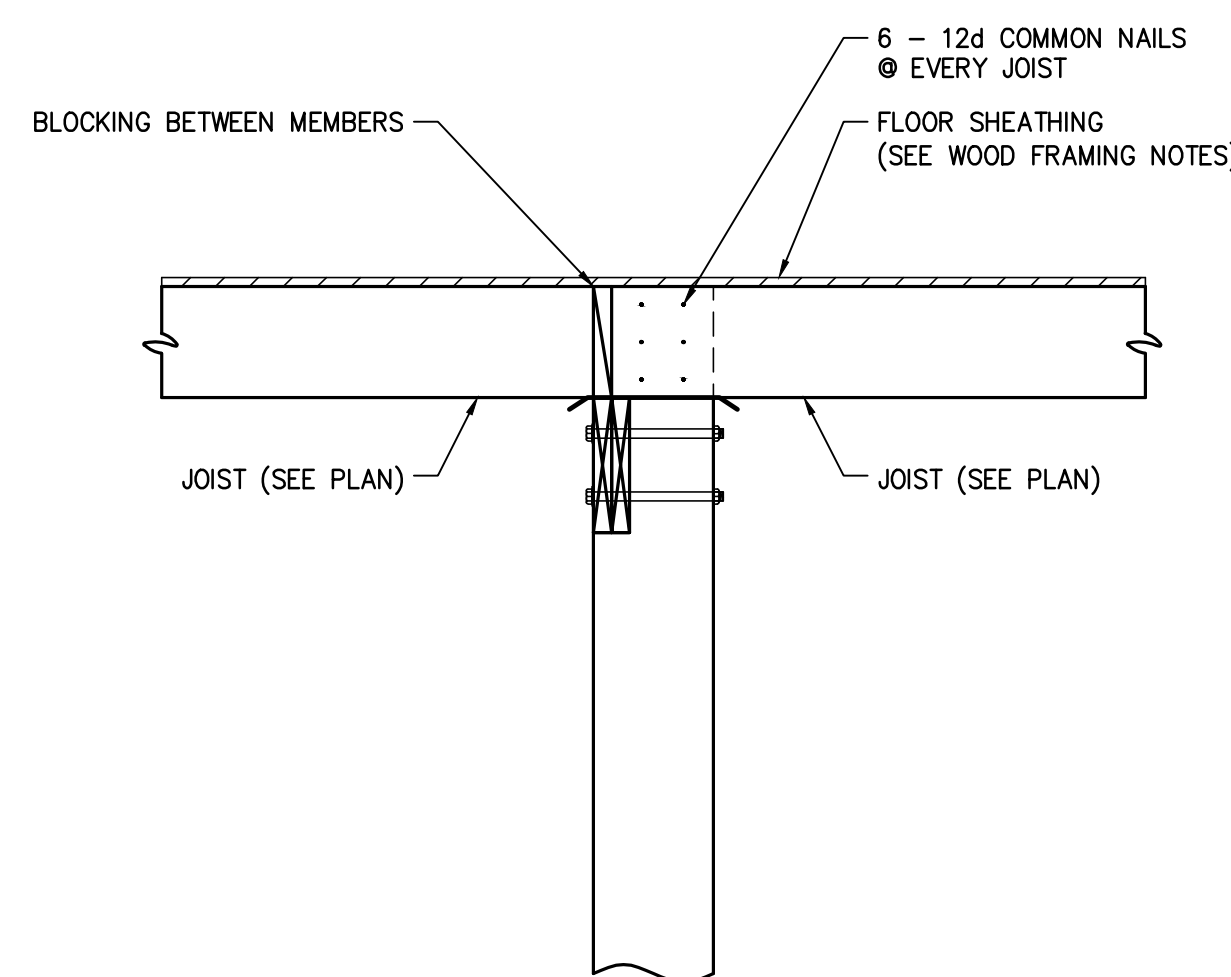
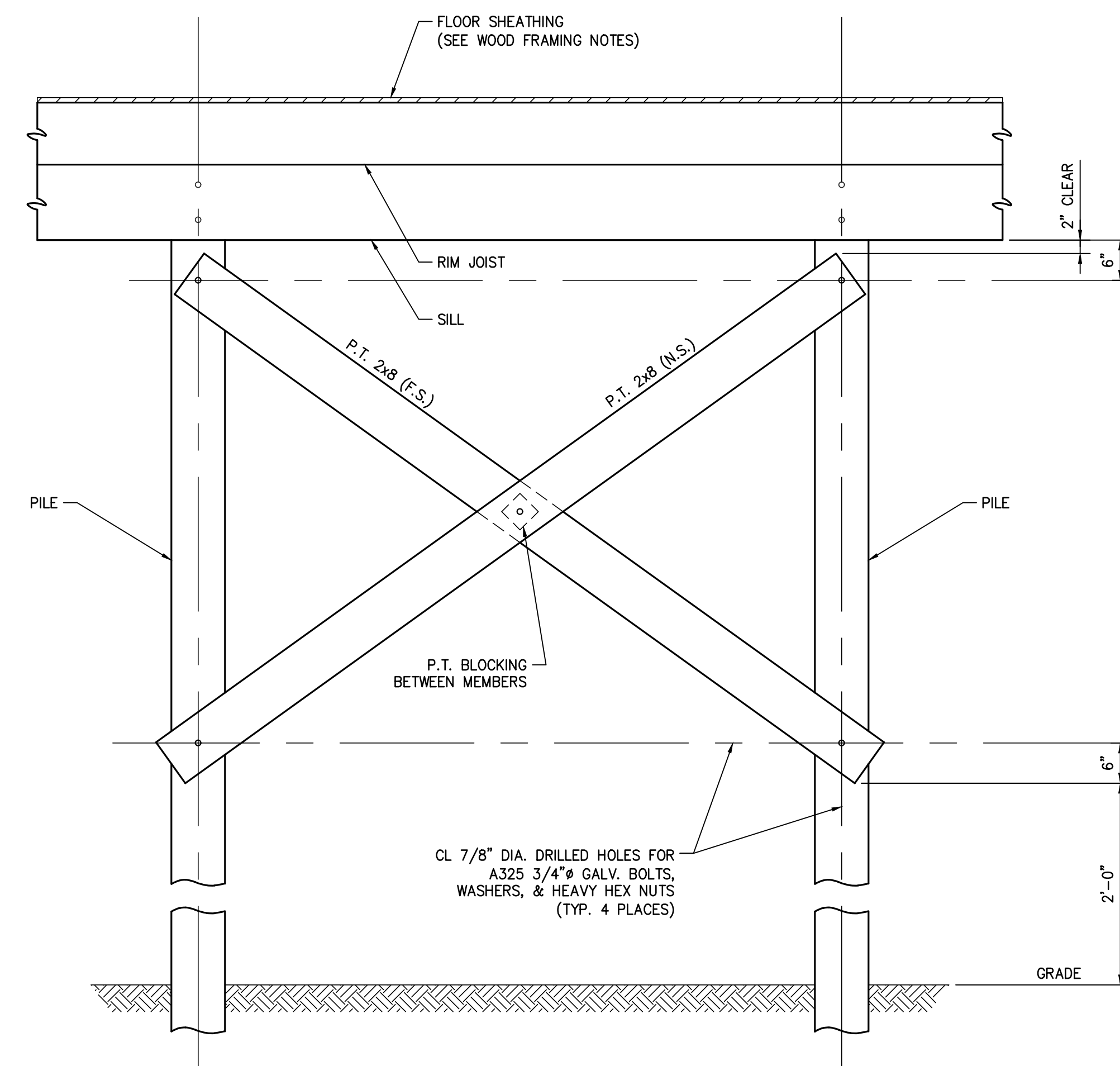
 Drawn By: DSA Checked By: JBH
 Date: 4/22/2026 Proj. #: 21315

S1.3

 THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER
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 ENGINEER: JAMES B HEASLIP
 LICENSE NUMBER:

31593


 SECTION 3
 SCALE: 3/4" = 1'-0"

 SECTION 4
 SCALE: 3/4" = 1'-0"

 SECTION 5
 SCALE: 3/4" = 1'-0"

 SECTION 6
 SCALE: 3/4" = 1'-0"

 SECTION 7
 SCALE: 3/4" = 1'-0"

 SECTION 8
 SCALE: 3/4" = 1'-0"

 X-BRACE DETAIL
 SCALE: N.T.S.

DO NOT SCALE DRAWINGS.
SCHEDULES, NOTES, AND
DIMENSIONS SHOULD BE
FOLLOWED AND NOT SCALED.4TH AVE / BAYOU VIEW DRIVE
BAY ST. LOUIS, MS

SEAL:



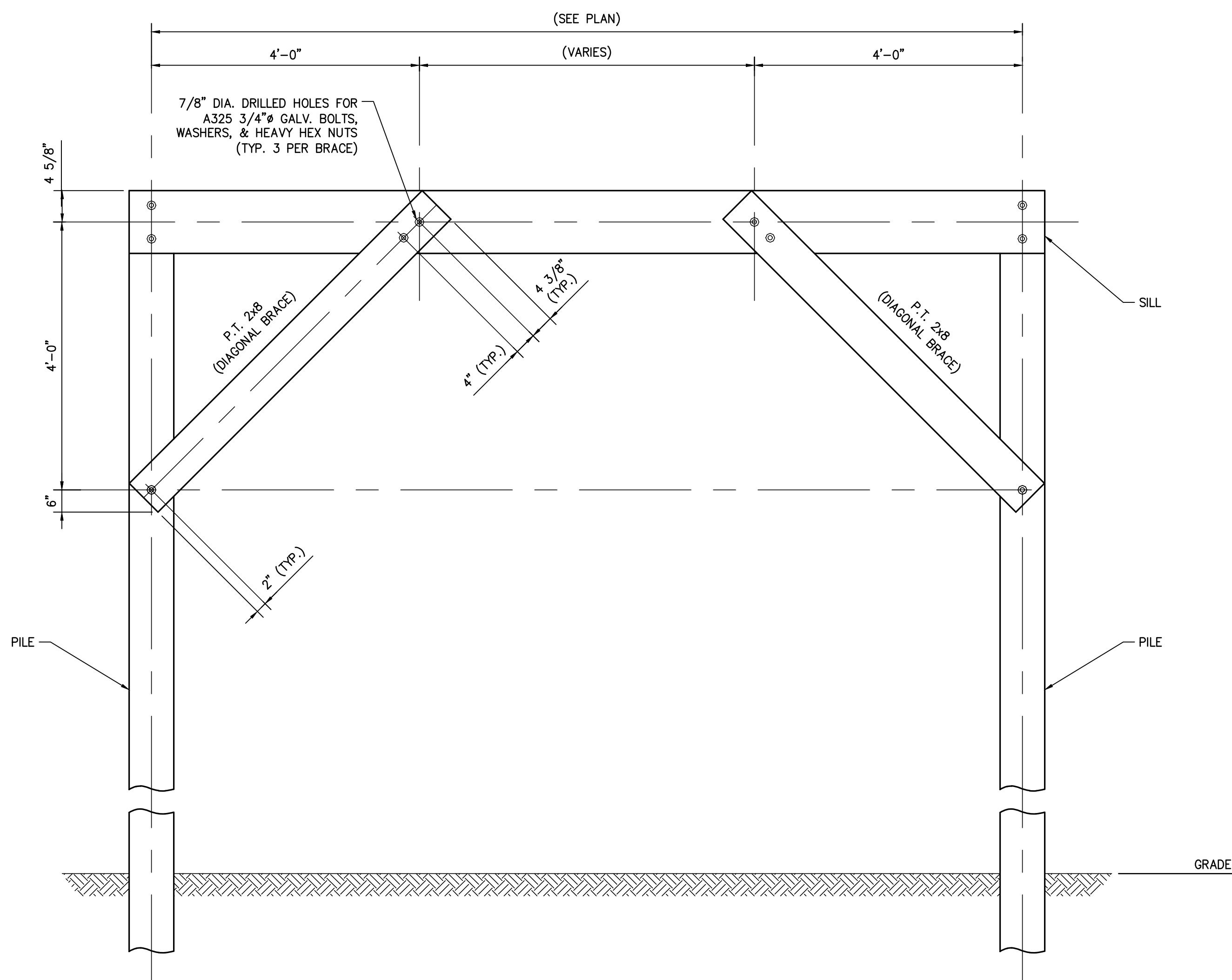
REVISIONS:

TITLE:

FIRST FLOOR
FRAMING
DETAILS

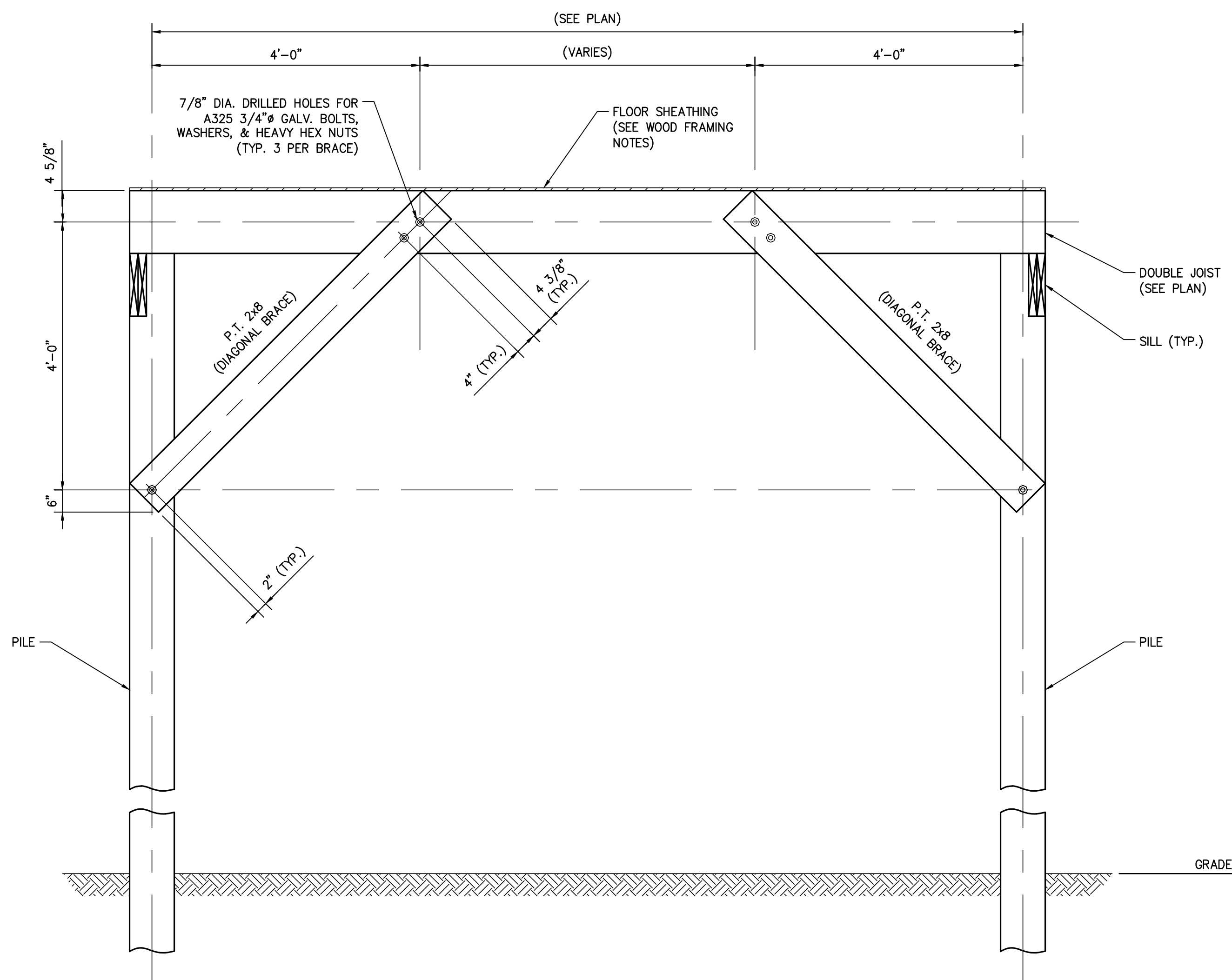
Drawn By: DSA	Checked By: JBH
Date: 4/22/2026	Proj. #: 21315

S1.4



KNEE BRACE TO SILL DETAIL

SCALE: N.T.S.



KNEE BRACE TO DOUBLE FLOOR JOIST DETAIL

SCALE: N.T.S.

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ENGINEER: JAMES B HEASLIP

LICENSE NUMBER:

31593

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 4TH AVE / BAYOU VIEW DR E.
 BAY ST. LOUIS, MS

SEAL:



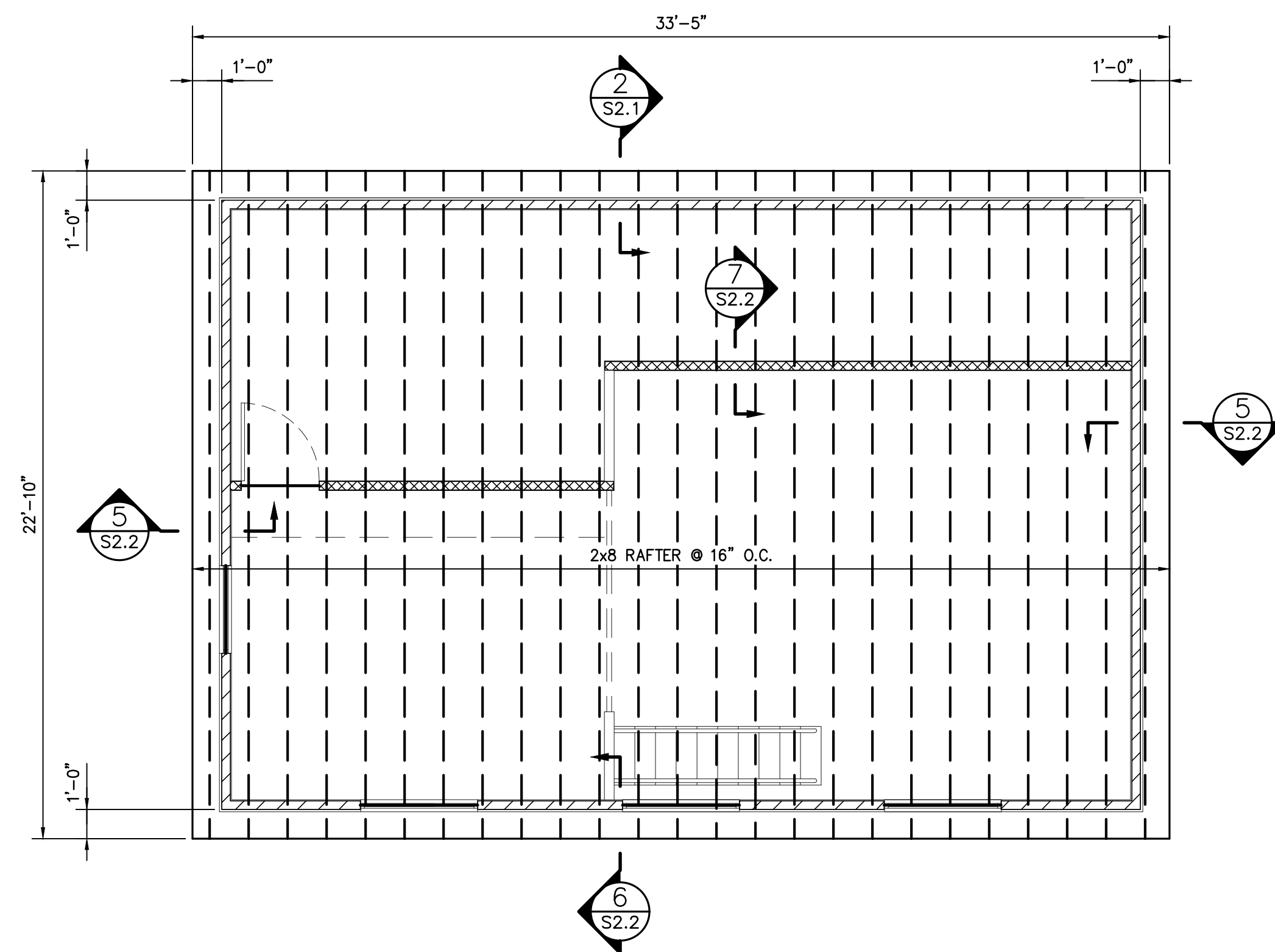
REVISIONS:

TITLE:

 ROOF FRAMING
 PLAN AND
 SECTIONS

 Drawn By: DSA Checked By: JBH
 Date: 4/22/2026 Proj. #: 21315

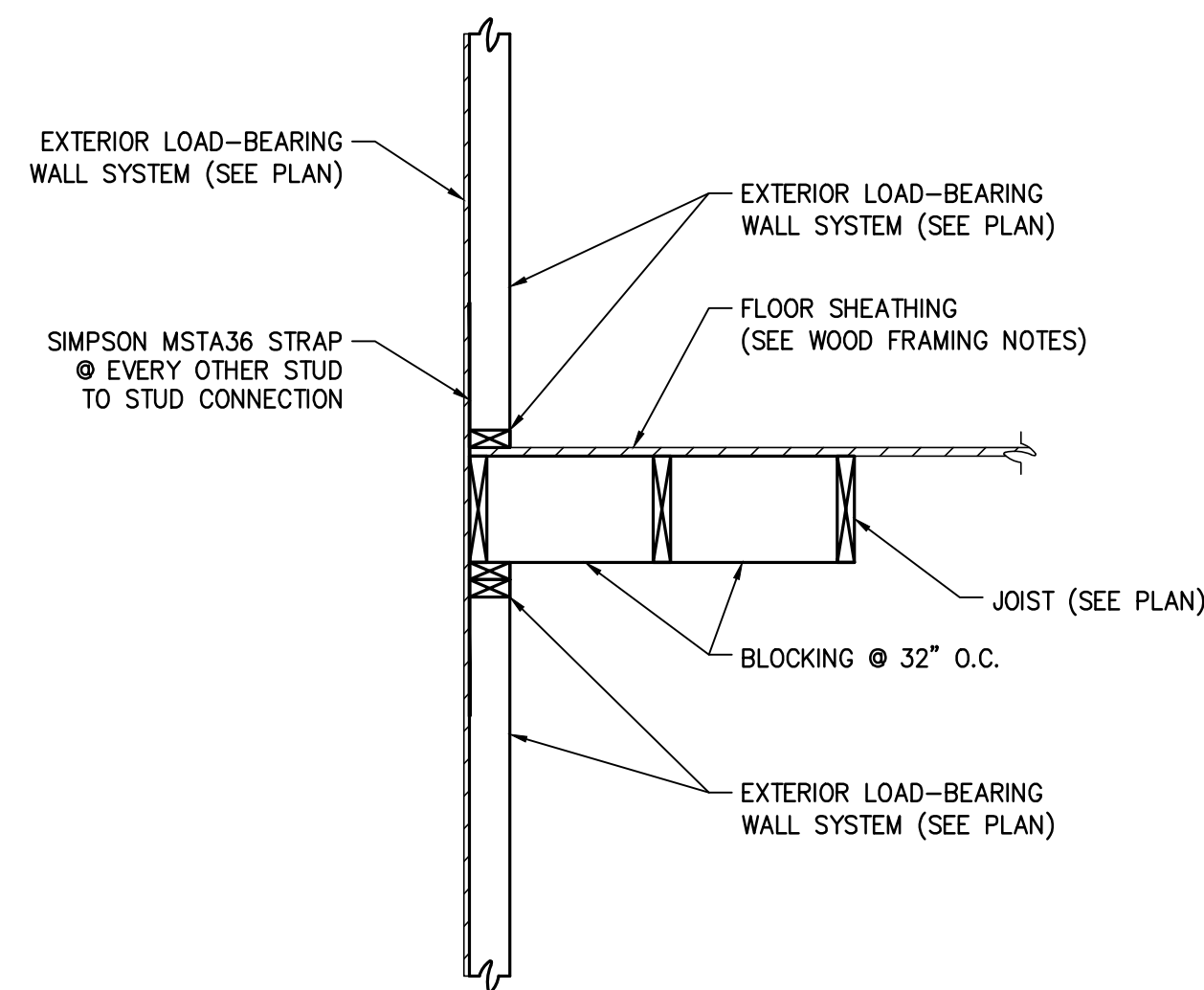
S2.1

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 ENGINEER: JAMES B HEASLIP
 LICENSE NUMBER: 31593

ROOF FRAMING PLAN

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

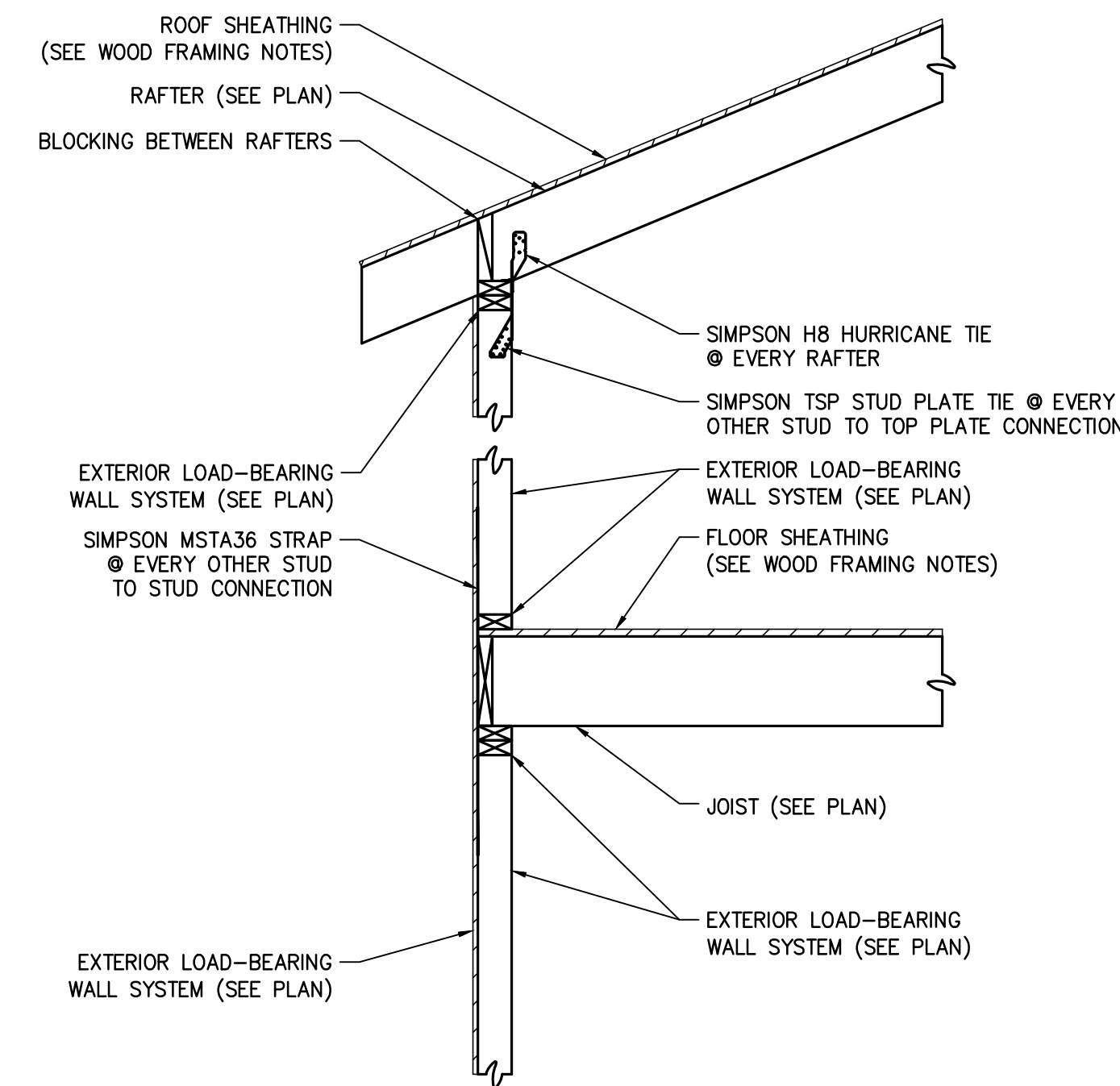
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWINGS S1.0A - S1.0B.
2. FOR ALL PLAN NOTES, SEE DRAWING S2.0.


SECTION

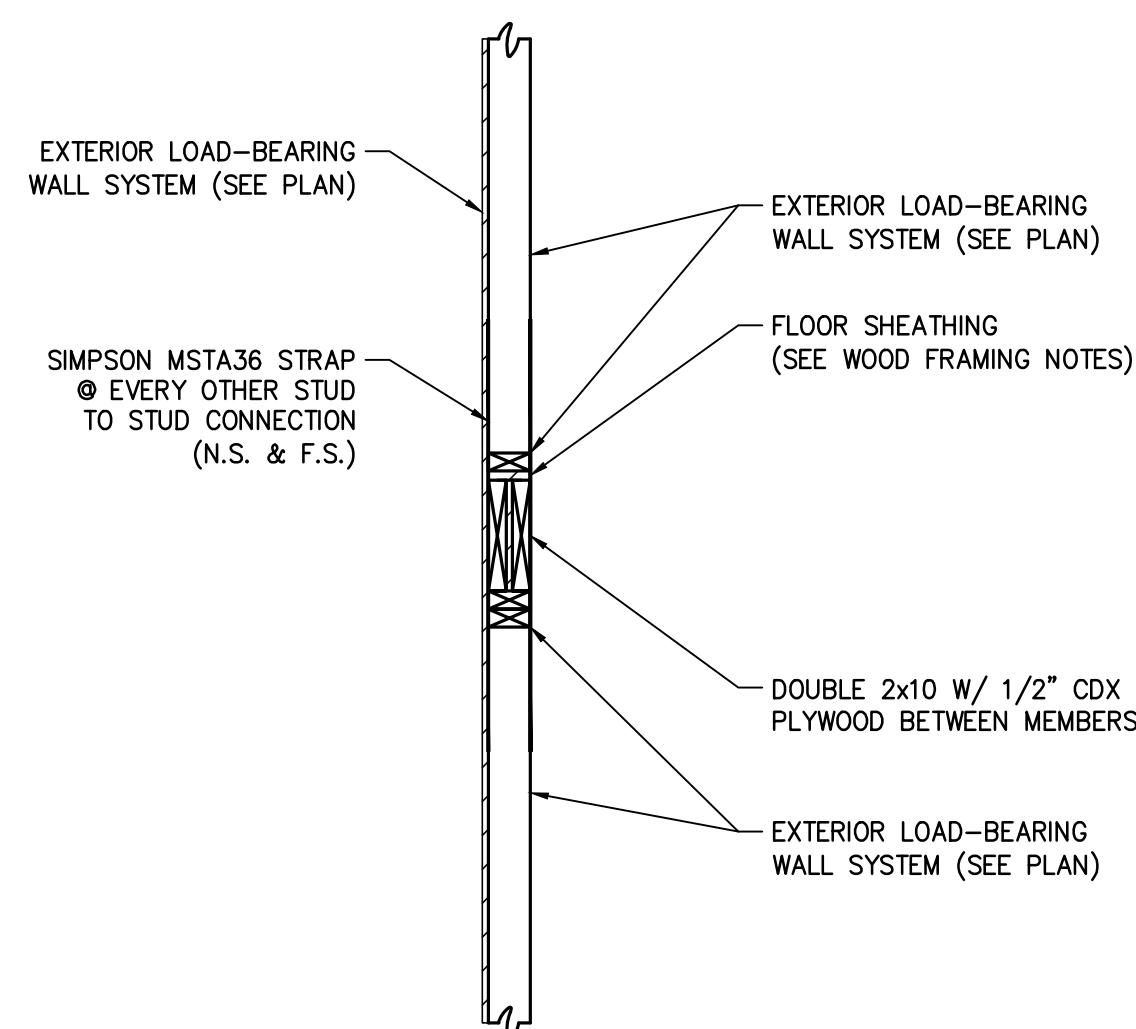
SCALE: 3/4" = 1'-0"

S2.0 | S2.1


SECTION

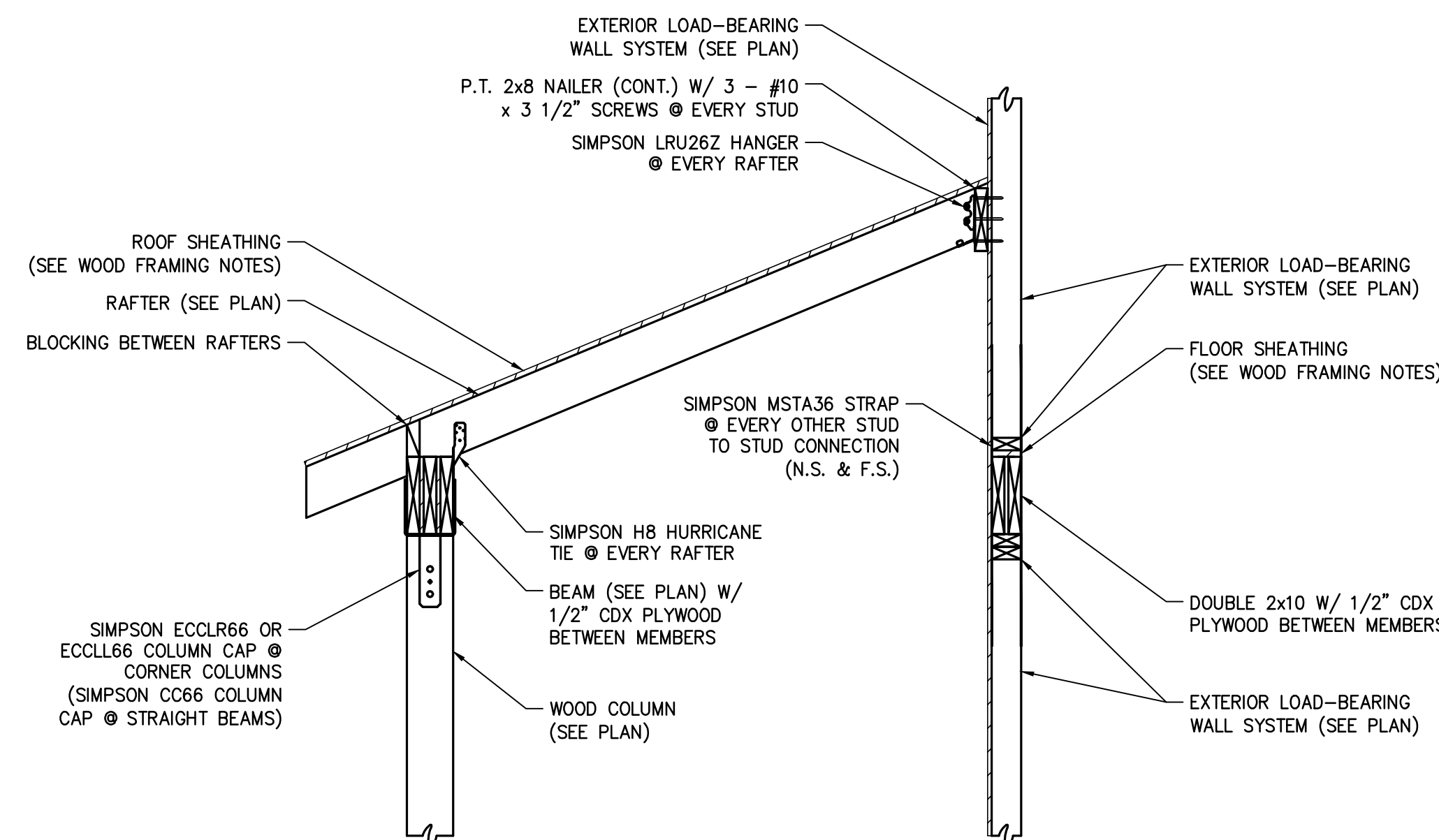
SCALE: 3/4" = 1'-0"

S2.0 | S2.1


SECTION

SCALE: 3/4" = 1'-0"

S2.0 | S2.1


SECTION

SCALE: 3/4" = 1'-0"

S2.0 | S2.1

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 4TH AVE / BAYOU VIEW DR E.
 BAY ST. LOUIS, MS

SEAL:



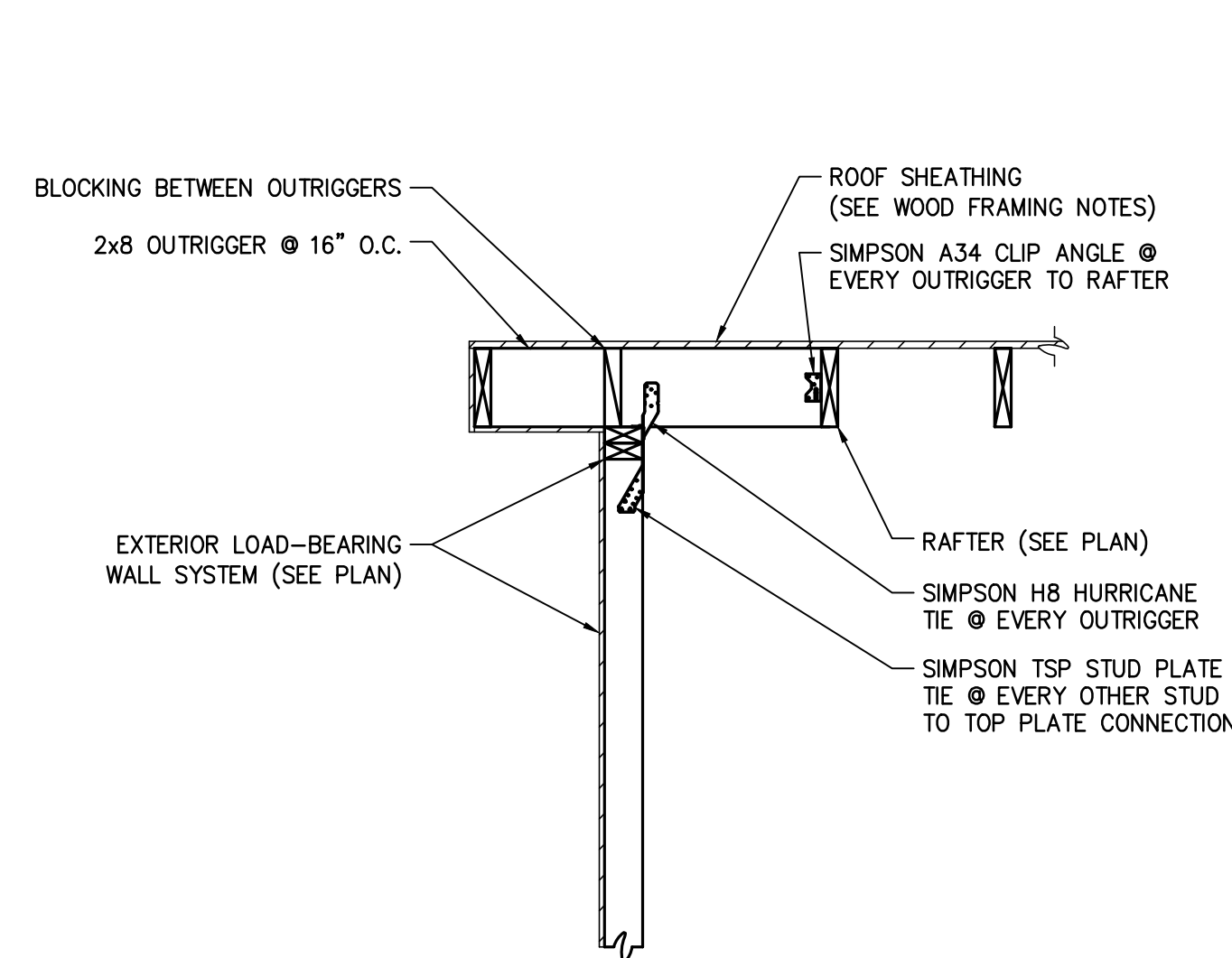
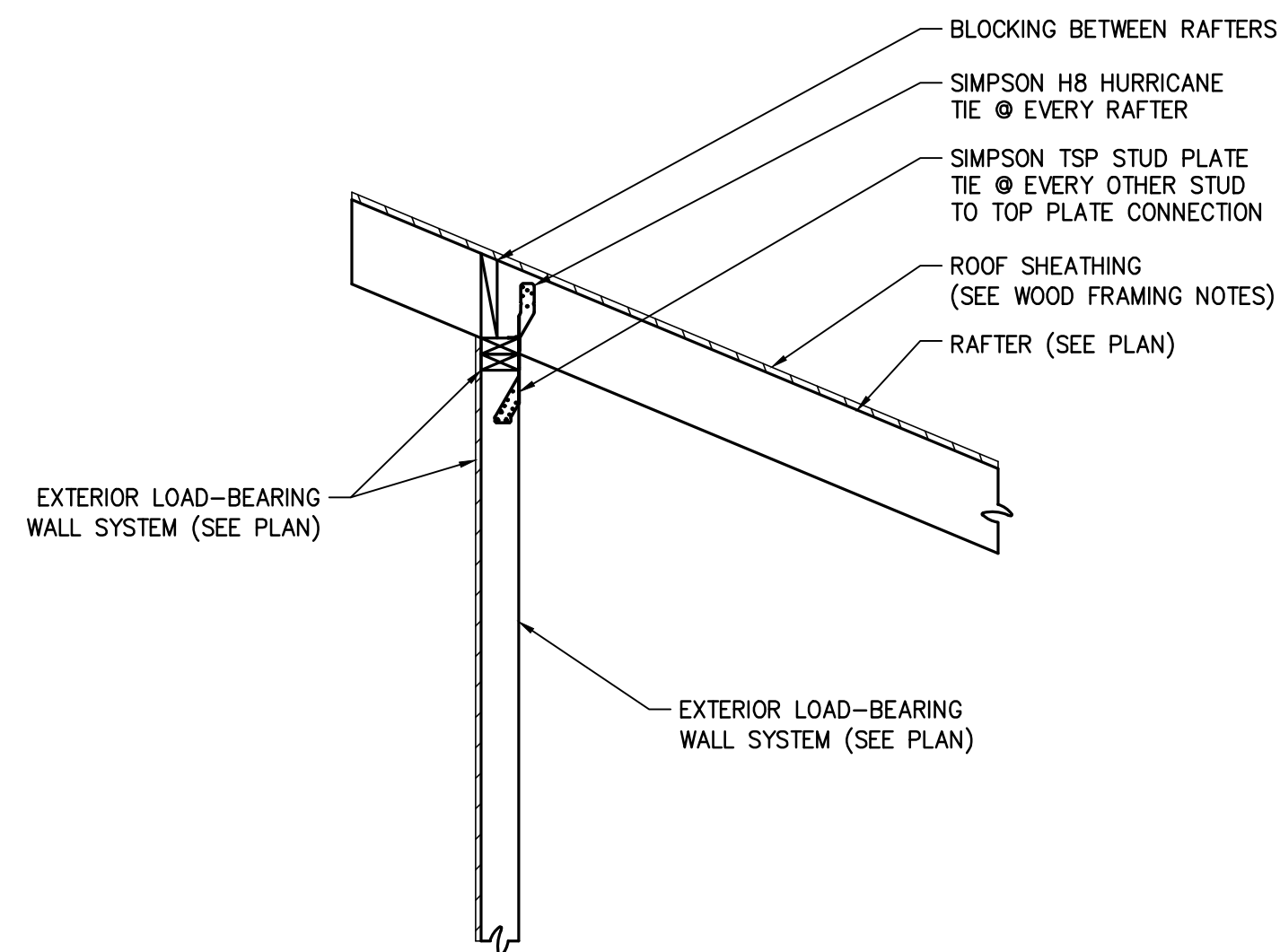
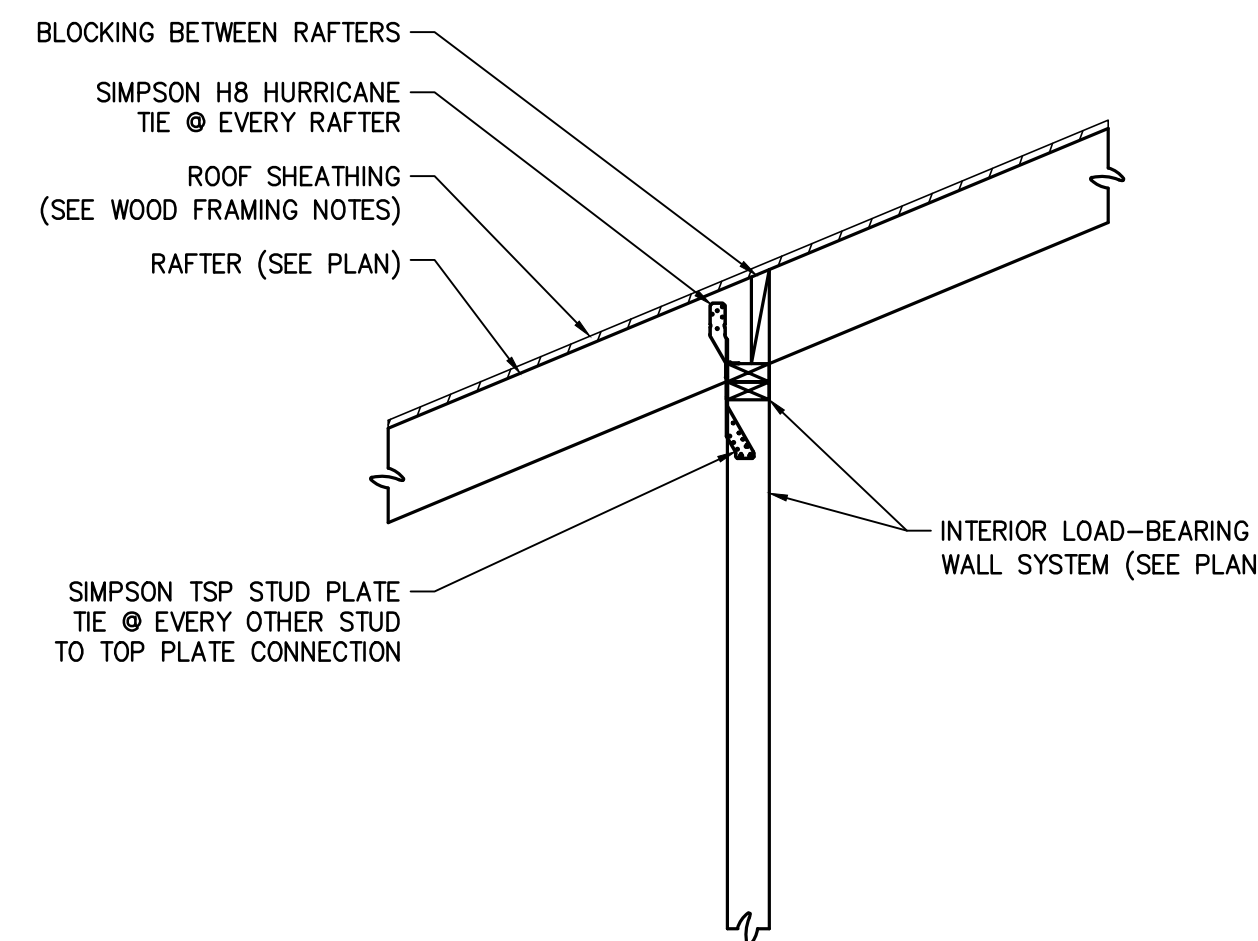
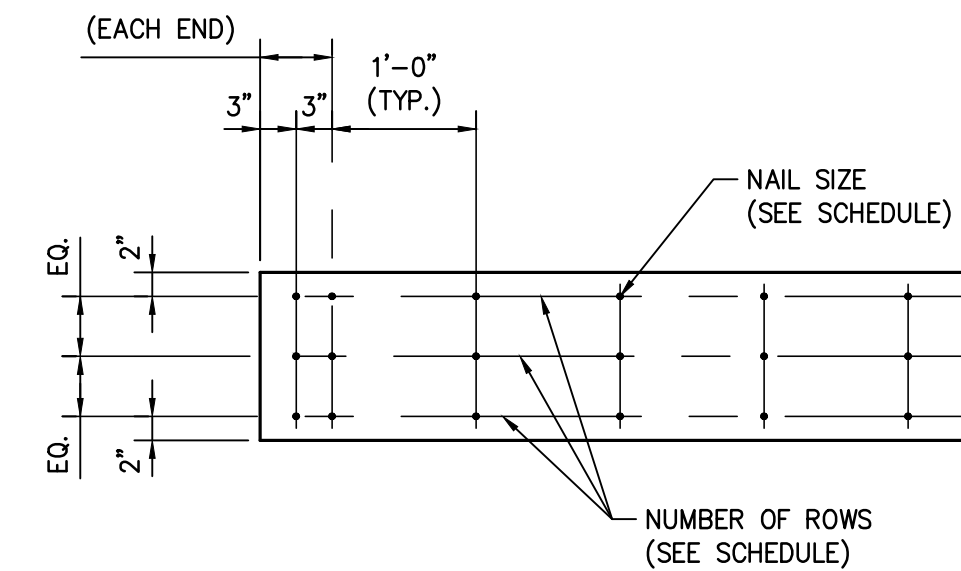
REVISIONS:

TITLE:

 FRAMING
 SECTIONS AND
 DETAILS

 Drawn By: DSA Checked By: JBH
 Date: 4/22/2026 Proj. #: 21315

S2.2

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 ENGINEER: JAMES B HEASLIP
 LICENSE NUMBER: 31593

 SECTION 5
 SCALE: 3/4" = 1'-0" S2.1|S2.2

 SECTION 6
 SCALE: 3/4" = 1'-0" S2.1|S2.2

 SECTION
 SCALE: 3/4" = 1'-0" S2.1|S2.2


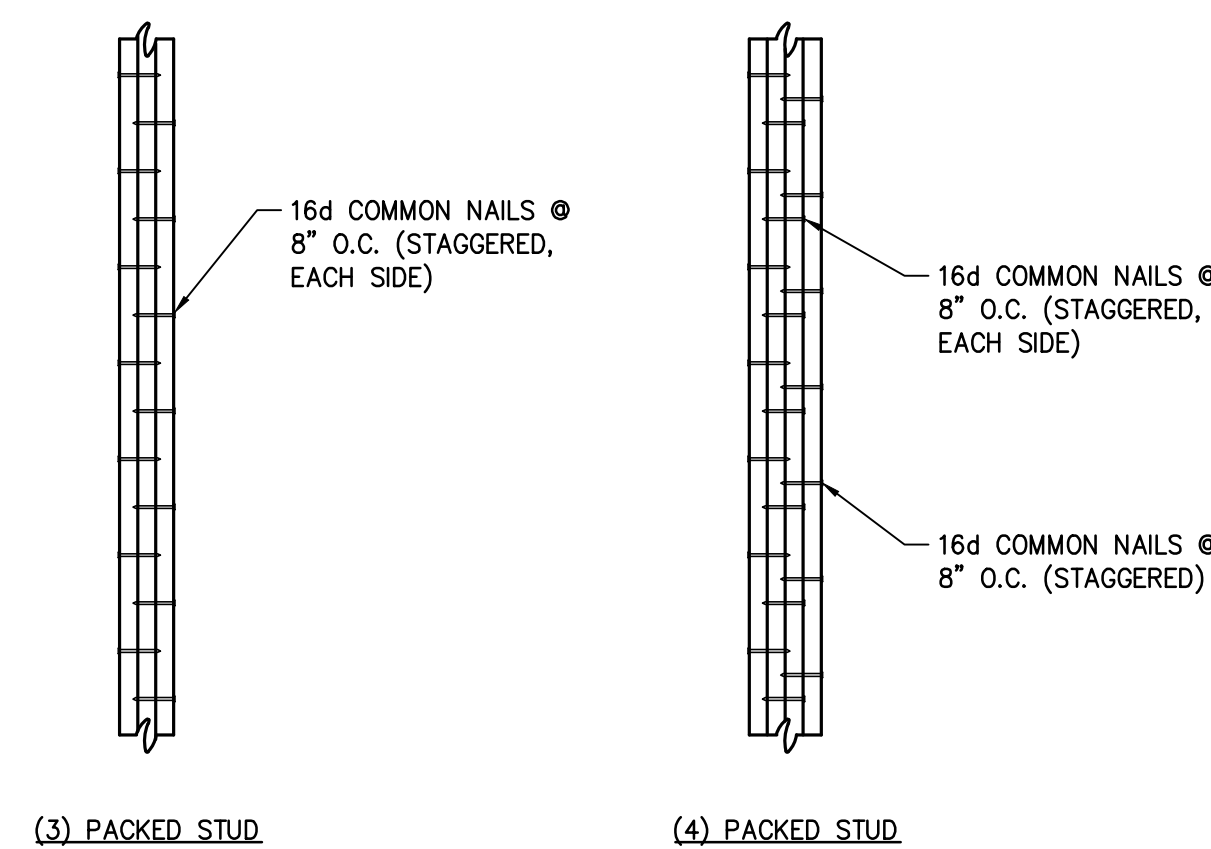
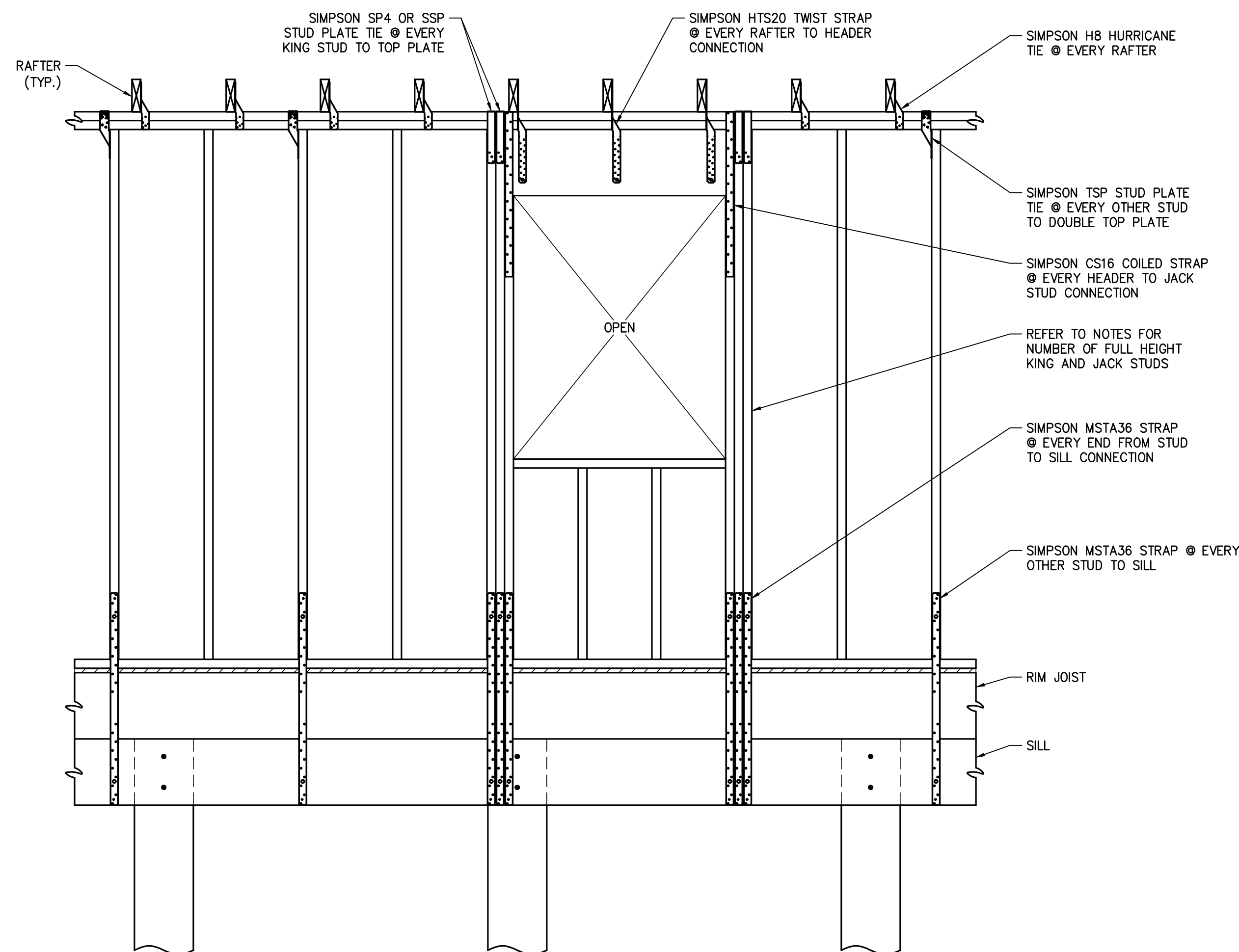
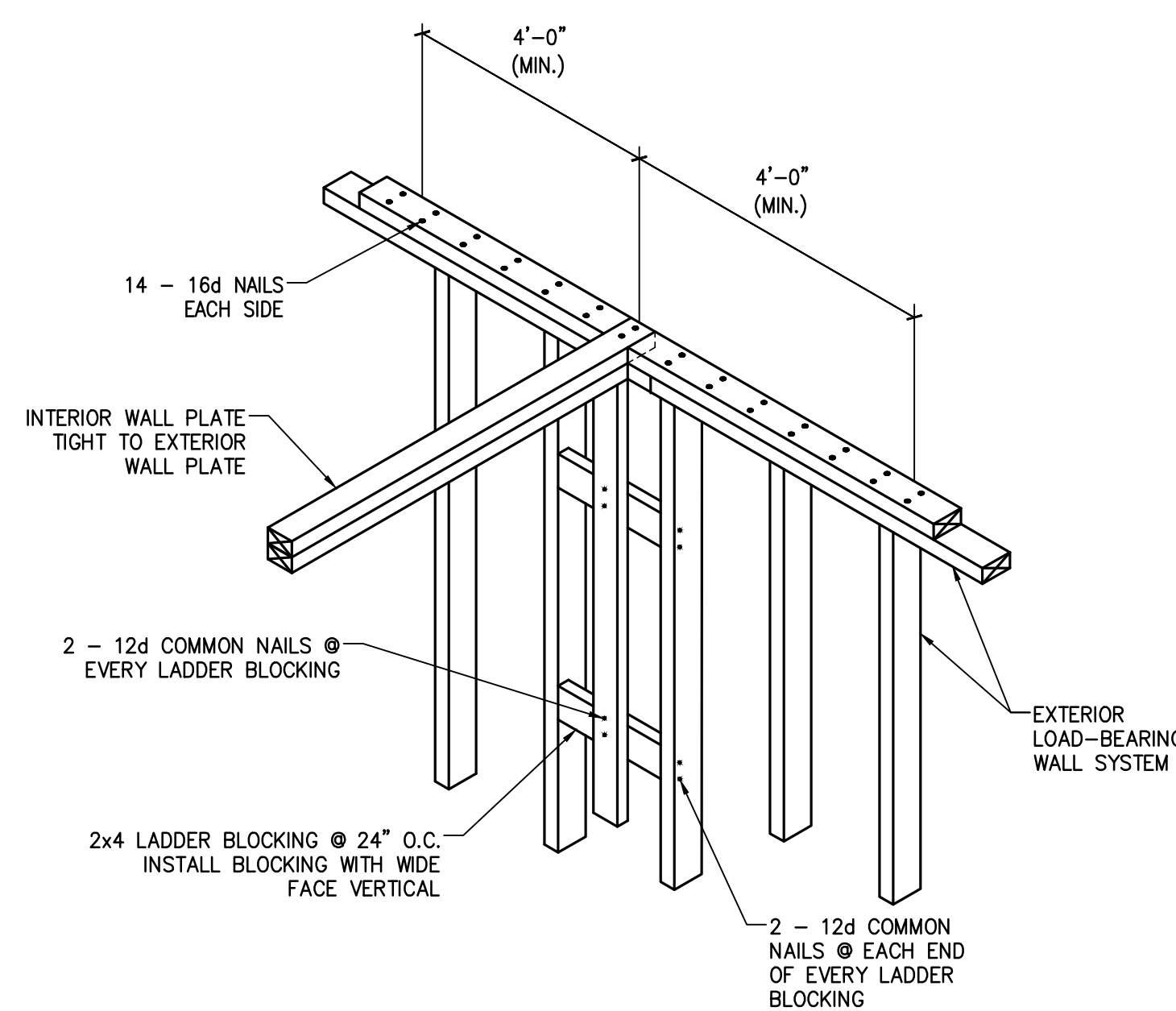
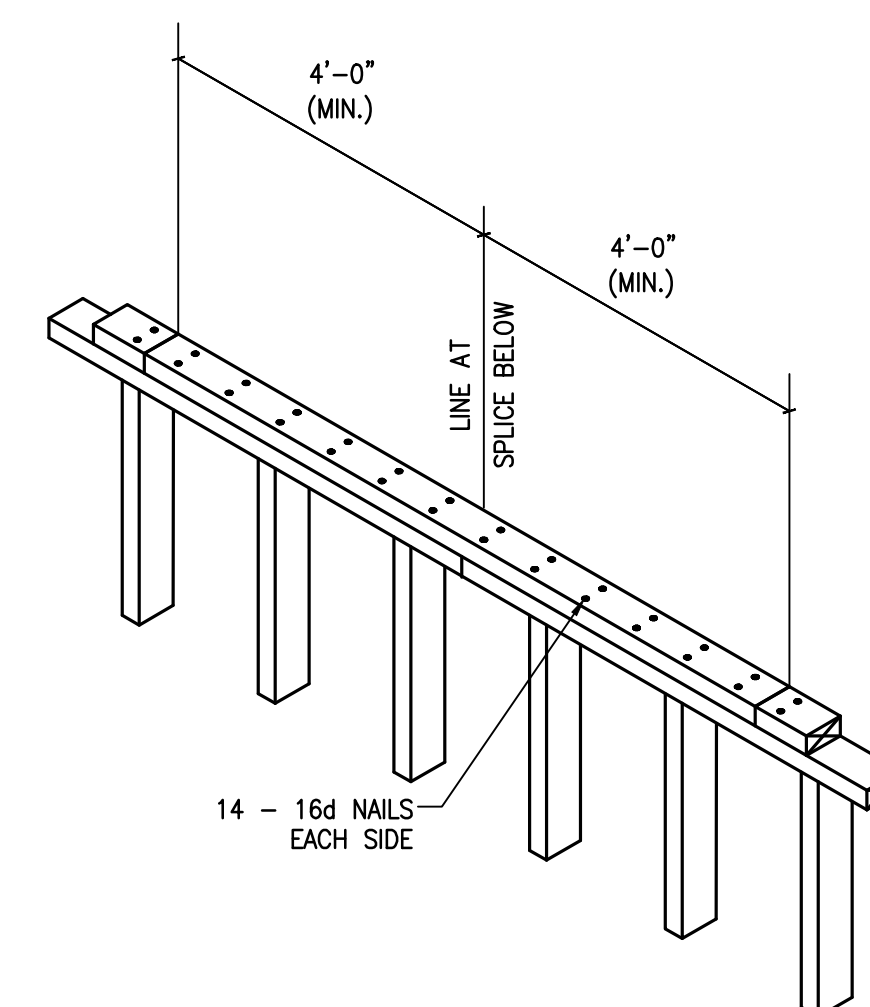
BEAM AND HEADER MEMBER SIZE	NUMBER OF ROWS	NAIL SIZE (COMMON NAIL)
(3) 2x8	3	16d
(3) 2x10	3	16d
(3) 2x12	3	16d

NOTE:

 ALL BEAM AND HEADER MEMBERS TO BE PROPERLY
 SHORED BY CONTRACTOR PRIOR TO NAILING MEMBERS
 TOGETHER.

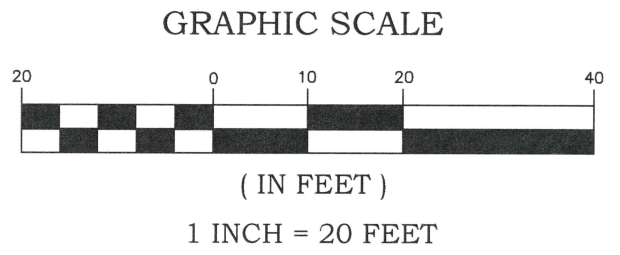
 BEAM AND HEADER
 FASTENING PATTERN DETAIL

SCALE: 3/4" = 1'-0"


 PACKED STUD DETAIL
 SCALE: N.T.S.

 CONTINUOUS LOAD PATH @ OPENING DETAIL
 SCALE: N.T.S.

 INTERIOR WALL INTERSECTION DETAIL
 SCALE: N.T.S.

 TOP PLATE SPLICE DETAIL
 SCALE: N.T.S.



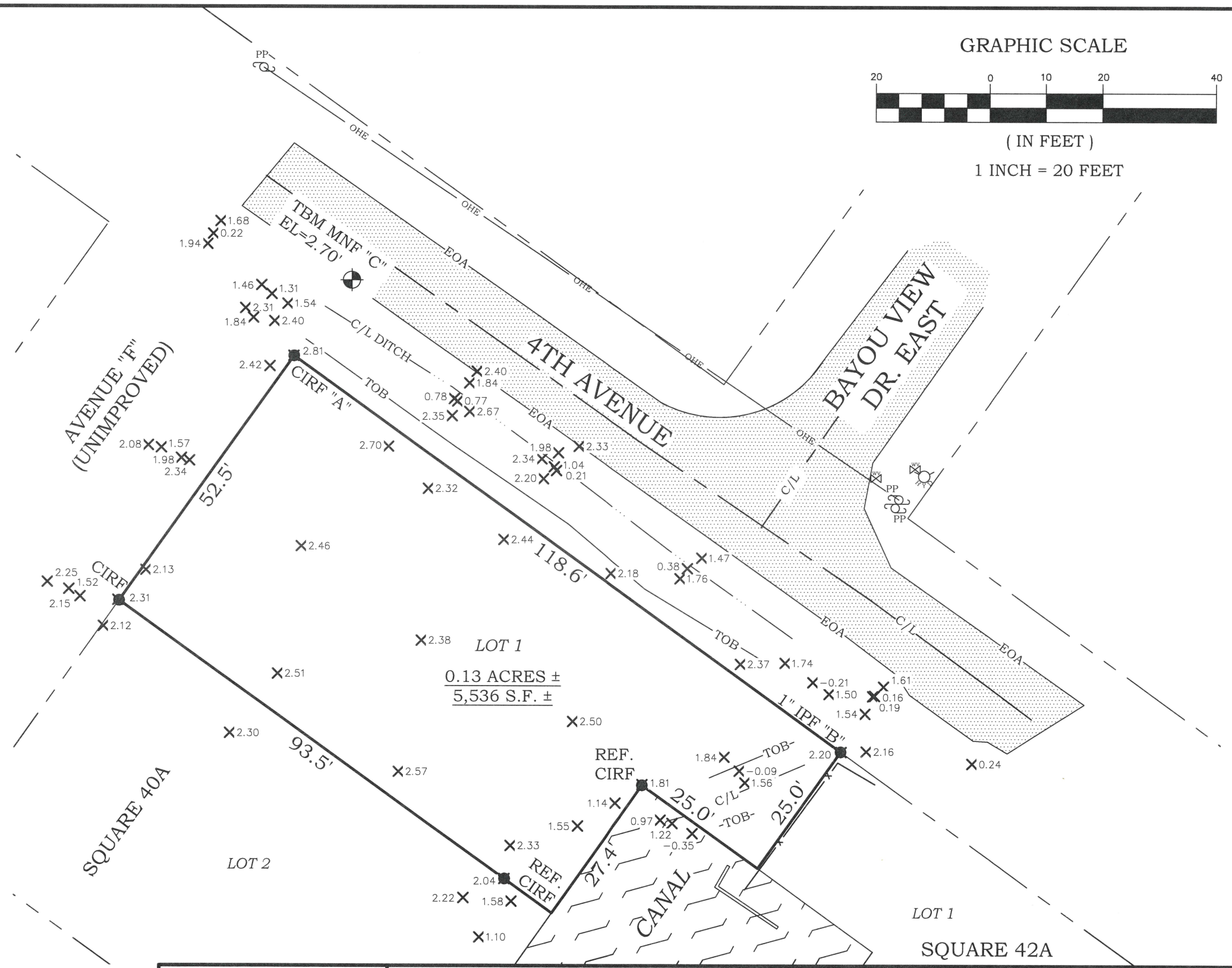
GRID COORDINATES		
POINT	NORTHING	EASTING
"A"	298692.62	803628.75
"B"	298623.53	803725.15
"C"	298705.85	803638.84



- LEGEND:**
- IRF = 1/2" IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - CIRF = CAPPED 1/2" IRON ROD FOUND
 - CIRS = CAPPED 1/2" IRON ROD SET
 - IFP = IRON FENCE POST
 - TPF = "T" POST FOUND
 - IBF = IRON BAR FOUND
 - AIF = ANGLE IRON FOUND
 - WFP = WOOD FENCE POST
 - MNF = MAGNETIC NAIL FOUND
 - MNS = MAGNETIC NAIL SET
 - REF. = REFERENCE
 - O/S = OFFSET
 - R/W = RIGHT-OF-WAY
 - O/H/U = OVERHEAD UTILITIES
 - PP = POWER POLE
 - LP = LIGHT POLE
 - TP = TELEPHONE PEDESTAL
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - TBM = TEMPORARY BENCH MARK
 - FFE = FINISH FLOOR ELEVATION
 - TOB = TOP OF BANK
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - HDPE = HIGH DENSITY POLYETHYLENE PIPE
 - FH = FIRE HYDRANT
 - WM = WATER METER
 - SMH = SEWER MAN HOLE
 - CO = CLEAN OUT
 - GP = GRINDER PUMP
 - C/L = CENTERLINE
 - EOA = EDGE OF ASPHALT
 - EOG = EDGE OF GRAVEL
 - (P) = PLAT OF RECORD
 - (D) = DEED OF RECORD
 - (R) = RECORD
 - × 0.00 = GROUND ELEVATION



- NOTES:**
- REFERENCE: GRID, GEOID G2018U7 NAD '83 STATE PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION, UTILIZING EARL DUDLEY'S VIRTUAL REFERENCE NETWORK, INET. HAVING A CONVERGENCE ANGLE OF -0°17'20" AND A COMBINATION FACTOR OF 0.999987229.
 - ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
 - REVISED DATE: 05/18/26, ADDED ADDITIONAL ELEVATION SHOTS TAKEN ON 05/11/2026.



REV. #2 DATE:		OFFICE - (228) 467-6755 EMAIL - admin@chiniche.com WEBSITE - www.chiniche.com 407 HWY. 90 BAY ST. LOUIS, MS 39520	TOPOGRAPHIC SURVEY OF
REV. #1 DATE: 05/18/2026			LOT 1, SQUARE 40A, SHORELINE PARK SUBDIVISION,
DATE: 01/23/2024			OF PLAT OF RESUBDIVISION OF PART OF SQUARES
SCALE: 1" = 20'			40, 41, AND 42, SHORELINE PARK SUBDIVISION,
CREW: B. CLARKE			UNIT NO. 6, ADDITIONS, AS PER PLAT OF SAID
DRAWN BY: NMP			SUBDIVISION OF RECORD IN THE OFFICE OF THE
			CHANCERY CLERK OF HANCOCK COUNTY, MS.
			FOR: FITZSIMMONS
			SHEET 1 OF 1
			JOB #: 2022-051
			DWG #: 2022-051_Topo-Revise

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 400 Block of Webster
Parcel 149E-0-29-025.000
Legal Description: 1ST WARD 292 BAY ST. LOUIS

HEARING DATE: July 15, 2026

I have reviewed the application for variance to the Zoning Ordinance submitted by Aaron Davis. The property is located in the 400 Block of Webster and is identified as Parcel 149E-0-29-025.000 (Legal Description: 1ST WARD 292 BAY ST. LOUIS). The property is zoned R-3 Multi-Family Residential District.

The applicant is requesting the following:

Front Yard Setback:

Required: 25'

Proposed Distance of Front Yard: 16'

Variance Request: 9'

Side Yard Setback:

Required: 8'

Proposed Distance of Side Yard: 6'

Variance Request: 2'

Rear Yard Setback:

Required: 20'

Proposed Distance of Rear Yard: 6'

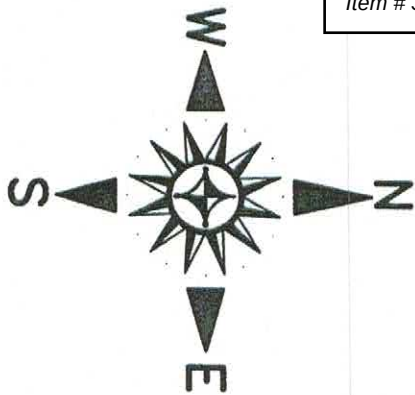
Variance Request: 14'

The administration recommends **approving the front-yard and rear-yard setback variance** requests and **denying the side-yard setback variance** request.

- The front and rear yard variances are reasonable give the parcel is only 60' deep.
- The side yard variance is not necessary to accommodate construction on the site

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Jeremy L. Burke
Zoning Administrator

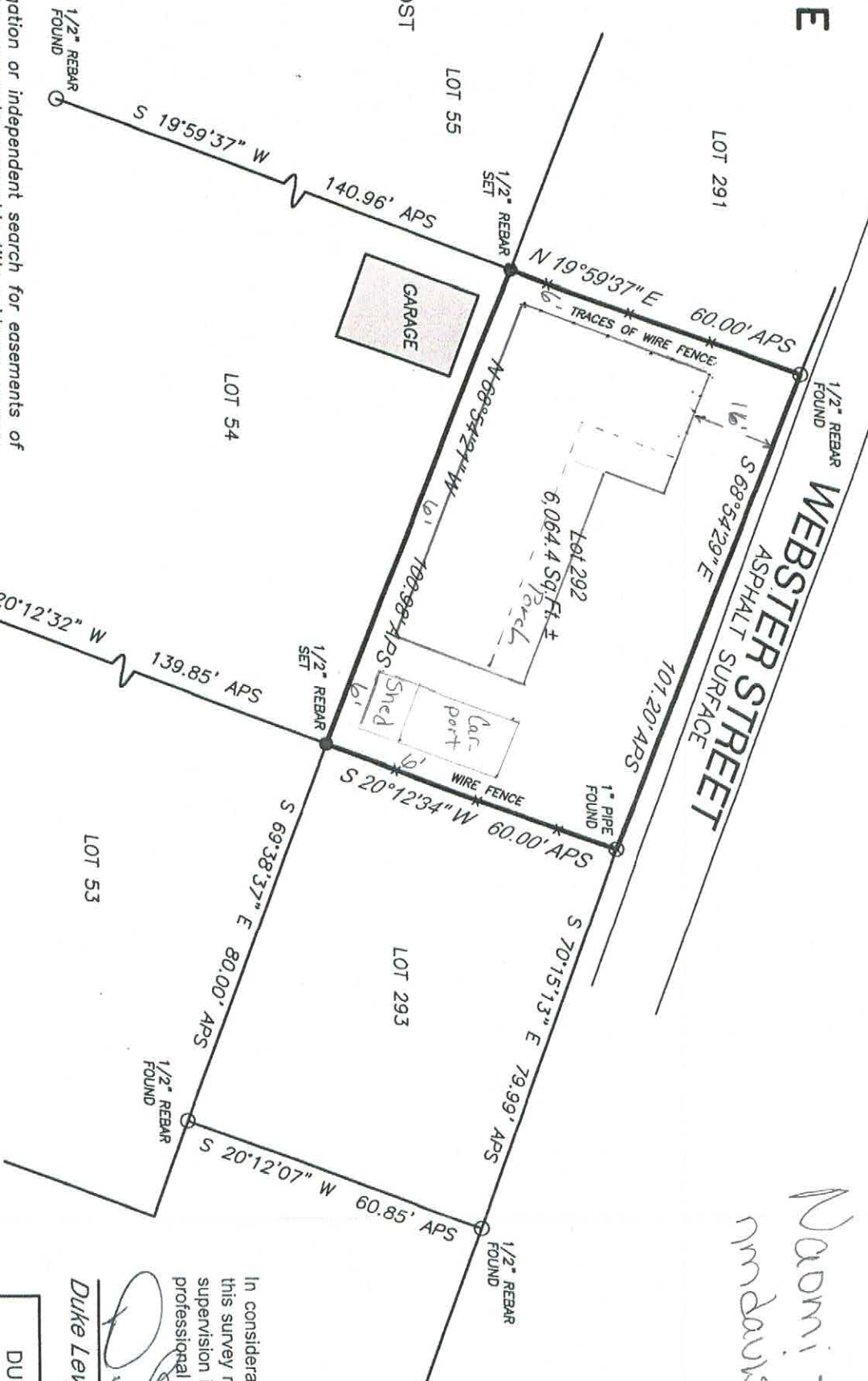


LEGEND:

- ⊕ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- ⊘ POWER POLE
- ⊙ APS AS PER SURVEY
- ⊙ APR AS PER RECORD
- x — FENCE LINE

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is void only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.



REFERENCES:

- 1) DEED BOOK 2015 PAGE 9314
- 2) MAP OF 1ST WARD, BAY ST. LOUIS

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

LEGAL DESCRIPTION:

Lot 292, First Ward, City of Bay St. Louis, Hancock County, Mississippi.

Naomi + Aaron Davis
mdavis2726@gmail.com

In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

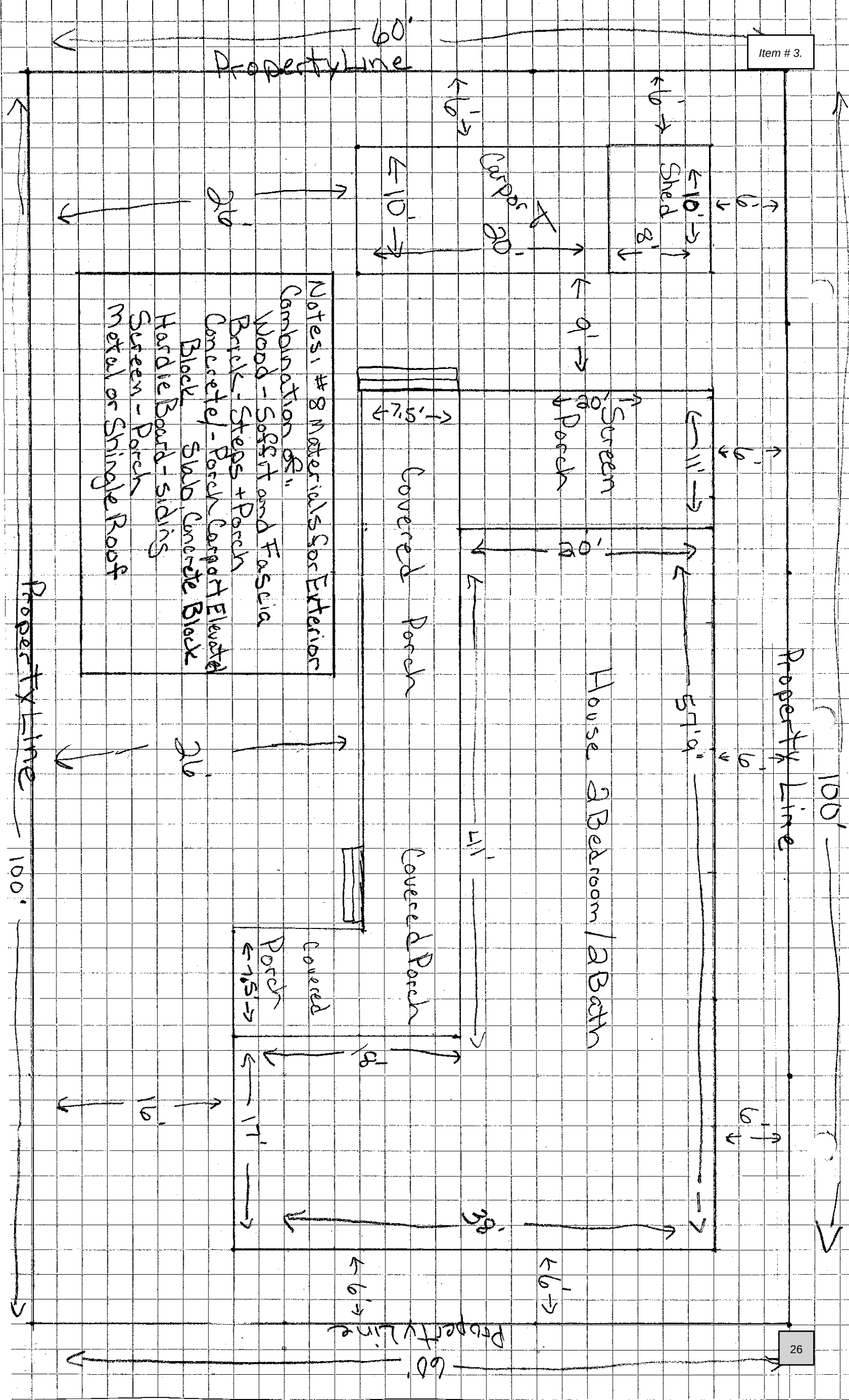
Duke Levy, RLS #17228



DUKE LEVY & ASSOCIATES, P.A.

4412 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 467-5212 PHONE

SCALE:	1" = 30'	DATE:	11-26-2018
DRAWING:	WO# 18-317	CLIENT:	Aaron & Naomi Davis











TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 298 HWY 90

Parcel 149D-3-29-003.000

Legal Description: 277C 1ST WARD BAY ST LOUIS

HEARING DATE: July 15, 2026

An application for Major Site Plan Review has been submitted by Rellim Development Company for the construction of a commercial retail building, a boat storage facility, and a warehouse storage facility. The property is located at 298 Highway 90 and is zoned C-3, Highway Commercial District.

The applicant is requesting approval of the Major Site Plan for the proposed development on the above-referenced property.

The City of Bay St. Louis has been working with Rellim Development Company for several months to review the proposed development. During this time, the developer and its engineering team have worked to ensure that the site's drainage system complies with all applicable City of Bay St. Louis ordinances.

On July 13, 2026, the City of Bay St. Louis received a response from Chiniche Engineering, which reviewed the drainage plans on the City's behalf, confirming that the submitted drainage plans meet the City's stormwater ordinance requirements.

The site plan also notes that a future retail development is anticipated on the property as a separate project. Although this future development is identified on the site plan for informational purposes, it is not included in the current Major Site Plan application. Any future retail development will be designed, reviewed, and permitted as a separate project.

The proposed site plan does not require any variances. Upon approval of the Major Site Plan, the developer will submit construction documents to the City of Bay St. Louis Building Department for review and the issuance of the necessary building permits.

If I can be of any further assistance regarding this matter, please feel free to contact my office at (228) 466-5516.

Jeremy L. Burke

Zoning Administrator

Darrell Fussell, PE Civil and Structural Engineering 2015 National Society of Professional Engineers License # 70423		PAGE: 1 of 4
JOB: Proposed Storage Facility Dunbar Ave. Bay St. Louis, MS.		DATE: 3/11/26 Rev. 3/13/26 Rev. 5/5/26 Rev. 6/29/26
		BY: DRF

HYDROLOGICAL CALCULATIONS

Scope:

Provide drainage calculations for the proposed storage facility on Ruella Ave. at Dunbar Ave. in Bay St. Louis Mississippi.

The drainage calculations are based on the Rational Method for computing quantities of storm water runoff. The Rational method is based on the following:

$Q = CIA$

Q = peak runoff rate, cfs

C = runoff coefficient

I = average rainfall intensity

A = drainage area, acres

1. Existing Conditions:

The existing 3.26-acre site was previously developed with a large commercial building, paved parking areas, and paved drive areas for a total existing impervious area of 1.70 acres. The existing site drains from south to north across the property to an existing ditch along Ruella Ave.. The existing site drains as a single basin. (see sheet C1 for basin area details). (Note- The total area of the site is 4.09 acres. The proposed storage facility will be constructed on a 3.26 acre portion of the site. See sheet C1.1)

The existing drainage calculations are as follows:

Determination of "Tc"

Area = 3.26

Determination of "C"

Area Total = 3.26 acres

Darrell Fussell, PE Civil and Structural Engineering 225 N. Main St., Covington, LA 70422		PAGE: 2 of 4
JOB: Proposed Storage Facility Dunbar Ave. Bay St. Louis, MS.		DATE: 3/11/26 Rev. 3/13/26 Rev. 5/5/26 Rev. 6/29/26
		BY: DRF

Area of Grass = 1.42 acres

Area of Building Foundation and Paving = 1.84 acres

$$C = 0.25 (1.42/3.26) + 0.95(1.84/3.26) = 0.65$$

$T_c = 5$ min (Min. allowable value.)

2. Developed Conditions:

The proposed plans call for the construction of seven storage buildings along with paved parking and drive areas for a total developed impervious area of 1.26 acres and total limestone paving area of 1.53 acres. The developed site will drain as the existing. (see sheet C1 for developed site drainage details).

The developed drainage calculations are as follows:

Determination of "T_c"

Area = 3.26

Determination of "C"

Area Total = 3.26 acres

Area of Grass = 0.47 acres

Area of Building and Concrete Paving = 1.26 acres

Area of Limestone = 1.53 acres

$$C = 0.25(0.47/3.26) + 0.5(1.53/3.26) + .95(1.26/3.26) = 0.64$$

$T_c = 12$ min

(See TR55 Worksheet and sheet C1 for T_c calculation information.)

Darrell Fussell, PE Civil and Structural Engineering 222 N. 1st St., Suite 100, Bay St. Louis, MS 39320		PAGE: 3 of 4
JOB: Proposed Storage Facility Dunbar Ave. Bay St. Louis, MS.		DATE: 3/11/26 Rev. 3/13/26 Rev. 5/5/26 Rev. 6/29/26
		BY: DRF

HYDRAFLOW COMPUTER ANALYSIS

The pre-developed and developed areas, "C" values, and "Tc" values were input into the program along with the rainfall intensity data producing the following data for a 25-year storm (NOAA for Bay St. Louis attached).

Design Storm	10 Year Storm	25 Year Storm	100 Year Storm
Existing Flow	24.96 cfs	26.00 cfs	35.75 cfs
Developed Flow	16.99 cfs	18.38 cfs	24.10 cfs

Required Flow – Existing 15" RCP Driveway Culvert at outfall location, $L = 86'$, Slope = 0.0035 ft./ft

$Q = 4.91$ cfs. (Pipe Flowing Full)

Required Storage (100 Year Storm Developed Flow) = 13,614 Cubic Feet.
 (See "Hydraflow" Pond Report for details.)

Conclusion:

The developed flow is less than the existing flow because of the increased runoff length, paving type, and channel flow in the developed condition. In the existing condition, the runoff length is small because the flow is across the site. The "C" value of the existing condition is high because of the existing concrete and asphalt.

Darrell Fussell, PE Civil and Structural Engineering 2014 State of Tennessee Registration No. 70432		PAGE: 4 of 4
JOB: Proposed Storage Facility Dunbar Ave. Bay St. Louis, MS.		DATE: 3/11/26 Rev. 3/13/26 Rev. 5/5/26 Rev. 6/29/26
		BY: DRF

A portion of the proposed limestone paving area with a storage volume of 13,766 cubic feet will be constructed as a detention area for the proposed site. The detention area will act as a dry pond with a bottom of 19.80' and maximum water surface elevation of 20.80'. The detention area will be drained by catch basins in the pond bottom. 1 – 15" HDPE metering pipe and 1- 12" HDPE metering pipe sloped at 0.0037 ft/ft will be constructed at the exit point of the detention area for a metered flow of 4.34 cfs. (See "Hydraflow" Pond Report for details.)

The metered flow will drain from the limestone paving area outlet pipes to subsurface drainage along the entrance drive for the development. The subsurface drainage along the entrance drive will be constructed using 18" HDPE Pipe sloped at 0.00156 ft./ft for a maximum flow volume of 4.91 cfs. (Pipe flowing full.)

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Monday, Jun 29 2026, 1:12 PM

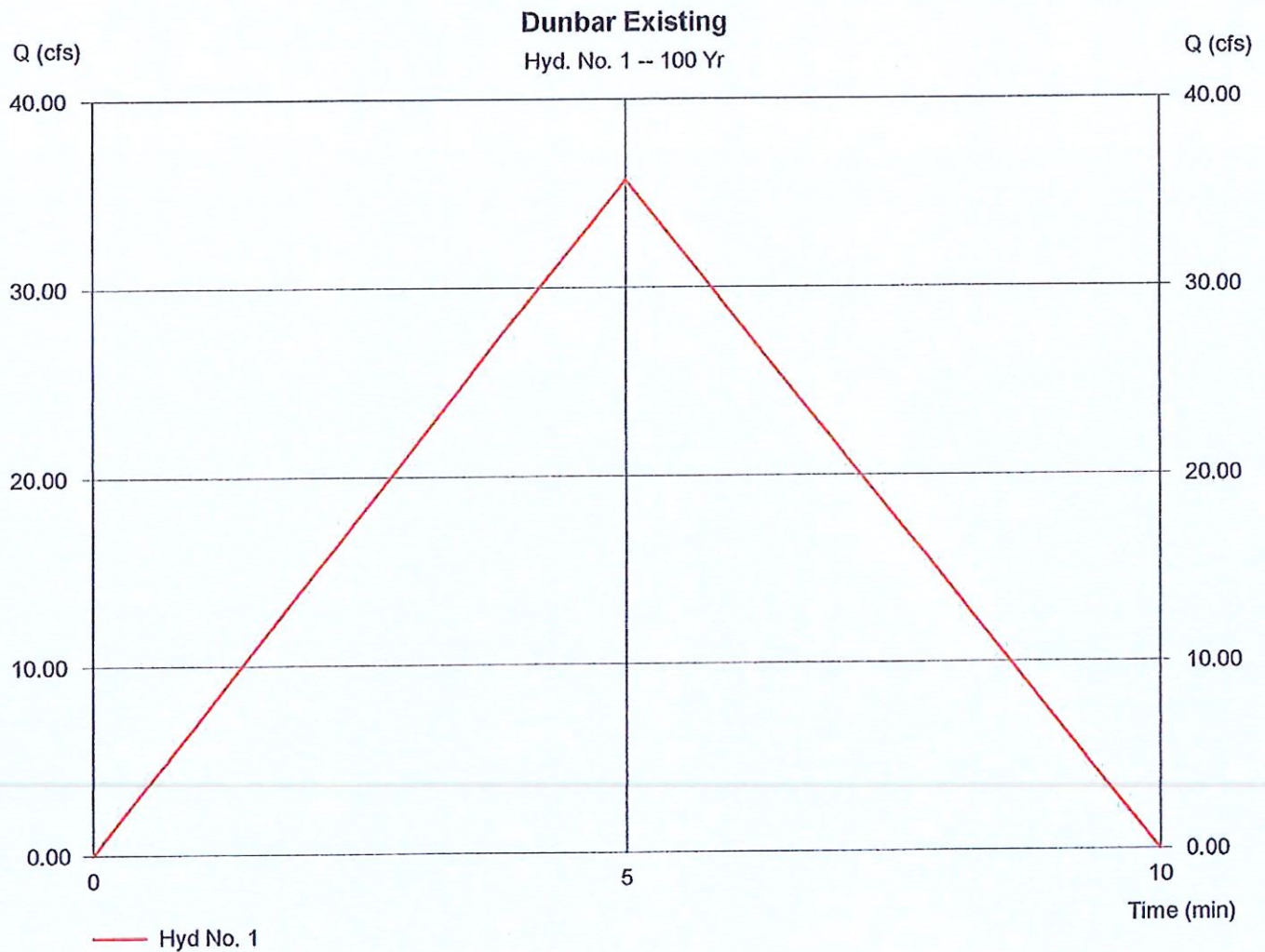
Hyd. No. 1

Dunbar Existing

Hydrograph type = Rational
 Storm frequency = 100 yrs
 Drainage area = 3.260 ac
 Intensity = 16.873 in/hr
 IDF Curve = bay st louis.IDF

Peak discharge = 35.75 cfs
 Time interval = 1 min
 Runoff coeff. = 0.65
 Tc by User = 5.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 10,726 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Monday, Jun 29 2026, 1:15 PM

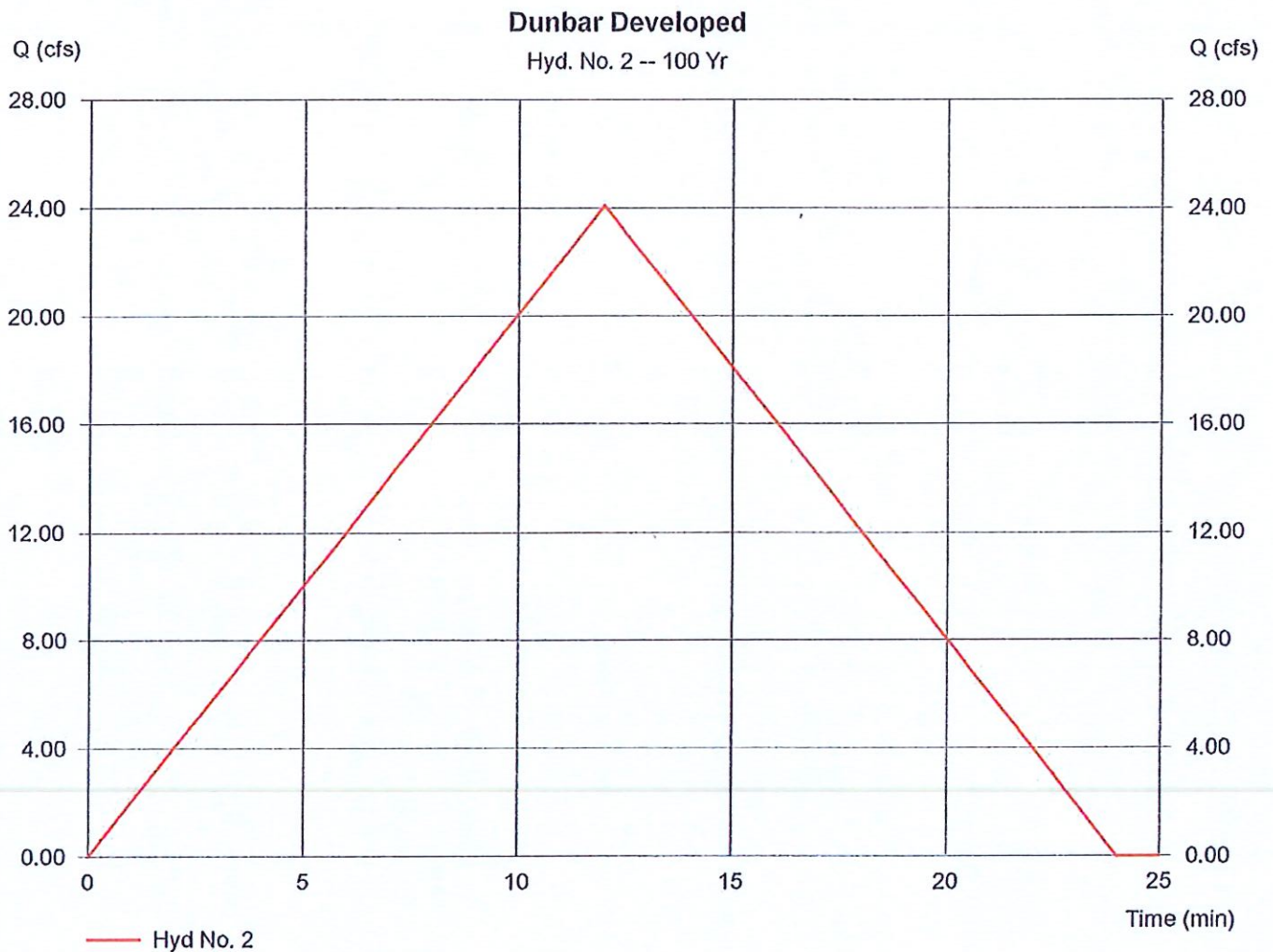
Hyd. No. 2

Dunbar Developed

Hydrograph type = Rational
Storm frequency = 100 yrs
Drainage area = 3,260 ac
Intensity = 11.553 in/hr
IDF Curve = bay st louis.IDF

Peak discharge = 24.10 cfs
Time interval = 1 min
Runoff coeff. = 0.64
Tc by TR55 = 12.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 17,355 cult



TR55 Tc Worksheet

Hydraflow Hydrographs by Intellisolve

Hyd. No. 2

Dunbar Developed

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>			
Sheet Flow							
Manning's n-value	= 0.025	0.011	0.011				
Flow length (ft)	= 100.0	0.0	0.0				
Two-year 24-hr precip. (in)	= 5.42	0.00	0.00				
Land slope (%)	= 1.00	0.00	0.00				
Travel Time (min)	= 2.37	+	0.00	+	0.00	=	2.37
Shallow Concentrated Flow							
Flow length (ft)	= 40.00	60.00	0.00				
Watercourse slope (%)	= 1.00	1.00	0.00				
Surface description	= Paved	Unpaved	Paved				
Average velocity (ft/s)	= 2.03	1.61	0.00				
Travel Time (min)	= 0.33	+	0.62	+	0.00	=	0.95
Channel Flow							
X sectional flow area (sqft)	= 3.00	1.23	0.00				
Wetted perimeter (ft)	= 6.32	3.93	0.00				
Channel slope (%)	= 0.12	0.12	0.00				
Manning's n-value	= 0.026	0.011	0.015				
Velocity (ft/s)	= 1.21	2.15	0.00				
Flow length (ft)	= 520.0	130.0	0.0				
Travel Time (min)	= 7.19	+	1.01	+	0.00	=	8.20
Total Travel Time, Tc					11.51 min		

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Jul 1 2026, 11:53 AM

Hyd. No. 3

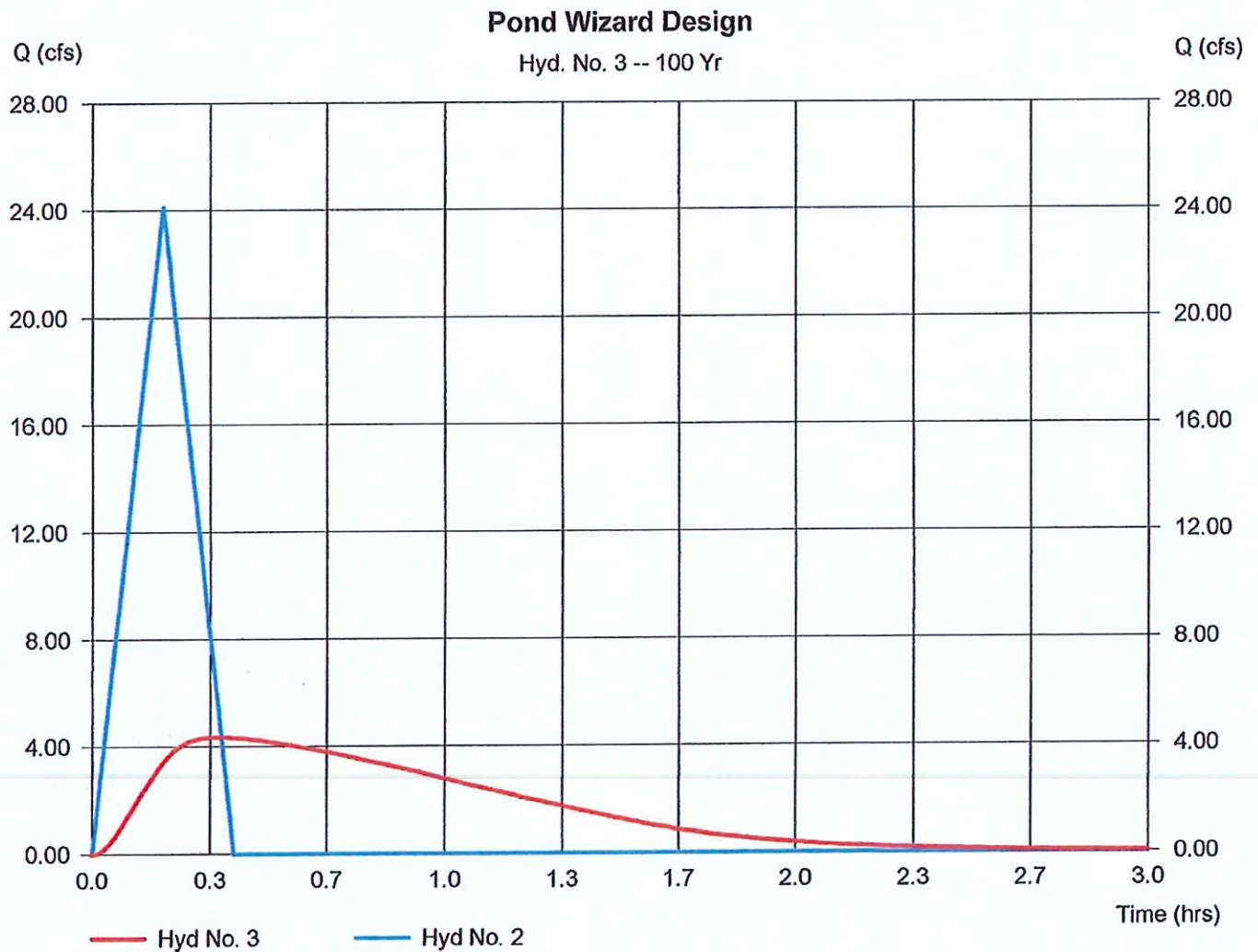
Pond Wizard Design

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 2
Reservoir name = Pond Wizard Design

Peak discharge = 4.34 cfs
Time interval = 1 min
Max. Elevation = 20.79 ft
Max. Storage = 13,614 cuft

Storage Indication method used.

Hydrograph Volume = 17,346 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Jul 1 2026, 11:53 AM

Pond No. 1 - Pond Wizard Design

Pond Data

Bottom LxW = 198.7 x 2.0 ft Side slope = 50.0:1 Bottom elev. = 19.80 ft Depth = 1.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	19.80	397	0	0
0.05	19.85	1,426	45	45
0.10	19.90	2,505	98	143
0.15	19.95	3,633	153	297
0.20	20.00	4,812	211	508
0.25	20.05	6,040	271	779
0.30	20.10	7,319	334	1,112
0.35	20.15	8,647	399	1,511
0.40	20.20	10,026	467	1,978
0.45	20.25	11,454	537	2,515
0.50	20.30	12,933	609	3,124
0.55	20.35	14,461	685	3,809
0.60	20.40	16,040	762	4,571
0.65	20.45	17,669	843	5,414
0.70	20.50	19,347	925	6,339
0.75	20.55	21,076	1,010	7,349
0.80	20.60	22,854	1,098	8,447
0.85	20.65	24,683	1,188	9,635
0.90	20.70	26,561	1,281	10,916
0.95	20.75	28,490	1,376	12,292
1.00	20.80	30,468	1,474	13,766

Culvert / Orifice Structures

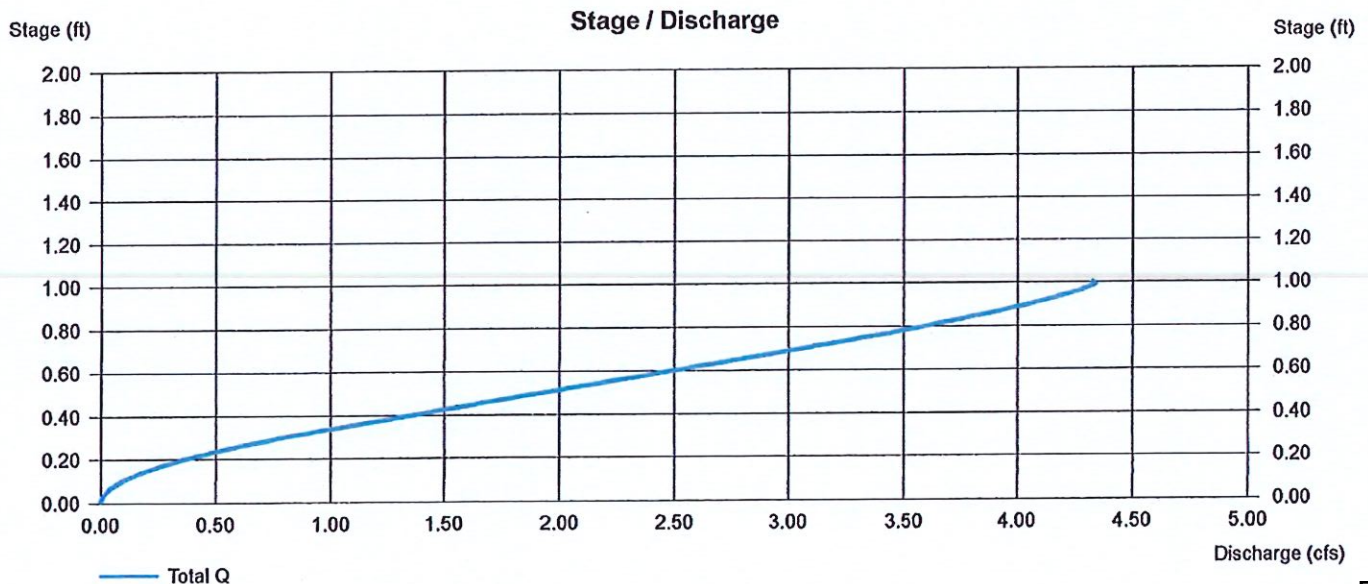
	[A]	[B]	[C]	[D]
Rise (in)	= 15.00	12.00	0.00	0.00
Span (in)	= 15.00	12.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 19.80	19.80	0.00	0.00
Length (ft)	= 50.00	50.00	0.00	0.00
Slope (%)	= 0.40	0.40	0.00	0.00
N-Value	= .011	.011	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 0.00	0.00	0.00	0.00
Weir Type	= —	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Monday, Jun 29 2026, 1:53 PM

Hyd. No. 1

Dunbar Existing

Hydrograph type = Rational

Storm frequency = 10 yrs

Drainage area = 3.260 ac

Intensity = 11.778 in/hr

IDF Curve = bay st louis.IDF

Peak discharge = 24.96 cfs

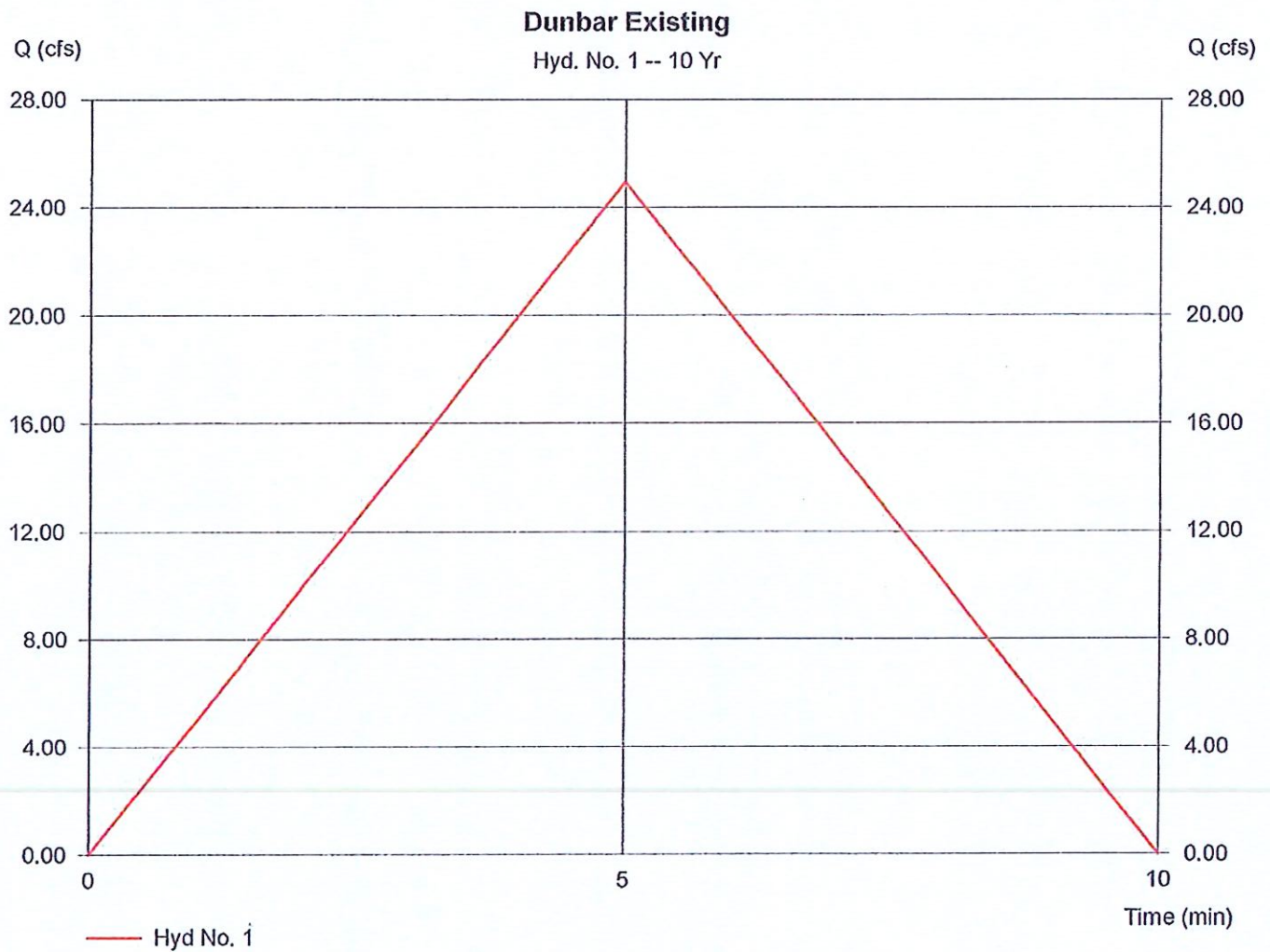
Time interval = 1 min

Runoff coeff. = 0.65

Tc by User = 5.00 min

Asc/Rec limb fact = 1/1

Hydrograph Volume = 7,487 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Monday, Jun 29 2026, 1:54 PM

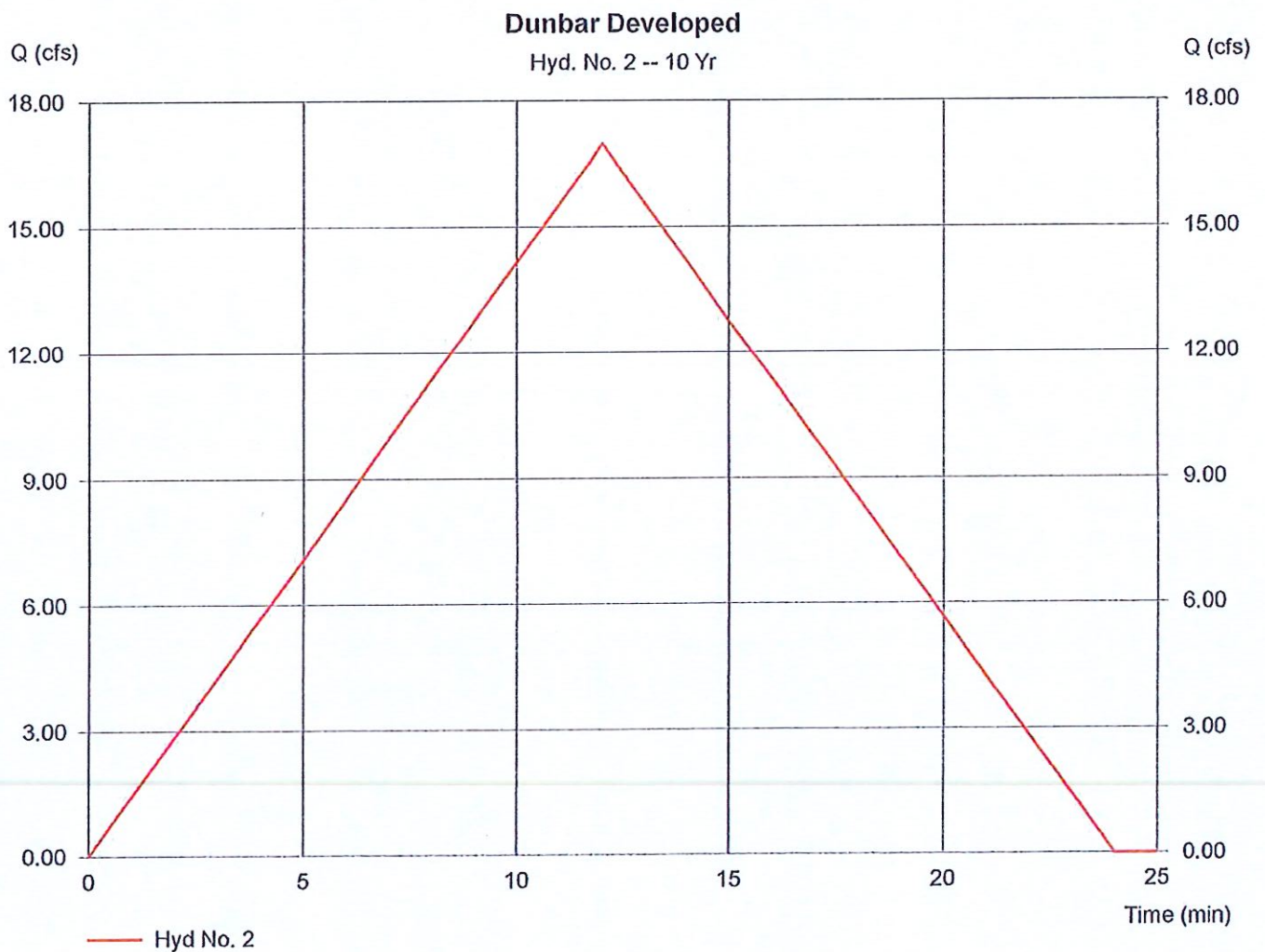
Hyd. No. 2

Dunbar Developed

Hydrograph type = Rational
Storm frequency = 10 yrs
Drainage area = 3.260 ac
Intensity = 8.142 in/hr
IDF Curve = bay st louis.IDF

Peak discharge = 16.99 cfs
Time interval = 1 min
Runoff coeff. = 0.64
Tc by TR55 = 12.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 12,230 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Jul 1 2026, 11:28 AM

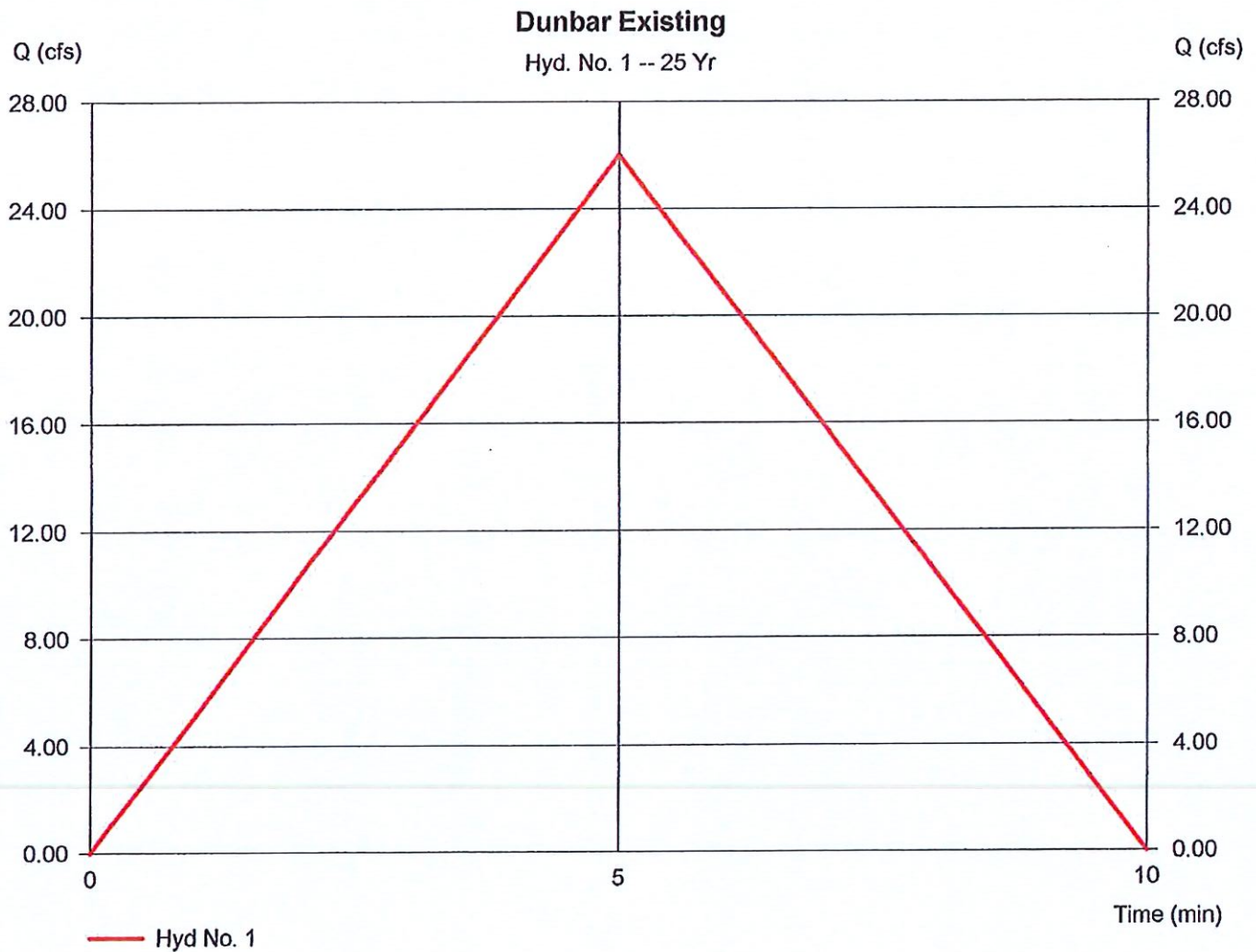
Hyd. No. 1

Dunbar Existing

Hydrograph type = Rational
Storm frequency = 25 yrs
Drainage area = 3.260 ac
Intensity = 12.270 in/hr
IDF Curve = bay st louis.IDF

Peak discharge = 26.00 cfs
Time interval = 1 min
Runoff coeff. = 0.65
Tc by User = 5.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 7,800 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Jul 1 2026, 11:28 AM

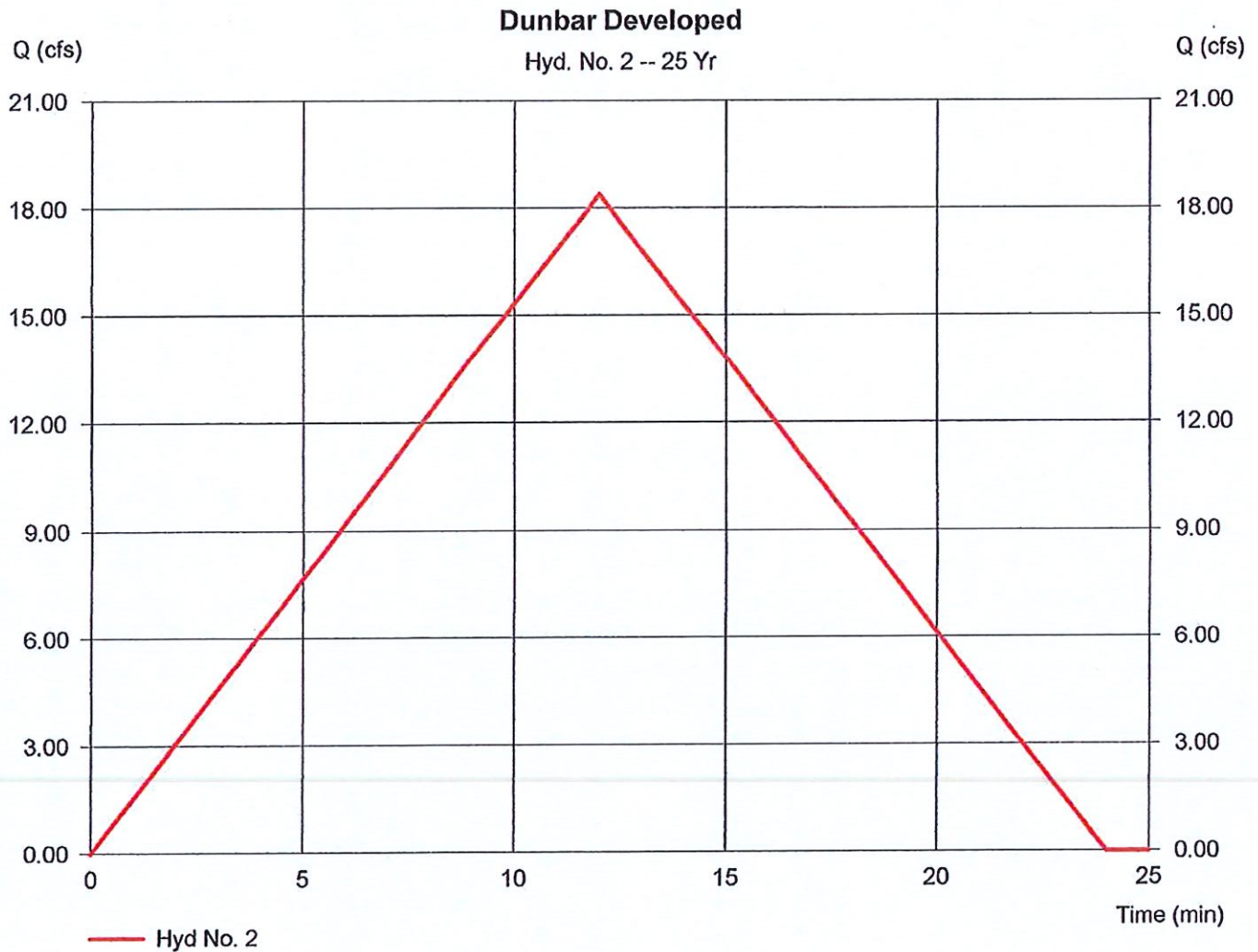
Hyd. No. 2

Dunbar Developed

Hydrograph type = Rational
Storm frequency = 25 yrs
Drainage area = 3.260 ac
Intensity = 8.811 in/hr
IDF Curve = bay st louis.IDF

Peak discharge = 18.38 cfs
Time interval = 1 min
Runoff coeff. = 0.64
Tc by TR55 = 12.00 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 13,236 cuft



NOAA Atlas 14, Volume 9, Version 2
 Location name: Stennis Space Center, Mississippi,
 USA*

Latitude: 30.3942°, Longitude: -89.5825°

Elevation: 33 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale
 Urruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	6.67 (5.45-8.15)	7.63 (6.22-9.32)	9.20 (7.48-11.3)	10.5 (8.48-12.9)	12.3 (9.65-15.3)	13.6 (10.5-17.2)	15.0 (11.3-19.2)	16.4 (11.9-21.3)	18.2 (12.8-24.0)	19.6 (13.5-26.1)
10-min	4.89 (3.98-5.96)	5.59 (4.55-6.83)	6.74 (5.47-8.24)	7.69 (6.22-9.43)	8.99 (7.06-11.2)	9.99 (7.70-12.6)	11.0 (8.24-14.0)	12.0 (8.70-15.6)	13.3 (9.36-17.6)	14.3 (9.86-19.1)
15-min	3.97 (3.24-4.85)	4.54 (3.70-5.55)	5.48 (4.45-6.70)	6.25 (5.05-7.66)	7.31 (5.74-9.12)	8.12 (6.26-10.2)	8.93 (6.70-11.4)	9.75 (7.07-12.7)	10.8 (7.61-14.3)	11.6 (8.02-15.6)
30-min	3.03 (2.47-3.70)	3.49 (2.84-4.26)	4.23 (3.44-5.18)	4.85 (3.92-5.94)	5.68 (4.46-7.08)	6.32 (4.87-7.94)	6.95 (5.21-8.87)	7.58 (5.50-9.84)	8.42 (5.91-11.1)	9.04 (6.22-12.1)
60-min	2.02 (1.65-2.47)	2.33 (1.90-2.84)	2.84 (2.31-3.47)	3.28 (2.65-4.02)	3.92 (3.10-4.93)	4.43 (3.43-5.61)	4.96 (3.74-6.38)	5.52 (4.02-7.21)	6.29 (4.43-8.35)	6.89 (4.74-9.21)
2-hr	1.27 (1.04-1.53)	1.45 (1.19-1.76)	1.78 (1.46-2.16)	2.07 (1.69-2.52)	2.50 (2.00-3.13)	2.85 (2.23-3.59)	3.23 (2.45-4.13)	3.63 (2.66-4.71)	4.19 (2.97-5.53)	4.63 (3.21-6.15)
3-hr	0.941 (0.777-1.13)	1.08 (0.891-1.30)	1.33 (1.09-1.60)	1.56 (1.28-1.89)	1.91 (1.54-2.39)	2.20 (1.73-2.77)	2.52 (1.93-3.22)	2.86 (2.11-3.72)	3.35 (2.40-4.42)	3.75 (2.61-4.96)
6-hr	0.559 (0.466-0.668)	0.647 (0.538-0.772)	0.807 (0.669-0.965)	0.956 (0.789-1.15)	1.18 (0.964-1.48)	1.38 (1.10-1.73)	1.59 (1.23-2.02)	1.83 (1.36-2.36)	2.16 (1.55-2.83)	2.43 (1.70-3.19)
12-hr	0.326 (0.273-0.385)	0.382 (0.321-0.453)	0.484 (0.404-0.574)	0.576 (0.479-0.685)	0.715 (0.584-0.882)	0.832 (0.664-1.03)	0.957 (0.742-1.20)	1.09 (0.817-1.40)	1.28 (0.929-1.67)	1.44 (1.01-1.88)
24-hr	0.190 (0.161-0.223)	0.226 (0.191-0.265)	0.287 (0.242-0.337)	0.341 (0.286-0.402)	0.422 (0.346-0.514)	0.488 (0.392-0.598)	0.558 (0.435-0.694)	0.632 (0.476-0.801)	0.737 (0.536-0.951)	0.820 (0.582-1.06)
2-day	0.110	0.130	0.164	0.195	0.239	0.276	0.314	0.354	0.411	0.455

7/27/23, 6:40 AM

Precipitation Frequency Data Server

	(0.093-0.127)	(0.110-0.151)	(0.140-0.192)	(0.165-0.228)	(0.198-0.289)	(0.223-0.335)	(0.246-0.387)	(0.268-0.445)	(0.300-0.525)	(0.325-0.586)
3-day	0.078 (0.067-0.091)	0.093 (0.079-0.107)	0.116 (0.100-0.136)	0.139 (0.118-0.162)	0.171 (0.142-0.205)	0.197 (0.160-0.237)	0.223 (0.176-0.274)	0.252 (0.191-0.315)	0.291 (0.214-0.371)	0.322 (0.231-0.413)
4-day	0.062 (0.053-0.072)	0.073 (0.063-0.085)	0.093 (0.079-0.107)	0.110 (0.094-0.127)	0.134 (0.112-0.160)	0.154 (0.126-0.186)	0.175 (0.138-0.214)	0.197 (0.150-0.246)	0.228 (0.168-0.289)	0.252 (0.181-0.322)
7-day	0.041 (0.036-0.047)	0.043 (0.041-0.055)	0.059 (0.051-0.068)	0.069 (0.059-0.080)	0.084 (0.070-0.100)	0.096 (0.079-0.115)	0.109 (0.087-0.132)	0.122 (0.094-0.152)	0.141 (0.105-0.179)	0.156 (0.113-0.199)
10-day	0.033 (0.028-0.037)	0.037 (0.032-0.043)	0.046 (0.039-0.052)	0.053 (0.045-0.060)	0.063 (0.053-0.075)	0.072 (0.059-0.086)	0.081 (0.065-0.099)	0.091 (0.070-0.113)	0.105 (0.078-0.132)	0.116 (0.084-0.147)
20-day	0.022 (0.019-0.025)	0.025 (0.022-0.028)	0.029 (0.026-0.033)	0.034 (0.029-0.038)	0.039 (0.033-0.046)	0.044 (0.036-0.052)	0.049 (0.039-0.058)	0.054 (0.041-0.066)	0.060 (0.045-0.076)	0.066 (0.048-0.083)
30-day	0.018 (0.016-0.020)	0.020 (0.017-0.022)	0.024 (0.021-0.026)	0.027 (0.023-0.030)	0.031 (0.026-0.035)	0.034 (0.028-0.040)	0.037 (0.030-0.044)	0.041 (0.031-0.049)	0.045 (0.034-0.056)	0.048 (0.035-0.061)
45-day	0.014 (0.013-0.016)	0.016 (0.014-0.018)	0.019 (0.017-0.021)	0.021 (0.019-0.024)	0.024 (0.021-0.028)	0.027 (0.022-0.031)	0.029 (0.023-0.034)	0.031 (0.024-0.038)	0.034 (0.026-0.042)	0.036 (0.027-0.045)
60-day	0.012 (0.011-0.014)	0.014 (0.012-0.015)	0.016 (0.014-0.018)	0.018 (0.016-0.020)	0.021 (0.018-0.024)	0.023 (0.019-0.026)	0.024 (0.020-0.029)	0.026 (0.020-0.032)	0.028 (0.021-0.035)	0.030 (0.022-0.037)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



July 13, 2026

Jeremy Burke
Zoning Administrator
City of Bay St. Louis
688 Highway 90
Bay St. Louis, MS 39520

RE: Dunbar Ave. Storage Facility
298 Highway 90

Dear Mr. Burke,

We have reviewed the submittal from Darrell Fussell, P.E. Civil and Structural Engineering that we received on July 1, 2026, for the proposed storage facility on Dunbar Avenue and have the following comments:

1. According to the letter from Darrell Fussell dated 6/29/26, the existing 15" culverts in the City's right-of-way have adequate capacity for the flow from the proposed 18" culverts on the developed site.
2. The 0.83 acres for future development was not considered in this drainage design. A drainage submittal will need to be submitted for approval if any improvements are made in this area to confirm impacts to the downstream drainage infrastructure.
3. The proposed design includes a detention area that could result in approximately 12" of water ponding within the limestone parking lot. This detention is located on private property, and the City will not be responsible for maintenance.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Jason Chiniche, P.E.".

Jason Chiniche, P.E.