



## PLANNING & ZONING COMMISSION MEETING

Tuesday, June 25, 2024 at 6:00 PM

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### Agenda

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
  - A) [May 28, 2024 Planning And Zoning Meeting Minutes](#)
4. **New Site Plan Considerations**
  - A) [Discussion and Consideration of Mills Contracting Site Plan](#)
  - B) [Discussion and Consideration of The Oaks Conditional Use](#)
5. **New Business**
6. **Next Meeting**
  - A) [The Next Planning And Zoning Meeting Will Be Held On July 23, 2024](#)
7. **Adjourn**

**MINUTES OF THE REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, May 28, 2024, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer (Vice-Chairwoman)  
Sam McGaugh (Chairman)  
Tim Slattery  
Katrina B. Myricks  
Phillips King  
Kayce Saik

Absent:

Andrew Duggar (arrived during meeting)

Also present:

John P. Scanlon, Attorney  
William Hall, City of Gluckstadt

Chairman Sam McGaugh called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum.

Commissioner Sam McGaugh led the Pledge of Allegiance and opened the meeting with prayer.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

- 1. Call to Order**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. Consideration and Approval of Minutes**

A) April 23, 2024 Planning and Zoning Meeting Minutes

**4. Request for Rezoning**

- A) Discussion and Consideration of Approval: Application for Rezoning, 342 Old Jackson Road, A-1 to C-2

**5. New Business**

- A) Discussion and Consideration of Magnolia Commons Sign Standard

**6. Next Meeting**

- A) The Next Planning and Zoning Meeting Will Be Held on June 25, 2024.

**7. Adjourn**

The Board considered the Minutes of the April 23, 2024, regular meeting. Commissioner Melanie Greer moved to approve the minutes presented as written. The motion was seconded by Commissioner Tim Slattery and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

**Public Hearing for Application for Rezoning  
for Randall Tucker**

The next matter of business brought for consideration is the Application for Rezoning for Randall Tucker for property located at 342 Old Jackson Road in the City of Gluckstadt and identified by Tax Parcel No. 082E-15-003/00.00. The subject property is presently zoned A-1 Agricultural District. William Hall presented the application, recommended approval, and noted that notice was posted on the property and published in the newspaper in the time required by law, and there was no feedback during the pendency of the application. See Affidavit of Publication attached hereto as “Exhibit A.”

Commissioner Andrew Duggar entered the meeting during this discussion.

Randy Tucker, owner/applicant appeared on behalf of the application. Mr. Tucker stated in his request for the rezoning that he is seeking to rezone his 2.56 acres as the area has experienced tremendous growth due to commercial development.

Opposition was given an opportunity to respond, but there was no opposition present. There was also no one present in support other than the Petitioner.

Commissioner Phillips King requested the minutes reflect that the anticipated change in the Future Land Use Plan would be most likely an industrial or commercial use.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Melanie Greer and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the rezoning to rezone the subject property from A-1 Agricultural District to C-2 Highway Commercial District, finding that there was a both a change in character of the neighborhood and a public need. The Chairman declared the motion carried.

**Sign Standards – Magnolia Commons**

The Board next considered the sign standards for Magnolia Commons. William Hall presented the new sign standards. On motion by Commissioner Katrina Myricks and seconded by Commissioner Phillips King, the Commission voted unanimously to recommend to the Mayor and Board of Aldermen approval of the sign standards for Magnolia Commons in the City of Gluckstadt. The Chairman declared the motion carried.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

There was no further business to be presented.

**ADJOURN**

Commissioner Katrina Myricks moved that the meeting be adjourned. The motion was seconded by Commissioner Melanie Greer and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

**WITNESS OUR HANDS**, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
SAM McGAUGH, Chairman

\_\_\_\_\_  
MELANIE GREER, Vice Chairman/Secretary



**City of Gluckstadt**

**Application for Site Plan Review**

Subject Property Address: 690 Calhoun Station Road, Madison, Mississippi 39110

Parcel #: 082B-09-002/04.00

Owner: Mills Contracting, LLC

Applicant: Matt Mills

Address: 1085 Gluckstadt Road  
Bldg. 300, Suite E, Madison MS 39110

Address: 1085 Gluckstadt Road  
Bldg. 300, Suite E, Madison, MS 39110

Phone #: 601-842-6216

Phone #: 601-842-6216

E-Mail: mmills@millscontracting.net

E-Mail: mmills@millscontracting.net

Current Zoning District: C-2

Acreage of Property (If applicable): \_\_\_\_\_

Use sought of Property: Commerical Office Building

2024094

**Requirements of Applicant:**

1. Copy of written legal description.
2. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
3. Color Rendering & Elevations at time of submittal

**Requirements for Site Plan Submittal** (Refer to Section 807, Gluckstadt Zoning Ordinance)

Nine (9) copies of the site plan shall be prepared and submitted to the Zoning Administrator. Digital copies are acceptable. Three (3) hard copies are required.

**Site Plan Specifications (Section 809, Zoning Ordinance)**

- A. Lot Lines (property lines)
- B. Zoning of the adjacent lots
- C. The names of owners of adjacent lots
- D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
- E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
- F. All existing and proposed easements
- G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
- H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.

- I. Contours at vertical intervals of five (5) feet or less.
- J. Floodplain designation, according to FEMA Maps.
- K. Landscaped areas and planting screens.
- L. Building lines and the locations of all structures, existing and proposed
- M. Proposed uses of the land and buildings, if known
- N. Open space and recreation areas, where required.
- O. Area in square feet, and/or square acres of parcel
- P. Proposed gross lot coverage in square feet
- Q. Number and type of dwelling units where proposed
- R. Location of sign structures and drawings. (Section 701)
- S. Location of garbage dumpster and enclosure. (Section 406.06)
- T. Any other data necessary to allow for a through evaluation of the proposed use, including a traffic study.

**Applicant shall be present at the monthly meeting of the Planning and Zoning Commission when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.**

**Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance.**

**Site Plans shall be submitted by the 5:00 pm on the 5<sup>th</sup> day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission. No Exceptions.**

**Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 5<sup>th</sup> of the following month for the next monthly meeting of the Planning and Zoning Commission.**

**Attestation: By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of site plan is subject to Board approval.**

  
 \_\_\_\_\_  
 Applicant Signature

6/4/24  
 \_\_\_\_\_  
 Date

**CITY OF GLUCKSTADT BUILDING DEPARTMENT**  
**OFFICE USE ONLY**

**Date Received:** \_\_\_\_\_

**Application Complete & Approved to Submit to P&Z Board (please check):**

Yes \_\_\_\_\_ No \_\_\_\_\_

**Signature:** \_\_\_\_\_  
 Planning & Zoning Administrator (or Authorized Representative)

Legal Description

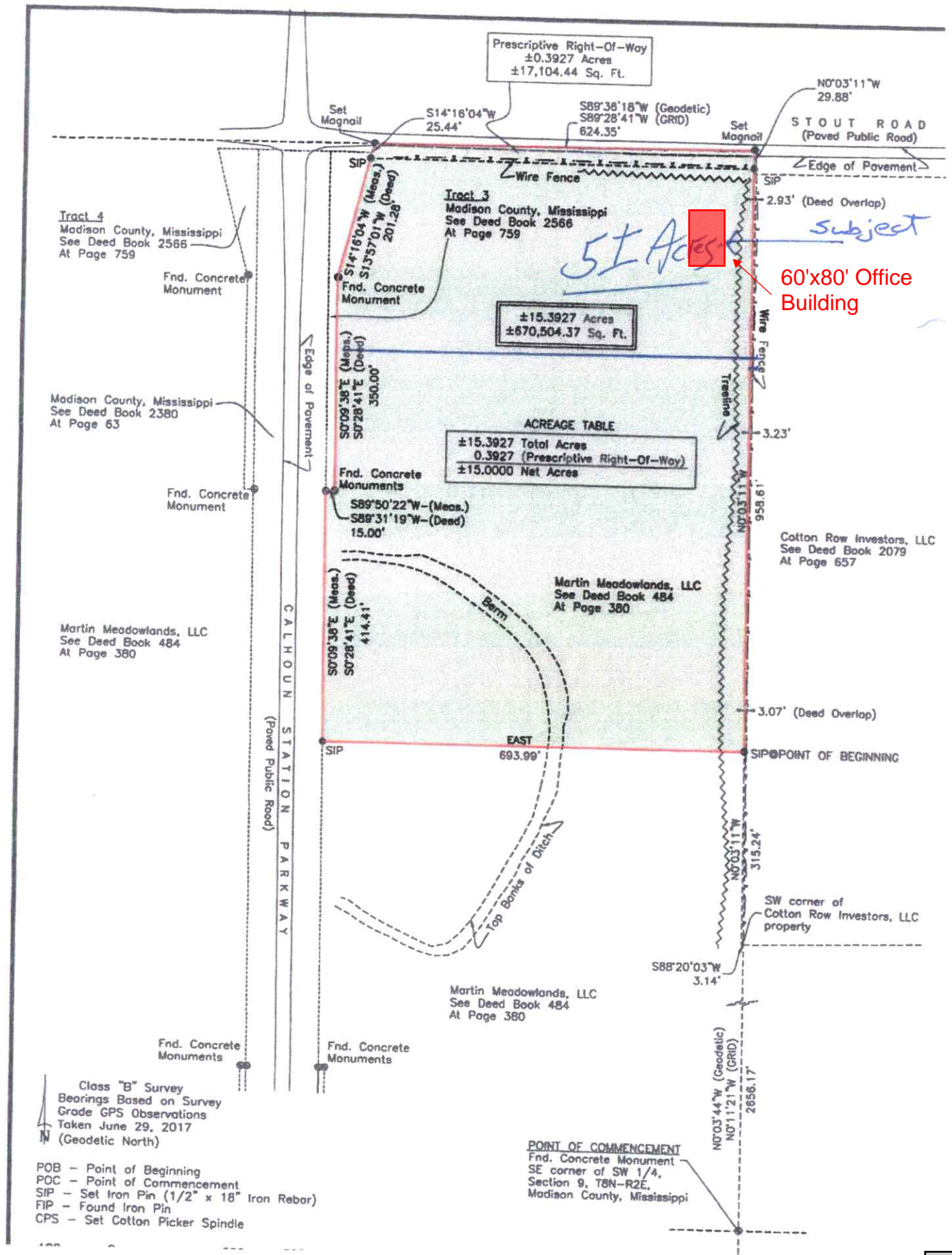
A parcel or tract of land, containing 5.393 acres, more or less, lying and being situated in the SW ¼ and the NW ¼ of Section 9, T8N-R2E, Madison County, Mississippi, being a part of the Third Floor Investments, LLC property as described in Deed Book 3532 at Page 390 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

**COMMENCING** at a found concrete monument lying at the SE corner of the SW ¼ of said Section 9, T8N-R2E, Madison County, Mississippi and run thence North 00 degrees 07 minutes 18 seconds West for a distance of 2,971.32 feet to ½” iron rebar found marking the southeast corner of the Third Floor Investments, LLC property as described in Deed Book 3532 at Page 390 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi; thence run North 00 degrees 11 minutes 16 seconds West for a distance of 632.16 feet to ½” iron rebar set marking the Point of Beginning of the tract herein described:

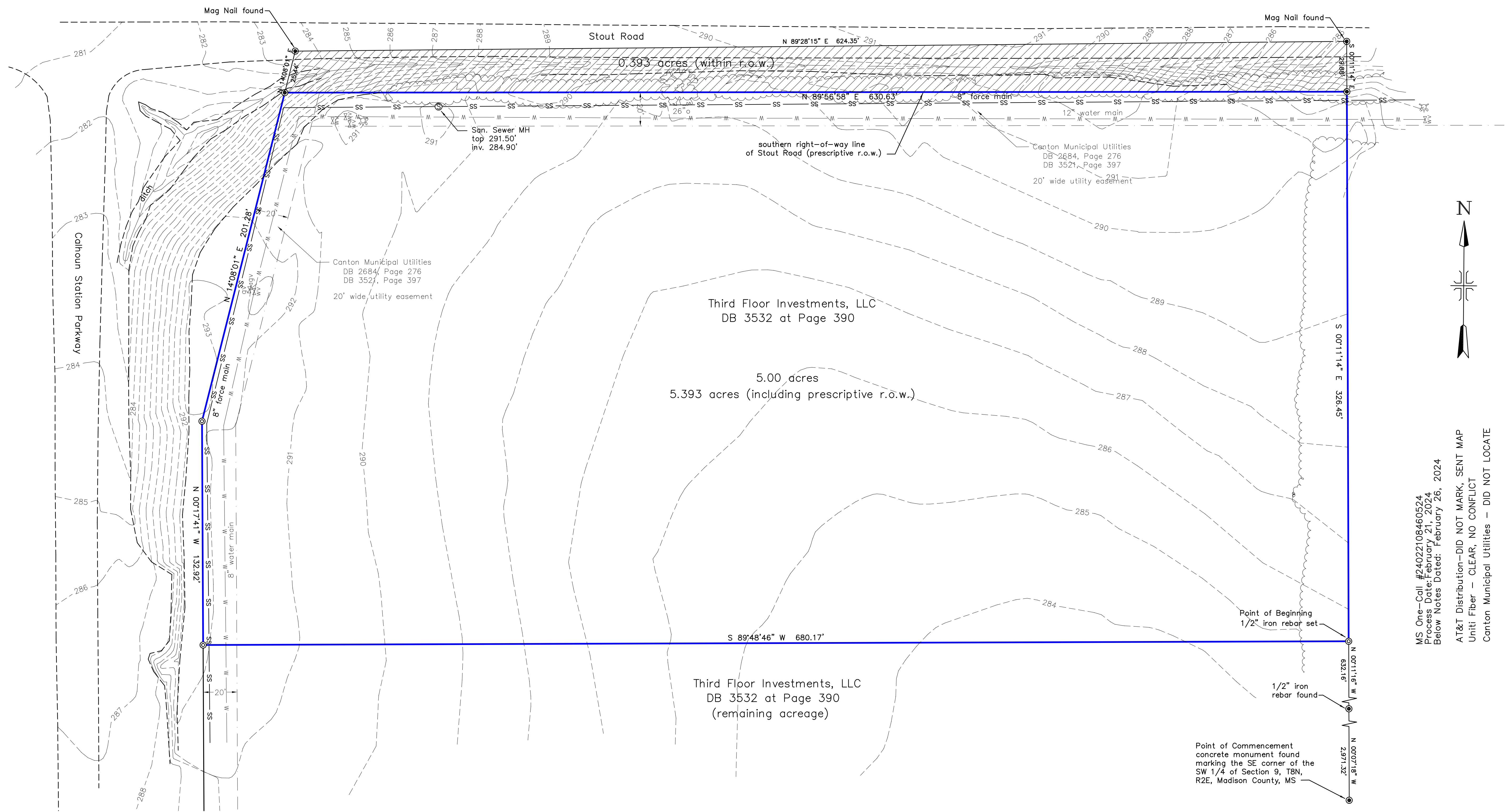
From the Point of the Beginning thence run South 89 degrees 48 minutes 46 seconds West for a distance of 680.17 feet to ½” iron rebar set on the east right-of-way line of Calhoun Station Parkway; thence run North 00 degrees 17 minutes 41 seconds West, along said right-of-way line, for a distance of 132.92 feet to ½” iron rebar set on the east right-of-way line of Calhoun Station Parkway; thence run North 14 degrees 08 minutes 01 seconds East, along said right-of-way line, for a distance of 201.28 feet to ½” iron rebar found at the intersection of the east right-of-way line of Calhoun Station Parkway with the south right-of-way line of Stout Road; thence run North 14 degrees 08 minutes 01 seconds East for a distance of 25.44 feet to a mag nail found; thence run North 89 degrees 28 minutes 15 seconds East for a distance of 624.35 feet to a mag nail found; thence run South 00 degrees 11 minutes 14 seconds East for a distance of 29.88 feet to a ½” iron rebar found on the south right-of-way line of Stout Road; thence run South 00 degrees 11 minutes 14 seconds East for a distance of 326.45 feet back to the Point of Beginning.

Prepared by:

Colin L. Baird  
Baird Engineering, Inc.  
Clinton, Mississippi

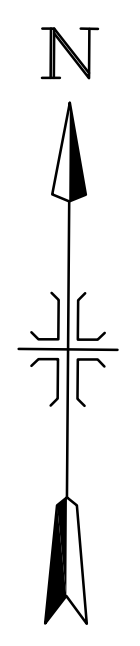






MS One-Call #24022108460524  
 Process Date: February 21, 2024  
 Below Notes Dated: February 26, 2024

AT&T Distribution-DID NOT MARK, SENT MAP  
 Uniti Fiber - CLEAR, NO CONFLICT  
 Canton Municipal Utilities - DID NOT LOCATE



No.	Revisions:	By:	Date:

BAIRD ENGINEERING, INC.  
 506 Jefferson Street, Clinton, MS 39056  
 Phone: (601) 925-5015  
 www.bairdeng.com

Project No.: # 4868  
 Date: 02/29/2024  
 Scale: 1" = 30'  
 Designed By: CLB  
 Reviewed By: CLB

BOUNDARY & TOPOGRAPHIC SURVEY  
 MILLS CONTRACTING  
 GLUCKSTADT, MISSISSIPPI

Date of field survey: February 28, 2024.

Reference Bearing are based on the Mississippi State Plane Coordinate System, NAD 83 - Mississippi West Zone.

Subject property is located in Flood Zone X according to the FIRM Map for Madison County (280228), map reference 28089 C 415F, effective date March 17, 2010

Class "B" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

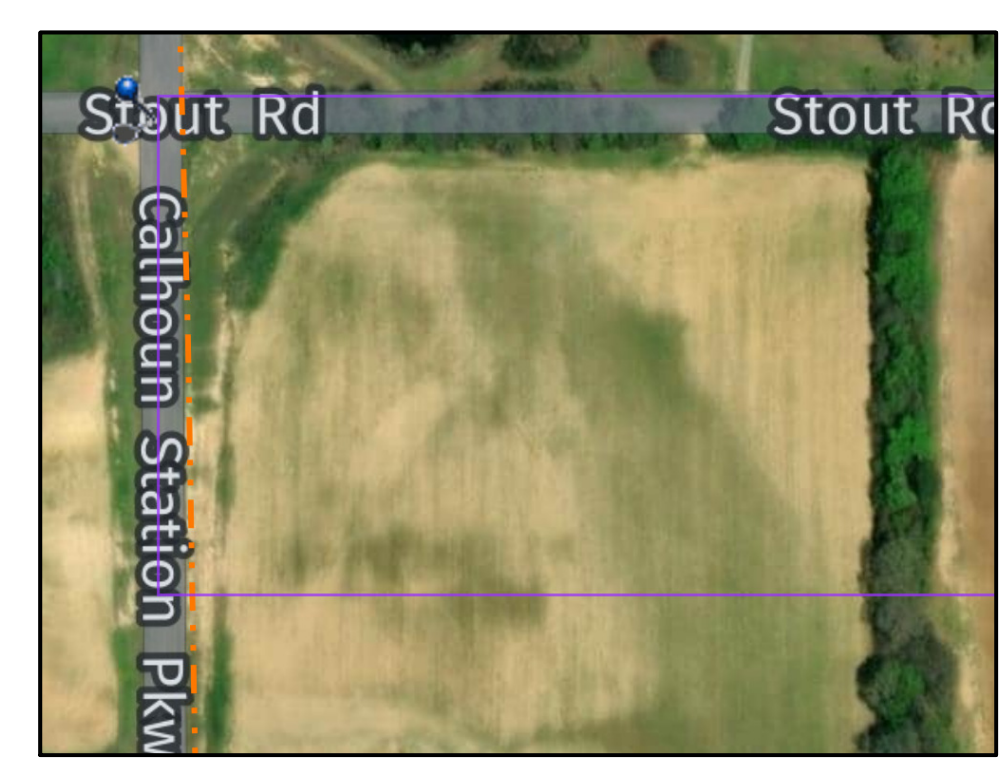
Vertical elevations are referenced to NAVD88

Reference: Plat by McMasters and Associates dated July 77, 2017.

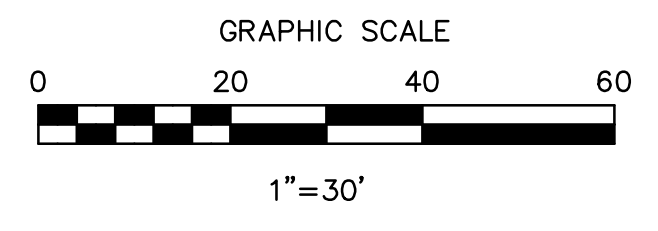
This boundary and topographic survey was performed and this plat was prepared by Baird Engineering, Inc. 506 Jefferson Street, Clinton, MS 39056 Phone: (601) 925-5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on February 29, 2024.



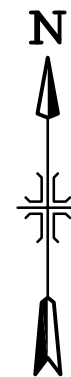
NOTE: AT&T Distribution Drawing shows a line running along road in orange



LEGEND	
	CABLE PEDESTAL
	UTILITY POLE
	GAS VALVE
	WATER VALVE
	1/2" IRON REBAR FOUND
	1/2" IRON REBAR SET (18" long)
	LIGHT POLE
	WATER METER
	SEWER CLEANOUT
	POWER METER
	GAS METER
	PINE TREE
	WATER METER
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	SIGN
	STORM INLET
	SAN. SEWER MANHOLE
	SOIL BORING
	SAN. SEWER
	GAS LINE
	UNDERGROUND TELECOMMUNICATION
	CONTOURS
	OVERHEAD POWER
	UNDERGROUND ELECTRIC
	WATER MAIN
	OAK TREE
	AIR CONDITION UNIT

C 0.0





**SITE PLAN NOTES**

**GENERAL**

- TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 07-29-2022.
- CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
- DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
- ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOO UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
- CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
- ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK, ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
- BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
- ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
- SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
- SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
- ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- PARKING PROVIDED IN THIS PROJECT (WITHIN THE MALL PARCEL):  
2 ADA COMPLIANT PARKING SPACES  
21 STANDARD PARKING SPACES  
23 TOTAL PARKING SPACES PROVIDED
- DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

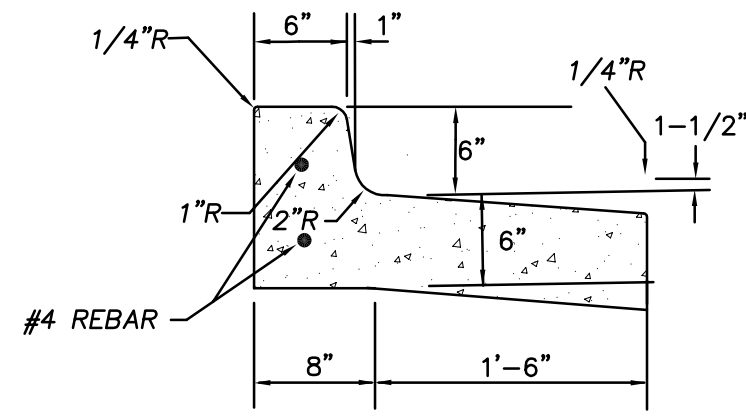
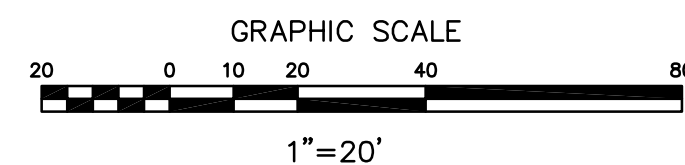
- PROPERTY IS ZONED C-2 (GENERAL COMMERCIAL DISTRICT), CITY OF GLUCKSTADT
- ADJOINING PROPERTIES TO THE SOUTH IS ZONED C-2 (GENERAL COMMERCIAL DISTRICT) AND TO THE EAST IS ZONED A-1 (AGRICULTURAL DISTRICT)
- SETBACKS:  
FRONT - 40 FEET (35 FOOT OPTION IF CORNER LOT)  
SIDE - 5 FEET (50 FEET ADJOINING AGRICULTURAL)  
REAR - 5 FEET (50 FEET ADJOINING AGRICULTURAL)  
MAXIMUM HEIGHT RESTRICTION: AS DETERMINED BY THE IBC
- NO BUILDING IS LOCATED ON THE SUBJECT PARCEL.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS DETERMINED BY FIRM NO. 28089 C 415F, MADISON COUNTY, REVISION DATE-3/17/2010

**PARKING FEATURES LEGEND**

- |  |                                      |
|--|--------------------------------------|
| ① TRAFFIC STRIPE (PARKING)                   | 4" CONTINUOUS WHITE                  |
| ② TRAFFIC STRIPE (HANDICAP)                  | 4" CONTINUOUS BLUE                   |
| ③ HANDICAP PARKING SIGN (R7-B)-DETAIL 1/C5.1 | SEE MUTCD MANUAL FOR SPECIFICATIONS. |
| ④ STOP SIGN (DETAIL 2/C5.1)                  | SEE MUTCD MANUAL FOR SPECIFICATIONS. |
| ⑤ 24" LEGEND                                 | WHITE                                |

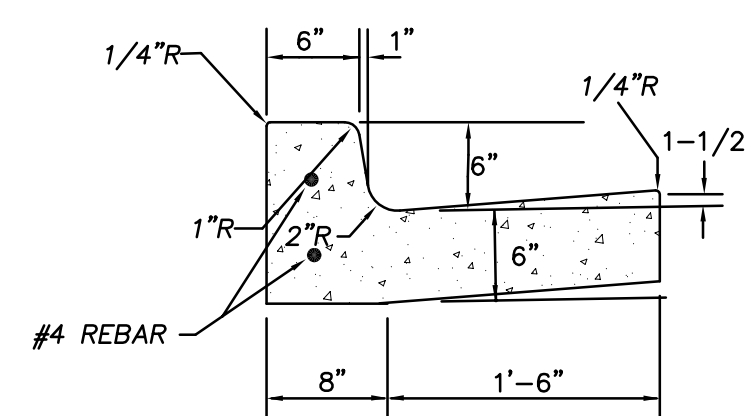
**LEGEND**

- PROPOSED CONCRETE CURB (DETAIL 3 & 4/C2.0)
- HANDICAP PARKING
- PROPERTY LINE



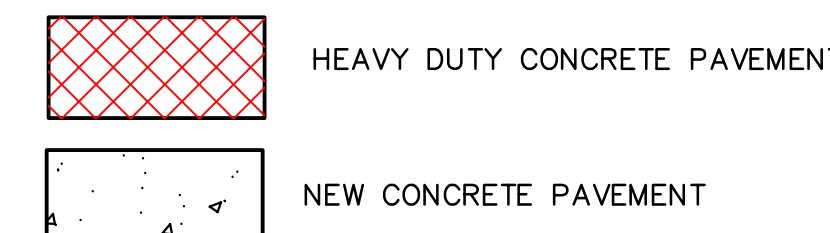
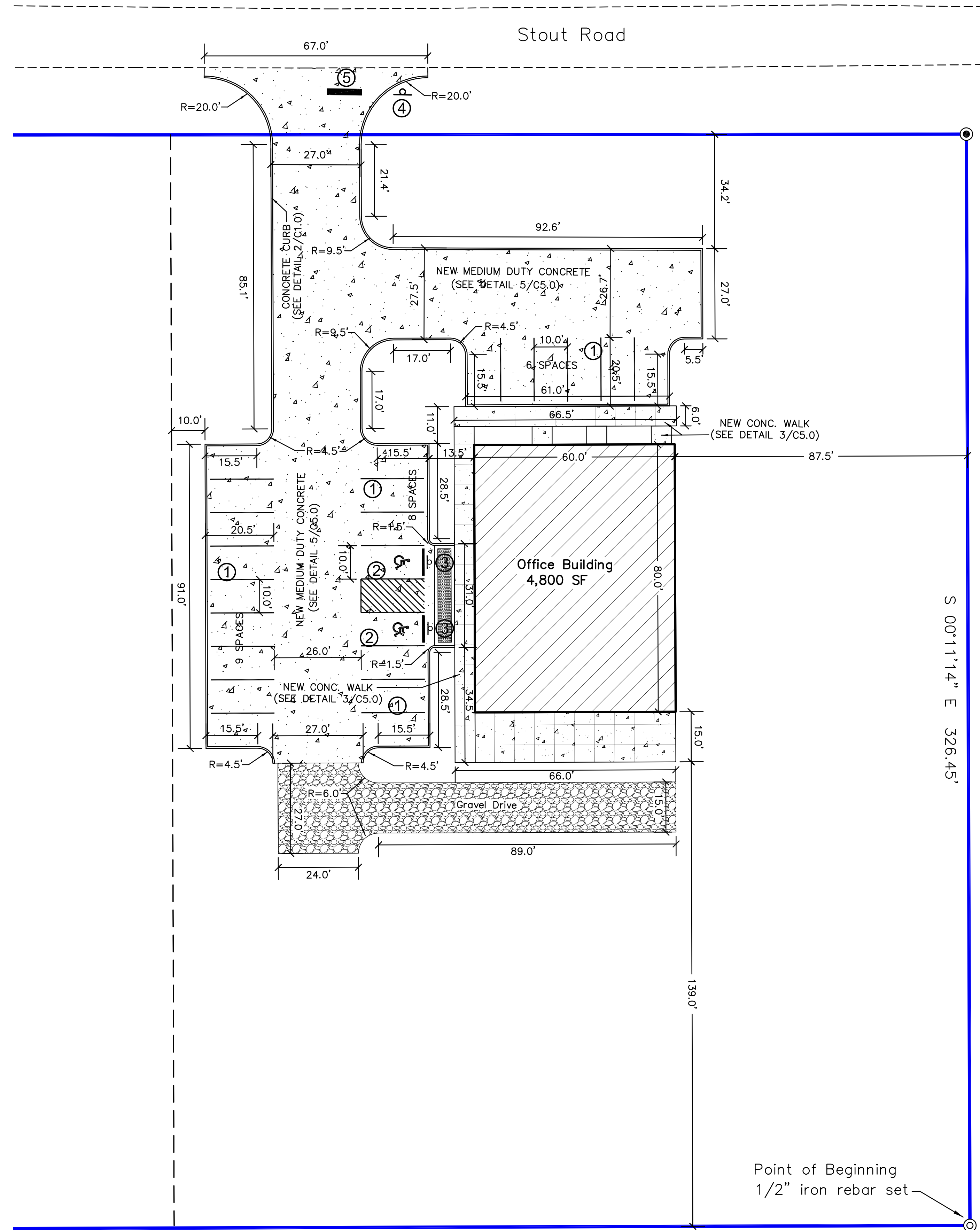
2 CONCRETE CURB & GUTTER (PITCH-AWAY) N.T.S.

CONTRACTOR SHOULD USE CORRECT CURB & GUTTER DETAIL IN ACCORDANCE TO THE GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN



1 CONCRETE CURB & GUTTER N.T.S.

\*CONTRACTION JOINT SHOULD BE PLACED EVERY 10 FEET AND/OR EVERY TANGENT



Section 4, Item A)	
Date:	
By:	
Revisions:	
No.	

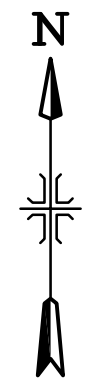
BAIRD ENGINEERING, INC.  
506 Jefferson Street, Clinton, MS 39056  
Phone: (601) 925-5015

Project No.: # 4868  
Date: 05/05/24  
Scale: 1" = 20'  
Designed By: CLB  
Reviewed By: CLB

SITE PLAN  
MILLS CONTRACTING  
GLUCKSTADT, MISSISSIPPI

C 1.0





NOTE: SEE ARCHITECTURAL SITE PLAN FOR DOWNSPOUT LOCATIONS AND CONNECTION TO STORM SEWER SYSTEM.

1. GENERAL

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED  
ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF GLUCKSTADT STANDARDS.  
TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.

2. CLEARING

PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED  
REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING  
REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.  
STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE

3. GRUBBING

REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.

4. CLEAN-UP

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATED DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

5. SITE GRADING

PROFROLLING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 98% ASTM D698 PRIOR TO FILL PLACEMENT.  
CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBGRADE AND THE PAVING ITSELF. WHERE FILL IS REQUIRED, USE PER GEOTECHNICAL REPORT.  
ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.  
ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

6. FILLING AND BACKFILLING MATERIALS

IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% OF MAXIMUM DENSITY WITH ±2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW WHICH CAN BE COMPACTED FROM AN OFF-SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATERIAL, AND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.

HYDRAULIC INFORMATION

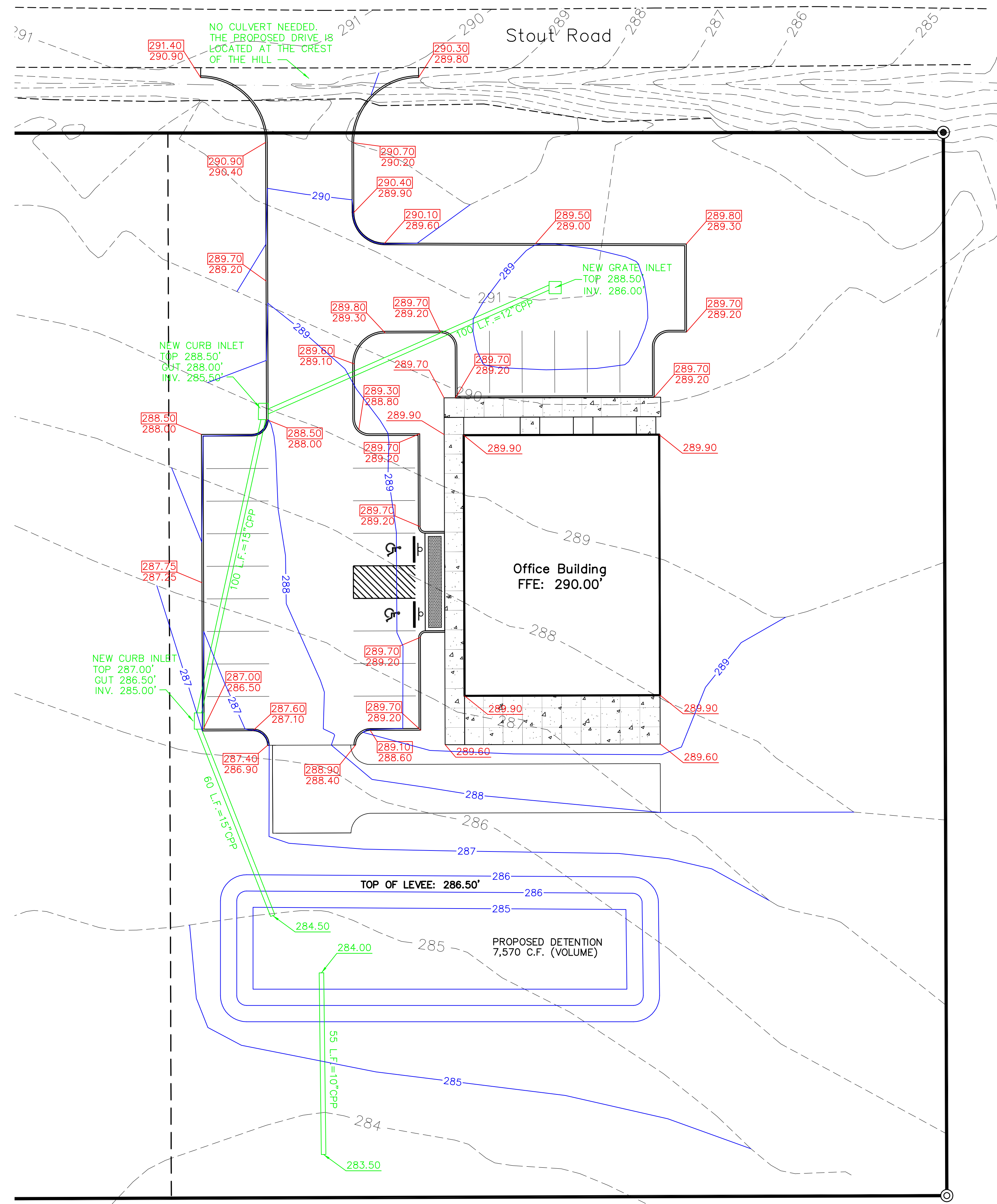
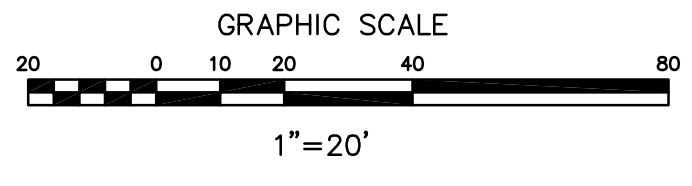
DETENTION BASIN

2 year runoff (pre)-1,293 cfs	25 year runoff (pre)-2,053 cfs
2 year runoff (post)-6,051 cfs	25 year runoff (post)-9,513 cfs
Detention Outflow-1,661 cfs	Detention Outflow-2,147 cfs
Detention Max. Elev.-284.82'	Detention Max. Elev.-285.17'
5 year runoff (pre)-1,549 cfs	50 year runoff (pre)-2,276 cfs
5 year runoff (post)-7,208 cfs	50 year runoff (post)-10,60 cfs
Detention Outflow-1,895 cfs	Detention Outflow-2,257 cfs
Detention Max. Elev.-284.97'	Detention Max. Elev.-285.26'
10 year runoff (pre)-1,763 cfs	100 year runoff (pre)-2,498 cfs
10 year runoff (post)-8,188 cfs	100 year runoff (post)-11,56 cfs
Detention Outflow-2,056 cfs	Detention Outflow-2,351 cfs
Detention Max. Elev.-285.06'	Detention Max. Elev.-285.35'

Drainage Area (pre) - 1.08 acres  
Drainage Area (post) - 1.08 acres

DETENTION DATA

Top of Dam Elev. - 286.50'  
Bottom Elev.-284.50'  
Surface Area at Top of Dam - 4,327 s.f.



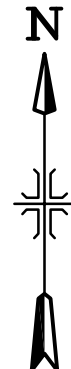
Date:	
By:	
Revisions:	
No.	

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-5015

Project No.: # 4868
Date: 05/05/24
Scale: 1" = 20'
Designed By: CLB
Reviewed By: CLB

GRADING PLAN
MILLS CONTRACTING
GLUCKSTADT, MISSISSIPPI





PURSUANT TO ADOPTED STORM WATER MANAGEMENT PLANS FOR NON-RESIDENTIAL USERS, THE FOLLOWING INFORMATION IS PROVIDED:

- SIGNIFICANT MATERIALS TO BE PLACED ON PROPERTY INCLUDE FILL/CUT MATERIAL, CONCRETE, METAL OR IRON FOR THE BUILDING
- CURRENT AND PROPOSED LAND USE IS FOR STATE FARM INSURANCE, THE ONLY FEASIBLE THREAT OF STORM WATER POLLUTION WILL ARISE DURING CONSTRUCTION. THE THREAT WILL BE FROM UNCONTROLLED SEDIMENT RUNOFF. SEDIMENT RUNOFF CAN BE CONTROLLED BY FOLLOWING THE GUIDELINES AS SHOWN ON THE PRECEDING AND CURRENT "EROSION CONTROL PLAN" SHEETS.
- CUT/FILL MATERIAL MAY BE STOCKPILED ON SITE DURING CONSTRUCTION. IF SO, A SILT FENCE MUST BE IN PLACE AROUND SAID STOCKPILE, AND ALSO THE STOCKPILE SHOULD BE COVERED. CONCRETE WILL BE DELIVERED ONSITE WITH CONCRETE TRUCKS. SPILLOVER FROM FORMING WILL BE STOCKPILED AND REMOVED FROM SITE TO AN APPROVED RUBBISH OR LANDFILL SITE. THE SAME APPLIES FOR ALL METAL/IRON EXCESS FROM BUILDING CONSTRUCTION.
- ALL LITTER IS TO BE DISPOSED OF IN A CERTIFIED LAND FILL. LITTER IS TO BE TEMPORARILY STORE ON SITE UNTIL IT CAN BE HAULED TO A CERTIFIED LAND FILL OR REMOVED BY PROFESSIONAL WASTE MANAGEMENT SERVICES.
- ALL SIGNIFICANT MATERIALS REMAINING AFTER CONSTRUCTION WILL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED RUBBISH OR LANDFILL SITE.
- PESTICIDES OR HERBICIDES ARE NOT NECESSARY AND ARE, THEREFORE, NOT ALLOWED ON SITE. IF ANY ARE FOUND ON SITE, THEY WILL BE DISPOSED OF AS PER DEQ OR EPA REGULATIONS.
- NOTE THE LOCATION OF ALL SILT FENCES AND EROSION CONTROL MEASURES AS INDICATED ON PRECEDING "EROSION CONTROL PLAN" SHEET. THE DETAILS OF SAID FENCES AND CONTROL MEASURES ARE SHOWN ON CURRENT SHEET.

**Maintenance Plan:**

Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from basin, inlet protection devices and silt fences, when accumulated sediment reaches 65 percent capacity. Replace non-functional silt fence. Maintain all vegetated areas to provide proper ground cover, re-seed, fertilize, and mulch as needed.

**CONSTRUCTION SEQUENCE**

**Implementation BMP Sequence:**

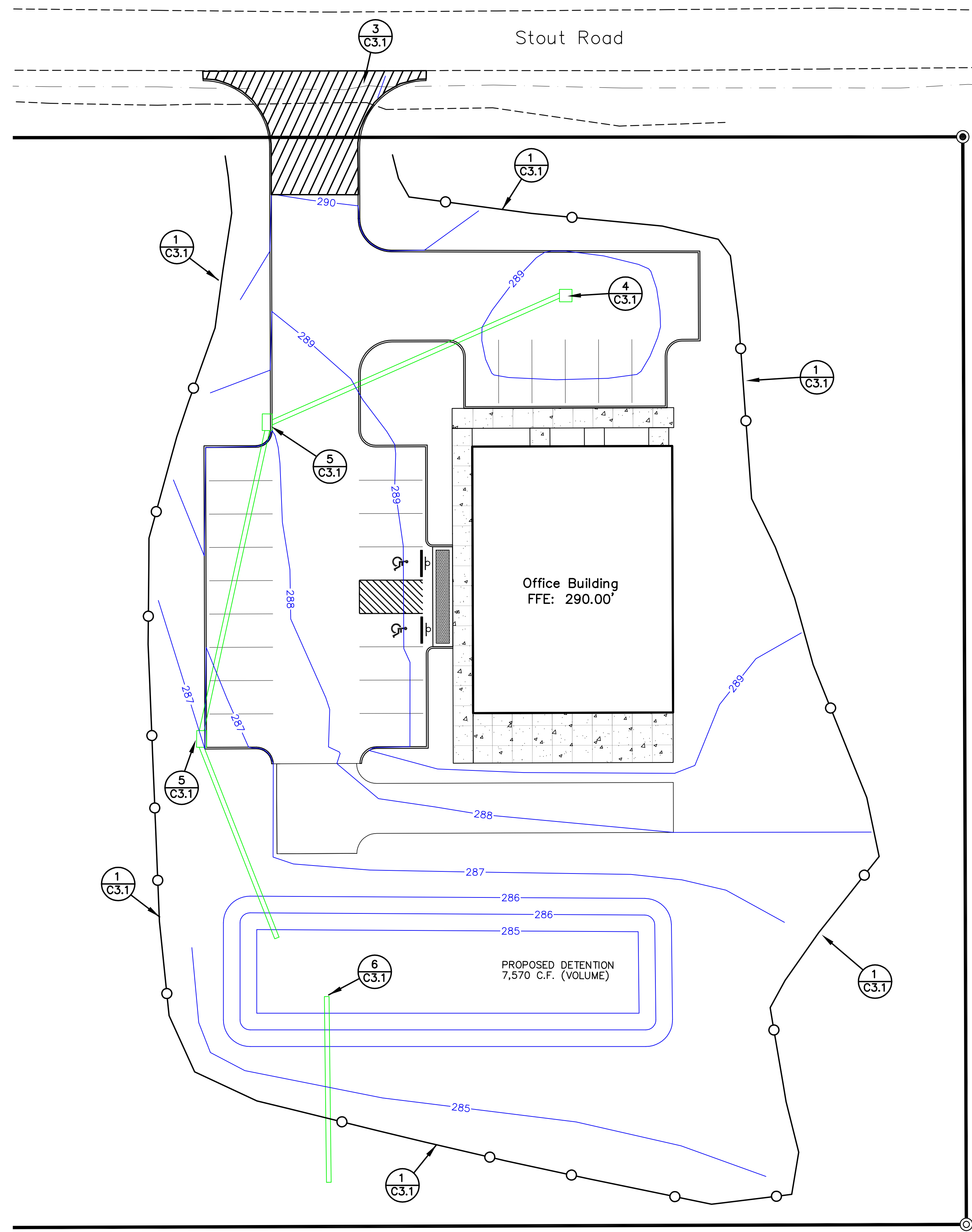
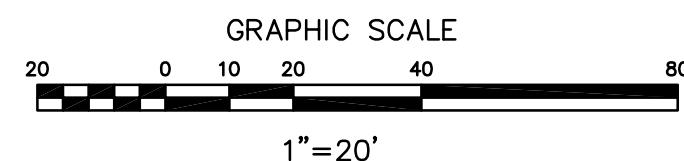
1. Build construction entrance/exit and equipment parking areas.
2. Install silt fences, wattle barriers and outlet protection.
3. Rough grade site and stockpile topsoil (with silt fence).
4. Construct ditches, swales and basins (as needed)
5. Construct parking areas and drives
6. Perform temporary and permanent seeding and mulching.

**Vegetative Stabilization Measures**

1. Preserve existing vegetation at areas on site where no construction activity is planned.
2. Clearing and grubbing operations should be staged to preserve existing vegetation.
3. Soil and vegetative stabilization measures must be initiated whenever any clearing, grading, grubbing, excavating or other land disturbing activities have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) calendar days or more. The appropriate temporary or permanent vegetative practices shall be initiated immediately (no later than the next work day).
4. Hydroseeding will be applied on disturbed soil areas requiring temporary protection until permanent vegetation is established or disturbed soil areas that must be re-disturbed following an extended period of inactivity.
5. Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. otherwise, hydroseeding must be used in conjunction with a soil binder or mulching (i.e. straw mulch).

**NOTES:**

1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: TWIST METHOD OR HOOK METHOD AS SPECIFIED ON DETAIL.
4. PLACE WATTLES AROUND CURB INLETS DURING CONSTRUCTION.
5. PLACE CULVERT EROSION WATTLE PROTECTION AROUND OPEN CULVERTS DURING CONSTRUCTION. SHALL COMPLY WITH SECTION 4, PAGES 4-182 THRU 4-189 OF THE PLANNING & DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT & STORMWATER.
6. MAINTAIN MIN. 10' VEGETATIVE BUFFER AROUND PERIMETER OF SITE WHERE PRACTICABLE.
7. ADDITIONAL SILT FENCE TO BE INSTALLED AS NEEDED TO PREVENT MIGRATION OF SEDIMENT FROM CONSTRUCTION AREAS.
8. SWPPP HOUSEKEEPING AREA TO BE MIN. 20'X40', LOCATE SANITARY FACILITIES, TRASH RECEPTACLES, EQUIPMENT MAINTANCE, RE-FUELING, AND CONCRETE WASH-OUT IN THIS AREA. ERECT SIGN AT AREA INDICATING, "SWPPP HOUSEKEEPING AREA".



Date:	
By:	
Revisions:	
No.:	

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BAIRD ENGINEERING, INC.  
 506 Jefferson Street, Clinton, MS 39056  
 Phone: (601) 925-3015

Project No.: # 4868  
 Date: 05/05/2024  
 Scale: 1" = 20'  
 Designed By: CLB  
 Reviewed By: CLB

EROSION CONTROL PLAN  
 MILLS CONTRACTING  
 GLUCKSTADT, MISSISSIPPI

C 3.0



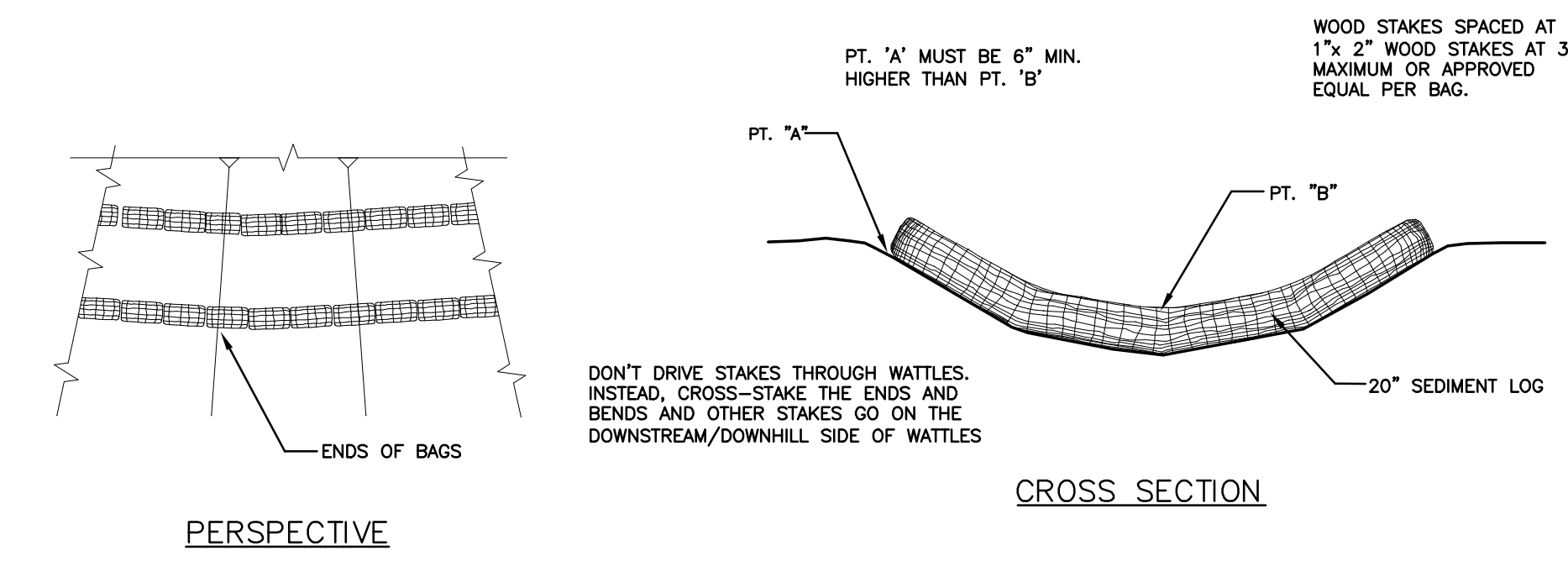
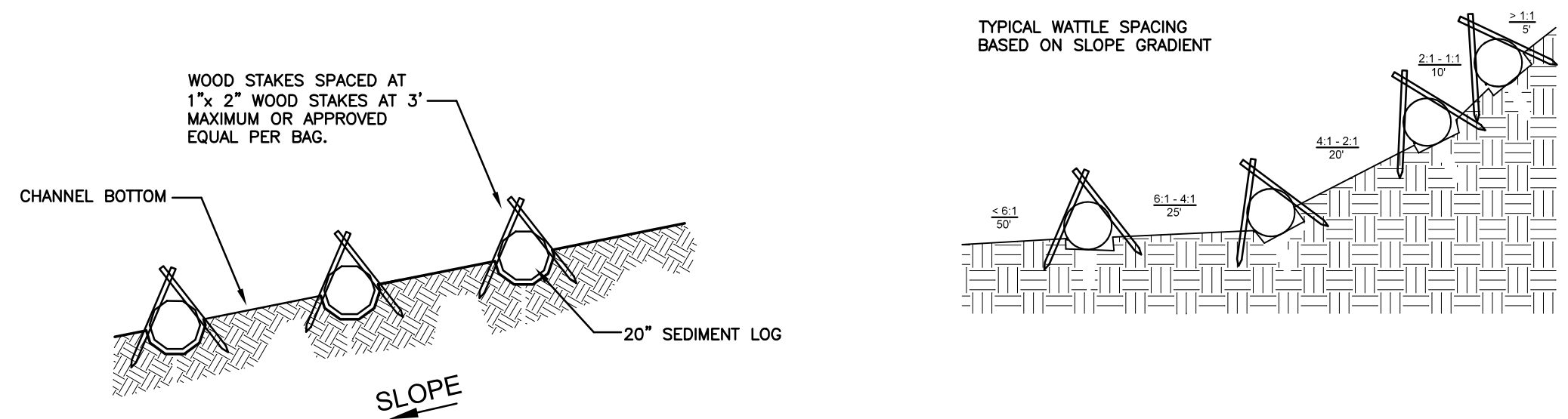
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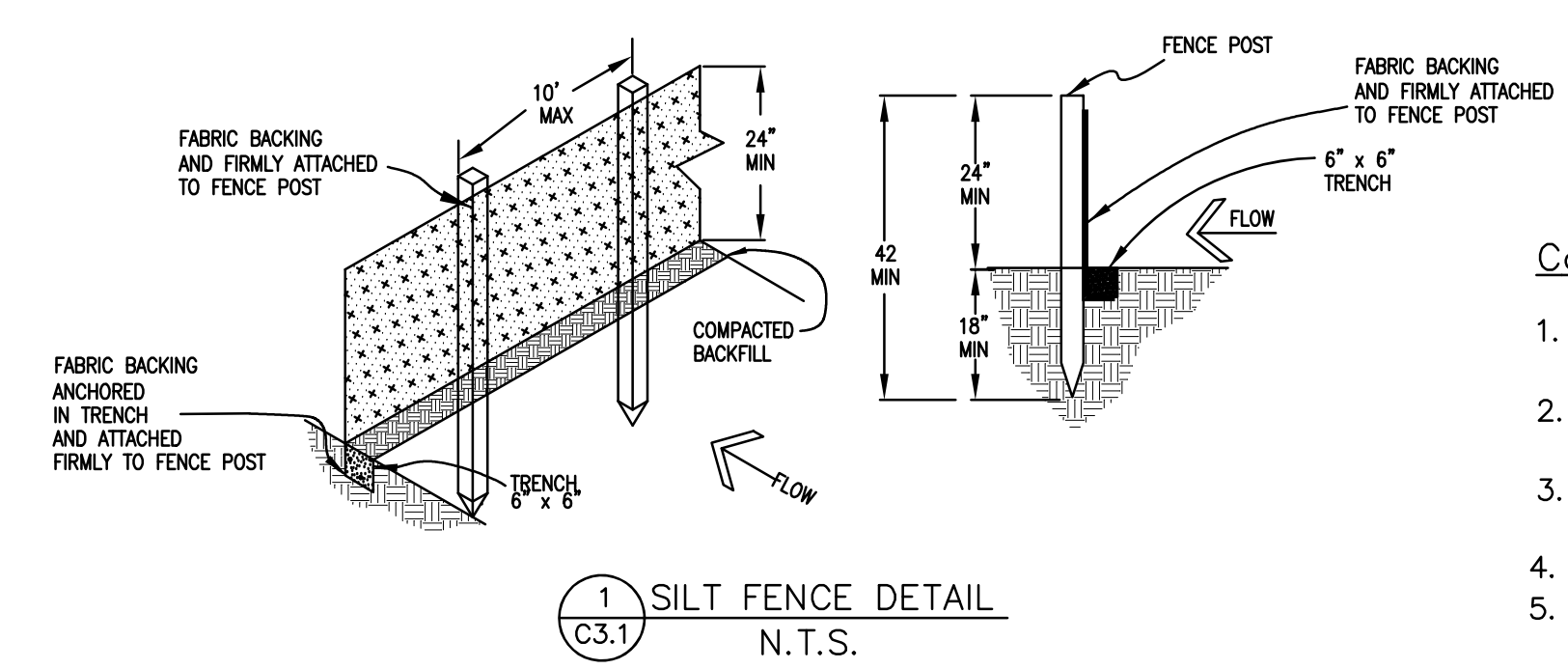
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 Date: 05/05/2024  
 Scale: N.T.S.  
 Designed By: CLB  
 Reviewed By: CLB

EROSION CONTROL DETAILS  
 MILLS CONTRACTING  
 Gluckstadt, Mississippi

C 3.1



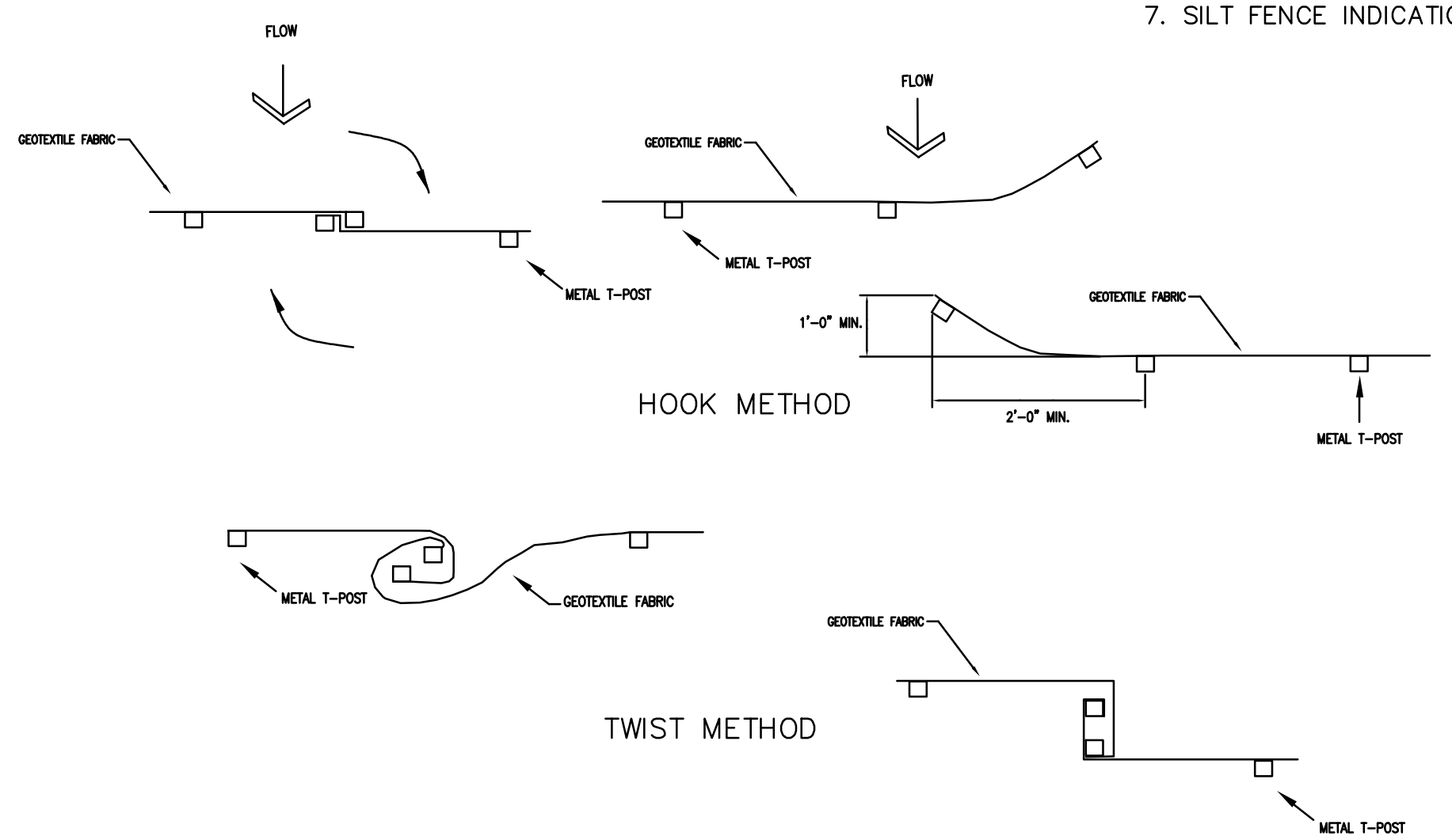
7 SEDIMENT LOG DITCH CHECK  
 C3.1 N.T.S.



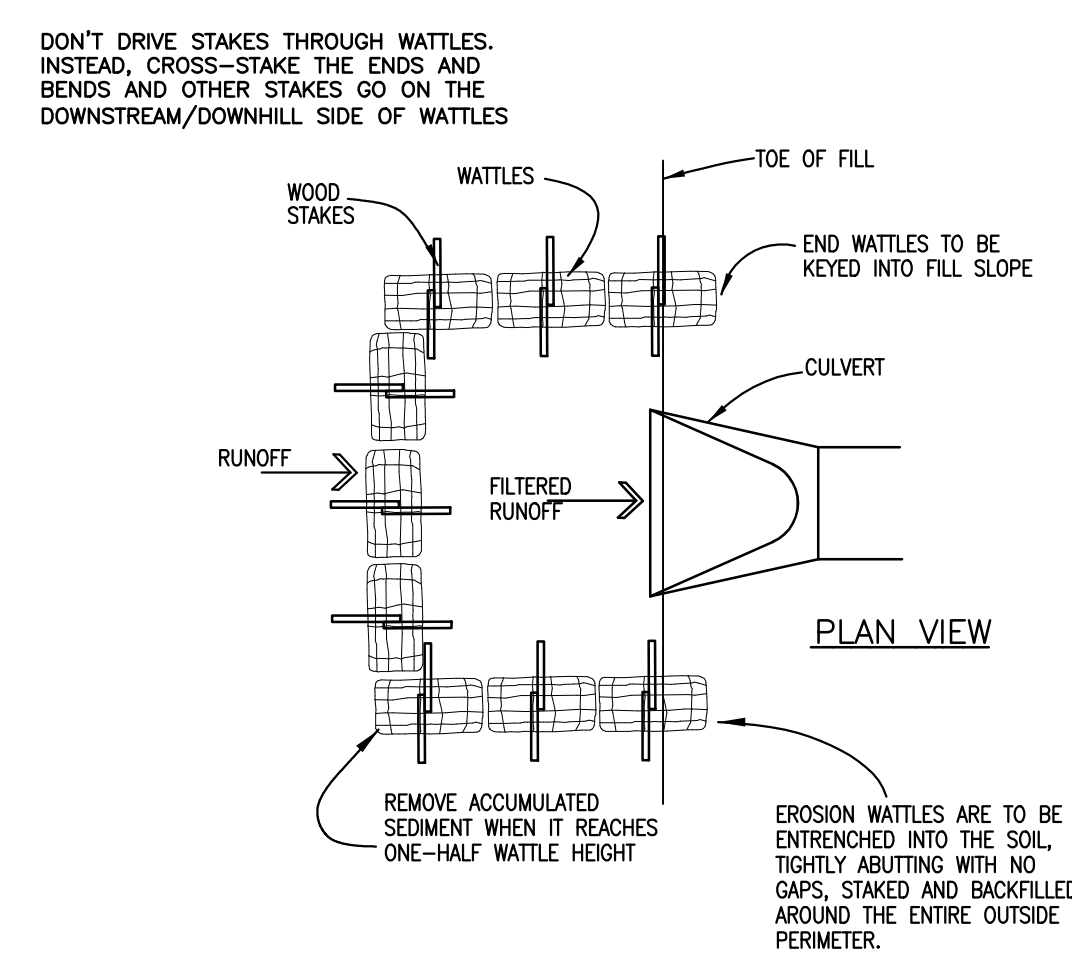
1 SILT FENCE DETAIL  
 C3.1 N.T.S.

Construction Notes for Silt Fence:

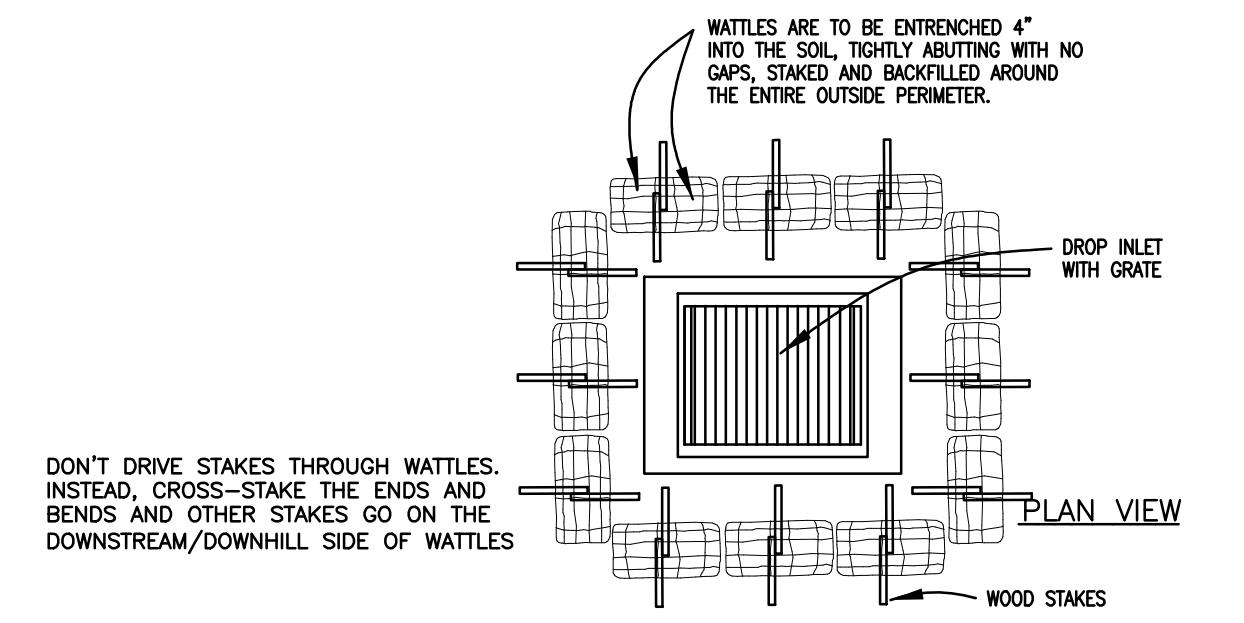
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
  4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
  5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER "T" OR "U" TYPE, OR WOODEN  
 POSTS: LOCATE MAXIMUM OF 6 FEET O.C.  
 FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING  
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL
6. SILT FENCE SHALL BE PLACED SO THAT NO SEDIMENT WILL LEAVE THE SITE.
  7. SILT FENCE INDICATION ON THE PLANS AS



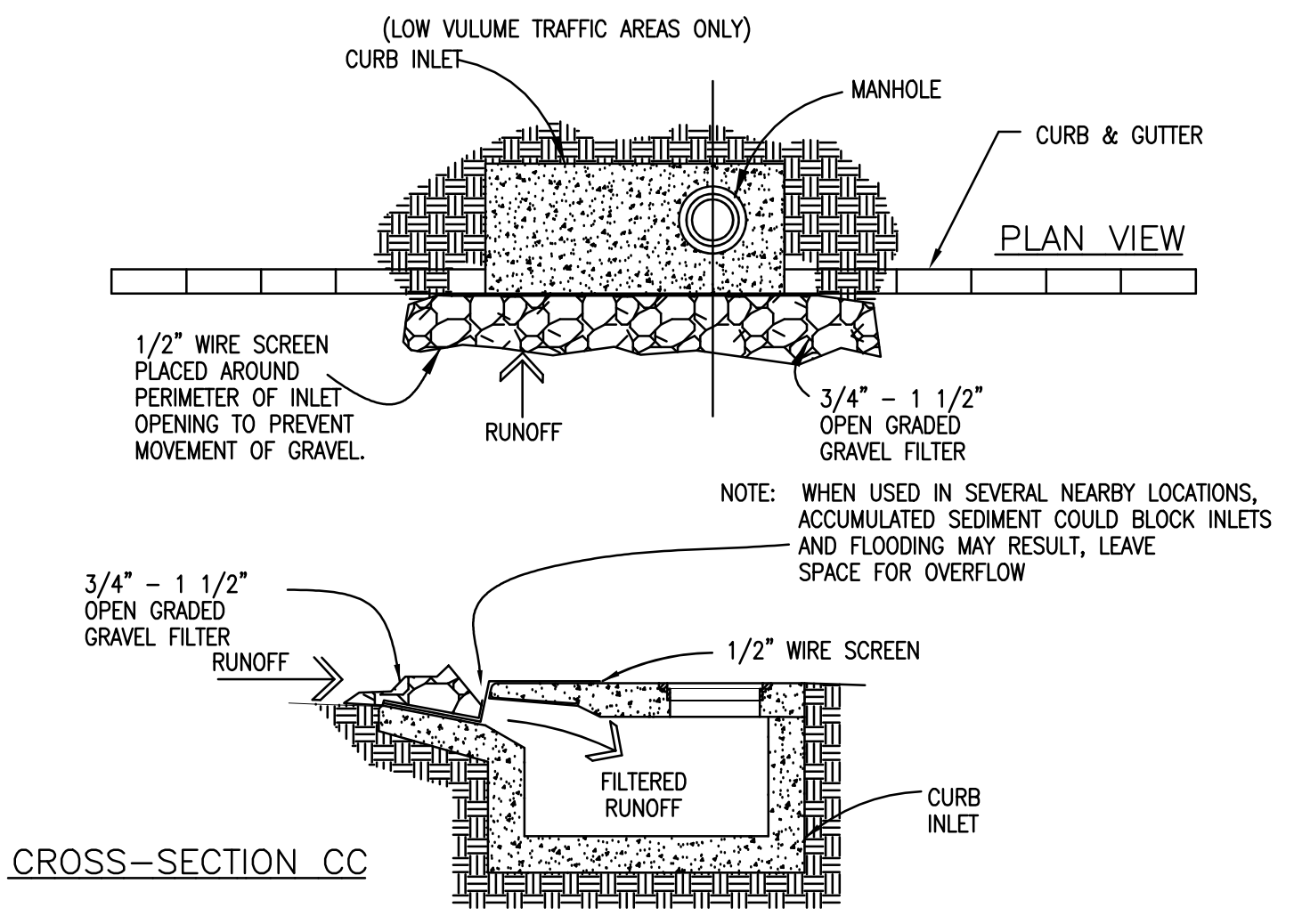
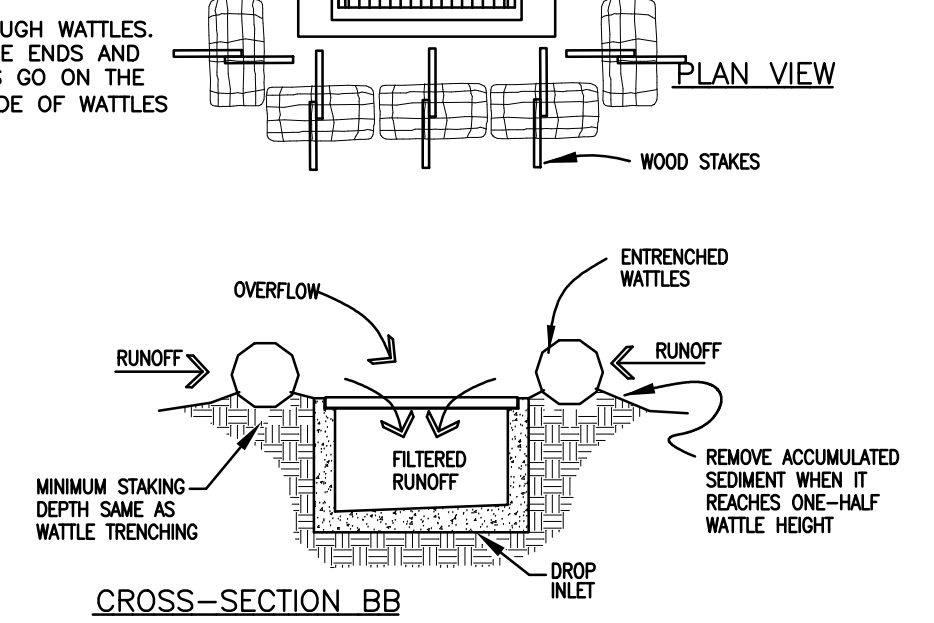
2 JOINING TWO LENGTHS OF SILT FENCE  
 C3.1 N.T.S.



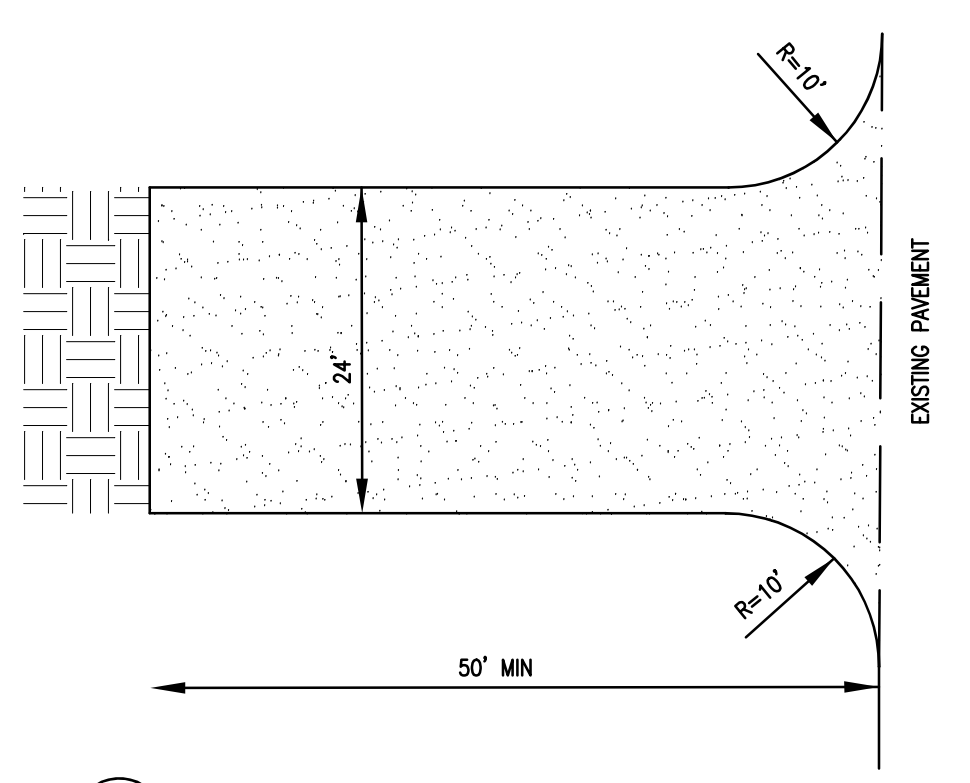
6 CULVERT EROSION BALE INLET PROTECTION  
 C3.1 N.T.S.



4 DROP INLET EROSION FILTER  
 C3.1 N.T.S.



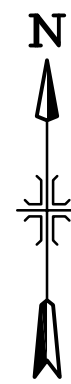
5 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP  
 C3.1 N.T.S.



3 CONSTRUCTION ENTRANCE  
 C3.1 N.T.S.

NOTES:

1. STONE SIZE - USE 1-1/2" TO 3" ROCK AND 1/2" TO 3/4" FILTER LAYER
2. THICKNESS - NOT LESS THAN 6".
3. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE. USE TYPE V GEOTEXTILE FABRIC.
4. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. WIDTH - 30 FOOT MINIMUM
6. THE ENTRANCE SHALL BE MAINTAINED WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMEN SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.



**UTILITIES NOTES**

**1. GENERAL**

THE SITE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE MOST CURRENT DATA PROVIDED BY THE OWNER.

ALL WATER AND SANITARY SEWER SERVICES TO BE INSTALLED WITHIN 5 FEET OF BUILDING LINE. SINCE WATER AND SEWER IS PRIVATELY OWNED AND MAINTAINED ON SITE, ALL SERVICES AND MATERIALS WILL BE TO STATE REGULATORY STANDARDS.

THE SITE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES OR PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE SITE CONTRACTOR MUST MAKE CONTACT WITH APPROPRIATE UTILITY COMPANY OR OWNER PRIOR TO EXCAVATION. THE PRIVATE OWNER MAY OR MAY NOT HAVE KNOWLEDGE OF LOCATION OF UTILITIES AND THE SITE CONTRACTOR IS RESPONSIBLE FOR LOCATING IN NON-INVASIVE AND NON-DISTRACTIVE MEANS IF POSSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLANS.

SEE ARCHITECTURAL SHEETS FOR BUILDING CONNECTIONS.

ELECTRIC SERVICE TO BE COORDINATED WITH ENTERGY.

GAS SERVICE TO BE COORDINATED WITH ATMOS.

**2. SANITARY SEWER AND WATER CONNECTIONS**

CONNECTION OF SANITARY SEWER AND WATER TO THE EXISTING INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, STORM SEWER, SANITARY SEWER, IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, ETC) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION.

SEWER PIPE AND FITTINGS SHALL BE PVC, ASTM D-3034, SDR-26, ELASTOMETRIC GASKET JOINTS.

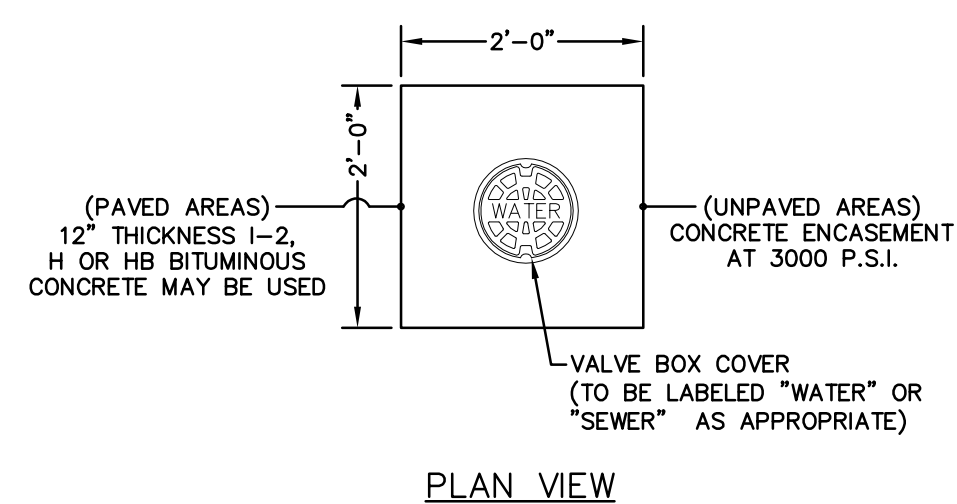
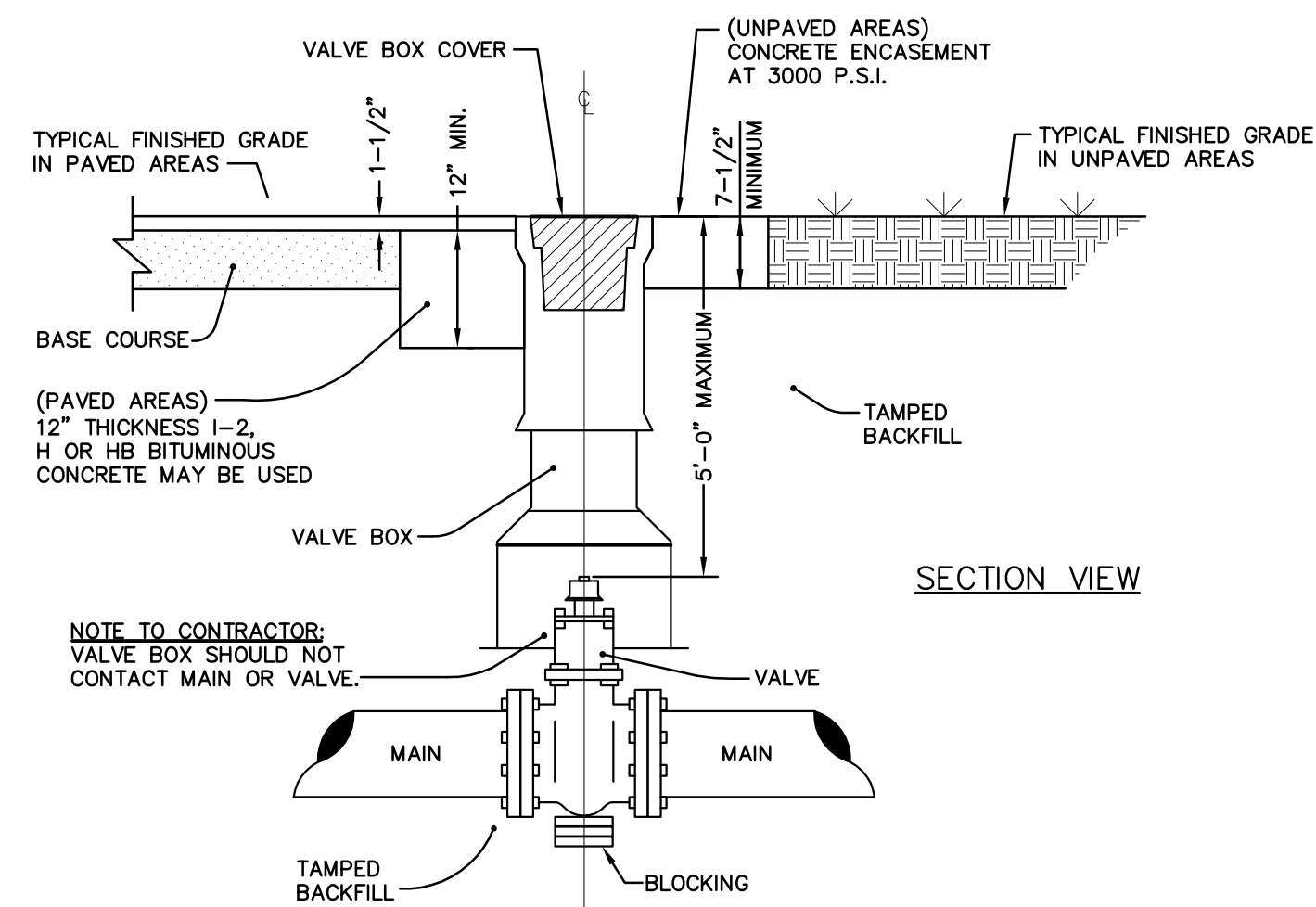
ALL WATER SERVICE LINES 3" AND UNDER SHALL BE PB, AWWA STD, C-902 CLASS 160.

SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES TO REMAIN AND FOR ALL INTERRUPTIONS CAUSED BY A RESULT OF HIS WORK.

ALL SANITARY SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH STATE REGULATORY AGENCY STANDARDS.

WATER METERS ARE TO BE INSTALLED BY BEAR CREEK WATER ASSOCIATION. CURB STOPS ARE TO END AT, OR REASONABLY CLOSE, TO THE RIGHT-OF-WAY IN AN AREA THAT IS ACCESSIBLE FOR READING OR MAINTENANCE.

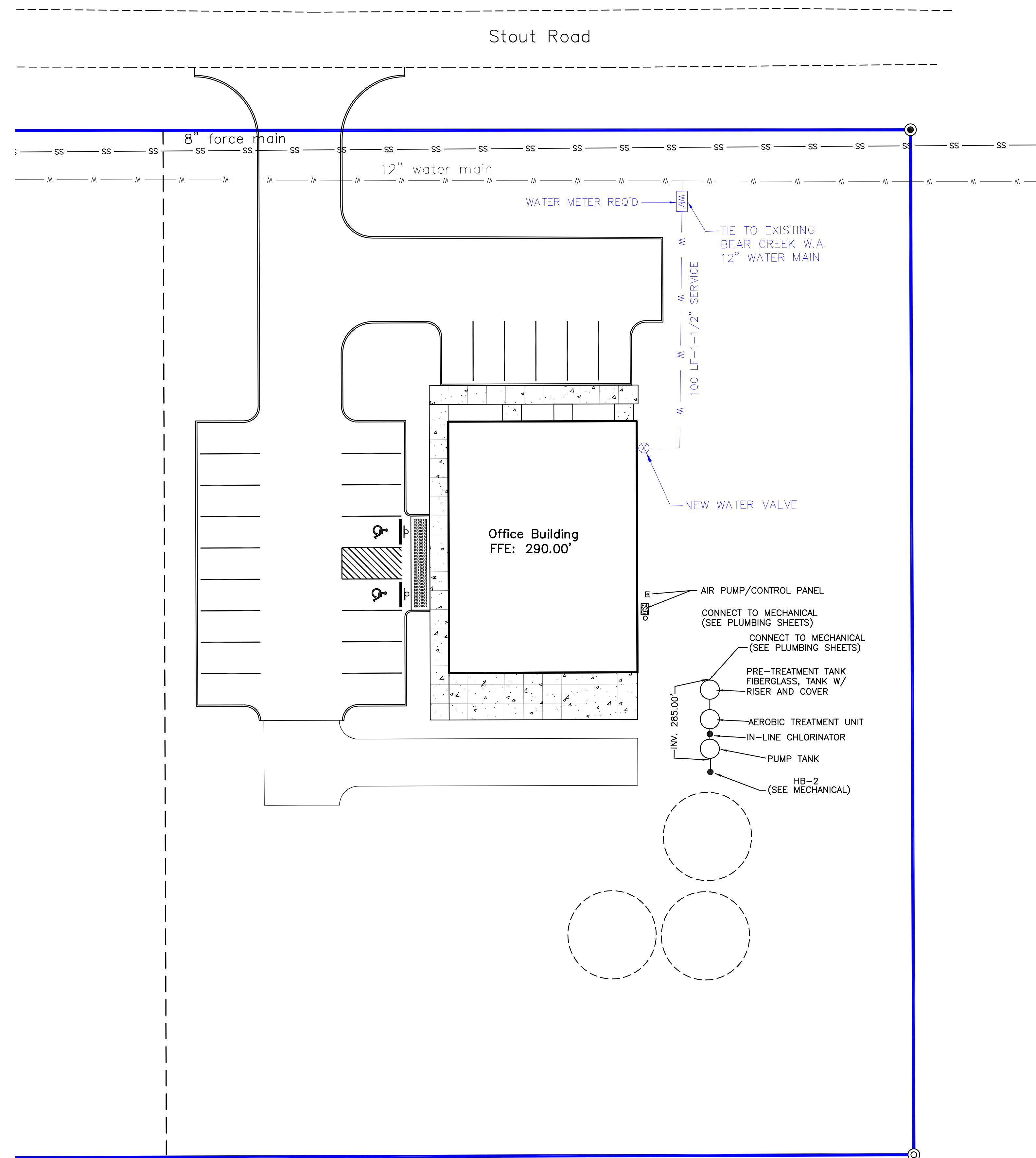
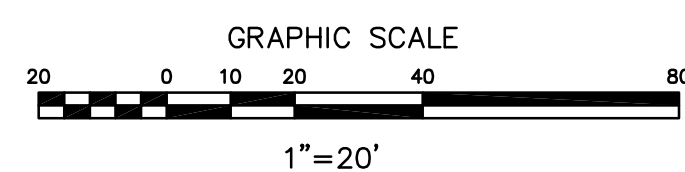
CONTRACTOR TO FOLLOW THE BEAR CREEK WATER ASSOCIATION UTILITY CONNECTION INSPECTION GUIDE



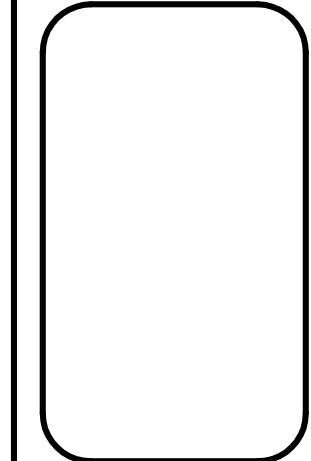
**NOTES:**

1. ONLY MANUFACTURED VALVE BOX EXTENSIONS SHALL BE ALLOWED.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' (ft.) FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.

**VALVE BOX DETAIL**



Date:	
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Revisions:	
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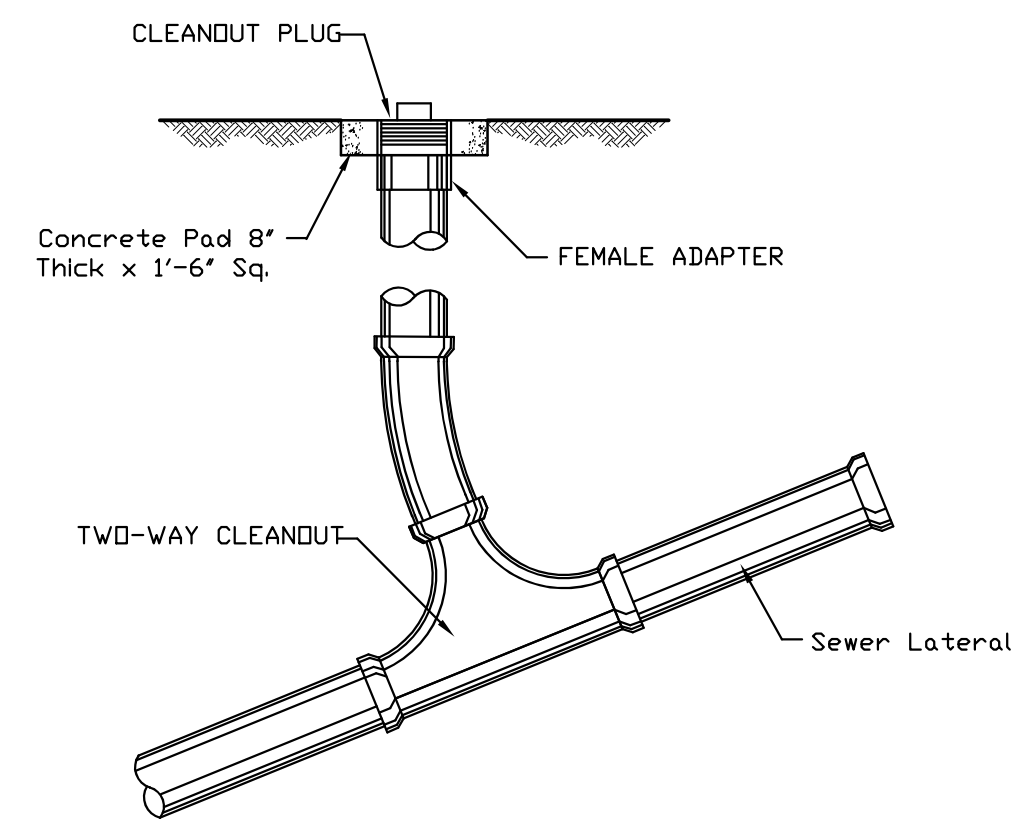


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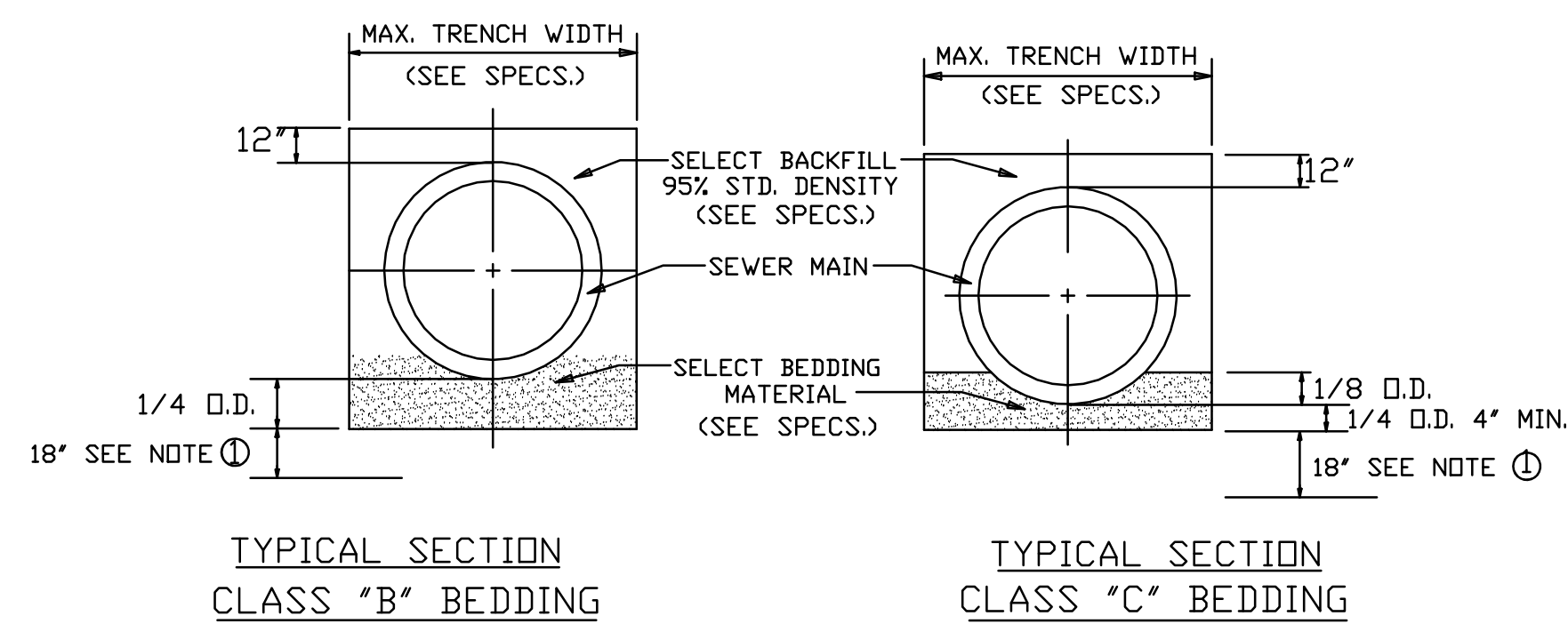
Project No.: # 4868  
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 Reviewed By: CLB

UTILITY PLAN  
**MILLS CONTRACTING**  
 GLUCKSTADT, MISSISSIPPI

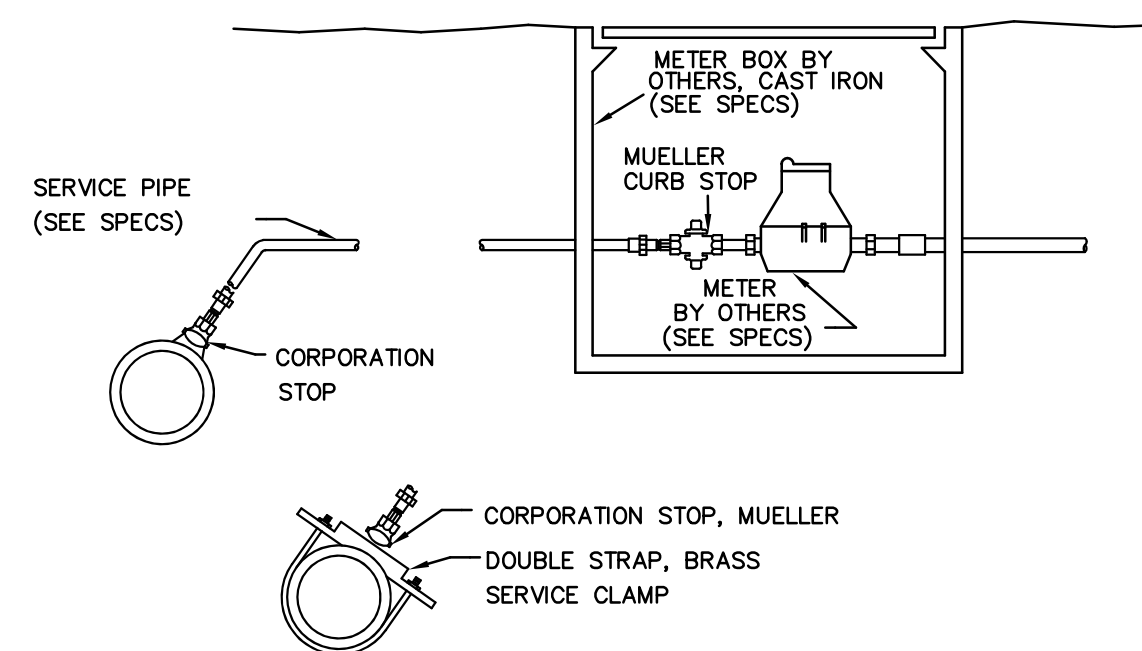
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1 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL  
5.0 N.T.S.

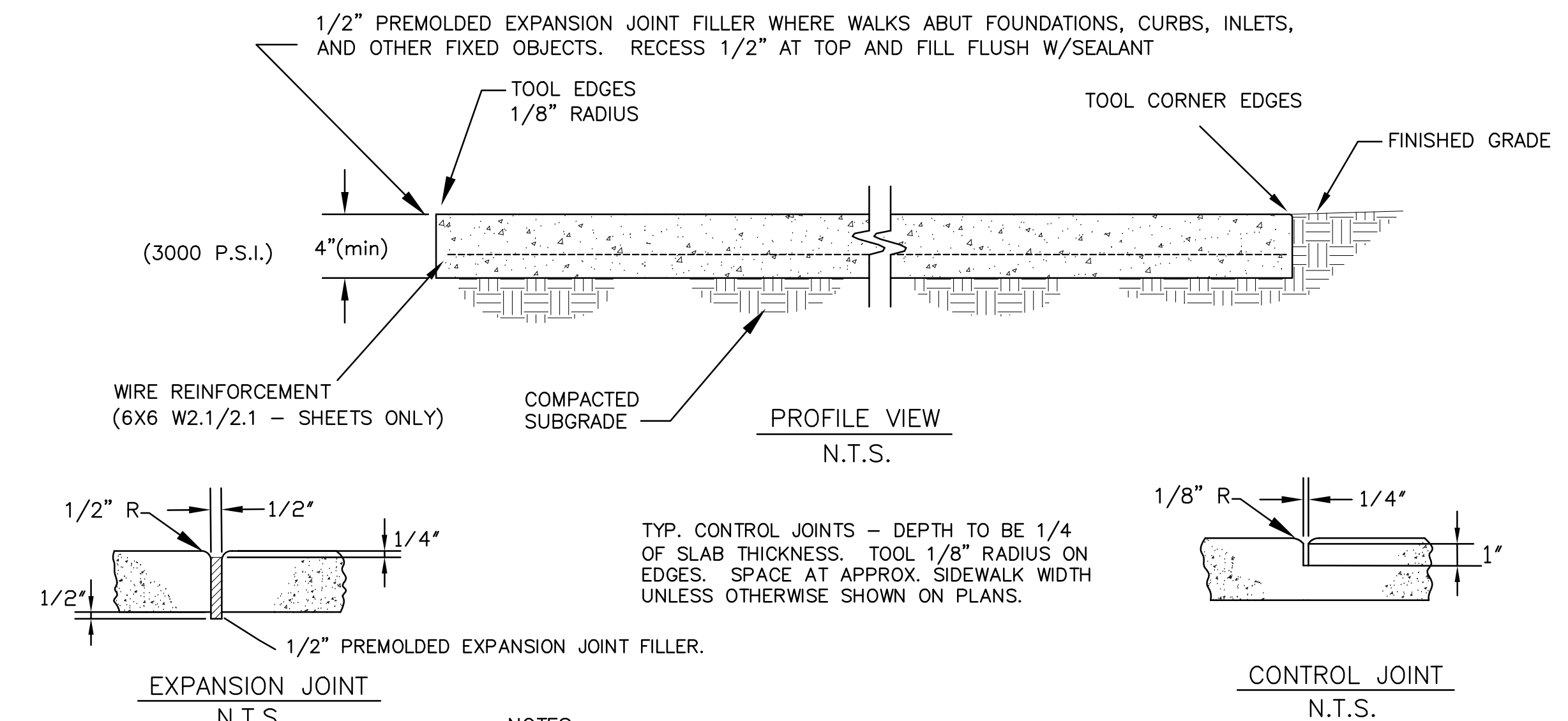
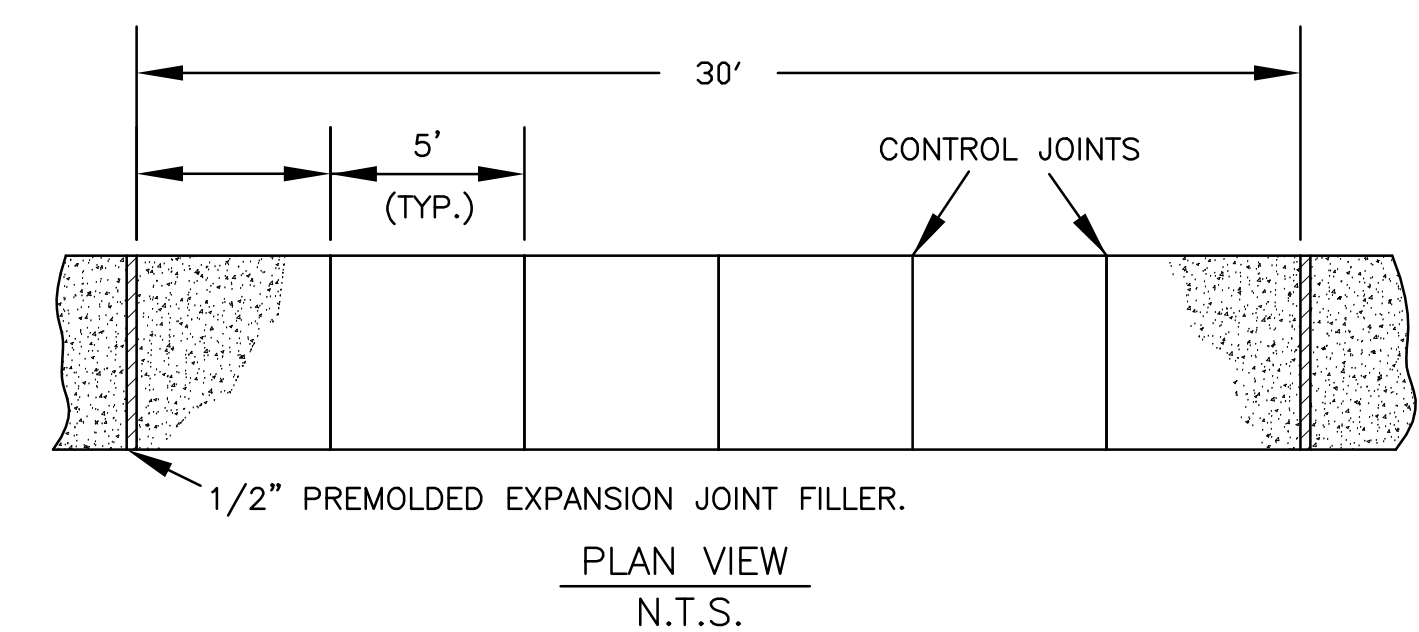


① DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.  
② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.



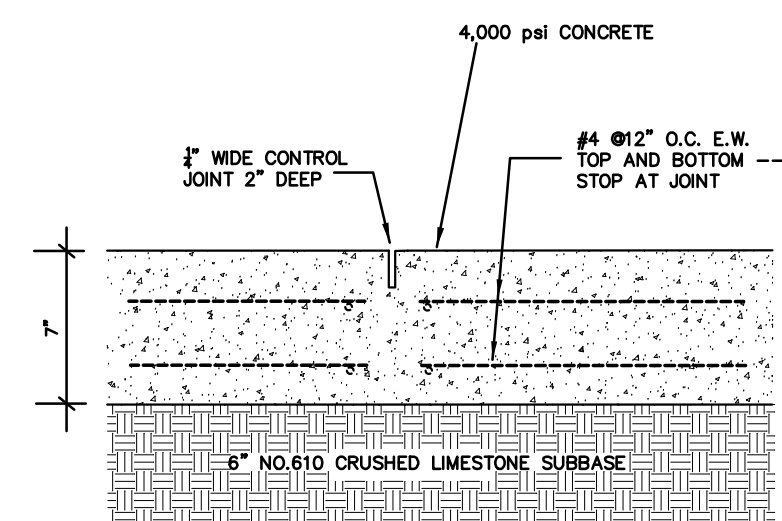
2 TYPICAL SERVICE ASSEMBLY  
5.0

NOTE: SERVICES SHALL BE TYPE K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. MUST BE APPROVED BY CITY



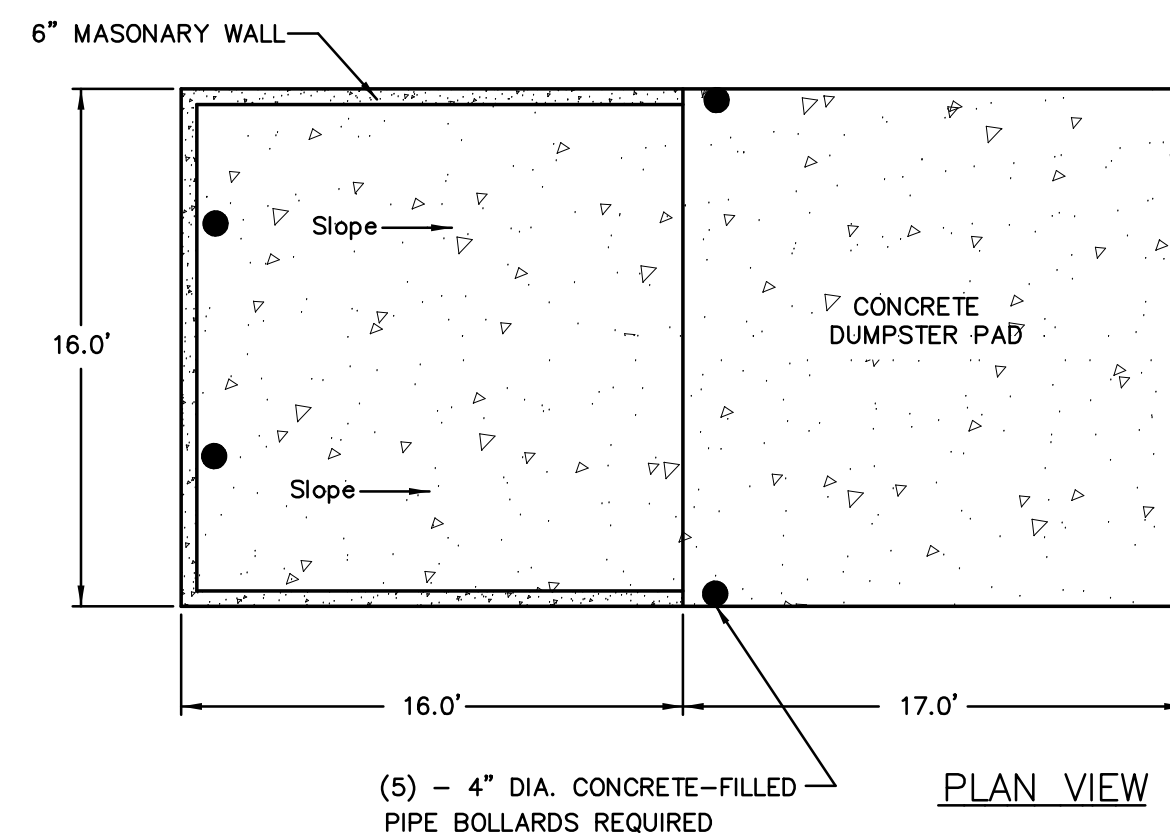
NOTES:  
1) CONCRETE SHALL BE 3,000 PSI MINIMUM  
2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)  
3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES  
4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.

3 CONCRETE SIDEWALK SECTION DETAILS  
5.0 N.T.S.



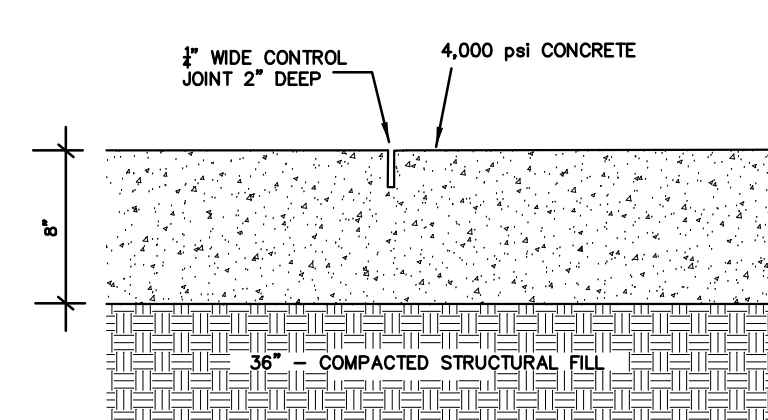
SLAB PROFILE:  
1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.  
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.  
3. PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.

9 HEAVY DUTY CONCRETE PAVEMENT DETAIL  
5.0 N.T.S.



6 DUMPSTER DETAIL  
5.0 N.T.S.

NOTES:  
1. 6 FOOT TALL CYCLONE FENCE (SCREENED) TO BE CONSTRUCTED ON TOP OF THE CONCRETE WALL.  
2. 4\"/>

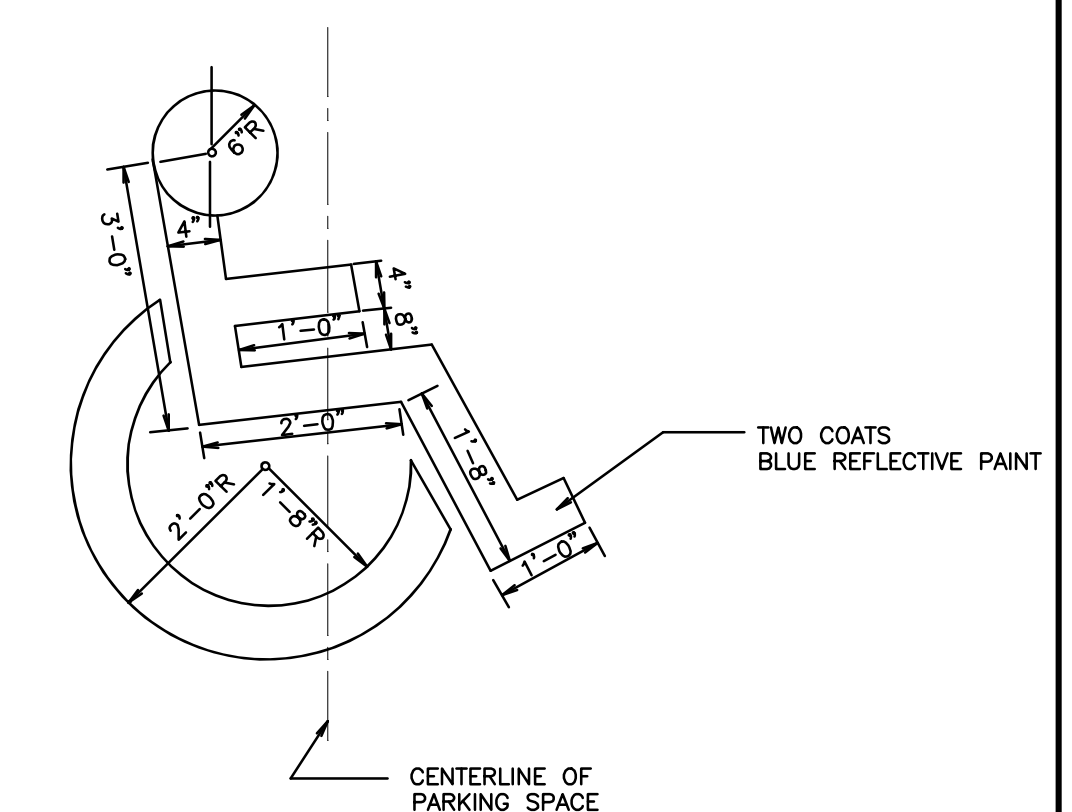


SLAB PROFILE:  
1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AS DESCRIBED IN THE GEOTECHNICAL REPORT BY BURNS COOLEY DENNIS, INC.  
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.  
3. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAIN (UN-REINFORCED) PCC PAVEMENT.  
4. THE FIRST 12\"/>

8 HEAVY DUTY CONCRETE (DUMPSTER AREA)  
5.0 N.T.S.

SLAB PROFILE:  
1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.  
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.  
3. PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.  
4. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAIN (UN-REINFORCED) PCC PAVEMENT.  
5. THE FIRST 12\"/>

5 MEDIUM DUTY CONCRETE PAVEMENT DETAIL  
5.0 N.T.S.



4 ACCESSIBILITY PARKING SYMBOL  
5.0 N.T.S.

NOTES:  
1. ACCESSIBILITY SYMBOLS SHALL BE PAINTED ON PAVEMENT AT EACH ACCESSIBLE PARKING SPACE.  
2. ALL PAVEMENT MARKING INSTALLATIONS SHALL CONFORM TO THE 1988 MUTCD AND ALL SUBSEQUENT REVISIONS.  
3. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH AN ACCESSIBILITY PARKING SPACE SIGN.  
4. BLUE PAINT TO BE PAINTED FOR ALL ACCESSIBLE MARKINGS.

Date:	3/11/20
By:	CLB
Revisions:	Update Concrete Details
No.	1

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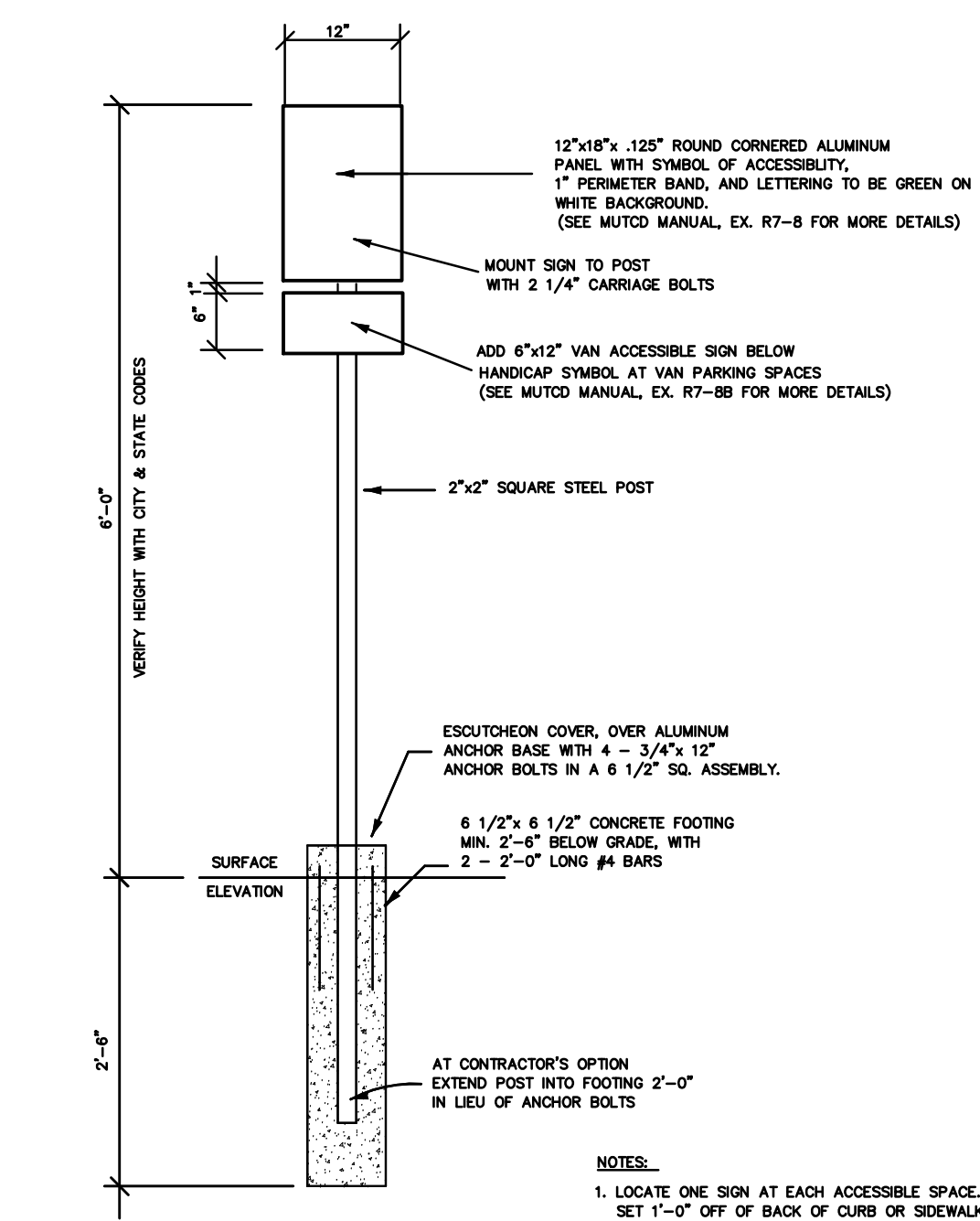
Project No.: # 4868  
Date: 05/05/24  
Scale: N.T.S.  
Designed By: CLB  
Reviewed By: CLB

SITE DETAILS  
MILLS CONTRACTING  
GLUCKSTADT, MISSISSIPPI

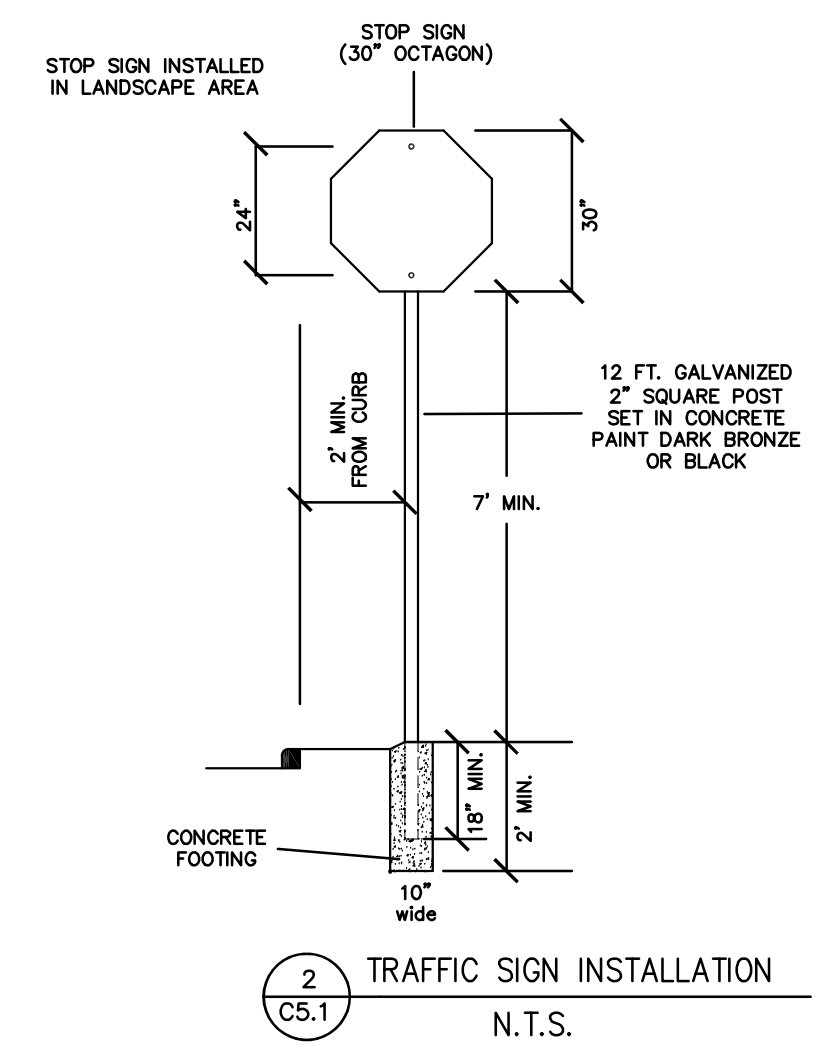
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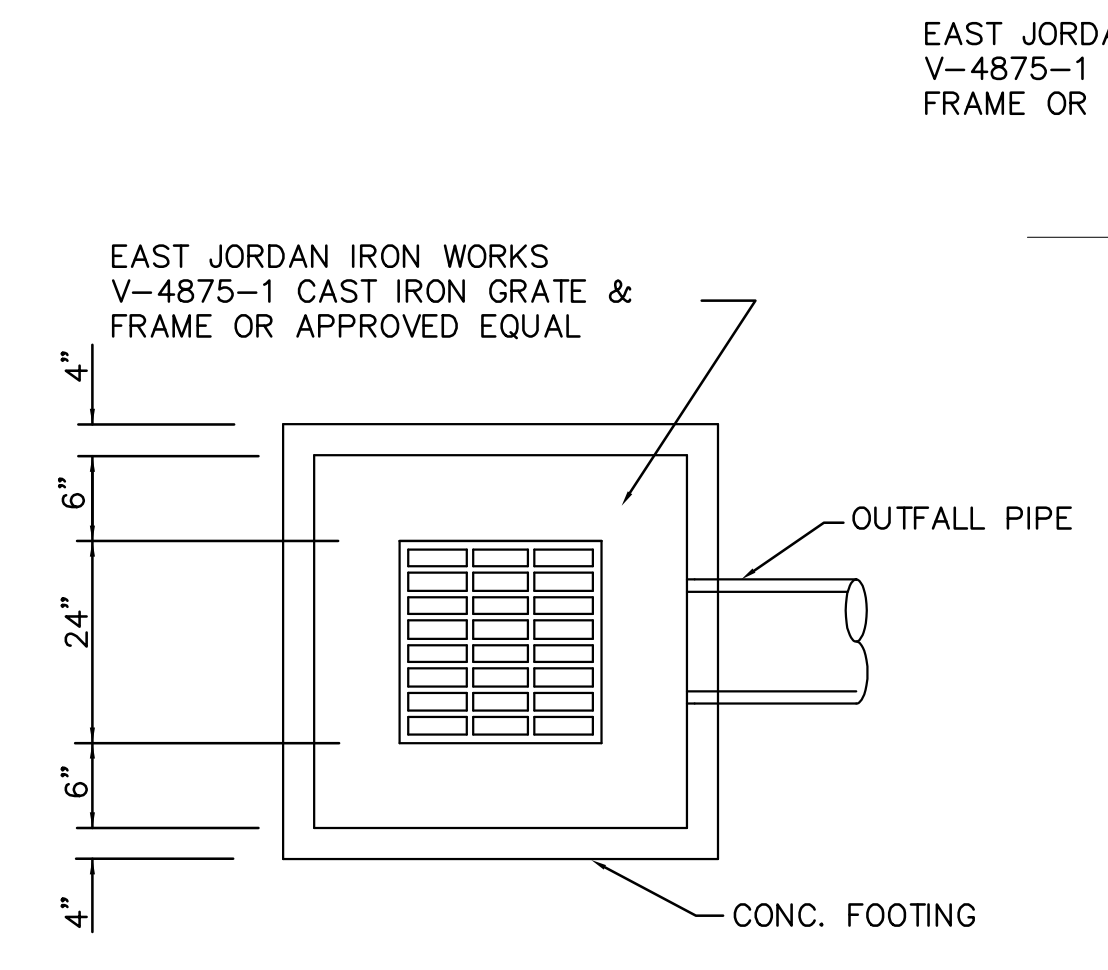
Section 4, Item A)	
Date:	3/11/20
By:	CLB
Revisions:	
No.	1 Update Concrete Details



1 ACCESSIBILITY SIGNAGE DETAIL  
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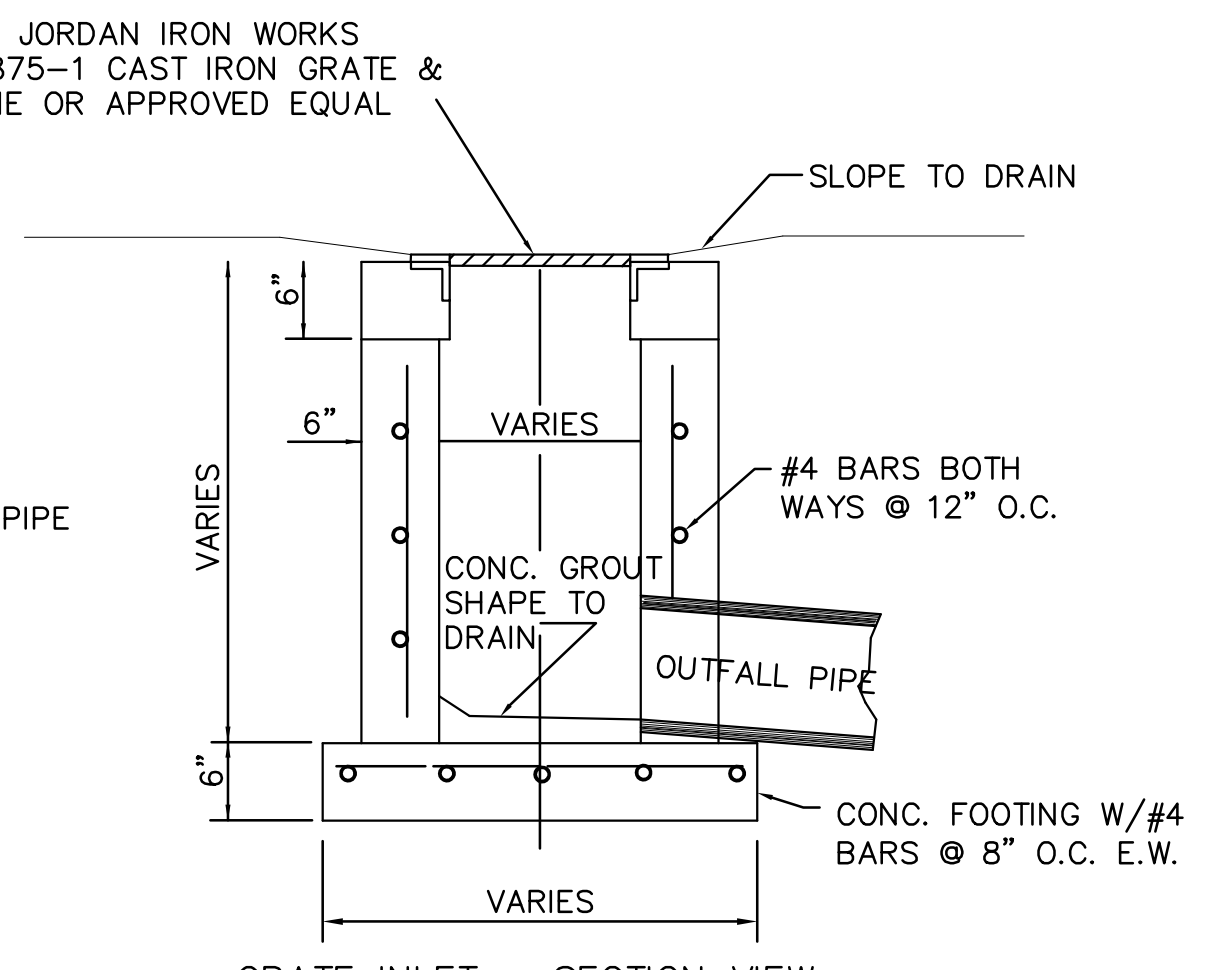


2 TRAFFIC SIGN INSTALLATION  
N.T.S.

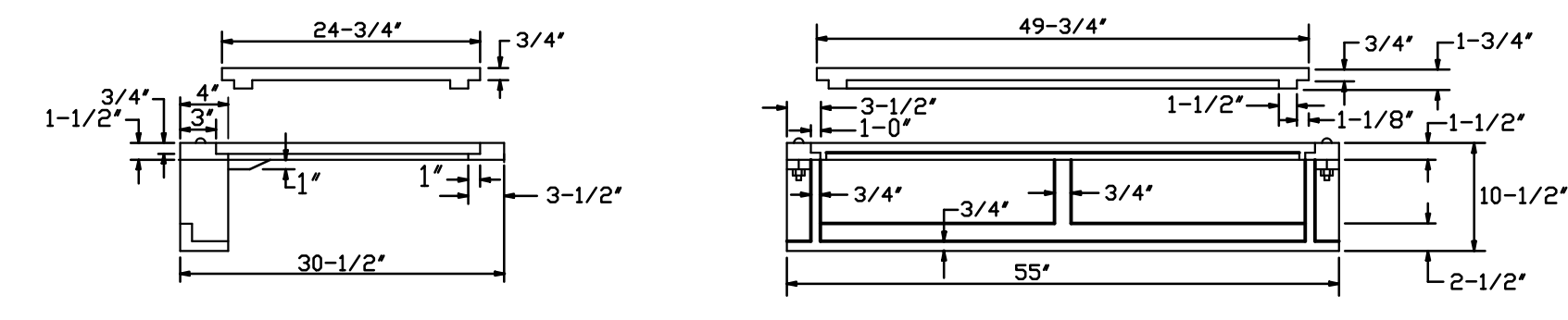


GRATE INLET - PLAN VIEW  
USE ALSO FOR JUNCTION BOX WITHOUT GRATE. USE CONCRETE TOP INSTEAD.

4 GRATE INLET DETAIL  
N.T.S.

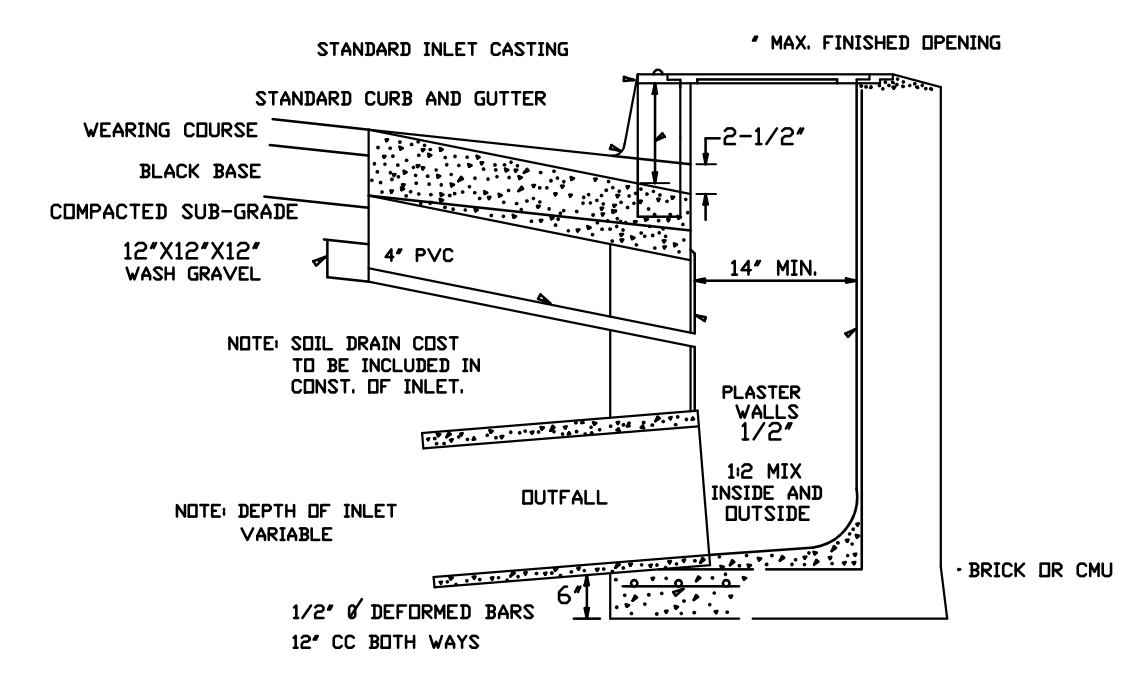


GRATE INLET - SECTION VIEW  
USE ALSO FOR JUNCTION BOX



STANDARD CURB INLET CASTING  
(VULCAN RCB-7)  
NO SCALE

3 CURB INLET DETAIL  
N.T.S.



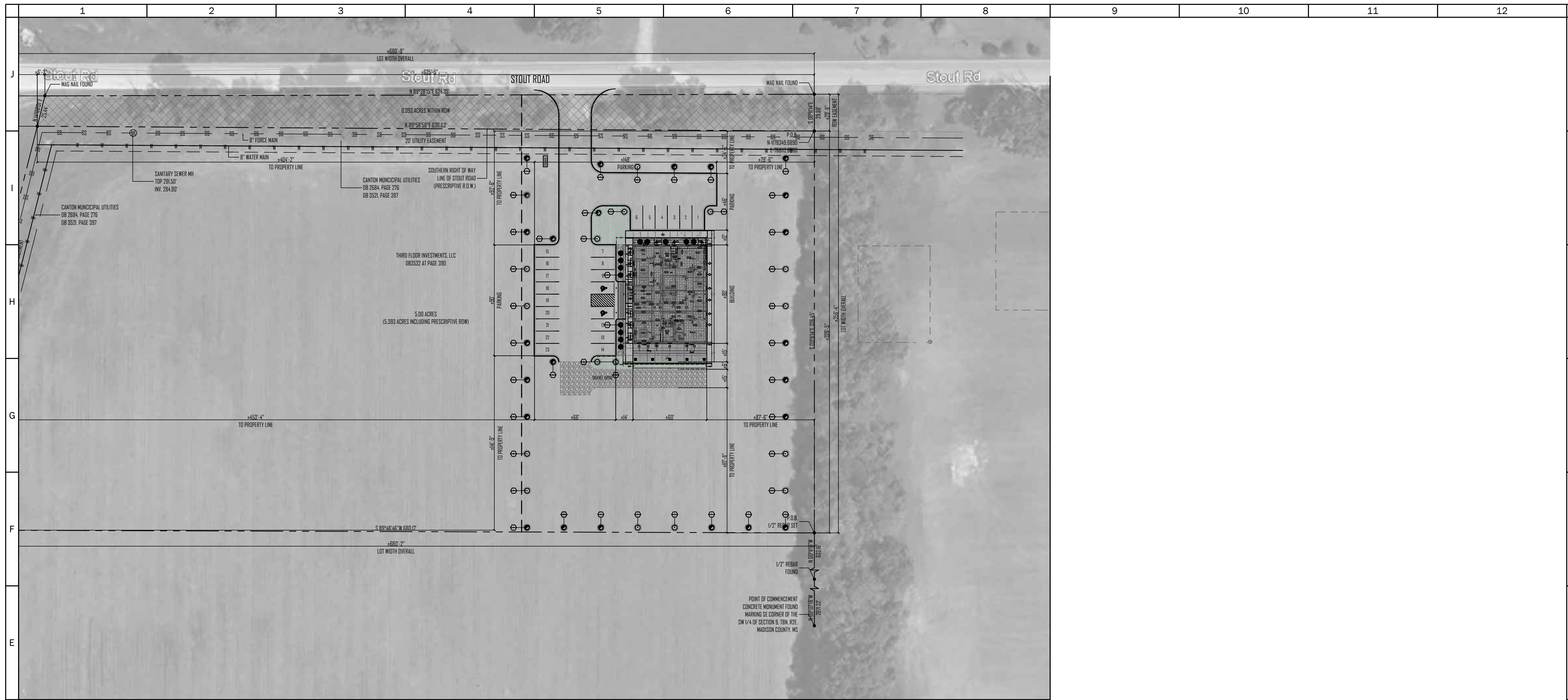
SECTION OF STANDARD CURB INLET  
NO SCALE

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SITE DETAILS  
MILLS CONTRACTING  
GLUCKSTADT, MISSISSIPPI

SHEET  
C 5.1



**A1** LANDSCAPE PLAN  
Scale: 1/4" = 1'-0"

SYMBOL	BOTANICAL NAMES	COMMON NAME	QTY.	MATURE SIZES	NOTES (SPREAD X HEIGHT)
<b>GRASS</b>					
	CYNODON DACTYLON	BERMUDA			VERIFY SEED AMT. N/A
<b>MULCH</b>					
	N/A	PINE STRAW MULCH			VERIFY AMT. N/A
<b>MISC.</b>					
	N/A	CONCRETE SIDEWALK			VERIFY AMT. N/A

**GENERAL NOTES**

CONSTRUCTION EXTENTS NOT SPECIFICALLY DESIGNATED FOR SOODING SHALL BE GRASS SEED AT A MINIMUM RATE OF 120-140 SEEDS PER SQUARE FOOT 20 POUNDS PER ACRE MINIMUM.

PROVIDE PINE STRAW MULCH AS SHOWN AT A RATE OF 1 SQUARE BALE PER 9 SQUARE FEET

**A1** GROUND COVER SCHEDULE  
Scale: 1/4" = 1'-0"

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	REMARKS	NOTES (SPREAD X HEIGHT)
<b>TREES</b>					
	WAXMYRTLE	MYRTICA CERIFERA	A		3' SPREAD X 6' HEIGHT PROVIDE 3" DIAMETER PINE STRAW OR MULCH PINE STRAW TREE BASE SINGLE TRUNK BASE PREFERRED
	POPPLELEAF PLUM	PRUNUS CCAHOCTERUS "ATYRSOPPUREA"	B		3' SPREAD X 6' HEIGHT PROVIDE 3" DIAMETER PINE STRAW OR MULCH PINE STRAW TREE BASE SINGLE TRUNK BASE PREFERRED
<b>PLANT SCHEDULE</b>					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	REMARKS	NOTES
<b>PLANTS</b>					
	BUDAI SEMPERVIRENS SUFRUTICOSA	DWARF REDWOOD	C		TYPICAL 2.5 QUART CONTAINER SIZE PLANT AT 7" ON CENTER BOTH DIRECTIONS IN AREAS DESIGNATED ON PLANS
	HEX CRENATA	TOUCH OF GOLD HOLLY	D		TYPICAL 2.5 QUART CONTAINER SIZE PLANT AT 7" ON CENTER BOTH DIRECTIONS IN AREAS DESIGNATED ON PLANS

**GENERAL NOTES**

PROVIDE PINE STRAW MULCH AS SHOWN AT A RATE OF 1 SQUARE BALE PER 9 SQUARE FEET

IF MULTIPLE SPECIES FOR EACH SYMBOL, ARE LISTED IN SCHEDULE PROVIDE EQUAL AMOUNTS OF THAT LISTED SPECIES

**A1** TREE AND SHRUB SCHEDULE  
Scale: 1/4" = 1'-0"

ALL CONCEPTS, AND IDEAS CONVEYED IN CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF MC3LROY ARCHITECTURE, PLLC AND ASSOCIATED CONSULTANTS. THEY ARE SOLELY INTENDED FOR USE ON THIS PROJECT. ANY REUSE, REPRODUCTION OR ANY OTHER UNWARRANTED APPLICATION OF THESE DOCUMENTS ARE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF MC3LROY ARCHITECTURE, PLLC. DO NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF THE PROJECT. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING THE ARCHITECT.

**MC3LROY**  
ARCHITECTURE

PROJECT:

William L. McElroy, AIA, NCARB  
4880 McWILLIE CIRCLE  
JACKSON, MISSISSIPPI 39206  
TELEPHONE: (601) 981-1227  
FACSIMILE: (601) 983-4444

MARCH 1, 2024 - PRELIMINARY PRICING SET FOR:  
A NEW OFFICE BUILDING FOR:  
**MILLS CONTRACTING LLC**  
???? STOUT ROAD, GLUCKSTADT, MS

PROJECT ARCHITECT: McElroy  
PROJECT NUMBER: 24-006  
DATE: 03/01/2024  
DRAWN BY: PLM  
CHECKED BY: McElroy

REVISIONS: 1. 05/21/24  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

SEAL:

SHEET TITLE:  
PROJECT LANDSCAPE PLAN

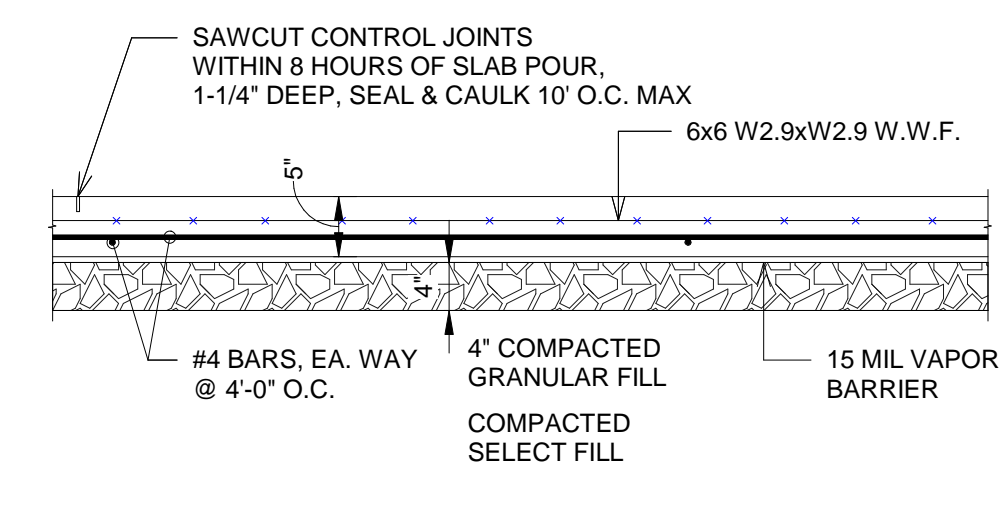
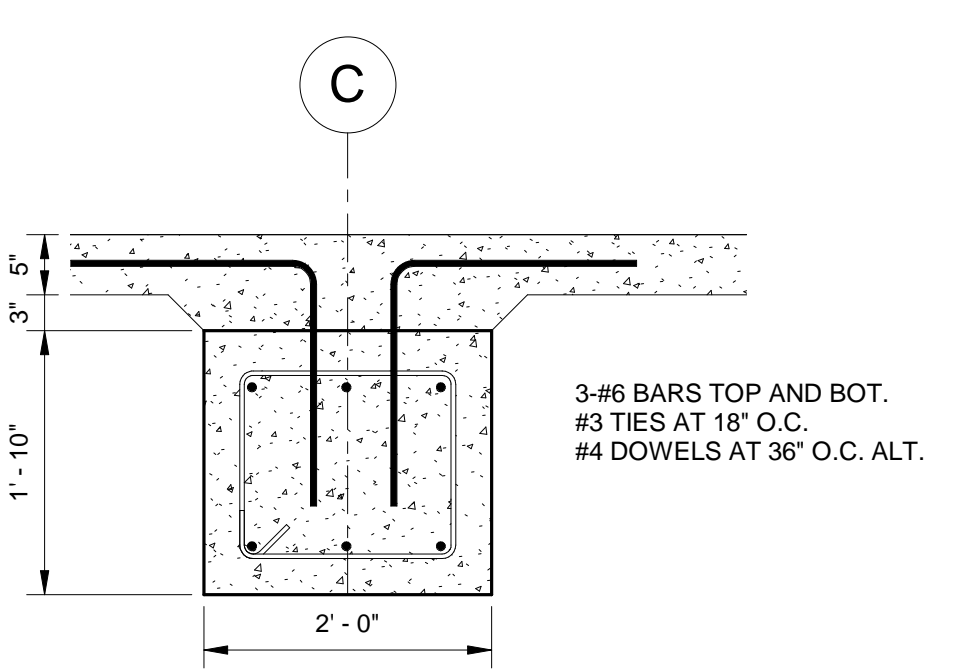
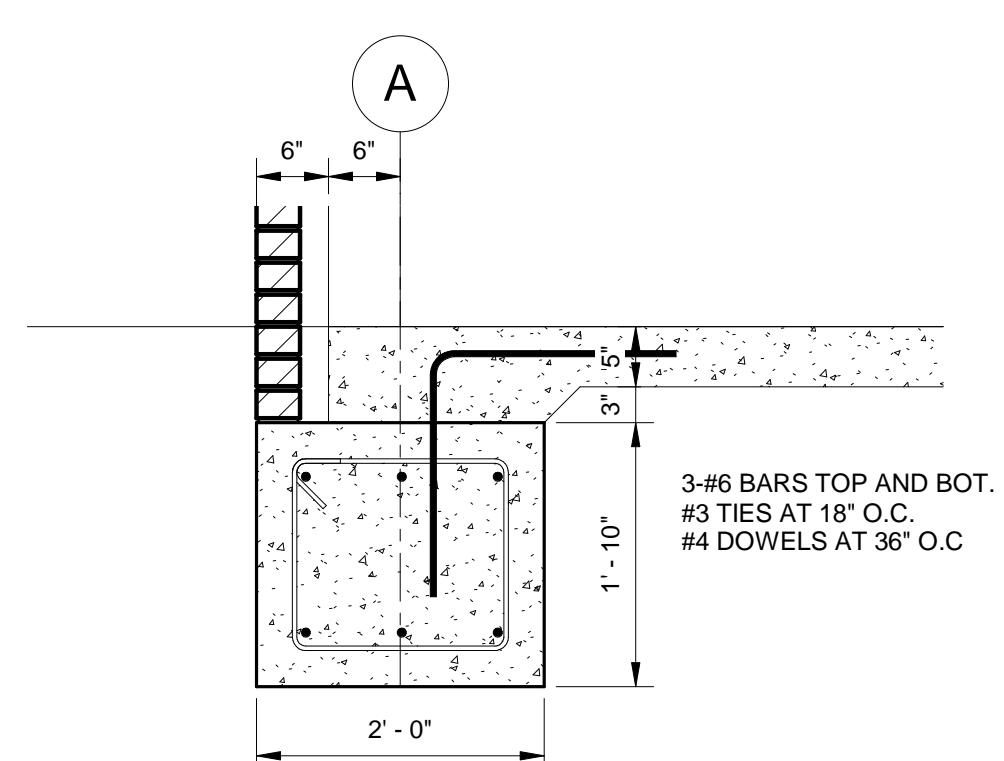
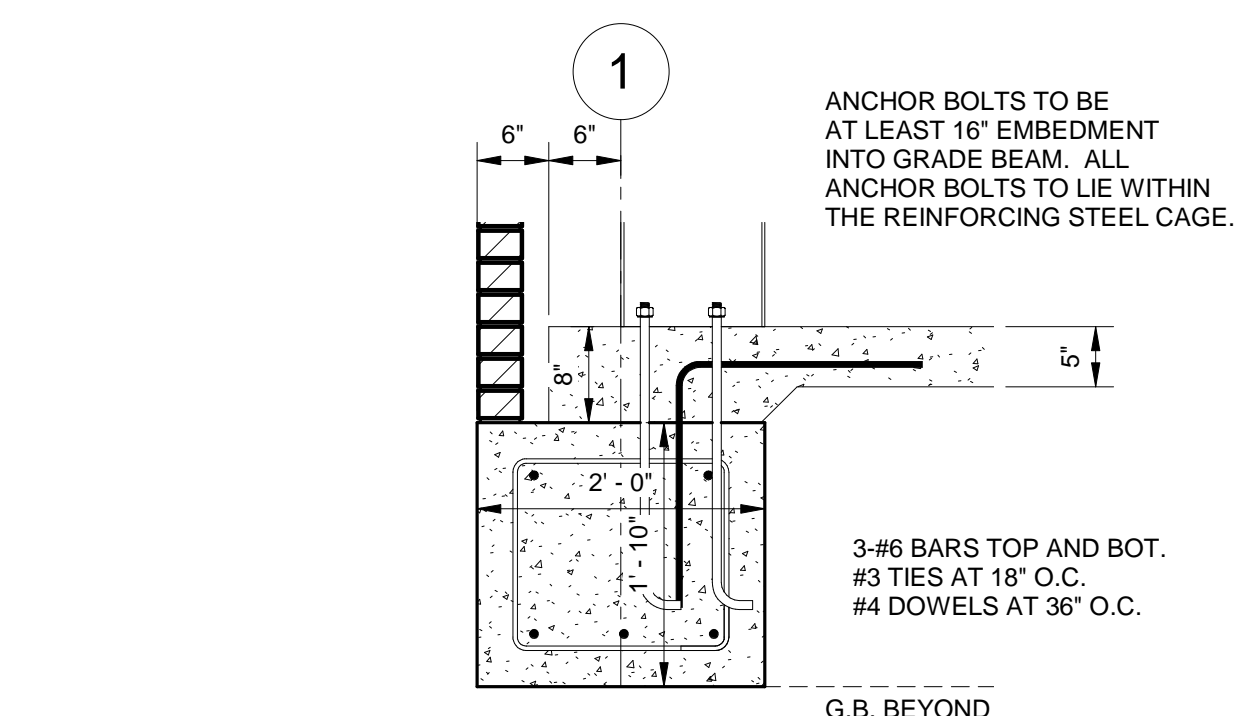
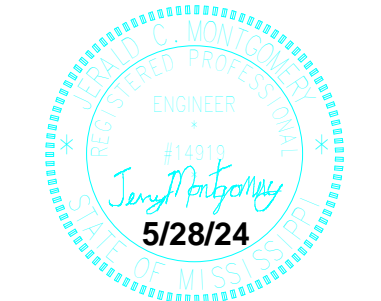
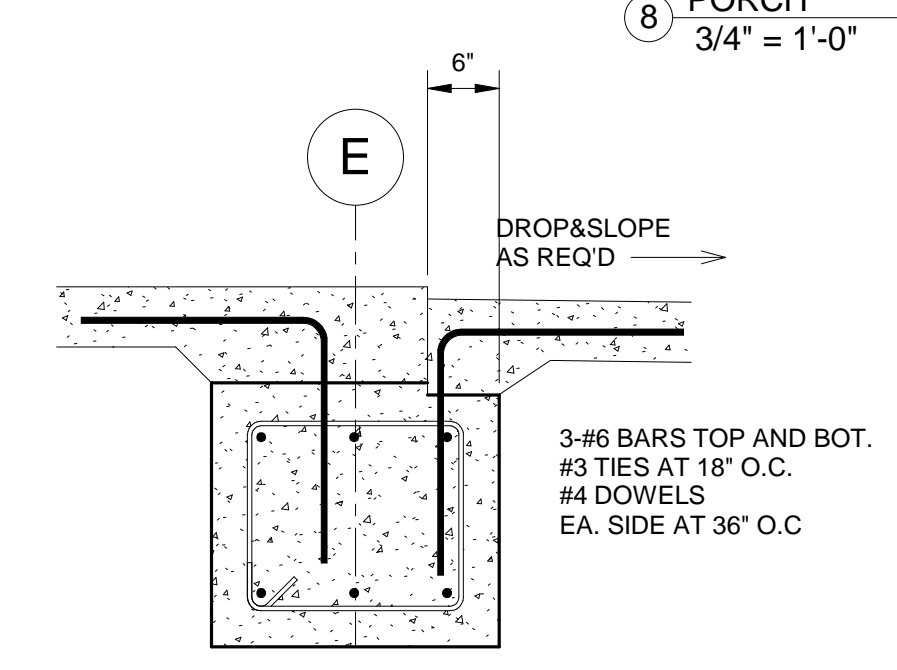
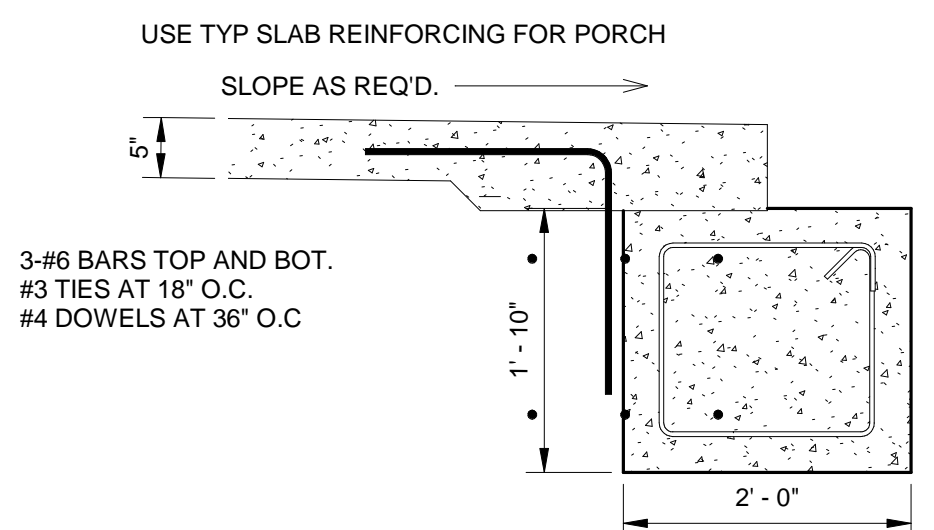
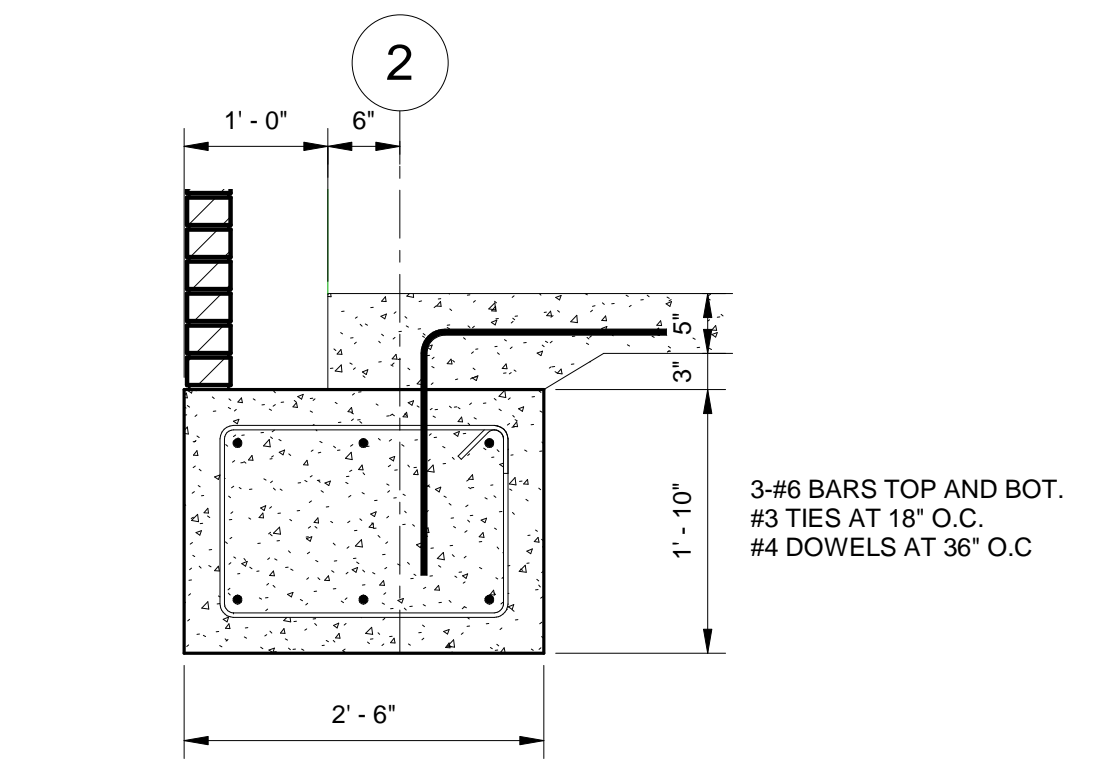
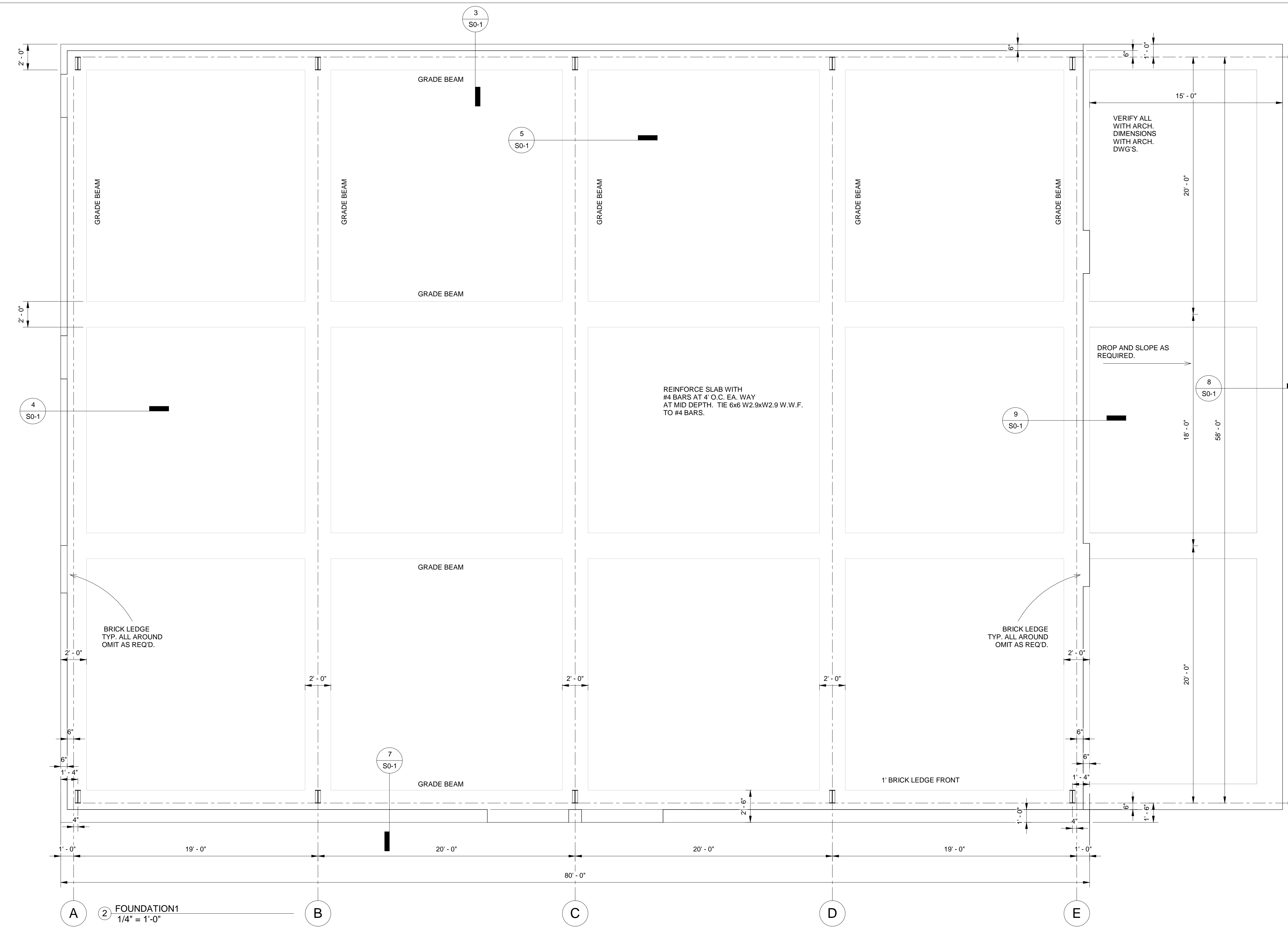
SHEET NUMBER  
**L1.00.0**  
Mc3LROY ARCHITECTURE, PLLC



**GENERAL NOTES:**

- All concrete shall conform to current ACI specifications and shall be as follows: regular sand and gravel with minimum of 3500 psi compressive strength in slabs and gradebeams. Maximum slump of 5".
- Provide necessary reinforcing steel accessories to hold bars in proper position.
- Provide corner bars of same size and number as horizontal bars at all corners of gradebeams.
- All reinforcing shall be deformed, ASTM 615, Grade 60.
- All detailing and fabrication of reinforcing bars must follow the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures."
- All placing of reinforcing bars in the forms must follow the CRSI "Recommended Practice for Placing Reinforcing Bars."
- All bars are to be supported in the forms with wire bar supports meeting the requirements of the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures."
- Lap splices as specifically called for, but as least 36 bar diameters (18" min.).
- All reinforcing bars shall be securely wired together in the forms. Two-way mats of steel column ties, and beam stirrups shall be tied sufficiently to hold them securely in place.
- All reinforcing shall have concrete cover as specified in ACI-318.
- Design live loads for roofs and wind are in accordance with the "International Building Code", 2018 Edition.  
ULTIMATE WIND SPEED = 120 MPH  
RISK CATEGORY II  
EXPOSURE CATEGORY = B
- The contractor shall be responsible for the design, placement, and maintenance of any and all shoring, bracing, or tie-backs needed to support any part of the construction during the construction process. It is the contractor's responsibility to ensure the safety and integrity of the structure until the necessary permanent elements are in place.
- This design is for foundation **ONLY**. All other aspects of this building is by others. **Verify all with architectural drawings.**  
SOIL BORINGS HAVE BEEN DONE BY LADNER ON 2/2/24. THESE DO NOT HAVE RECOMMENDATIONS. SOIL REPORT WITH RECOMMENDATIONS REQUIRED TO VERIFY THE FOLLOWING ASSUMPTIONS:  
1. THE SOIL WILL SUPPORT 2000PSF FROM BUILDING.  
2. THE TOTAL SETTLEMENT IS LESS THAN 1"  
3. THE TOTAL DIFFERENTIAL SETTLEMENT IS LESS THAN 1" ACROSS THE DIAGONAL OF THE BUILDING.

**NOTES**  
3/16" = 1'-0"



**3 EXTERIOR G.B. BACK**  
3/4" = 1'-0"

**4 EXTERIOR G.B. LEFT & RIGHT**  
3/4" = 1'-0"

**5 INTERIOR G.B.**  
3/4" = 1'-0"

**6 TYPICAL SLAB ON GRADE DETAIL**  
3/4" = 1'-0"

**2nd Moment**  
STRUCTURAL ENGINEERING

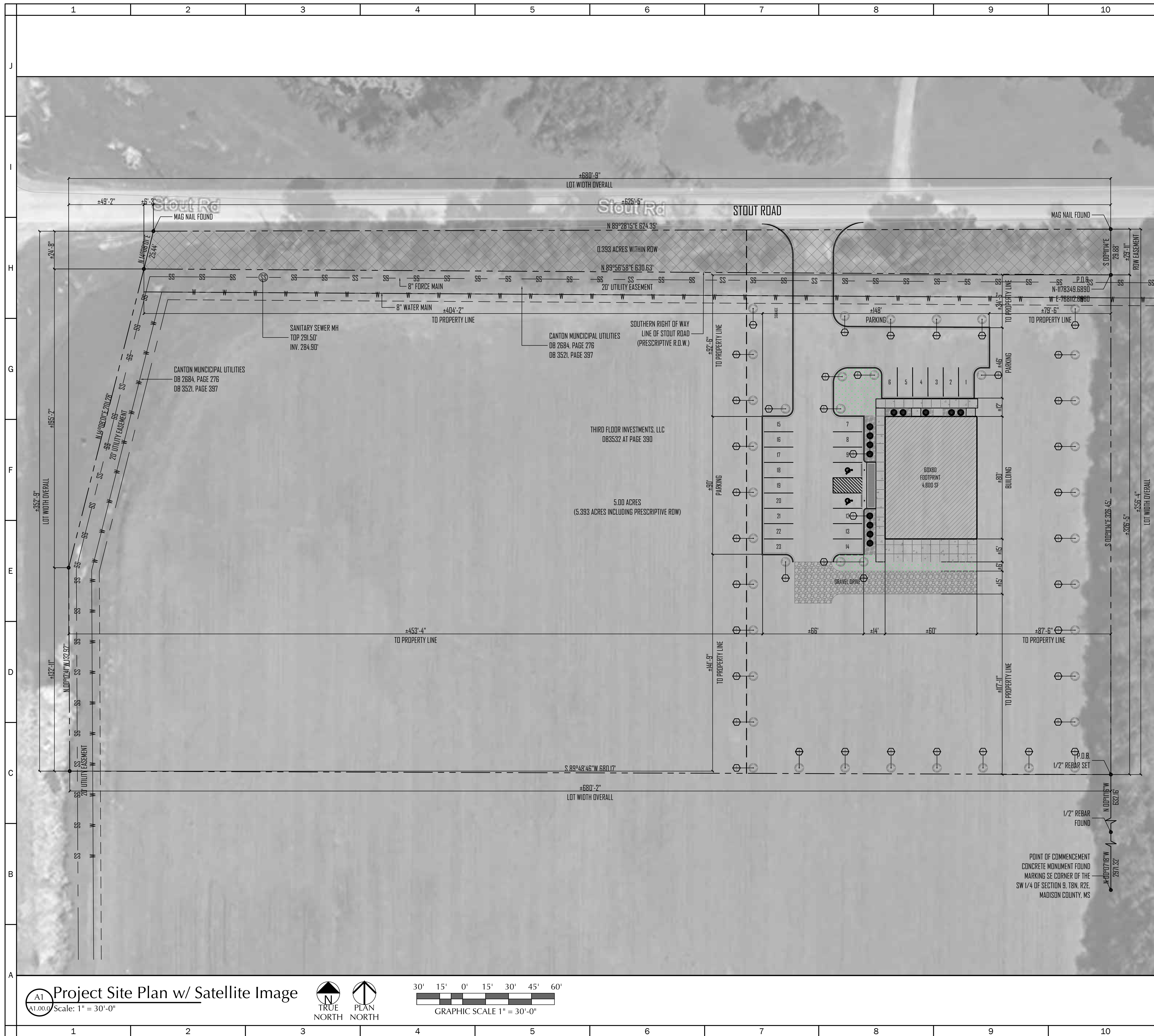
P.O. Box 889  
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DRAWN BY: J.M.	JOB #
CHECKED BY: J.M.	DATE: MAY 2024
<b>MILLS CONTRACTING</b>	
GLUCKSTADT, MS	
REVISIONS	

**S0-1**  
SHEET #





**GENERAL NOTES:**

- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS OR SUSPECTS ANY DISCREPANCY BETWEEN THE DRAWINGS, AND THE PHYSICAL CONDITIONS OF THE SITE OR WORK, OR ANY ERRORS OR OMISSIONS IN THE CONTRACT DRAWINGS OR SPECIFICATIONS, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, AND THE ARCHITECT SHALL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNLESS AUTHORIZED, SHALL BE AT THE CONTRACTOR'S RISK.
- THE CONTRACTOR SHALL, PRIOR TO CONSTRUCTION FLAG ANY AND ALL UTILITY LINES, PIPES, AND CONDUITS, AND USE EXTREME CAUTION WHEN WORKING OVER OR NEAR SUCH LINES. ANY DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES THAT ARE SUBJECT TO DAMAGE FROM THE CONSTRUCTION PROCESS OR CONSTRUCTION VEHICLES AND/OR EQUIPMENT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGES OR WOUNDS TO THE TREES. ALL SUCH DAMAGES OR WOUNDS SHALL BE TREATED IN A MANNER DIRECTED BY THE ARCHITECT.
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**Mc3LROY ARCHITECTURE**

William L. McElroy, AIA, NCARB  
 4880 McWILLIE CIRCLE  
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 TELEPHONE: (601) 981-1227  
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PROJECT: \_\_\_\_\_

MARCH 1, 2024 - PRELIMINARY PRICING SET FOR:  
 A NEW OFFICE BUILDING FOR:  
**MILLS CONTRACTING LLC**  
 ??? STOUT ROAD, GLUCKSTADT, MS

PROJECT ARCHITECT: McELROY

PROJECT NUMBER: 24-006

DATE: 03/01/2024

DRAWN BY: PLM

CHECKED BY: McELROY

REVISIONS: 1. 05/21/24  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_

SEAL: \_\_\_\_\_

SHEET TITLE:  
 PROJECT  
 SITE PLAN  
 W/ SATELLITE IMAGE

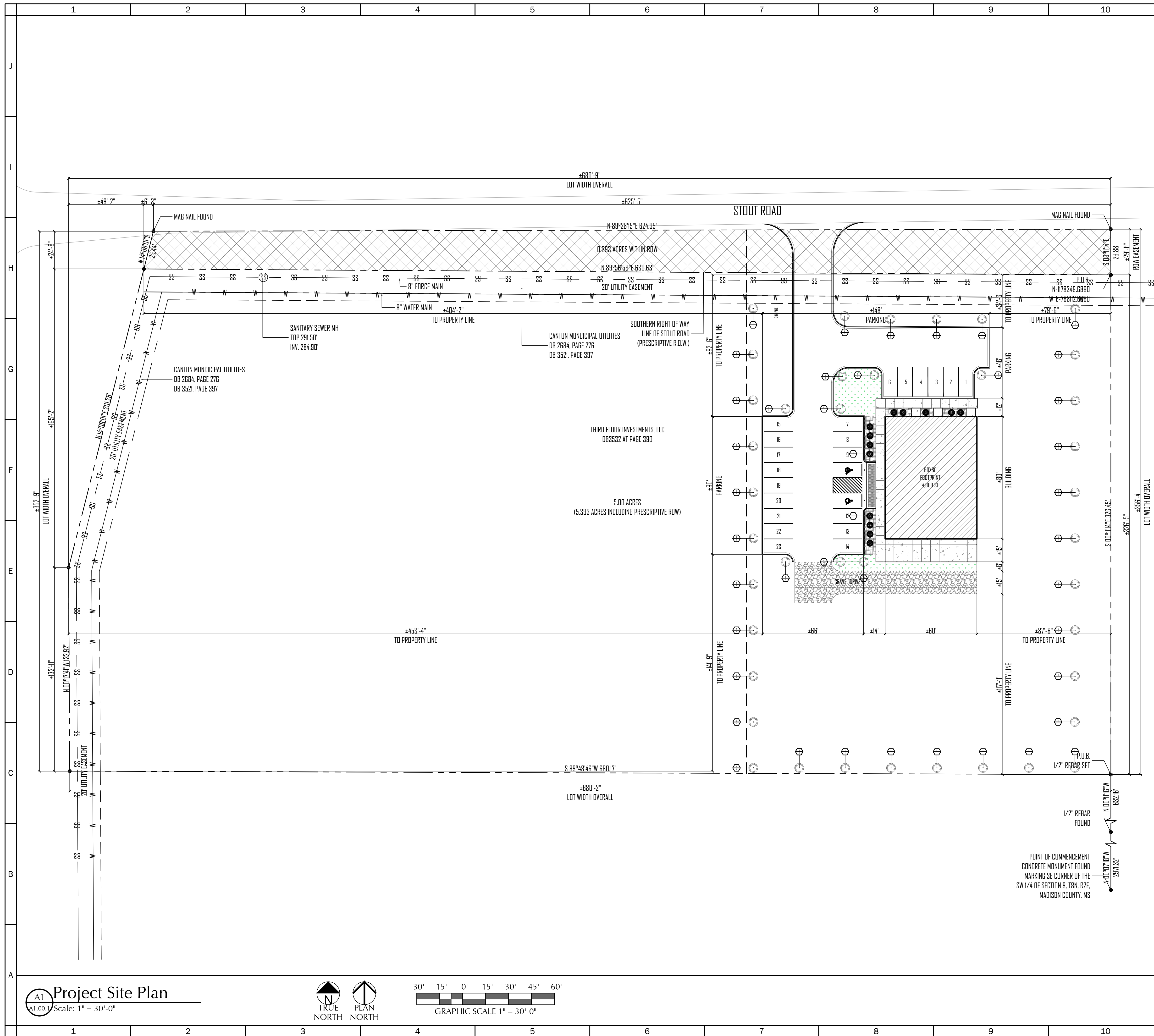
SHEET NUMBER  
**A1.00.0**  
 Mc3LROY  
 ARCHITECTURE, PLLC

**A1** Project Site Plan w/ Satellite Image  
 Scale: 1" = 30'-0"

TRUE NORTH PLAN NORTH

30' 15' 0' 15' 30' 45' 60'  
 GRAPHIC SCALE 1" = 30'-0"





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SEAL:

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PROJECT SITE PLAN

SHEET NUMBER:  
**A1.00.1**  
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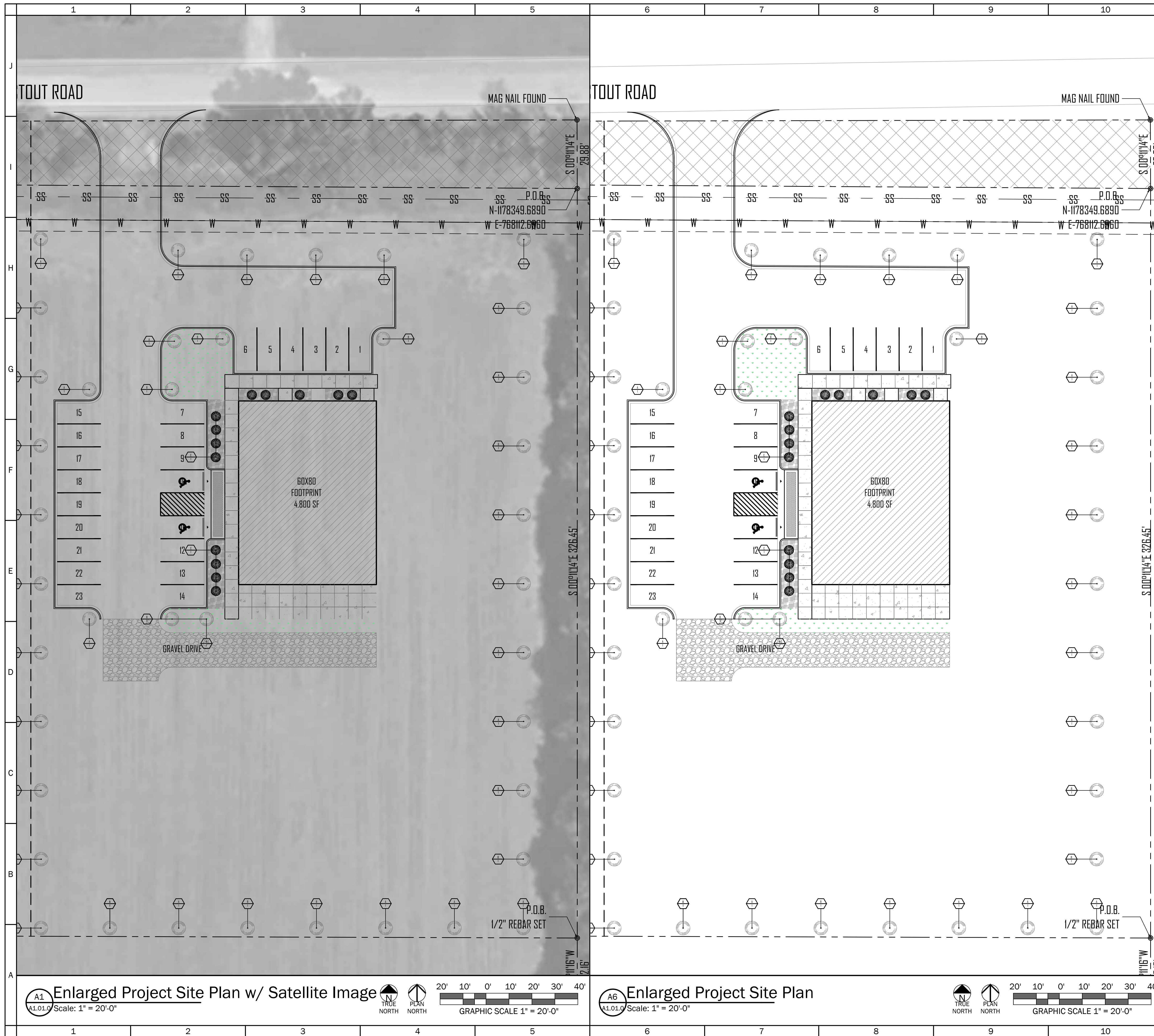
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Scale: 1" = 30'-0"

TRUE NORTH PLAN NORTH

30' 15' 0' 15' 30' 45' 60'  
GRAPHIC SCALE 1" = 30'-0"

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**GENERAL NOTES:**

- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS OR SUSPECTS ANY DISCREPANCY BETWEEN THE DRAWINGS, AND THE PHYSICAL CONDITIONS OF THE SITE OR WORK, OR ANY ERRORS OR OMISSIONS IN THE CONTRACT DRAWINGS OR SPECIFICATIONS, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, AND THE ARCHITECT SHALL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNLESS AUTHORIZED, SHALL BE AT THE CONTRACTOR'S RISK.
- THE CONTRACTOR SHALL, PRIOR TO CONSTRUCTION FLAG ANY AND ALL UTILITY LINES, PIPES, AND CONDUITS, AND USE EXTREME CAUTION WHEN WORKING OVER OR NEAR SUCH LINES. ANY DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES THAT ARE SUBJECT TO DAMAGE FROM THE CONSTRUCTION PROCESS OR CONSTRUCTION VEHICLES AND/OR EQUIPMENT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGES OR WOUNDS TO THE TREES. ALL SUCH DAMAGES OR WOUNDS SHALL BE TREATED IN A MANNER DIRECTED BY THE ARCHITECT.
- ALL DIMENSIONS ARE TO FACE OF WALLS, CURBS, OR SURFACES UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- UTILITY LAYOUTS SHOWN ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATION WITH THE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING UTILITY PLACEMENT WITH THE APPROPRIATE UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH AND DEBRIS FROM THE PROJECT SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE AGAINST VANDALS AND THEFT. THE TERM "TYPICAL" SHALL DENOTE THE SAME OR SIMILAR MANNER OF WORK AND MATERIALS AS DESIGNATED THROUGHOUT THE CONTRACT CONSTRUCTION DRAWINGS AND AS DESCRIBED BY THE PROJECT SPECIFICATIONS IN APPROPRIATE AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATIONS AND QUANTITIES OF MATERIALS TO BE INSTALLED AND USED.
- ALL ITEMS ON THESE PLANS EITHER DRAWN, NOTED OR OTHERWISE IMPLIED SHALL BE CONSIDERED A PART OF THESE PLANS. FOR ANY AREAS OR ITEMS IN QUESTION THE CONTRACTOR SHALL CONTACT THE ARCHITECT IN WRITING TWO DAYS BEFORE SUBMITTING HIS BID OTHERWISE THE ARCHITECT'S INTERPRETATION MUST BE ACCEPTED.
- THE CONTRACTORS SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH THE LOCAL JURISDICTION'S CODES.
- THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS AND SUPPLIERS AS TO WHO FURNISHES AND WHO FINISHES ITEMS FOR A COMPLETED JOB.
- NO OPENINGS IN SLABS SHALL BE PROVIDED UNLESS SHOWN ON THE FOUNDATION PLAN AND/OR APPROVED BY THE ARCHITECT.
- THE CONTRACTOR SHALL REMOVE ALL WOOD SCREEDS AND STAKES FROM THE CONCRETE AFTER POURS. NO WOOD OR OTHER ORGANIC MATERIALS WILL BE LEFT IN OR BELOW CONCRETE AREAS. ALL CONCRETE FLOOR SLABS SHALL HAVE A FINISH TO A MAXIMUM TOLERANCE OF 1/8" IN 10'.
- ALL PERSONS DESIRING TO SUBMIT A FORMAL BID FOR THE SCOPE OF WORK OUTLINED WITHIN THESE CONSTRUCTION DOCUMENTS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING A FORMAL BID TO FAMILIARIZE THEMSELVES WITH THE SITE.

**GENERAL SITE NOTES:**

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL COORDINATE THE LOCATION (HORIZONTAL AND VERTICAL) OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY BEFORE CONSTRUCTION BEGINS.
- UTILITY MAIN LINES OR SERVICE LINES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THE DRAWINGS OR NOT, SHALL BE PROTECTED BY THE CONTRACTOR AND REPAIRS NECESSARY DUE TO DAMAGE TO SAME BY THE CONTRACTOR SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL ESTABLISH A VEGETATIVE COVER ON ALL AREAS WHERE THE EXISTING VEGETATION WAS REMOVED OR DISTURBED DURING CONSTRUCTION, UNLESS SOLID SOD IS REQUIRED. SOLID SOD MAY BE REQUIRED AS DIRECTED BY THE ENGINEER. AT A MINIMUM, DEGRADABLE EROSION CONTROL BLANKET IS REQUIRED ON ALL SLOPES 3:1 OR GREATER AND ALL FLOWLINES.
- UNSATURABLE BEDDING, BACKFILL OR SITE SUBGRADE MATERIAL WHICH MAY BE ENCOUNTERED SHALL BE EXCAVATED TO THE LIMITS REQUIRED AND BACKFILLED WITH ACCEPTABLE MATERIAL TO THE LINES AND GRADES AS SHOWN ON DRAWINGS.
- TBM'S WHICH ARE OR MAY BE IN CONFLICT WITH CONSTRUCTION ACTIVITIES SHALL BE RELOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THE IMMEDIATE AREA.
- DETAILED CONSTRUCTION STAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AN ABSORBED COST ITEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKETS AND ESTABLISH A VEGETATIVE COVER ON ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK IN THE ASSOCIATED AREA SUCH THAT EROSION OF DISTURBED AREAS IS MINIMIZED.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- PROVISIONS TO PREVENT EROSION OF SOILS FROM SITE SHALL BE AT MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF ENVIRONMENTAL QUALITY, BEST MANAGEMENT PRACTICES.
- PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT POINT OF ENTRY OR EXIT FROM SITE.
- THE CONSTRUCTION EXIT/ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD INTO THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
- IN CASE OF CONFLICT BETWEEN ARCHITECTS GENERAL SITE NOTES AND ENGINEERS GENERAL SITE NOTES, THE ENGINEERS GENERAL SITE NOTES SHALL TAKE PRECEDENCE. ALL A.D.A. SIGNAGE AND DESIGNATIONS SHALL BE CONSTRUCTED UP TO THE STANDARDS OF THE LATEST EDITION OF THE A.D.A. STANDARDS OF ACCESSIBLE DESIGN AND SHALL TAKE PRECEDENCE OVER ARCHITECTS DRAWINGS.
- ALL DISTURBED AREAS OF THE SITE SHALL ALSO BE FINE GRADED WITH NEW TOPSOIL AND PLANTED WITH SPECIFIED GRASS SEED WITH MULCH COVER OR SPECIFIED SOLID SOD.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE PROTECTED BY EROSION CONTROL MEASURES SUCH AS FABRIC FENCING, HAY BALES, ETC. AS DIRECTED BY THE CIVIL ENGINEER.
- THE CONTRACTOR SHALL GRADE AROUND THE BUILDING TO ACHIEVE A SWALE AND PROPER DRAINAGE AWAY FROM THE BUILDING. DRAINAGE WORK MUST PREVENT THE BUILDINGS FROM RECEIVING ANY OF THE DRAINAGE TOWARD THEM.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT STAKING AND OTHER SURVEYING REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS.

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**MC3LROY ARCHITECTURE**  
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PROJECT: \_\_\_\_\_  
 MARCH 1, 2024 - PRELIMINARY PRICING SET FOR:  
 A NEW OFFICE BUILDING FOR:  
**MILLS CONTRACTING LLC**  
 ??? STOUT ROAD, GLUCKSTADT, MS

PROJECT ARCHITECT: McElroy  
 PROJECT NUMBER: 24-006  
 DATE: 03/01/2024  
 DRAWN BY: PLM  
 CHECKED BY: McElroy

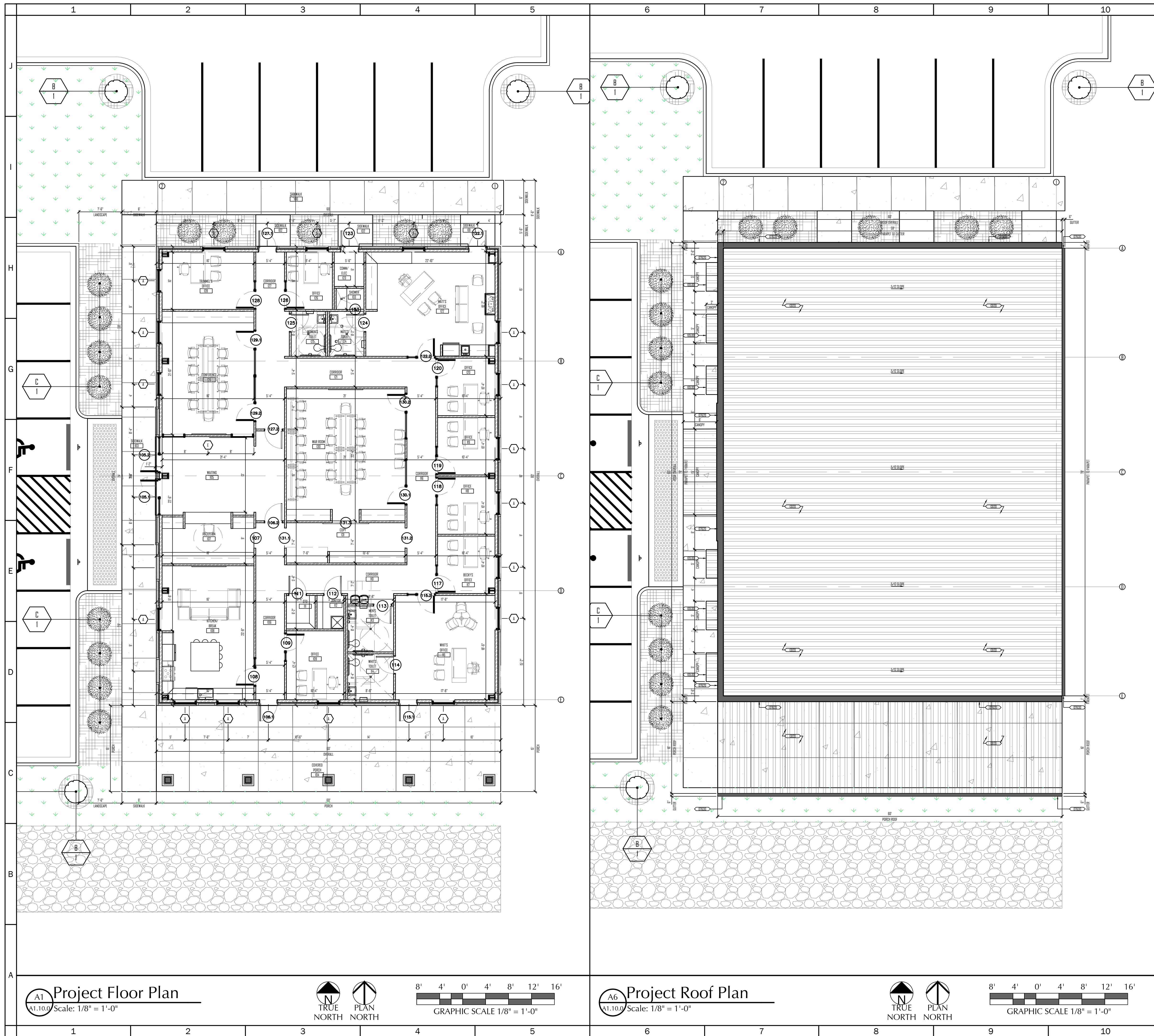
REVISIONS: 1. 05/21/24  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_

SEAL: \_\_\_\_\_

SHEET TITLE:  
 ENLARGED PROJECT SITE PLANS

SHEET NUMBER  
**A1.01.0**  
 Mc3LROY ARCHITECTURE, PLLC





**ROOF PLAN KEY NOTES**

- 07620 SHEET METAL FLASHING AND TRIM  
0.05 ALUMINUM FLASHING, KYNAR 500 FINISH, COLOR SELECTED FROM MANUFACTURERS STANDARD RANGE
- 07630 GUTTERS AND DOWNSPOUTS  
6" RECTANGULAR STYLE ALUMINUM GUTTER, COLOR SELECTED FROM STANDARD RANGE
- 10530 EXTRUDED ALUMINUM WALKWAY COVERS  
HEAT TREATED ALUMINUM EXTRUDED CANOPY WITH FACTORY FINISHED BAKED ON POLYESTER COATING, COLOR TO BE SELECTED FROM MANUFACTURERS STANDARD RANGE, WALL MOUNTED WITH HANGER ROD SUPPORTS
- 12020 PRE ENGINEERED METAL BUILDING SYSTEM  
PRE ENGINEERED METAL BUILDING ROOF PANELS (SEE SPECS)

**GENERAL STANDING SEAM METAL ROOF NOTES**

1. DETAILS OUTLINED WITHIN THIS PROJECT ARE BASED ON THE INSTALLATION OF A STANDING SEAM METAL ROOF SYSTEM. REFER TO SPECIFICATIONS FOR ACCEPTABLE EQUAL PRODUCTS (IF APPLICABLE) AND WARRANTY REQUIREMENTS. SYSTEM INSTALLATION SHALL BE IN STRICT CONFORMANCE TO MANUFACTURERS RECOMMENDATIONS.
2. EXAMINE METAL PANEL SYSTEM SUBSTRATE AND SUPPORTS WITH INSTALLER PRESENT. INSPECT FOR ERECTION TOLERANCES AND OTHER CONDITIONS THAT WOULD ADVERSELY AFFECT INSTALLATION OF METAL PANEL INSTALLATION.
3. INSPECT METAL PANEL SUPPORT SUBSTRATE TO DETERMINE IF SUPPORT COMPONENTS ARE INSTALLED AS INDICATED ON APPROVED SHOP DRAWINGS. CONFIRM PRESENCE OF ACCEPTABLE SUPPORTS AT RECOMMENDED SPACINGS TO MATCH INSTALLATION REQUIREMENTS OF METAL PANELS.
4. CONFIRM THAT PANEL SUPPORTS ARE WITHIN TOLERANCES ACCEPTABLE TO METAL PANEL SYSTEM MANUFACTURER BUT NOT GREATER THAN THE FOLLOWING:  
A. 1/4 INCH (6 MM) IN 20 FOOT (6.1 M) IN ANY DIRECTION.  
B. 3/8 INCH (9.5 MM) OVER ANY SINGLE ROOF PLANE.
5. CORRECT OUT-OF-TOLERANCE WORK AND OTHER DEFICIENT CONDITIONS PRIOR TO PROCEEDING WITH INSULATED METAL ROOF PANEL SYSTEM INSTALLATION.
6. INSTALL SUBFRAMING, CHITS, FURRING, AND OTHER MISCELLANEOUS PANEL SUPPORT MEMBERS ACCORDING TO ASTM C754 AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. PROVIDE FLASHINGS AS REQUIRED TO COMPLETE METAL ROOF PANEL SYSTEM. INSTALL IN ACCORDANCE WITH SECTION 07 62 00 "SHEET METAL FLASHING AND TRIM" AND APPROVED SHOP DRAWINGS.
8. INSTALL WEATHERTIGHT METAL PANEL SYSTEM IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, APPROVED SHOP DRAWINGS, AND PROJECT DRAWINGS. INSTALL METAL ROOF PANELS IN ORIENTATION, SIZES, AND LOCATIONS INDICATED. FREE OF WAVES, WARPS, BUCKLES, FASTENING STRESSES, AND DISTORTIONS. ANCHOR PANELS AND OTHER COMPONENTS SECURELY IN PLACE. PROVIDE FOR THERMAL AND STRUCTURAL MOVEMENT.
9. ATTACH PANELS TO SUPPORTS USING CLIPS, SCREWS, FASTENERS, AND SEALANTS RECOMMENDED BY MANUFACTURER AND INDICATED ON APPROVED SHOP DRAWINGS.
10. FASTEN METAL PANELS TO SUPPORTS WITH CONCEALED CLIPS AT EACH LOCATION INDICATED ON APPROVED SHOP DRAWINGS, WITH SPACING AND FASTENERS RECOMMENDED BY MANUFACTURER.
11. CRIMP STANDING SEAMS WITH MANUFACTURER-APPROVED, MOTORIZED SEAMER TOOL SO CLIP, METAL ROOF PANEL, AND FACTORY-APPLIED SEALANT ARE COMPLETELY ENGAGED.
12. PROVIDE WEATHERPROOF JACKS FOR PIPE AND CONDUIT PENETRATING METAL PANELS OF TYPES RECOMMENDED BY MANUFACTURER.
13. WHERE ELEMENTS OF METAL PANEL SYSTEM WILL COME INTO CONTACT WITH DISSIMILAR MATERIALS, TREAT FACES AND EDGES IN CONTACT WITH DISSIMILAR MATERIALS AS RECOMMENDED BY MANUFACTURER.
14. INSTALL METAL PANEL TRIM, FLASHING, AND ACCESSORIES USING RECOMMENDED FASTENERS AND JOINT SEALERS, WITH POSITIVE ANCHORAGE TO BUILDING, AND WITH WEATHER TIGHT MOUNTING. PROVIDE FOR THERMAL EXPANSION. COORDINATE INSTALLATION WITH FLASHINGS AND OTHER COMPONENTS.
15. INSTALL COMPONENTS REQUIRED FOR A COMPLETE METAL PANEL ASSEMBLY, INCLUDING TRIM, COPINGS, FLASHINGS, SEALANTS, CLOSURE STRIPS, AND SIMILAR ITEMS.
16. COMPLY WITH DETAILS OF ASSEMBLIES UTILIZED TO ESTABLISH COMPLIANCE WITH PERFORMANCE REQUIREMENTS AND MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. PROVIDE CONCEALED FASTENERS EXCEPT WHERE NOTED ON APPROVED SHOP DRAWINGS.
17. SET UNITS TRUE TO LINE AND LEVEL AS INDICATED. INSTALL WORK WITH LAPS, JOINTS, AND SEAMS THAT WILL BE PERMANENTLY WEATHER RESISTANT.
18. INSTALL JOINT SEALERS WHERE INDICATED AND WHERE REQUIRED FOR WEATHERTIGHT PERFORMANCE OF METAL PANEL ASSEMBLIES. IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
19. PREPARE JOINTS AND APPLY SEALANTS PER REQUIREMENTS OF DIVISION 07 SECTION "JOINT SEALANTS."
20. REMOVE TEMPORARY PROTECTIVE FILMS IMMEDIATELY IN ACCORDANCE WITH METAL ROOF PANEL MANUFACTURER'S INSTRUCTIONS. CLEAN FINISHED SURFACES AS RECOMMENDED BY METAL ROOF PANEL MANUFACTURER.
21. REPLACE DAMAGED PANELS AND ACCESSORIES THAT CANNOT BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT.

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**MC3LROY**  
ARCHITECTURE

PROJECT:

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FACSIMILE: (601) 985-4444

MARCH 1, 2024 - PRELIMINARY PRICING SET FOR:  
A NEW OFFICE BUILDING FOR:  
**MILLS CONTRACTING LLC**  
???? STOUT ROAD, GLUCKSTADT, MS

PROJECT ARCHITECT: McElroy  
PROJECT NUMBER: 24-006  
DATE: 03/01/2024  
DRAWN BY: PLM  
CHECKED BY: McElroy

REVISIONS: 1. 05/21/24  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

SEAL: \_\_\_\_\_

SHEET TITLE:  
FLOOR AND ROOF PLANS

SHEET NUMBER  
**A1.10.0**  
Mc3LROY ARCHITECTURE, PLLC





ELEVATION KEY NOTES

- 04205 MASONRY VENEER
  - 04205.1 - ASTM C216 GRADE MW, TYPE FBS EXPOSED BRICK VENEER, 3-5/8" X 2-1/4" X 7-5/8" COLOR AND TEXTURE TO BE SELECTED BY OWNER. PROVIDE SELECTION SAMPLES
  - 04205.2 - ASTM C216 GRADE MW, TYPE FBS EXPOSED BRICK VENEER, 3-5/8" X 2-1/4" X 7-5/8" COLOR AND TEXTURE TO BE SELECTED BY OWNER. PROVIDE SELECTION SAMPLES
- 06200 FINISH CARPENTRY
  - 06200.1 - FINISHED WOOD WRAPPED COLUMN COVER, SPECIES AND STAIN SELECTED BY OWNER
  - 06200.2 - FINISHED WOOD 2X RAFTERS AND ROOF SUPPORT, SPECIES AND STAIN SELECTED BY OWNER
- 07620 SHEET METAL FLASHING AND TRIM
  - 07620.1 - 0.05 ALUMINUM FLASHING, KYNAR 500 FINISH, COLOR SELECTED FROM MANUFACTURERS STANDARD RANGE
  - 07620.2 - 4" 0.032 ALUMINUM DOWNSPOUT, CDA RECTANGULAR STYLE DOWNSPOUT, COMPATIBLE PRIMER AND FINISH 0.7 MILS COLOR SELECTED FROM STANDARD RANGE
- 08200 GUTTERS AND DOWNSPOUTS
  - 08200.1 - 6" 0.032 ALUMINUM GUTTER, CDA RECTANGULAR STYLE GUTTER, COMPATIBLE PRIMER AND FINISH 0.7 MILS COLOR SELECTED FROM STANDARD RANGE
  - 08200.2 - 4" 0.032 ALUMINUM DOWNSPOUT, CDA RECTANGULAR STYLE DOWNSPOUT, COMPATIBLE PRIMER AND FINISH 0.7 MILS COLOR SELECTED FROM STANDARD RANGE, CONNECT TO SITE CIVIL STORM WATER SYSTEM, WITH ALUMINUM DOWN SPOUT BOOT BASIS OF DESIGN TO BE KINETIC ARCHITECTURAL PRODUCT K-45-G, INCLUDE COVER PLATE ASSEMBLY AT EACH DOWNSPOUT BOOT
- 08300 HOLLOW METAL FRAMES
  - 08300.1 - PROVIDE METAL FRAMES OF TYPES AND STYLES AS SHOWN ON DRAWINGS. SEE DOOR AND WINDOW SCHEDULE FOR DETAILED PROFILES, CONCEALED FASTENERS, FABRICATE FROM 14 GAGE COLD ROLLED STEEL CONFORMING TO ASTM A606B AND ASTM A568. EXTERIOR FRAMES TO BE GALVANIZED, TO BE PAINTED AS SELECTED BY ARCHITECT
- 08400 METAL DOORS
  - 08400.1 - COLD ROLLED SHEET STEEL WITH G90 GALVANIZED COATING TYPICAL 1-3/4" THICKNESS, FULL FLUSH 18 GAGE FACES, FACTORY PRIMED, FIELD PAINT READY, COLOR TO BE SELECTED BY ARCHITECT. SEE DOOR SCHEDULE FOR EXACT DETAILS
- 08500 ALUMINUM STOREFRONT DOORS
  - 08500.1 - 6063-T6 ALUMINUM ALLOY THERMALLY BROKEN ENTRANCE SYSTEM W/ 2-1/8" SIDE AND TOP RAIL, 4" BOTTOM RAIL, 1-3/4" DEPTH, 4" MIDRAIL, 1" INSULATED INSIDE GLAZED, AAMA GH CLASS 1 AA-MIDC2044 FINISH
  - 08500.2 - ALUMINUM FRAMED STOREFRONTS
- 10300 EXTERIOR SIGNAGE
  - 10300.1 - FABRICATED PAINTED FINISH ALUMINUM FACE LIT LETTER SERIES, S052 ALLOY, TYPE FACE TO BE SELECTED BY ARCHITECT, PAINTED FINISH, TEXT AS PER DRAWINGS, REMOVABLE CAN MOUNTING, PROVIDE LED LIGHTING PACKAGE, COORDINATE WITH ELECTRICAL ENGINEER AND ELECTRICAL SUBCONTRACTOR
- 10530 EXTRUDED ALUMINUM WALKWAY COVERS
  - 10530.1 - HEAT TREATED ALUMINUM EXTRUDED CANOPY WITH FACTORY FINISHED BAKED DN POLYESTER COATING, COLOR TO BE SELECTED FROM MANUFACTURERS STANDARD RANGE, WALL MOUNTED WITH HANGER ROD SUPPORTS
- 13200 PRE-ENGINEERED METAL BUILDING
  - 13200.1 - PRE-ENGINEERED METAL BUILDING SYSTEM MANUFACTURER STANDARD METAL WALL SYSTEM, CONCEALED FASTENER, SMOOTH PANEL, BASIS OF DESIGN MBGI FW-120 DR EQUAL COLOR SELECTED BY OWNER
  - 13200.2 - PRE-ENGINEERED METAL BUILDING SYSTEM ROOF PANELS, COLOR SELECTED BY OWNER

F1 Exterior Building Elevation - Side Facade (South)  
 A2.10.0 Scale: 1/4" = 1'-0"  
 GRAPHIC SCALE 1/4" = 1'-0"



A1 Exterior Building Elevation - Front Facade (West)  
 A2.10.0 Scale: 1/4" = 1'-0"  
 GRAPHIC SCALE 1/4" = 1'-0"

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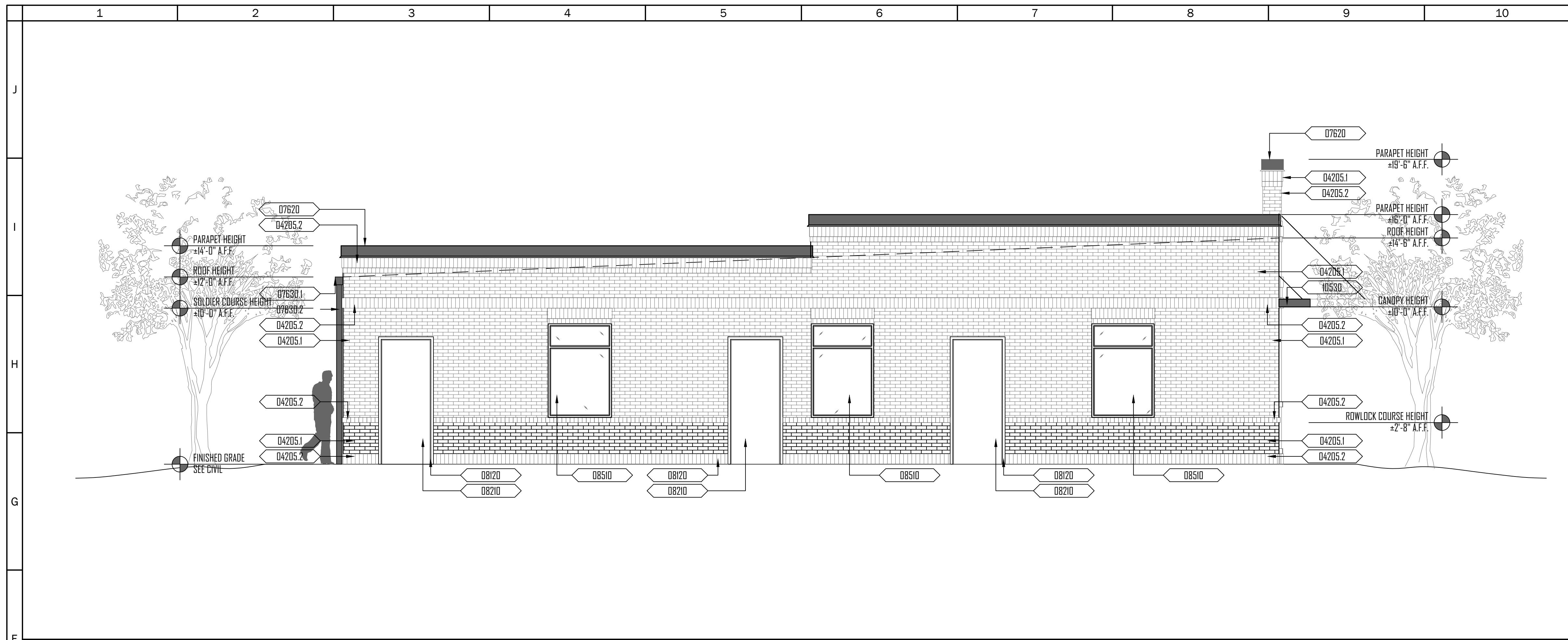
REVISIONS: 1. 05/21/24  
 2. \_\_\_\_\_  
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 4. \_\_\_\_\_

SEAL:

SHEET TITLE:  
 EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER  
**A2.10.0**  
 Mc3LROY ARCHITECTURE, PLLC

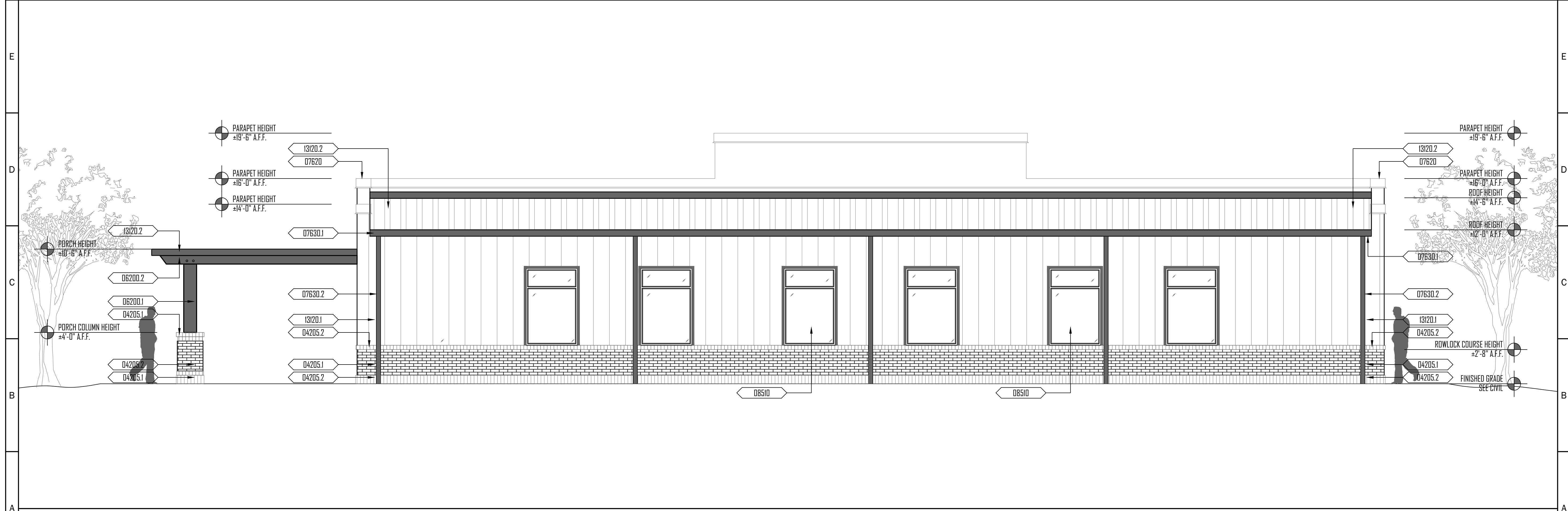




ELEVATION KEY NOTES

- 04205 MASONRY VENEER
  - 04205.1 - ASTM C216 GRADE MW, TYPE FBS EXPOSED BRICK VENEER, 3-5/8" X 2-1/4" X 7-5/8" COLOR AND TEXTURE TO BE SELECTED BY OWNER. PROVIDE SELECTION SAMPLES
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- 07620 FINISH CARPENTRY
  - 07620.1 - FINISHED WOOD WRAPPED COLUMN COVER, SPECIES AND STAIN SELECTED BY OWNER
  - 07620.2 - FINISHED WOOD 2X RAFTERS AND ROOF SUPPORT, SPECIES AND STAIN SELECTED BY OWNER
- 07630 SHEET METAL FLASHING AND TRIM
  - 07630.1 - 0.05 ALUMINUM FLASHING, KYNAR 500 FINISH, COLOR SELECTED FROM MANUFACTURERS STANDARD RANGE
  - 07630.2 - 4" 0.032 ALUMINUM DOWNSPOUT, CDA RECTANGULAR STYLE DOWNSPOUT, COMPATIBLE PRIMER AND FINISH 0.7 MILS COLOR SELECTED FROM STANDARD RANGE
- 08210 GUTTERS AND DOWNSPOUTS
  - 08210.1 - 6" 0.032 ALUMINUM GUTTER, CDA RECTANGULAR STYLE GUTTER, COMPATIBLE PRIMER AND FINISH 0.7 MILS COLOR SELECTED FROM STANDARD RANGE
  - 08210.2 - 4" 0.032 ALUMINUM DOWNSPOUT, CDA RECTANGULAR STYLE DOWNSPOUT, COMPATIBLE PRIMER AND FINISH 0.7 MILS COLOR SELECTED FROM STANDARD RANGE, CONNECT TO SITE CIVIL STORM WATER SYSTEM, WITH ALUMINUM DOWN SPOUT BOOT BASIS OF DESIGN TO BE KINETIC ARCHITECTURAL PRODUCT K-45-G, INCLUDE COVER PLATE ASSEMBLY AT EACH DOWNSPOUT BOOT
- 0830 HOLLOW METAL FRAMES
  - 0830.1 - PROVIDE METAL FRAMES OF TYPES AND STYLES AS SHOWN ON DRAWINGS, SEE DOOR AND WINDOW SCHEDULE FOR DETAILED PROFILES, CONCEALED FASTENERS, FABRICATE FROM 14 GAGE COLD ROLLED STEEL CONFORMING TO ASTM A606 AND ASTM A568. EXTERIOR FRAMES TO BE GALVANIZED, TO BE PAINTED AS SELECTED BY ARCHITECT
- 0840 METAL DOORS
  - 0840.1 - COLD ROLLED SHEET STEEL WITH G90 GALVANIZED COATING TYPICAL 1-3/4" THICKNESS, FULL FLUSH 18 GAGE FACES, FACTORY PRIMED, FIELD PAINT READY, COLOR TO BE SELECTED BY ARCHITECT. SEE DOOR SCHEDULE FOR EXACT DETAILS
- 0850 ALUMINUM STOREFRONT DOORS
  - 0850.1 - 6063-T6 ALUMINUM ALLOY THERMALLY BROKEN ENTRANCE SYSTEM W/ 2-1/8" SIDE AND TOP RAIL, 4" BOTTOM RAIL, 1-3/4" DEPTH, 4" MIDRAIL, 1" INSULATED INSIDE GLAZED, AAMA GH CLASS 1 AA-MIDC2044 FINISH
  - 0850.2 - ALUMINUM FRAMED STOREFRONTS
- 0930 EXTERIOR SIGNAGE
  - 0930.1 - FABRICATED PAINTED FINISH ALUMINUM FACE LIT LETTER SERIES, S052 ALLOY, TYPE FACE TO BE SELECTED BY ARCHITECT, PAINTED FINISH, TEXT AS PER DRAWINGS, REMOVABLE CAN MOUNTING, PROVIDE LED LIGHTING PACKAGE, COORDINATE WITH ELECTRICAL ENGINEER AND ELECTRICAL SUBCONTRACTOR
- 10530 EXTRUDED ALUMINUM WALKWAY COVERS
  - 10530.1 - HEAT TREATED ALUMINUM EXTRUDED CANOPY WITH FACTORY FINISHED BAKED DN POLYESTER COATING, COLOR TO BE SELECTED FROM MANUFACTURERS STANDARD RANGE, WALL MOUNTED WITH HANGER ROD SUPPORTS
- 12120 PRE-ENGINEERED METAL BUILDING
  - 12120.1 - PRE-ENGINEERED METAL BUILDING SYSTEM MANUFACTURER STANDARD METAL WALL SYSTEM, CONCEALED FASTENER, SMOOTH PANEL, BASIS OF DESIGN MBD1 FW-120 DR EQUAL COLOR SELECTED BY OWNER
  - 12120.2 - PRE-ENGINEERED METAL BUILDING SYSTEM ROOF PANELS, COLOR SELECTED BY OWNER

F1 Exterior Building Elevation - Side Facade (North)  
 Scale: 1/4" = 1'-0"  
 GRAPHIC SCALE 1/4" = 1'-0"



A1 Exterior Building Elevation - Rear Facade (East)  
 Scale: 1/4" = 1'-0"  
 GRAPHIC SCALE 1/4" = 1'-0"

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**MC3LROY**  
 ARCHITECTURE

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PROJECT:

MARCH 1, 2024 - PRELIMINARY PRICING SET FOR:  
 A NEW OFFICE BUILDING FOR:  
**MILLS CONTRACTING LLC**  
 ??? STOUT ROAD, GLUCKSTADT, MS

PROJECT ARCHITECT: McElroy  
 PROJECT NUMBER: 24-006  
 DATE: 03/01/2024  
 DRAWN BY: PLM  
 CHECKED BY: McElroy

REVISIONS: 1. 05/21/24  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_

SEAL:

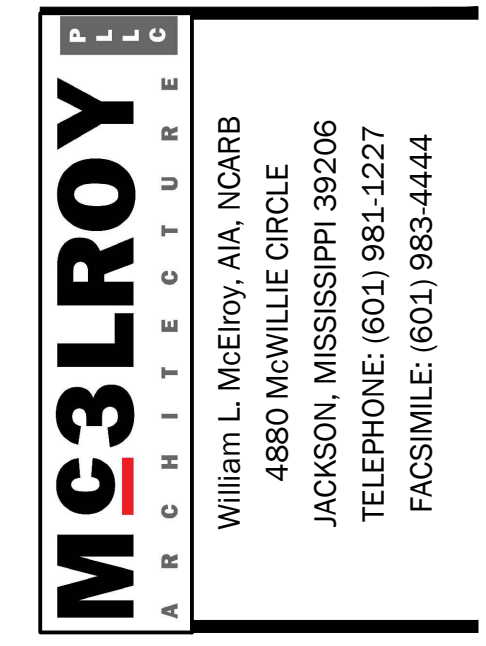
SHEET TITLE:  
 EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER:  
**A2.20.0**  
 Mc3LROY ARCHITECTURE, PLLC



ROOM FINISH SCHEDULE										GENERAL INTERIOR FINISH NOTES	
ROOMS		FINISHES									
NO.	NAME	FLOOR	BASE	N. WALL	E. WALL	S. WALL	W. WALL	CEILING	NOTES		
100	SIDEWALK	BROOM FINISH CONCRETE	-	-	-	-	-	-	-		
101	SIDEWALK	BROOM FINISH CONCRETE	-	-	-	-	-	-	-		
102	SIDEWALK	BROOM FINISH CONCRETE	-	-	-	-	-	-	-		
103	SIDEWALK	BROOM FINISH CONCRETE	-	-	-	-	-	-	-		
104	SIDEWALK	BROOM FINISH CONCRETE	-	-	-	-	-	-	-		
105	WAITING	PORCELAIN TILE	WOOD	FEATURE WALL/ GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	FEATURE WALL/ GYP BRD PAINT	ALLOWANCE FEATURE	-		
106	CORRIDOR	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
107	RECEPTION	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
108	KITCHEN/BREAK	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT WET FORMED	-		
109	OFFICE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
110	CORRIDOR	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
111	STORAGE	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
112	JANITOR	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
113	MEN'S TOILET	CERAMIC TILE	CERAMIC	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	LAT WET FORMED	-		
114	WHIT'S TOILET	CERAMIC TILE	CERAMIC	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	LAT WET FORMED	-		
115	WHIT'S OFFICE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
116	CORRIDOR	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
117	BECKY'S OFFICE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
118	OFFICE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
119	OFFICE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
120	OFFICE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
121	CORRIDOR	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
122	MATT'S OFFICE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
123	COMM/ELEC	SEALED CONCRETE	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
124	MATT'S TOILET	CERAMIC TILE	CERAMIC	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	LAT WET FORMED	-		
125	WOMEN'S TOILET	CERAMIC TILE	CERAMIC	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	CERAMIC TILE 8' GYP BRD PAINT	LAT WET FORMED	-		
126	OFFICE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
127	CORRIDOR	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
128	TRAMMEL'S OFFICE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
129	CONFERENCE	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	FEATURE WALL/ GYP BRD PAINT	GYP BRD PAINT	LAT	-		
130	WAR ROOM	CARPET	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
131	COPY	LVT	RUBBER	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	GYP BRD PAINT	LAT	-		
132	SIDEWALK	BROOM FINISH CONCRETE	-	-	-	-	-	-	-		

1. ALL GALVANIZED FRAMES SHALL RECEIVE A GLOSS FINISH, UNLESS OTHERWISE NOTED.  
2. ALL TRANSITIONS BETWEEN DISSIMILAR FLOORING MATERIALS TO RECEIVE A REDUCER/TRANSITION STRIP MEETING ADA REQUIREMENTS.  
3. WHEN COLOR OR STYLE IS NOT INDICATED, ARCHITECT AND OWNER WILL SELECT COLOR FROM MFG.'S STANDARD RANGE.  
4. ALL MISCELLANEOUS GRILLES, LIDERS, DIFFUSERS, ACCESS PANELS, LIGHT FIXTURE TRIM, ETC. SHALL BE FINISHED TO MATCH THE SURFACE ON WHICH THEY OCCUR.  
5. ALL SURFACES TO RECEIVE A FINISH APPLICATION SHALL BE COMPLETELY SMOOTH AND FREE OF DEBRIS. IF SURFACES ARE NOT ACCEPTABLE NOTIFY THE ARCHITECT TO HAVE SURFACES CORRECTED BEFORE APPLYING FINISH APPLICATION.  
6. FINISH APPLICATIONS SHALL BE FREE OF IMPERFECTIONS.  
7. UNLESS OTHERWISE STATED IN THE SPECIFICATIONS, ALL PAINTED SURFACES ARE TO RECEIVE ONE SHOP PRIME COAT, AND A MINIMUM OF TWO FIELD APPLIED FINISH COATS. PRIME ALL SURFACES ACCORDING TO MANUFACTURER'S SPECIFICATIONS PRIOR TO APPLICATION OF PAINT. THE NUMBER OF COATS SPECIFIED IS THE MINIMUM NUMBER OF COATS. WHEN UNDERCOATS, STAINS, OR OTHER CONDITIONS SHOW THROUGH "FINAL" COAT OF FINISH APPLY ADDITIONAL COATS UNTIL FINISH IS UNIFORM IN COLOR, AND APPEARANCE.  
8. UNLESS OTHERWISE STATED IN THE CONTRACT DOCUMENTS ALL PAINTED WOOD TRIM, MOLDINGS, DOORS, CASEWORK, METAL DOORS, AND METAL DOOR FRAMES, SHALL RECEIVE A GLOSS FINISH. REFER TO DETAILS UNLESS OTHERWISE STATED.  
9. ALL MATERIALS AND SURFACES WHICH ARE TO RECEIVE A FINISH SHALL MATCH SAMPLES PROVIDED TO ARCHITECT. CONTRACTOR SHALL PREPARE A SAMPLE OF EACH FINISH ON THE APPROPRIATE SURFACES AND SUBMIT THAT AS A FIELD REVIEW SAMPLE TO THE ARCHITECT FOR REVIEW PRIOR TO PROCEEDING WITH FINISHING OF ANY SURFACE. CONTRACTOR SHALL PROVIDE A FINAL MOCK UP SAMPLE FOR VERIFICATION ON SITE BY ARCHITECT AND OWNER OF SELECTED FINISH BEFORE PROCEEDING WITH FINISHING OF ANY SURFACE.  
10. REFER TO MANUFACTURER'S PROCEDURES AND RECOMMENDATIONS FOR APPLICATION, INSTALLATION, AND MAINTENANCE OF FINISHES LISTED IN THE LEGEND. IF CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS SHOULD CONFLICT, CONTRACTOR IS TO FOLLOW MANUFACTURER'S INSTRUCTIONS.  
11. ALL VERTICAL SURFACES TO RECEIVE FINISH SHALL BE THE SAME AS SURFACE DESIGNATION, UNLESS OTHERWISE STATED.  
12. PROVIDE EPOXY BASED PAINTS IN ALL RESTROOMS, CORRIDORS, AND OTHER HIGH ABUSE AREAS OR WATER BASED AREAS. SHOULD ANY QUESTIONS ARISE REGARDING PAINT FINISH, THE ARCHITECT IS TO BE CONSULTED BEFORE PROCEEDING.  
13. PROVIDE A BULL NOSE EDGE TILE WHEN STOPPING SHORT OF CEILING FOR ALL WALL TILE APPLICATIONS.  
14. ALL EXPOSED METALS BOTH INTERIOR AND EXTERIOR TO BE PAINTED, INCLUDING GALVANIZED AND NON GALVANIZED SURFACES.  
15. SECURITY TYPE SEALANT TO BE USED TO SEAL ALL TRANSITIONS AND GAPS IN BUILDING MATERIALS. COLOR TO MATCH ADJACENT SURFACES.  
16. EXPOSED STRUCTURE TO BE PAINTED. COLORS AND LOCATIONS OF COLORS TO BE SELECTED BY ARCHITECT.  
17. PROVIDE RADIUS EGED CMU UNITS FOR ALL EXPOSED CORNERS AND ENDS OF WALLS, SILLIS, JAMBS, HEADS ETC.  
18. EXPOSED BUILDING SYSTEMS TO BE PAINTED. COLORS AND LOCATIONS OF COLORS TO BE SELECTED BY ARCHITECT.



PROJECT:

MARCH 1, 2024 - PRELIMINARY PRICING SET FOR:  
A NEW OFFICE BUILDING FOR:  
**MILLS CONTRACTING LLC**  
??? STOUT ROAD, GLUCKSTADT, MS

PROJECT ARCHITECT: McELROY  
PROJECT NUMBER: 24-006  
DATE: 03/01/2024  
DRAWN BY: PLM  
CHECKED BY: McELROY

REVISIONS: 1. 05/21/24  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

SEAL: \_\_\_\_\_

SHEET TITLE:  
FINISH SCHEDULE

SHEET NUMBER  
**A5.00.0**  
Mc3LROY ARCHITECTURE, PLLC

Finish Schedule  
Scale: NTS

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1	2		3			4			5			6			7			8			9			10			11			12		
DOOR SCHEDULE																																
DOOR NUMBER	DOOR									FRAME						HARDWARE			NOTES													
	SIZE			MAT.	PAIR	TYPE	GLAZ	ACCESS CONTROL	RATING	MAT.	TYPE	GLAZ	DETAILS			SET	ADA ASSIST	-														
	WIDTH	HEIGHT	THICK										HEAD	JAMB	SILL																	
105.1	3'-0"	9'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A1	-	-	-	-	H7	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
105.2	3'-0"	9'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A1	-	-	-	-	H7	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
106.1	3'-0"	7'-0"	1-3/4"	HM		B	-	-	-	HM	MI	-	-	-	-	H1	-	-	HOLLOW METAL DOOR AND FRAME													
106.2	3'-0"	7'-0"	1-3/4"	WD		D	-	-	-	HM	MI	-	-	-	-	H2	-	-	WOOD DOOR AND HOLLOW METAL FRAME													
107	3'-0"	7'-0"	-	-		E	-	-	-	-	-	-	-	-	-	-	-	-	CASED OPENING													
108	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
109	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
111	3'-0"	7'-0"	1-3/4"	WD		D	-	-	-	HM	MI	-	-	-	-	H5	-	-	WOOD DOOR AND HOLLOW METAL FRAME													
112	3'-0"	7'-0"	1-3/4"	WD		D	-	-	-	HM	MI	-	-	-	-	H5	-	-	WOOD DOOR AND HOLLOW METAL FRAME													
113	3'-0"	7'-0"	1-3/4"	WD		D	-	-	-	HM	MI	-	-	-	-	H4	-	-	WOOD DOOR AND HOLLOW METAL FRAME													
114	3'-0"	7'-0"	1-3/4"	WD		D	-	-	-	HM	MI	-	-	-	-	H4	-	-	WOOD DOOR AND HOLLOW METAL FRAME													
115.1	3'-0"	7'-0"	1-3/4"	HM		B	-	-	-	HM	MI	-	-	-	-	H1	-	-	HOLLOW METAL DOOR AND FRAME													
115.2	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
117	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
118	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
119	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
120	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
122.1	3'-0"	7'-0"	1-3/4"	HM		B	-	-	-	HM	MI	-	-	-	-	H1	-	-	HOLLOW METAL DOOR AND FRAME													
122.2	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
123	3'-0"	7'-0"	1-3/4"	HM		B	-	-	-	HM	MI	-	-	-	-	H7	-	-	HOLLOW METAL DOOR AND FRAME													
124	3'-0"	7'-0"	1-3/4"	WD		D	-	-	-	HM	MI	-	-	-	-	H4	-	-	WOOD DOOR AND HOLLOW METAL FRAME													
125	3'-0"	7'-0"	1-3/4"	WD		D	-	-	-	HM	MI	-	-	-	-	H4	-	-	WOOD DOOR AND HOLLOW METAL FRAME													
126	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
127.1	3'-0"	7'-0"	1-3/4"	HM		B	-	-	-	HM	MI	-	-	-	-	H1	-	-	HOLLOW METAL DOOR AND FRAME													
127.2	3'-0"	7'-0"	1-3/4"	WD		D	-	-	-	HM	MI	-	-	-	-	H2	-	-	WOOD DOOR AND HOLLOW METAL FRAME													
128	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A2	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
129.1	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A3	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
129.2	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A3	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
130.1	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A3	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
130.2	3'-0"	7'-0"	1-1/2"	AL		A	G1/G2	-	-	AL	A3	-	-	-	-	H3	-	-	ALUMINUM FRAMED STOREFRONT DOOR ASSEMBLY													
131.1	3'-0"	7'-0"	-	-		E	-	-	-	-	-	-	-	-	-	-	-	-	CASED OPENING													
131.2	3'-0"	7'-0"	-	-		E	-	-	-	-	-	-	-	-	-	-	-	-	CASED OPENING													
131.3	3'-0"	7'-0"	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	SLIDING BARN DOORS													

GENERAL DOOR NOTES:

- ANY DOOR OR FRAME LISTED AS GALVANIZED SHALL BE FABRICATED FROM HOT DIPPED AND GALVANIZED.
- ALL VERTICAL STIFFENERS TO BE 18 GAUGE SPACED AT 4" O.C.
- ALL WELDS TO BE 2" SPOT WELDS AT 8" O.C. UNLESS OTHERWISE NOTED. ALL WELDS SHALL BE GROUND AND SANDED SMOOTH, CLEANED AND FREE OF WELDING SPOOLS AND REPRIMED IMMEDIATELY AFTER WELDING IS PERFORMED.
- PROVIDE PLASTER GUARDS AND JUNCTION BOXES TO PROTECT HARDWARE PREPARATIONS AND TAPPED MOUNTING HOLES FROM MASONRY GROUT.
- ALL FRAMES INSTALLED ON AN EXTERIOR WALL, OR "WET" AREA OF A BUILDING SHALL BE FULLY GALVANIZED OUTSIDE AND INSIDE OF FRAME.
- FRAMES ARE TO BE MORTISED, DRILLED, TAPPED, AND REINFORCED. FOR ALL HARDWARE IN ACCORDANCE WITH APPROVED HARDWARE SCHEDULE AND TEMPLATES.
- ALL FRAMES TO BE PRE PUNCHED FOR ALL SILENCERS.
- REFER TO SPECIFICATIONS FOR FINISH HARDWARE REQUIREMENTS. CONTRACTOR TO VERIFY HARDWARE SET REQUIREMENTS, QUANTITIES AND LOCATIONS.
- ALL MATERIALS TO BE MARKED LEGIBLY WITH CORRECT INFORMATION TO LOCATE BEFORE ARRIVING ON SITE.
- NO FABRICATION OF MATERIALS SHALL BEGIN UNTIL ARCHITECT AND OWNER HAVE REVIEWED SHOP DRAWING SUBMITTALS.
- MANUFACTURER TO COORDINATE WITH GLAZING AND FINISH HARDWARE MANUFACTURER TO ENSURE COMPATIBILITY WITH ALL PRODUCTS.
- REINFORCE DOORS AND FRAMES FOR SURFACE MOUNTED HARDWARE AS NEEDED.
- ALL FIRE RATED DOORS AND FRAMES MUST BE LISTED AS A UL APPROVED MATERIAL AND LABELED AS SUCH BEFORE ARRIVING ON SITE.
- FURNISH LOOSE ASTRAGALS FOR ALL DOOR PAIRS FOR FIELD INSTALLATION.
- PROVIDE LOUVERS FOR ALL MECHANICAL, ELECTRICAL, AND IDF ROOM DOORS.
- ALL DOOR UNDERCUTS TO BE PERFORMED BY MANUFACTURER, NO FIELD UNDERCUTTING ALLOWED.
- APPLY WEATHER STRIPPING PRIOR TO INSTALLING SURFACE APPLIED HARDWARE. DO NOT NOTCH WEATHER STRIPPING.
- PROVIDE COMPATIBLE ASTRAGALS AND SEALS FOR ALL PAIRS OF DOORS.
  - REMOVEABLE MULLION - KR822
  - MULLION SEAL - NGP510DS
  - MEETING EDGE SEALS - H5NA
- CONTRACTOR RESPONSIBLE FOR MAKING ADJUSTMENTS TO HARDWARE SET FOR PAIRS OF DOORS.
- HARDWARE SUPPLIER SHOULD VERIFY ALL QUANTITIES IN THE FOLLOWING SCHEDULE. THE FOLLOWING IS A GENERAL LISTING OF HARDWARE REQUIREMENTS AND IS NOT INTENDED FOR USE AS A FINAL HARDWARE SCHEDULE. ANY ITEMS OF HARDWARE REQUIRED BY ESTABLISHED STANDARDS OF PRACTICE, OR TO MEET STATE AND LOCAL CODES SHALL BE FURNISHED WHETHER OR NOT SPECIFICALLY CALLED OUT IN THE FOLLOWING LISTED GROUPS.
- SUPPLIER SHALL SUPPLY HARDWARE FOR EVERY NUMBERED OPENING, WHETHER SPECIFIED IN THE ABOVE HARDWARE SETS OR NOT. HARDWARE SHALL BE SAME AS SIMILAR OPENINGS.
- CONTRACTOR RESPONSIBLE FOR MAKING ADJUSTMENTS TO HARDWARE SETS REQUIRED TO BE LABELED AND RATED FOR CODE COMPLIANCE. STANDARDS FOR FIRE RATED DOORS AND FRAMES SHALL BE NFPA 80 - STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVE'S.

HARDWARE SCHEDULE

SET#	HARDWARE	QTY	DESCRIPTION
<b>H1 - EXTERIOR ENTRANCES NON STOREFRONT</b>			
	CYLINDER	1	CORBIN 3080-178-6-626
	EXTERIORHINGE	1	IVES 2240 B3" AL
	CLOSER	1	LCN 404XP
	EXIT DEVICE	1	VON DUHRN 98L 996L #17 32D
	REM MULL	1	VON DUHRN KR4954 SP28
	CYLINDER	1	CORBIN 1080-14-A06-6 626
	KICKPLATE	1	IVES 8400 10X34 32D
	WEATHERSTRIP	1	NGP H5NA
	SWEEP	1	NGP 10V
	THRESHOLD	1	NGP 895V WS/PAH2
	CYLINDER	1	CORBIN 3080-178-6 626
<b>H2 - CORRIDOR DOORS</b>			
	HINGE	3	IVES 588HW 4.5"X4.5" 26D
	CLOSER	1	LCN 404XP
	EXIT DEVICE	1	VON DUHRN 98L 996L #17 32D
	FLOOR STOP	1	IVES FS40 26D
	KICK PLATE	1	IVES 8400 10X34 32D
	SILENCER	3	IVES SR64 GREY
<b>H3 - OFFICES</b>			
	HINGE	3	IVES 588I 4.5X4.5 26D
	CLOSER	1	LCN 404XP
	LOCKSET	1	SCHLAGE 1907L 17A 626
	CYLINDER	1	CORBIN 1080-14-A06-6 626
	KICK PLATE	1	IVES 8400 10X34 32D
	FLOOR STOPPER	1	IVES FS40 26D
	SILENCER	3	IVES SR64 GREY
<b>H4 - SINGLE TOILETS</b>			
	HINGE	3	IVES 588I 4.5X4.5 26D
	FLOOR STOP	1	IVES FS40 26D
	LOCKSET	1	SCHLAGE 1904D 17A 626
	CLOSER	1	LCN 404XP
	KICK PLATE	1	IVES 8400 10X34 32D
	SILENCER	3	IVES SR64 GREY
<b>H5 - STORAGE ROOMS</b>			
	HINGE	3	IVES 588I 4.5X4.5 26D
	O.H. STOP	1	GJ 454S 65Z
	LOCKSET	1	SCHLAGE 1907L 17A 626
	CYLINDER	1	CORBIN 1080-14-A06-6 626
	KICK PLATE	1	IVES 8400 10X34 32D
	SILENCER	3	IVES SR64 GREY
<b>H6 - EXTERIOR MECH/ELEC</b>			
	HINGE	1	IVES 2240 B3" AL
	CLOSER	1	LCN 404XP
	LOCKSET	1	SCHLAGE 1908B0RD 17A 626
	FLUSHBOLT	1	IVES FB459 12" 26D
	WEATHER STRIPPING	1	NGP 162V 72" X 84"
	THRESHOLD	1	NGP 896 SA X L.A.R.
	SWEEP	1	NGP 10V 36"18
	CYLINDER	1	CORBIN 3080-178-6-626
<b>H7 - STOREFRONT ENTRANCES</b>			
	CLOSER	1	LCN 404XP
	HINGE	3	BY STOREFRONT MFR
	THRESHOLD	1	BY STOREFRONT MFR
	WEATHERSTRIPPING	3	BY STOREFRONT MFR
	EXIT DEVICE	1	VON DUHRN 98L 996L #17 32D
	FLOOR STOP	1	IVES FS40 26D/BOTTOM
	SEAL	1	BY STOREFRONT MFR

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PROJECT: \_\_\_\_\_

MARCH 1, 2024 - PRELIMINARY PRICING SET FOR:  
 A NEW OFFICE BUILDING FOR:  
**MILLS CONTRACTING LLC**  
 ??? STOUT ROAD, GLUCKSTADT, MS

PROJECT ARCHITECT: McELROY  
 PROJECT NUMBER: 24-006  
 DATE: 03/01/2024  
 DRAWN BY: PLM  
 CHECKED BY: McELROY

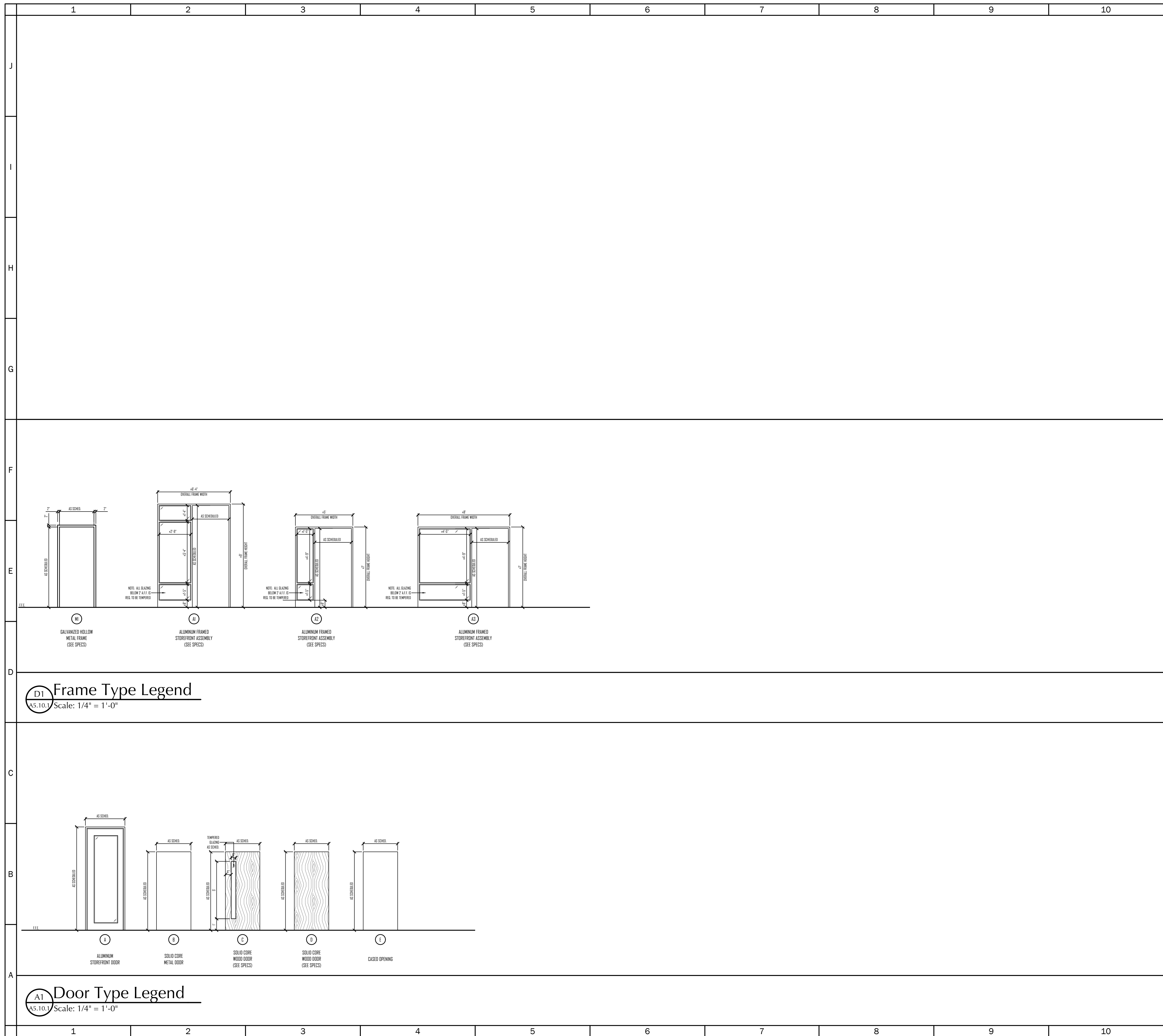
REVISIONS: 1. 05/21/24  
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 4. \_\_\_\_\_

SEAL: \_\_\_\_\_

SHEET TITLE:  
 DOOR SCHEDULE

SHEET NUMBER  
**A5.10.0**  
 Mc3LROY ARCHITECTURE, PLLC

Door Schedule  
 Scale: NTS



**GENERAL DOOR AND HARDWARE NOTES:**

- ANY DOOR OR FRAME LISTED AS GALVANIZED SHALL BE FABRICATED FROM HOT DIPPED AND GALVANIZED.
- ALL VERTICAL STIFFENERS TO BE 18 GAUGE SPACED AT 4" O.C.
- ALL WELDS TO BE 2" SPOT WELDS AT 8" O.C. UNLESS OTHERWISE NOTED. ALL WELDS SHALL BE GROUND AND SANDED SMOOTH, CLEANED AND FREE OF WELDING SPOILS AND REPRIMED IMMEDIATELY AFTER WELDING IS PERFORMED.
- ALL FRAMES INSTALLED ON AN EXTERIOR WALL OR "WET" AREA OF A BUILDING SHALL BE FULLY GALVANIZED OUTSIDE AND INSIDE OF FRAME.
- FRAMES ARE TO BE MORTISED, DRILLED, TAPPED, AND REINFORCED. FOR ALL HARDWARE IN ACCORDANCE WITH APPROVED HARDWARE SCHEDULE AND TEMPLATES.
- ALL FRAMES TO BE PRE PUNCHED FOR ALL SILENCERS.
- ALL MATERIALS TO BE MARKED LEGIBLY WITH CORRECT INFORMATION TO LOCATE BEFORE ARRIVING ON SITE.
- NO FABRICATION OF MATERIALS SHALL BEGIN UNTIL ARCHITECT AND OWNER HAVE REVIEWED SHOP DRAWING SUBMITTALS.
- MANUFACTURER TO COORDINATE WITH GLAZING AND FINISH HARDWARE MANUFACTURER TO ENSURE COMPATIBILITY WITH ALL PRODUCTS.
- REINFORCE DOORS AND FRAMES FOR SURFACE MOUNTED HARDWARE AS NEEDED.
- ALL FIRE RATED DOORS AND FRAMES MUST BE LISTED AS A UL APPROVED MATERIAL AND LABELED AS SUCH BEFORE ARRIVING ON SITE.
- FURNISH LOOSE ASTRAGALS FOR ALL DOOR PAIRS FOR FIELD INSTALLATION.
- PROVIDE LOUVERS FOR ALL MECHANICAL, ELECTRICAL, AND IDF ROOM DOORS.
- ALL DOOR UNDERCUTS TO BE PERFORMED BY MANUFACTURER. NO FIELD UNDERCUTTING ALLOWED.
- APPLY WEATHER STRIPPING PRIOR TO INSTALLING SURFACE APPLIED HARDWARE. DO NOT NOTCH WEATHER STRIPPING.
- PROVIDE COMPATIBLE ASTRAGALS AND SEALS FOR ALL PAIRS OF DOORS.
- CONTRACTOR RESPONSIBLE FOR MAKING ADJUSTMENTS TO HARDWARE SET FOR PAIRS OF DOORS.
- HARDWARE SUPPLIER SHOULD VERIFY ALL QUANTITIES IN THE FOLLOWING SCHEDULE. ANY ITEMS OF HARDWARE REQUIRED BY ESTABLISHED STANDARDS OF PRACTICE, OR TO MEET STATE AND LOCAL CODES SHALL BE FURNISHED WHETHER OR NOT SPECIFICALLY CALLED OUT IN THE FOLLOWING LISTED GROUPS.
- SUPPLIER SHALL SUPPLY HARDWARE FOR EVERY NUMBERED OPENING, WHETHER SPECIFIED IN THE HARDWARE SETS OR NOT. HARDWARE SHALL BE SAME AS SIMILAR OPENINGS.
- CONTRACTOR RESPONSIBLE FOR MAKING ADJUSTMENTS TO HARDWARE SETS REQUIRED TO BE LABELED AND RATED FOR CODE COMPLIANCE. STANDARDS FOR FIRE RATED DOORS AND FRAMES SHALL BE NFPA 80 - STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVE'S.

SET#	HARDWARE	QTY.	DESCRIPTION
<b>H1 - EXTERIOR ENTRANCES NON STOREFRONT</b>			
	CYLINDER	1	CORBIN 3080-178-6-626
	EXTERIORHINGE	1	IVES 2240 B3" AL
	CLOSER	1	LCN 404DXP
	EXIT DEVICE	1	VON DUHRN 98L 996L #17 32D
	REM MULL	1	VON DUHRN KR4954 SP28
	CYLINDER	1	CORBIN 1080-114-A06-6-626
	KICKPLATE	1	IVES 8400 10X34 32D
	WEATHERSTRIP	1	NCP 15NA
	SWEEP	1	NCP 10IV
	THRESHOLD	1	NCP 895V WS/PAH2
	CYLINDER	1	CORBIN 3080-178-6-626
<b>H2 - CORRIDOR DOORS</b>			
	HINGE	3	IVES 588HW 4.5"X4.5" 26D
	CLOSER	1	LCN 404DXP
	EXIT DEVICE	1	VON DUHRN 98L 996L #17 32D
	FLOOR STOP	1	IVES FS410 26D
	KICK PLATE	1	IVES 8400 10X34 32D
	SILENCER	3	IVES SR64 GREY
<b>H3 - OFFICES</b>			
	HINGE	3	IVES 588I 4.5X4.5 26D
	CLOSER	1	LCN 404DXP
	LOCKSET	1	SCHLAGE 1907L 17A 626
	CYLINDER	1	CORBIN 1080-114-A06-6-626
	KICK PLATE	1	IVES 8400 10X34 32D
	FLOOR STOPPER	1	IVES FS410 26D
	SILENCER	3	IVES SR64 GREY
<b>H4 - SINGLE TOILETS</b>			
	HINGE	3	IVES 588I 4.5X4.5 26D
	FLOOR STOP	1	IVES FS410 26D
	LOCKSET	1	SCHLAGE 19040 17A 626
	CLOSER	1	LCN 404DXP
	KICK PLATE	1	IVES 8400 10X34 32D
	SILENCER	3	IVES SR64 GREY
<b>H5 - STORAGE ROOMS</b>			
	HINGE	3	IVES 588I 4.5X4.5 26D
	D.H. STOP	1	GJ 454S 65Z
	LOCKSET	1	SCHLAGE 1907L 17A 626
	CYLINDER	1	CORBIN 1080-114-A06-6-626
	KICK PLATE	1	IVES 8400 10X34 32D
	SILENCER	3	IVES SR64 GREY
<b>H6 - EXTERIOR MECH/ELEC</b>			
	HINGE	1	IVES 224HD B3" AL
	CLOSER	1	LCN 404DXP
	LOCKSET	1	SCHLAGE 1908RD 17A 626
	FLUSHBOLT	1	IVES 19459 12" 26D
	WEATHER STRIPPING	1	NCP 16DV 72" X 84"
	THRESHOLD	1	NCP 896 SA X L.A.R.
	SWEEP	1	NCP 10IV 36"18
	CYLINDER	1	CORBIN 3080-178-6-626
<b>H7 - STOREFRONT ENTRANCES</b>			
	CLOSER	1	LCN 404DXP
	HINGE	3	BY STOREFRONT MFR
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**MC3LROY**  
ARCHITECTURE

William L. McElroy, AIA, NCARB  
4880 McWILLIE CIRCLE  
JACKSON, MISSISSIPPI 39206  
TELEPHONE: (601) 981-1227  
FACSIMILE: (601) 983-4444

PROJECT:

MARCH 1, 2024 - PRELIMINARY PRICING SET FOR:  
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CHECKED BY: McElroy

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SEAL:

SHEET TITLE:  
DOOR AND FRAME LEGEND

SHEET NUMBER  
**A5.10.1**  
Mc3LROY ARCHITECTURE, PLLC



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J												<p>GENERAL WINDOW NOTES:</p> <ol style="list-style-type: none"> <li>REVIEW CONTRACT DOCUMENTS, CHECK SHOP DRAWINGS, INSTALLATION INSTRUCTIONS, ARCHITECTURAL DRAWINGS AND SHIPPING LISTS TO BECOME THOROUGHLY FAMILIAR WITH THE PROJECT. THE SHOP DRAWINGS TAKE PRECEDENCE AND INCLUDE SPECIFIC DETAILS FOR THE PROJECT. NOTE ANY FIELD VERIFIED NOTES ON THE SHOP DRAWINGS PRIOR TO INSTALLING. THE INSTALLATION INSTRUCTIONS ARE OF GENERAL NATURE AND COVER MOST CONDITIONS. ALL MATERIALS ARE TO BE INSTALLED PLUMB, LEVEL AND TRUE. INSTALL OPERABLE WINDOWS PREGLAZED ONLY.</li> <li>ALL WORK SHOULD START FROM BENCH MARKS AND/OR COLUMN LINES AS ESTABLISHED BY THE ARCHITECTURAL DRAWINGS AND THE GENERAL CONTRACTOR WITH GUARANTEED ACCURACY. ALL FIELD WELDING MUST BE ADEQUATELY SHIELDED TO AVOID ANY SPLATTER ON GLASS OR ALUMINUM. RESULTS WILL BE UNSIGHTLY AND/OR STRUCTURALLY UNSOUND. ADVISE GENERAL CONTRACTOR AND OTHER TRADES ACCORDINGLY. ALL FIELD WELDS OF STEEL ANCHORS MUST RECEIVE TOUCH-UP PAINT (ZINC CHROMATE) TO AVOID RUST.</li> <li>MAKE CERTAIN THAT CONSTRUCTION WHICH WILL RECEIVE YOUR MATERIALS IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IF NOT, NOTIFY THE GENERAL CONTRACTOR IN WRITING AND RESOLVE DIFFERENCES BEFORE PROCEEDING WITH WORK.</li> <li>ALUMINUM TO BE PLACED IN DIRECT CONTACT WITH UNFINISHED MASONRY OR INCOMPATIBLE MATERIALS SHOULD BE ISOLATED WITH A HEAVY COAT OF ZINC CHROMATE OR BITUMINOUS PAINT.</li> <li>SEALANTS MUST BE COMPATIBLE WITH ALL MATERIALS WITH WHICH THEY HAVE CONTACT, INCLUDING OTHER SEALANT SURFACES. CONSULT WITH SEALANT MANUFACTURER FOR RECOMMENDATIONS RELATIVE TO JOINT SIZE, SHELF LIFE, COMPATIBILITY, CLEANING/PRIMING, TOOLING, ADHESION, ETC. IT IS THE RESPONSIBILITY OF THE GLAZING CONTRACTOR TO SUBMIT A STATEMENT FROM THE SEALANT MANUFACTURER INDICATING THAT GLASS AND GLAZING MATERIALS HAVE BEEN TESTED FOR COMPATIBILITY AND ADHESION WITH GLAZING SEALANTS, AND INTERPRETING TEST RESULTS RELATIVE TO MATERIAL PERFORMANCE, INCLUDING RECOMMENDATIONS FOR PRIMERS AND SUBSTRATE PREPARATION REQUIRED TO OBTAIN ADHESION. THE CHEMICAL COMPATIBILITY OF ALL GLAZING MATERIALS AND FRAMING SEALANTS WITH EACH OTHER AND WITH LIKE MATERIALS USED IN GLASS FABRICATION MUST BE ESTABLISHED.</li> <li>AS SOON AS A REPRESENTATIVE AMOUNT OF THE WALL HAS BEEN GLAZED (500 SQUARE FEET OR 46.5 M2) A WATER HOSE TEST SHOULD BE CONDUCTED IN ACCORDANCE WITH AAMA 501.2 SPECIFICATIONS TO CHECK THE INSTALLATION. ON ALL JOBS THE HOSE TEST SHOULD BE REPEATED EVERY 500 SQUARE FEET (46.5 M2) DURING THE GLAZING OPERATION.</li> <li>COORDINATE WITH THE GENERAL CONTRACTOR ANY SEQUENCE WITH OTHER TRADES WHICH OFFSET INSTALLATION (I.E. FIRE PROOFING, BACK-UP WALLS, PARTITIONS, CEILINGS, MECHANICAL DUCTS, CONVERTERS ETC.).</li> <li>FINAL CLEANING OF EXPOSED ALUMINUM SURFACES SHOULD BE DONE IN ACCORDANCE WITH AAMA 605.1 FOR ANODIZED ALUMINUM AND 610.1 FOR PAINTED ALUMINUM.</li> </ol>																																																																		
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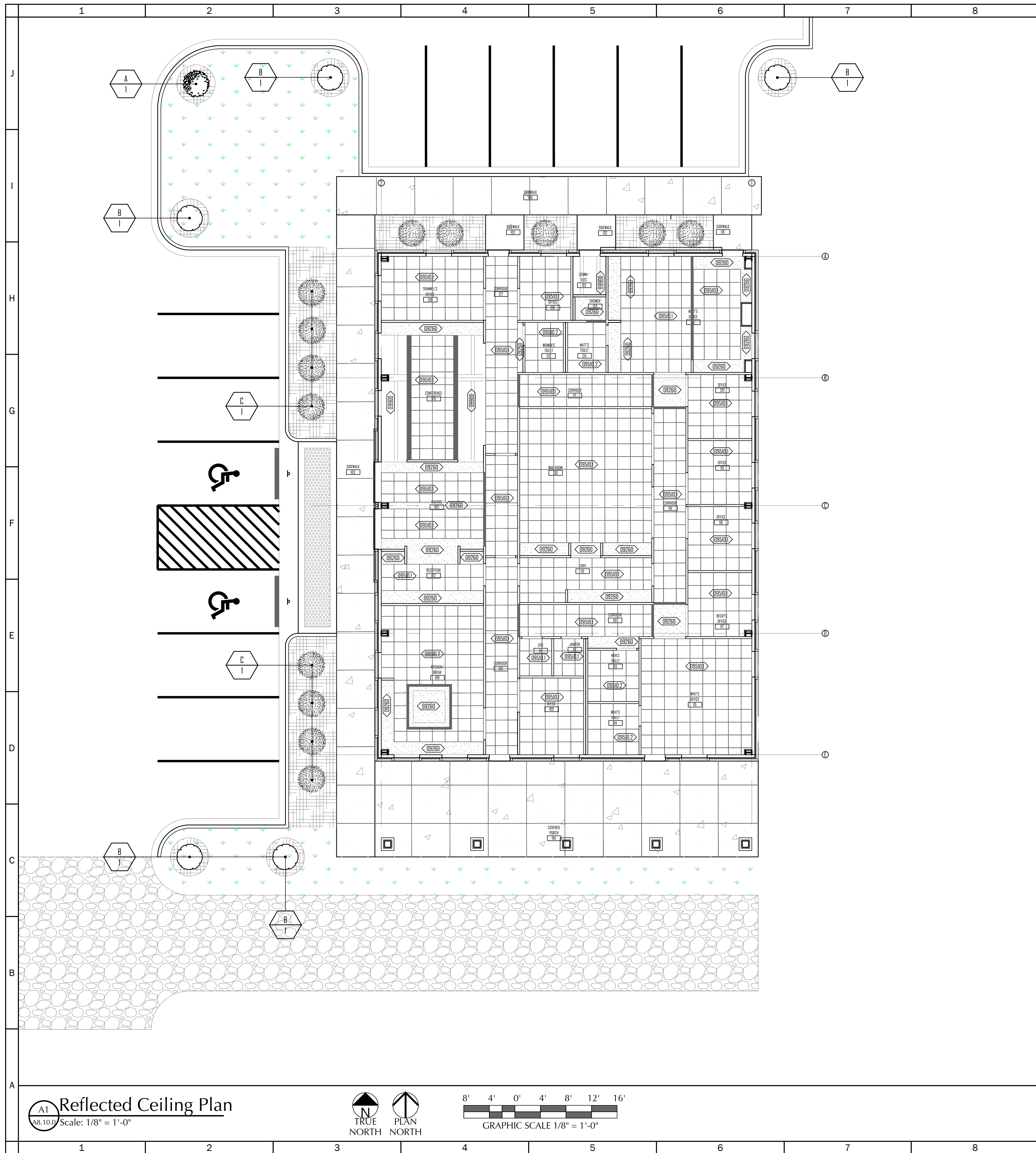
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SEAL:

SHEET TITLE:  
WINDOW SCHEDULE AND LEGEND

SHEET NUMBER  
**A5.20.0**  
Mc3LROY ARCHITECTURE, PLLC





**GYPSUM CEILING GENERAL NOTES**

- GYPSUM BOARD CONSTRUCTION SHALL BE DONE IN THE MANNER AND WITH THE MATERIALS SPECIFIED AND WHEN REQUIRED FOR FIRE PROTECTION.
- GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL BE IDENTIFIED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH THE APPROPRIATE STANDARDS REFERENCED IN THIS SPECIFICATIONS AND STORED TO PROTECT SUCH MATERIALS FROM THE WEATHER.
- GYPSUM BOARD MATERIALS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED AT IBC 2012 AS PER TABLE 2508.2 GYPSUM BOARD MATERIALS AND ACCESSORIES, AND WHERE REQUIRED FOR FIRE PROTECTION, SHALL CONFORM TO THE PROVISIONS OF CHAPTER 7 IBC 2012.
- GYPSUM WALLBOARD, GYPSUM LATH OR GYPSUM PLASTER SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
- EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRAMING MEMBERS. EDGES AND ENDS OF GYPSUM BOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE-RESISTANCE-RATED CONSTRUCTION, SHEAR RESISTANCE OR DIAPHRAGM ACTION IS NOT REQUIRED.
- FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERPENDICULAR TO SUPPORTS, AND AT THE WALL LINE ARE PERMITTED TO BE OMITTED EXCEPT ON SHEAR RESISTING ELEMENTS OR FIRE-RESISTANCE-RATED ASSEMBLIES. FASTENERS
- SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD.
- GYPSUM BOARD FIRE RESISTANCE RATED ASSEMBLIES SHALL HAVE JOINTS AND FASTENER TREATMENT.
- JOINT AND FASTENER TREATMENT NEED NOT BE PROVIDED WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR:
  - ON SINGLE LAYER SYSTEMS WHERE JOINTS OCCUR OVER FRAMING MEMBERS
  - SQUARE EDGE OR TONGUE-AND-GROOVE EDGE GYPSUM BOARD (V-EDGE), GYPSUM BACKING BOARD OR GYPSUM SHEATHING.
  - ON MULTI LAYER SYSTEMS WHERE THE JOINTS OF ADJACENT LAYERS ARE OFFSET FROM ONE TO ANOTHER
- ASSEMBLIES TESTED WITHOUT JOINT TREATMENT.
- THE MAXIMUM ALLOWABLE DIAPHRAGM PROPORTIONS SHALL BE 1 1/2" BETWEEN SHEAR RESISTING ELEMENTS. ROTATION OR CANTILEVER CONDITIONS SHALL NOT BE PERMITTED.
- GYPSUM BOARD USED IN A HORIZONTAL CEILING SHALL BE INSTALLED PERPENDICULAR TO CEILING FRAMING MEMBERS. END JOISTS OF ADJACENT COURSES OF GYPSUM BOARD SHALL NOT OCCUR ON THE SAME JOIST.
- ALL PERIMETER EDGES SHALL BE BLOCKED USING A MEMBER NOT LESS THAN 2-INCH BY 6-INCH NOMINAL DIMENSION. BLOCKING MATERIAL SHALL BE INSTALLED FLAT OVER THE TOP PLATE OF THE WALL TO PROVIDE A NAILING SURFACE NOT LESS THAN 2 INCHES IN WIDTH FOR THE ATTACHMENT OF THE GYPSUM BOARD.
- FASTENERS USED FOR THE ATTACHMENT OF GYPSUM BOARD TO A HORIZONTAL CEILING SHALL BE AS DEFINED IN TABLE 2508.5 AS OF IBC 2012. FASTENERS SHALL BE SPACED NOT MORE THAN 7 INCHES ON CENTER AT ALL SUPPORTS, INCLUDING PERIMETER BLOCKING, AND NOT MORE THAN 3/8" FROM THE EDGES AND ENDS OF THE GYPSUM BOARD.
- GYPSUM BOARD SHALL NOT BE USED IN CEILINGS TO RESIST LATERAL FORCES IMPOSED BY MASONRY OR CONCRETE CONSTRUCTION.
- SHOWERS AND PUBLIC TOILET WALLS SHALL CONFORM TO SECTIONS 1201.2 AND 1201.3 AS OF IBC 2012.
- CEMENT, FIBER-DIMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER BASE CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840 AND MANUFACTURER RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840.
- PROVIDE CONTROL JOINTS IN LOCATIONS AS FOLLOWS:
  - WHERE A PARTITION WALL OF CEILING TRAVERSES A CONSTRUCTION JOINT IN THE BASE BUILDING STRUCTURE
  - WHERE A WALL OR PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAR FEET
  - WHERE INTERIOR CEILING WITH PERIMETER RELIEF SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 50 FEET AND TOTAL AREA BETWEEN CONTROL JOINTS DOES NOT EXCEED 2500 SQ FT
  - WHERE INTERIOR CEILINGS WITHOUT PERIMETER RELIEF SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FEET AND TOTAL AREA BETWEEN CONTROL JOINTS DOES NOT EXCEED 900 SQ FT
  - WHERE EXTERIOR CEILINGS AND SOFFITS SHALL BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FEET AND TOTAL AREA BETWEEN CONTROL JOINTS DOES NOT EXCEED 900 SQ FT.
  - WHERE CEILING FRAMING MEMBERS CHANGE DIRECTION
  - WHERE SPECIFIED BY THE ARCHITECT AS A DESIGN ACCENT OR FEATURE
  - WHERE A CONTROL JOINT OCCURS IN AN ACOUSTICAL OR FIRE RATED SYSTEM, BLOCKING SHALL BE PROVIDED BEHIND THE CONTROL JOINT BY USING A BACKING MATERIAL SUCH AS 1/2" TYPE 'X' GYPSUM BOARD, MINERAL FIBER OR OTHER TESTED EQUIVALENT
  - WHERE CONTROL JOINTS ARE INSTALLED IN NON RATED ASSEMBLIES AND ARE PARALLEL TO THE FRAMING MEMBERS, A FRAMING MEMBER IS REQUIRED ON EACH SIDE OF THE OPENING. ADDITIONAL FRAMING IS NOT REQUIRED FOR CONTROL JOINTS THAT ARE INSTALLED PERPENDICULAR TO THE FRAMING MEMBERS WITH FRAMING SPACING UP TO 24" ON CENTER. WHERE CONTROL JOINTS ARE INSTALLED IN RATED ASSEMBLIES AND ARE PARALLEL TO THE FRAMING MEMBERS, A FRAMING MEMBER IS REQUIRED ON EACH SIDE OF THE OPENING. IN RATED ASSEMBLIES, THE CONTROL JOINTS SHOULD BE PLACED SO THAT THE GYPSUM BOARD STRIPS ARE CONTINUOUS. IF THE GYPSUM BOARD STRIPS CANNOT BE CONTINUOUS, AN APPROVED ALTERNATIVE SHALL BE AGREED UPON BEFORE INSTALLING THE CONTROL JOINT IN THE DESIGN LOCATION.

**REFLECTED CEILING PLAN KEY NOTES**

**G9260** GYPSUM BOARD ASSEMBLIES  
GYPSUM BOARD CEILING AS PER TYPICAL DETAIL. HEIGHT TO BE 8' A.F.F. PROVIDE MR GYPSUM SHEATHING IN WET AREAS. PROVIDE 6" BATT INSULATION ABOVE

**G9500** SUSPENDED ACOUSTICAL CEILINGS  
G9500-1 2'X2' PAINTED NATURAL MINERAL FIBER ACOUSTICAL CEILING TILE ASTM E 1264 TYPE III, ON 1/2" SUSPENSION SYSTEM AS PER SPECS AND DETAILS. PROVIDE 6" BATT INSULATION ABOVE. HEIGHT TO BE 10' A.F.F. GRID TO BE BLACK, TILE TO BE WHITE

**G9900** PAINTS AND COATINGS  
EXPOSED STRUCTURE, PIPING, CONDUITS, BUILDING SYSTEMS TO BE PAINTED AS PER MATERIAL AND PAINT SYSTEM REQUIREMENTS PER SPECIFICATIONS. ARCHITECT TO SELECT COLORS. PROVIDE FOR MIN. 2 COLORS PER ROOM

**GENERAL CEILING NOTES**

- THE CONTRACTOR SHALL COMPARE THE REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT
- SEE ELECTRICAL DRAWINGS FOR THE LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, SPEAKERS, EXIT SIGNAGE AND FIRE ALARM DEVICES, ETC.
- SPRINKLER HEADS ARE NOT SHOWN ON ARCHITECTURAL REFLECTED CEILING PLANS. CONTRACTOR TO INSTALL SUFFICIENT HEADS IN ALL SPACES TO PROVIDE 100% COVERAGE AS REQUIRED UNDER NFPA 13 AND OWNERS' INSURANCE COMPANIES' REQUIREMENTS. CENTER ALL SPRINKLER HEADS IN CEILING TILES AND GYPSUM CEILING.
- THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF TYPE SPECIFIED ARE INSTALLED IN NON ACCESSIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING AND/OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL BE EQUAL TO THE RATING OF THE WALL OR CEILING IN WHICH THEY OCCUR.
- ALL CEILING ELEMENTS TO BE PLACED IN THE CENTER OF CEILING TILE OR CENTER OF GYPSUM BOARD CEILING.
- ALL CEILING GRIDS TO BE CENTERED BETWEEN WALLS
- PAINT ALL MECHANICAL, PLUMBING, ELECTRICAL AND/OR STRUCTURAL ELEMENTS EXPOSED TO VIEW.

**SUSPENDED ACOUSTICAL CEILING GENERAL NOTES**

- SEQUENCE WORK TO ENSURE ACOUSTICAL CEILINGS ARE NOT INSTALLED UNTIL BUILDING IS ENCLOSED, SUFFICIENT HEAT IS PROVIDED, DUST GENERATING ACTIVITIES HAVE TERMINATED, AND OVERHEAD WORK IS COMPLETED, TESTED, AND APPROVED.
- DO NOT INSTALL ACOUSTICAL UNITS UNTIL AFTER INTERIOR WET WORK IS DRY.
- MAINTAIN UNIFORM TEMPERATURE OF MINIMUM 60 DEGREES F. AND MAXIMUM HUMIDITY OF 40 PERCENT PRIOR TO DURING, AND AFTER ACOUSTICAL UNIT INSTALLATION.
- UNITS FOR INSTALLATION IN FIRE-RATED SUSPENSION SYSTEM: LISTED AND CLASSIFIED FOR THE FIRE-RESISTIVE ASSEMBLY THE SUSPENSION SYSTEM IS A PART OF.
- UNITS FOR INSTALLATION IN "WET" AREAS SHALL BE HUMIDITY RESISTANT, WITH ANTI-MICROBIAL COATING. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK. VERIFY THAT LAYOUT HANGERS WILL NOT INTERFERE WITH OTHER WORK.
- RIGIDLY SECURE SYSTEM, INCLUDING INTEGRAL MECHANICAL AND ELECTRICAL COMPONENTS, FOR MAXIMUM DEFLECTION OF 1/320.
- INSTALL AFTER MAJOR ABOVE-CEILING WORK IS COMPLETE. COORDINATE THE LOCATION OF HANGERS WITH OTHER WORK.
- HANG SUSPENSION SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT, WHERE CARRYING MEMBERS ARE SPLICED. AVOID VISIBLE DISPLACEMENT OF FACE PLANE OF ADJACENT MEMBERS.
- WHERE OBJECTS OR OTHER EQUIPMENT PREVENT THE REGULAR SPACING OF HANGERS, REINFORCE THE NEAREST AFFECTED HANGERS AND RELATED CARRYING CHANNELS TO SPAN THE EXTRA DISTANCE.
- DO NOT SUPPORT COMPONENTS ON MAIN RUNNERS OR CROSS RUNNERS IF WEIGHT CAUSES TOTAL DEAD LOAD TO EXCEED DEFLECTION CAPABILITY.
- SUPPORT FIXTURE LOADS USING SUPPLEMENTARY HANGERS LOCATED WITHIN 6 INCHES OF EACH CORNER, OR SUPPORT COMPONENTS INDEPENDENTLY.
- DO NOT ECCENTRICALLY LOAD SYSTEM OR INDUCE ROTATION OF RUNNERS.
- PERIMETER MOLDING: INSTALL AT INTERSECTION OF CEILING AND VERTICAL SURFACES AND AT JUNCTIONS WITH OTHER INTERRUPTIONS. USE LONGEST PRACTICAL LENGTHS. OVERLAP AND RIVET CORNERS.
- INSTALL LIGHT FIXTURE BOXES CONSTRUCTED OF GYPSUM BOARD ABOVE LIGHT FIXTURES IN ACCORDANCE WITH FIRE RATED ASSEMBLY REQUIREMENTS AND LIGHT FIXTURE VENTILATION REQUIREMENTS.
- INSTALL ACOUSTICAL UNITS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- FIT ACOUSTICAL UNITS IN PLACE, FREE FROM DAMAGED EDGES OR OTHER DEFECTS DETRIMENTAL TO APPEARANCE AND FUNCTION.
- FIT BORDER TRIM NEATLY AGAINST ABUTTING SURFACES.
- INSTALL UNITS AFTER ABOVE-CEILING WORK IS COMPLETE.
- INSTALL ACOUSTICAL UNITS LEVEL IN UNIFORM PLANE, AND FREE FROM TWIST, WARP, AND DENTS.
- MAKE FIELD CUT EDGES OF SAME PROFILE AS FACTORY EDGES.
- INSTALL HOLD-DOWN CLIPS ON EACH PANEL TO RETAIN PANELS TIGHT TO GRID SYSTEM. COMPLY WITH FIRE RATINGS REQUIREMENTS.
- MAXIMUM VARIATION FROM FLAT AND LEVEL SURFACE, 1/8" INCH IN 10 FEET.
- MAXIMUM VARIATION FROM PLUMB OF GRID MEMBERS CAUSED BY ECCENTRIC LOADS: 2 DEGREES.

**REFLECTED CEILING PLAN LEGEND**

- GYPSUM BOARD ASSEMBLIES - CEILING
- GYPSUM BOARD ASSEMBLIES - FURROWDOWN TYPICAL 6" BELOW ADJACENT CEILING HEIGHT
- SUSPENDED ACOUSTICAL CEILINGS - LAT TYPE 1 UNITS - SEE SPECS
- SUSPENDED ACOUSTICAL CEILINGS - LAT TYPE 2 UNITS - SEE SPECS
- EXPOSED PRE ENGINEERED ROOF FRAMING SYSTEM, WITH VINYL FACED INSULATION. ALL PEMB ROOF FRAMING MEMBERS TO BE PAINTED

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PROJECT:

MARCH 1, 2024 - PRELIMINARY PRICING SET FOR:  
A NEW OFFICE BUILDING FOR:  
**MILLS CONTRACTING LLC**  
???? STOUT ROAD, GLUCKSTADT, MS

PROJECT ARCHITECT: McElroy  
PROJECT NUMBER: 24-006  
DATE: 03/01/2024  
DRAWN BY: PLM  
CHECKED BY: McElroy

REVISIONS: 1. 05/21/24  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

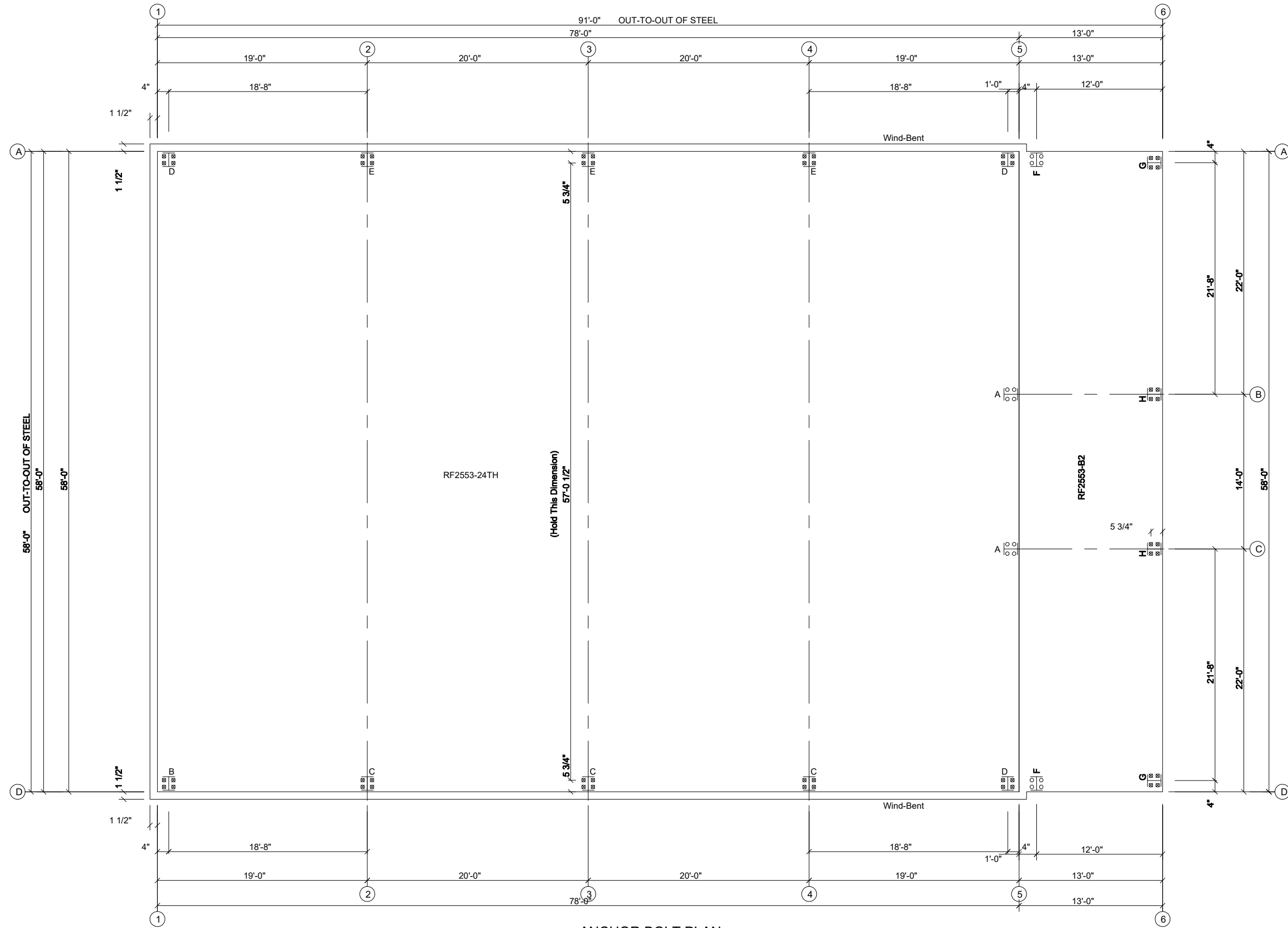
SEAL:

SHEET TITLE:  
REFLECTED CEILING PLAN

SHEET NUMBER  
**A8.10.0**  
Mc3LROY ARCHITECTURE, PLLC

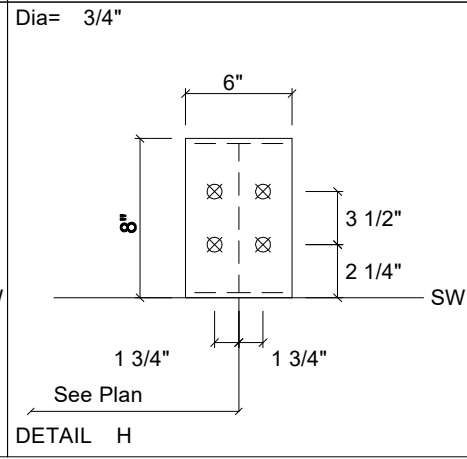
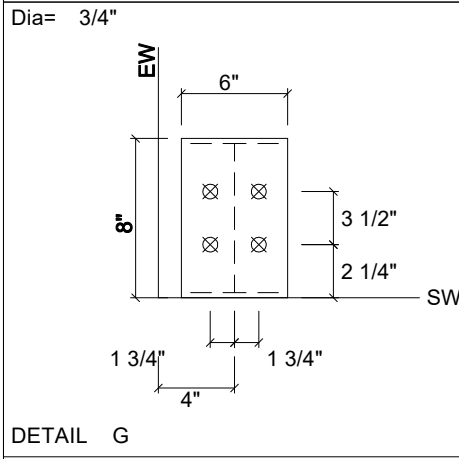
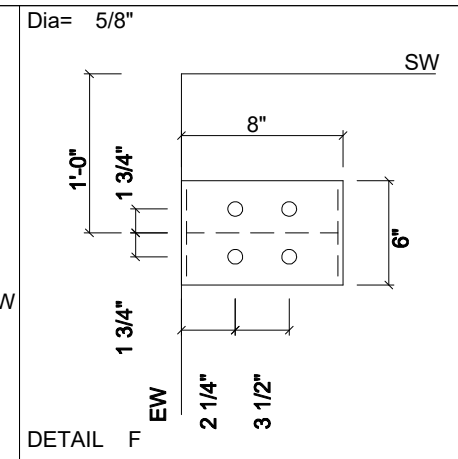
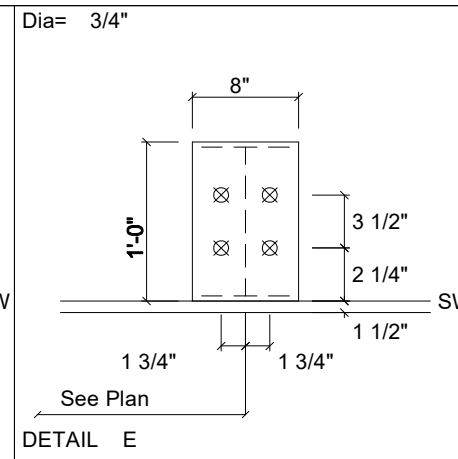
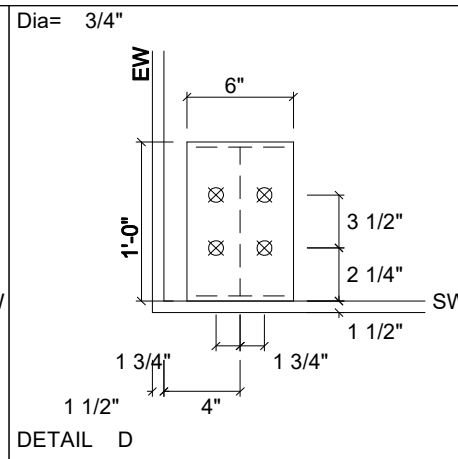
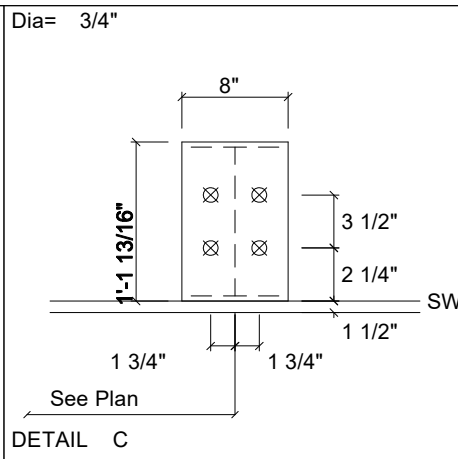
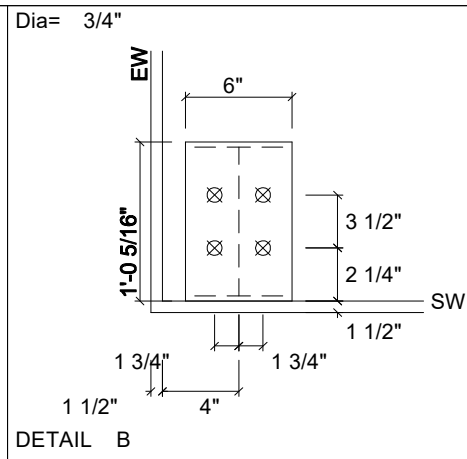
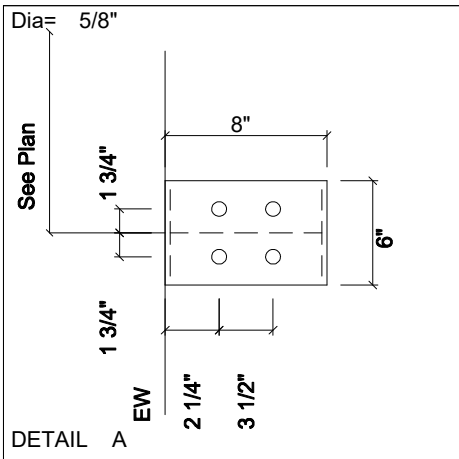
ANCHOR BOLT SUMMARY

Qty	Locate	Section 4, Item A)	
16	Endwall	5/8"	A307
56	Frame	3/4"	A307



ANCHOR BOLT PLAN  
NOTE: All Base Plates @ 100'-0" (U.N.)

DRAWING REVISIONS	DRAWING USAGE		ANCHOR BOLT PLAN & REACTIONS	RF2553-24TH	SHEET
			MILLS CONTRACTING	MILLS OFFICE	
			CUSTOMER 1085 GLUCKSTADT ROAD MADISON, MS 39110	PROJECT MADISON, MS 39110	

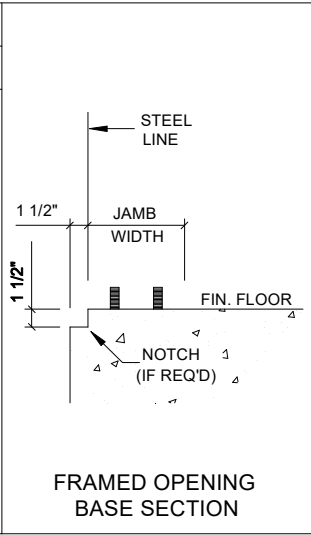
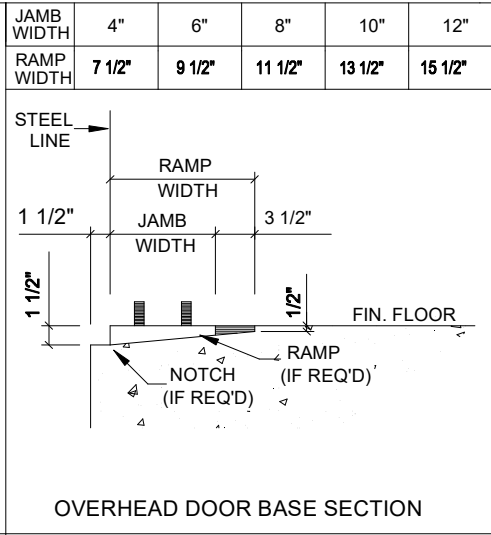
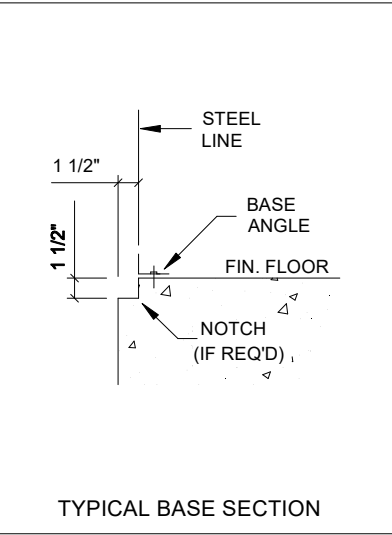
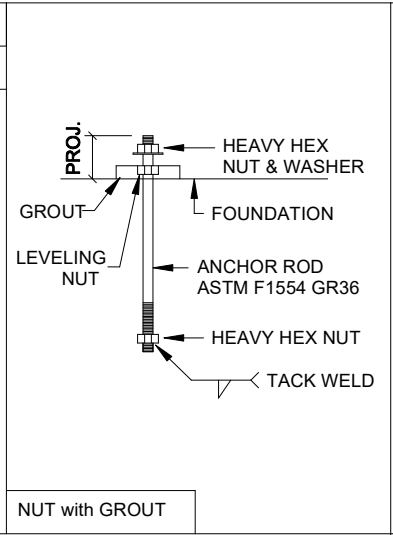


ANCHORS ARE DESIGNED FOR THE BASE PLATE TO ANCHOR INTERACTION PER AISC, ANCHOR TO CONCRETE INTERACTION IS BY OTHERS

DESIGN OF SHEAR ANGLES, TENSION PLATES, HAIRPINS, AND ANY OTHER EMBEDDED MATERIAL IN THE CONCRETE SHALL BE DETERMINED BY THE FOUNDATION ENGINEER AND PROVIDED BY OTHERS.

ANCHOR ROD PROJECTION IS FROM BOTTOM OF BASE PLATE UNLESS GROUT IS REQUIRED.

DIA.	1/2"	5/8"	3/4"	7/8"	1"	1 1/4"
PROJ.	1 1/2"	2"	2 1/2"	3 1/2"	3 1/2"	3 1/2"



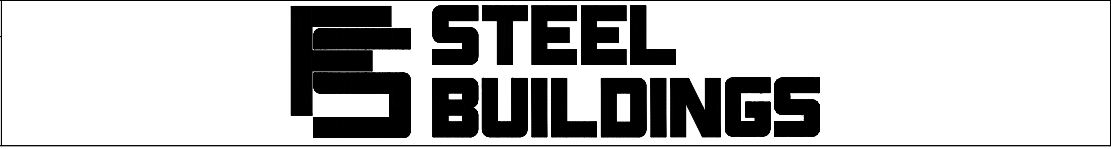
GENERAL NOTES

ANCHOR RODS BY OTHERS

WEDGE ANCHOR BY OTHERS

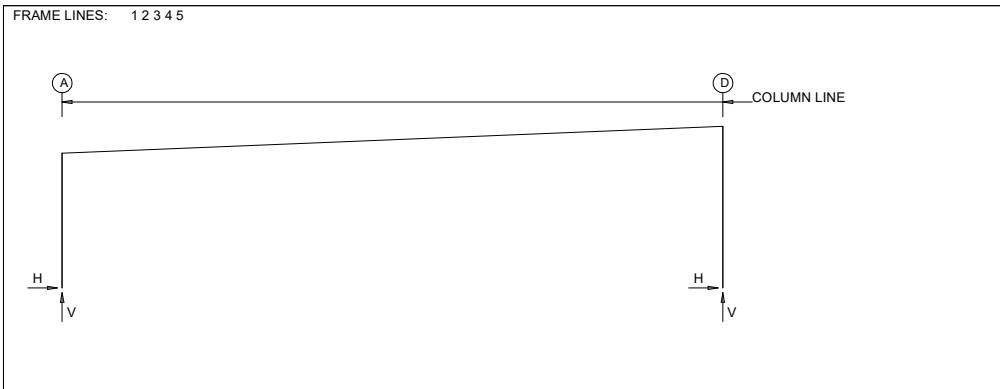
DRAWING REVISIONS

DRAWING USAGE



ANCHOR BOLT DETAILS
MILLS CONTRACTING
1085 GLUCKSTADT ROAD MADISON, MS 39110

RF2553-24TH
MILLS OFFICE
MADISON, MS 39110



**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column_Reactions(k)						Bolt(in) Qty	Dia	Base_Plate(in)			Grout (in)
		Load Id	Hmax H	Vmax V	Load Id	Hmin H	Vmin V			Width	Length	Thick	
1	A	1	4.3	6.4	3	-2.2	-2.5	4	0.750	6.000	12.00	0.375	0.0
		6	-2.1	-3.8	6	-2.1	-3.8						
1	D	1	2.3	-3.8	1	-4.3	6.5	4	0.750	6.000	12.31	0.375	0.0
		6	-4.3	6.5	6	2.3	-3.8						

**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column_Reactions(k)						Bolt(in) Qty	Dia	Base_Plate(in)			Grout (in)
		Load Id	Hmax H	Vmax V	Load Id	Hmin H	Vmin V			Width	Length	Thick	
2*	A	1	8.3	12.3	3	-4.8	-5.5	4	0.750	8.000	12.00	0.375	0.0
		5	-2.7	-6.2	5	-2.7	-6.2						
2*	D	4	3.1	-3.0	1	-8.3	12.5	4	0.750	8.000	13.81	0.375	0.0
		1	-8.3	12.5	5	2.8	-6.5						

2\* Frame lines: 2 3 4

**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column_Reactions(k)						Bolt(in) Qty	Dia	Base_Plate(in)			Grout (in)
		Load Id	Hmax H	Vmax V	Load Id	Hmin H	Vmin V			Width	Length	Thick	
5	A	1	4.2	8.1	3	-2.2	-3.8	4	0.750	6.000	12.00	0.375	0.0
		5	-2.1	-5.8	5	-2.1	-5.8						
5	D	5	2.2	-6.1	1	-4.2	8.2	4	0.750	6.000	12.00	0.375	0.0
		1	-4.2	8.2	5	2.2	-6.1						

- NOTES FOR REACTIONS**
- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
  - Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
  - Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
  - Building reactions are based on the following building data:
    - Width (ft) = 58.0
    - Length (ft) = 78.0
    - Eave Height (ft) = 12.0/ 14.4
    - Roof Slope (rise/12) = 0.50
    - Roof Dead Load (psf) = 2.5
    - Wall Dead Load (psf) = 25.0
    - Left Endwall (psf) = 25.0
    - Right Endwall (psf) = 25.0
    - Front Sidewall (psf) = 25.0
    - Back Sidewall (psf) = 25.0
    - Roof Live Load (psf) = 20.0
    - Frame Live Load (psf) = 12.0
    - Min (psf) = 12.0
    - Max (psf) = 12.8
    - Collateral Load (psf) = 5.0
    - Snow Load (psf) = 3.5
    - Minimum Snow (psf) = 5.0
    - Wind Speed (mph) = 110.0
    - Wind Code = IBC 18
    - Exposure = C
    - Closure = Enclosed
    - Internal Wind Coeff = -0.18, +0.18
    - Risk Category = II - Normal
    - Importance - Wind = 1.00
    - Importance - Seismic = 1.00
    - Seismic Design Category = C
    - Seismic Coeff (Sms) = 0.24
  - Loading conditions are:
    - Dead+Collateral+Live
    - Dead+Collateral+Snow+Snow\_Drift
    - 0.6Dead+0.6Wind\_Left1
    - 0.6Dead+0.6Wind\_Right1
    - 0.6Dead+0.6Wind\_Long1L
    - 0.6Dead+0.6Wind\_Long1R
    - 0.6Dead+0.6Wind\_Suction+0.6Wind\_Long1L
    - 0.6Dead+0.6Wind\_Pressure+0.6Wind\_Long1L

**RIGID FRAME: BASIC COLUMN REACTIONS (k)**

Frame Line	Column Line	---Dead---		--Collateral--		----Live----		----Snow----		--Wind_Left1-		-Wind_Right1-	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	A	0.9	1.4	1.0	1.4	2.5	3.6	0.7	1.0	-4.6	-5.6	-1.1	-3.1
1	D	-0.9	1.5	-1.0	1.4	-2.5	3.6	-0.7	1.0	2.6	-5.2	3.3	-3.7
1	A	-3.6	-3.4	0.0	-0.9	-4.4	-7.7	-2.2	-4.4	-0.5	-0.2	0.5	0.2
1	D	1.6	-3.0	2.2	-1.5	4.7	-7.8	2.3	-4.4	-0.4	0.2	0.4	-0.2
1	A	1.0	1.4										
1	D	-1.0	1.4										
5	A	0.8	1.6	1.0	1.5	2.4	5.0	0.7	1.2	0.0	1.1	-4.5	-8.0
5	D	-0.8	1.7	-1.0	1.5	-2.4	5.0	-0.7	1.2	0.0	1.1	2.4	-7.6
5	A	-1.0	-5.6	-3.5	-5.8	0.1	-3.3	-4.3	-11.2	-2.1	-7.4	-0.6	-0.2
5	D	3.1	-6.1	1.4	-5.4	2.0	-3.9	4.6	-11.9	2.2	-8.0	-0.5	0.2
5	A	0.6	0.2	0.0	-1.2	1.0	1.4						
5	D	0.5	-0.2	0.0	-1.6	-1.0	1.4						
2*	A	1.5	2.4	2.0	2.9	4.8	6.9	1.4	2.0	-9.4	-11.5	-2.2	-6.5
2*	D	-1.5	2.6	-2.0	2.9	-4.8	7.0	-1.4	2.0	5.2	-10.8	6.7	-7.6
2*	A	-7.4	-6.9	0.1	-1.9	-6.0	-12.8	-3.3	-8.7	-0.5	-0.2	0.5	0.2
2*	D	3.2	-6.2	4.4	-3.0	6.2	-13.5	3.2	-9.3	-0.4	0.2	0.4	-0.2
2*	A	0.0	-1.2	2.0	2.9								
2*	D	0.0	-1.6	-2.0	2.9								

2\* Frame lines: 2 3 4

**ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)**

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Snow Drift Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horz	Wind Suct Horz	Section 4, Item A)	
													Wind Suct Horz	Wind Suct Horz
5	C	0.5	0.1	2.1	0.4	1.8	-3.0	-3.0	-3.0	-3.0	-2.2	2.4	-3.0	-3.0
5	B	0.4	0.1	2.1	0.4	1.8	-3.0	-3.0	-3.0	-3.0	-2.0	2.2	-3.0	-3.0
5	C	-0.4	0.1											
5	B	-0.4	0.1											

**ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column_Reactions(k)						Bolt(in) Qty	Dia	Base_Plate(in)			Grout (in)
		Load Id	Hmax H	Vmax V	Load Id	Hmin H	Vmin V			Width	Length	Thick	
5	C	7	1.4	-1.5	8	-1.3	-1.5	4	0.625	6.000	8.000	0.375	0.0
		1	0.0	2.7	7	1.4	-1.5						
5	B	7	1.3	-1.5	8	-1.2	-1.5	4	0.625	6.000	8.000	0.375	0.0
		2	0.0	2.7	7	1.3	-1.5						

**ANCHOR BOLT SUMMARY**

Qty	Locate	Dia (in)	Type
8	Endwall	5/8"	A307
40	Frame	3/4"	A307

**BUILDING BRACING REACTIONS**

Wall Loc	Col Line	Reactions(k)				Panel Shear (lb/ft)	Note
		Wind Horz	Wind Vert	Seismic Horz	Seismic Vert		
L_EW	1					(h)	
F_SW	D	4.5	1.6	2.2	1.2	1.6	(b)
R_EW	5					(h)	
B_SW	A	4.5	1.5	1.7	1.1	1.2	(b)

(b) Wind bent in bay, base above finish floor  
(h) Rigid frame at endwall

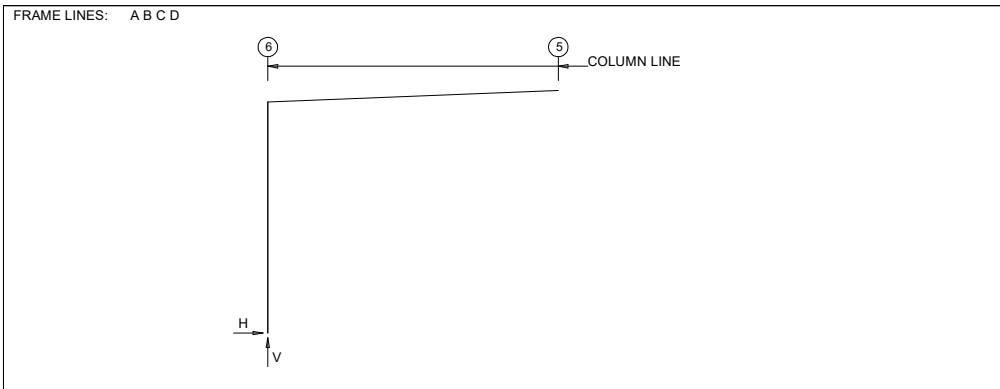
Reactions for seismic represent shear force, Eh  
Reaction values shown are unfactored

DRAWING REVISIONS	DRAWING USAGE



ANCHOR BOLT REACTIONS		RF2553-24TH	
CUSTOMER	MILLS CONTRACTING	PROJECT	MILLS OFFICE
	1085 GLUCKSTADT ROAD MADISON, MS 39110		MADISON, MS 39110

SHEET 32



**RIGID FRAME: BASIC COLUMN REACTIONS (k)**

Frame Line	Column Line	---Dead---		---Collateral---		---Live---		---Snow---		--Snow Drift--		--Wind_Left1--	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
A*	6	0.0	0.4	0.0	0.1	0.0	2.0	0.0	0.3	0.0	0.4	0.2	-2.8
Frame Line A*	Column Line 6	-Wind_Right1- Horz 1.0	Vert -1.8	-Wind_Left2- Horz -1.0	Vert -0.9	-Wind_Right2- Horz -0.3	Vert 0.1	--Wind_Long1- Horz 1.1	Vert -2.8	--Wind_Long2- Horz 1.1	Vert -1.9	-MIN_SNOW- Horz 0.0	Vert 0.5
B*	6	0.0	0.5	0.0	0.2	0.0	3.1	0.0	0.5	0.0	0.6	0.3	-4.4
Frame Line B*	Column Line 6	-Wind_Right1- Horz 1.5	Vert -2.8	-Wind_Left2- Horz -1.6	Vert -1.4	-Wind_Right2- Horz -0.4	Vert 0.2	--Wind_Long1- Horz 1.8	Vert -3.4	--Wind_Long2- Horz 1.8	Vert -2.6	-MIN_SNOW- Horz 0.0	Vert 0.8

A\* Frame lines: A D  
B\* Frame lines: B C

**ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)**

Frm Line	Col Line	Dead Vert	Wind Press Horz	Wind Suct Horz	Seis Left Vert	Seis Right Vert
A	5	0.1	-1.5	1.6	0.0	0.0
D	5	0.1	-1.5	1.6	0.0	0.0

**ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column_Reactions(k)			Bolt(in)		Base_Plate(in)			Grout (in)			
		Load Id	Hmax H	V Vmax	Qty	Dia	Width	Length	Thick				
A	5	6	0.9	0.1	7	-0.9	0.1	4	0.625	6.000	8.000	0.375	0.0
D	5	6	1.0	0.1	7	-0.9	0.1	4	0.625	6.000	8.000	0.375	0.0
		8	1.0	0.1									

Section 4, Item A)

**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	
A*	6	5	0.7	-0.9	3	-0.6	-0.3	4	0.750	6.000	8.000	0.375	0.0
		1	0.0	2.4	4	0.7	-1.4						

A\* Frame lines: A D

**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	
B*	6	5	1.1	-1.2	3	-1.0	-0.5	4	0.750	6.000	8.000	0.375	0.0
		1	0.0	3.7	2	0.2	-2.3						

B\* Frame lines: B C

**NOTES FOR REACTIONS**

- All loading conditions are examined and only maximum/minimum H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:
  - Width (ft) = 13.0
  - Length (ft) = 58.0
  - Eave Height (ft) = 10.5/ 11.0
  - Roof Slope (rise/12) = 0.50
  - Roof Dead Load (psf) = 2.5
  - Wall Dead Load (psf) = 2.0
  - Left Endwall (psf) = 2.0
  - Right Endwall (psf) = 2.0
  - Front Sidewall (psf) = 2.0
  - Back Sidewall (psf) = 2.0
  - Roof Live Load (psf) = 20.0
  - Frame Live Load (psf) = 20.0
  - Min (psf) = 19.3
  - Max (psf) = 20.0
  - Collateral Load (psf) = 1.0
  - Snow Load (psf) = 3.5
  - Minimum Snow (psf) = 5.0
  - Wind Speed (mph) = 110.0
  - Wind Code = IBC 18
  - Exposure = C
  - Closure = Partially Enclosed
  - Internal Wind Coeff = -0.55, +0.55
  - Risk Category = II - Normal
  - Importance - Wind = 1.00
  - Importance - Seismic = 1.00
  - Seismic Design Category = C
  - Seismic Coeff (Sms) = 0.24
- Loading conditions are:
  - Dead+Collateral+Live
  - 0.6Dead+0.6Wind\_Left1
  - 0.6Dead+0.6Wind\_Left2
  - 0.6Dead+0.6Wind\_Long1R
  - 0.6Dead+0.6Wind\_Long2R
  - 0.6Dead+0.6Wind\_Right2+0.6Wind\_Suction
  - 0.6Dead+0.6Wind\_Pressure+0.6Wind\_Long2L
  - Dead+0.6Wind\_Right2+0.6Wind\_Suction

**ANCHOR BOLT SUMMARY**

Qty	Locate	Dia (in)	Type
8	Endwall	5/8"	A307
16	Frame	3/4"	A307

**BUILDING BRACING REACTIONS**

Loc	Wall Line	Col Line	± Reactions(k)				Panel Shear (lb/ft)		Note
			Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Wind	Seis	
L_EW	A							(h)	
F_SW	5							(e)	
R_EW	D							(h)	
B_SW	6		Torsional Bracing Used						

(e) Bracing loads must be applied to supporting building  
(h) Rigid frame at endwall

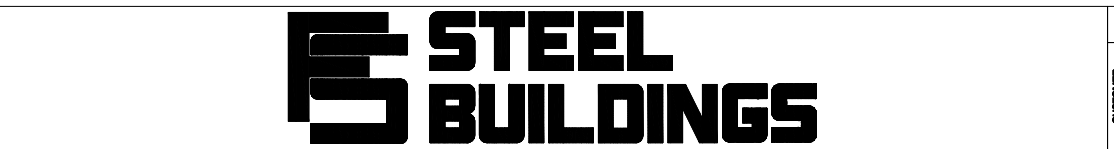
Reactions for seismic represent shear force, Eh  
Reaction values shown are unfactored

**DRAWING REVISIONS**

Rev	Description

**DRAWING USAGE**

Usage	Count

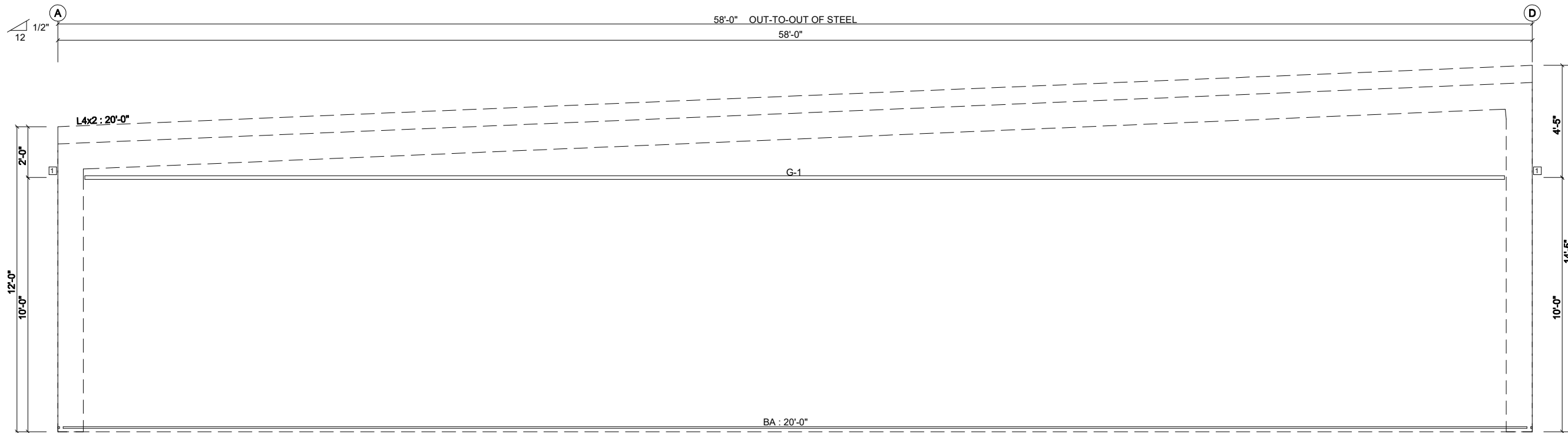


**ANCHOR BOLT REACTIONS**

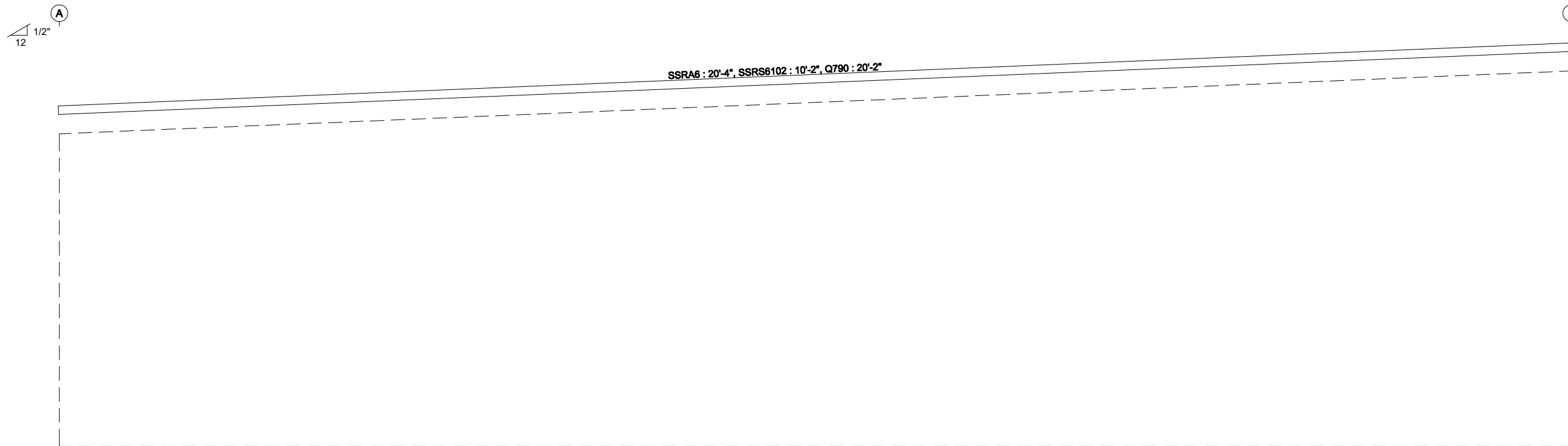
Customer	Project
MILLS CONTRACTING	1085 GLUCKSTADT ROAD MADISON, MS 39110

**RF2553-24TH**

Office	Address
MILLS OFFICE	MADISON, MS 39110



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

MEMBER TABLE: FRAME LINE 1		
QUAN	MARK	PAR
1	G-1	W8X

Section 4, Item A)

TRIM TABLE (Trim laps 2" unless noted otherwise)				
∠ID	QUAN	MARK	LENGTH	DETAIL
0	3	Q790	20'-2"	TRIM_310
0	6	SSRS61	10'-2"	TRIM_311
0	3	SSRA6	20'-4"	TRIM_310

CLIP TABLE: FRAME LINE 1		
∠ID	QUAN	MARK
1	2	Z42516

ANGLE TABLE: FRAME LINE 1			
∠ID	QUAN	MARK	LENGTH
0		BA	20'-0"
0		L4x2	20'-0"

DRAWING REVISIONS

DRAWING USAGE

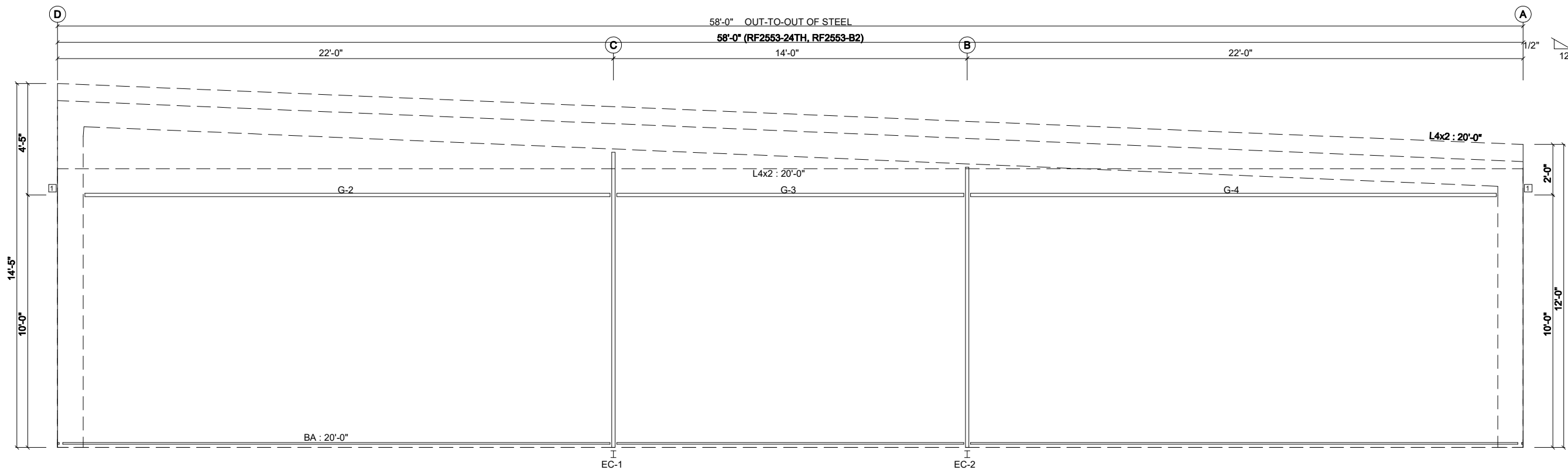


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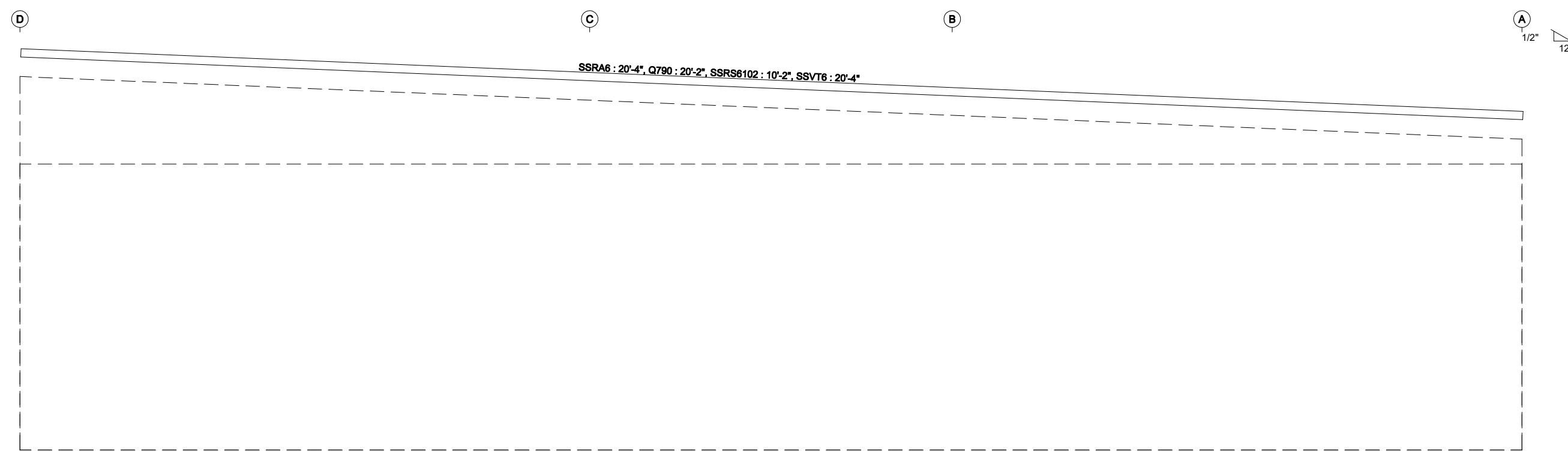
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BHEET	34
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ENDWALL FRAMING: FRAME LINE 5



ENDWALL SHEETING & TRIM: FRAME LINE 5

MEMBER TABLE: FRAME LINE 5

QUAN	MARK	PAR	SECTION
1	EC-1	W8X	Section 4, Item A)
1	EC-2	W8X	
1	G-2	W8X13	
1	G-3	W8X10	
1	G-4	W8X13	20'-2 3/8"

TRIM TABLE  
(Trim laps 2" unless noted otherwise)

<ID	QUAN	MARK	LENGTH	DETAIL
0	3	SSVT6	20'-4"	TRIM_312
0	6	SSRS61	10'-2"	TRIM_312
0	3	Q790	20'-2"	TRIM_310
0	3	SSRA6	20'-4"	TRIM_310

BOLT TABLE: FRAME LINE 5

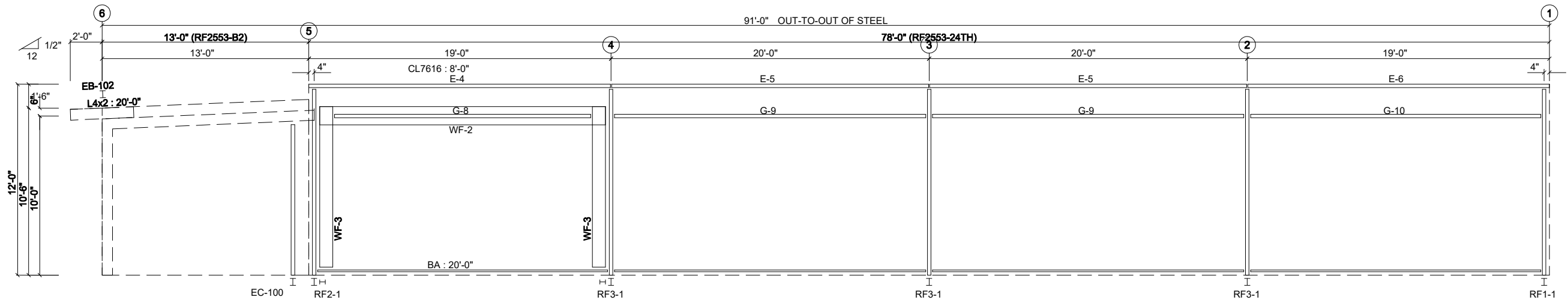
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	5/8"	1 1/2"
Columns/Raf	2	A325	5/8"	1 1/2"

CLIP TABLE: FRAME LINE 5

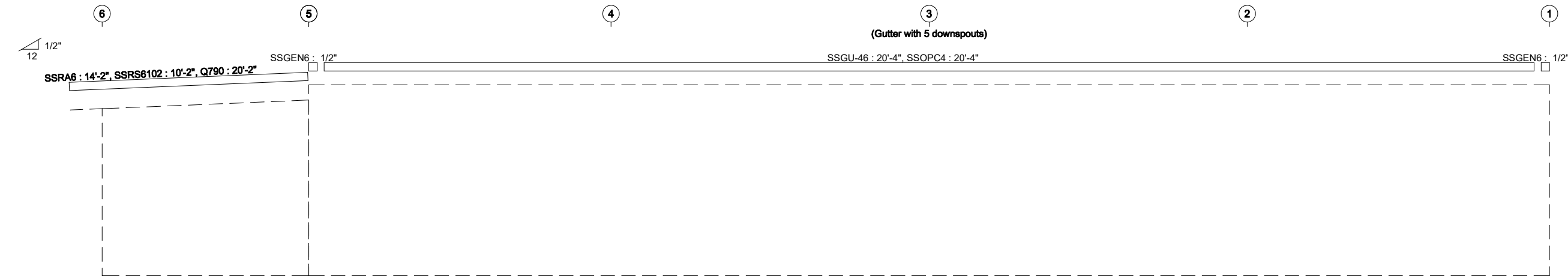
<ID	QUAN	MARK
1	2	Z42516

ANGLE TABLE: FRAME LINE 5

<ID	QUAN	MARK	LENGTH
0		BA	20'-0"
0		L4x2	20'-0"



WALL FRAMING: FRAME LINE A



WALL SHEETING & TRIM: FRAME LINE A

MEMBER TABLE: FRAME LINE A				
QUAN	MARK	PAR	LENGTH	DETAIL
1	WF-2	W14		Section 4, Item A)
2	WF-3	W10		
1	E-4	08534DU1	18'-11 1/2"	
2	E-5	08534DU1	19'-11 1/2"	
1	E-6	08534DU1	18'-11 1/2"	
1	G-8	W8X10	18'-6 1/4"	
2	G-9	W8X10	19'-4 1/2"	
1	G-10	W8X10	18'-1 3/4"	
1	EB-102	W8X10	3'-6 3/8"	
1	EC-100	W8X10	9'-5 15/16"	

TRIM TABLE (Trim laps 2" unless noted otherwise)				
QID	QUAN	MARK	LENGTH	DETAIL
0	1	SSGEN6	1/2"	TRIM_308
0	4	SSOPC4	20'-4"	TRIM_308
0	4	SSGU-4	20'-4"	TRIM_308
0	1	Q790	20'-2"	TRIM_310
0	2	SSRS61	10'-2"	TRIM_311
0	1	SSRA6	14'-2"	TRIM_310

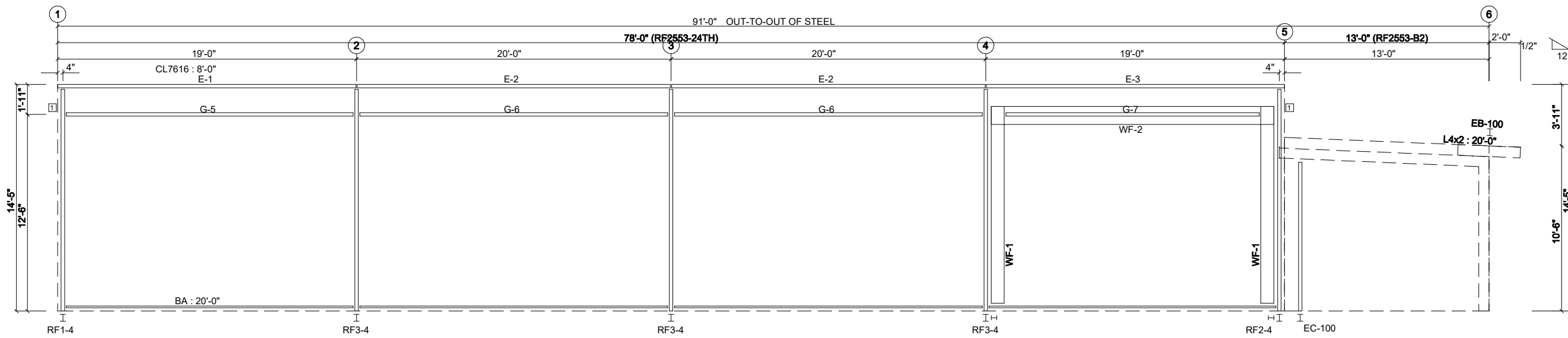
BOLT TABLE: FRAME LINE A				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-3 - WF-2	8	A325	3/4"	1 3/4"
WF-3 - RF2-1	8	A325	5/8"	1 3/4"
WF-3 - RF3-1	8	A325	5/8"	1 3/4"
Cor_Column/Raf	2	A325	5/8"	1 1/2"
WF-3 - WF-2	8	A325	3/4"	1 3/4"
WF-3 - RF2-1	8	A325	5/8"	1 3/4"
WF-3 - RF3-1	8	A325	5/8"	1 3/4"
Cor_Column/Raf	2	A325	5/8"	1 1/2"

ANGLE TABLE: FRAME LINE A			
QID	QUAN	MARK	LENGTH
0		BA	20'-0"
0		CL7616	8'-0"
0		L4x2	20'-0"

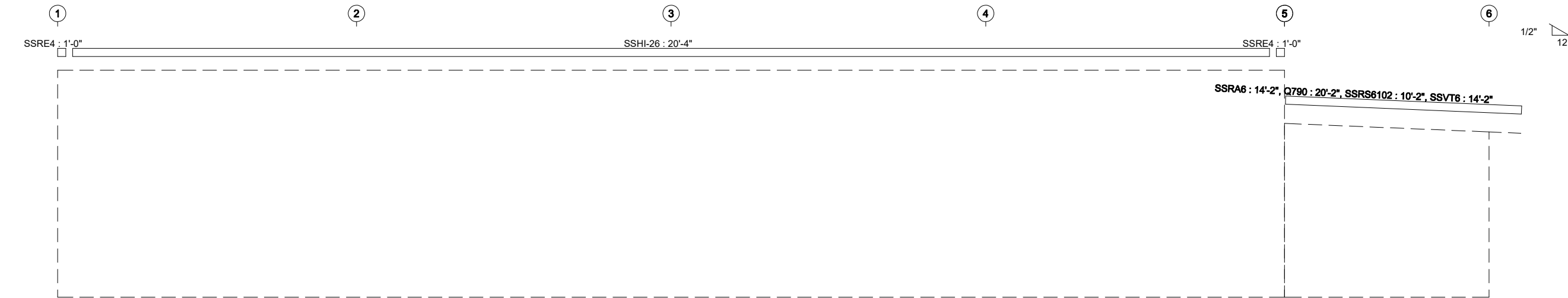
DRAWING REVISIONS	DRAWING USAGE		SIDEWALL FRAMING	RF2553-24TH	SHEET
			MILLS CONTRACTING	MILLS OFFICE	
			1085 GLUCKSTADT ROAD MADISON, MS 39110	MADISON, MS 39110	

36





WALL FRAMING: FRAME LINE D



WALL SHEETING & TRIM: FRAME LINE D

MEMBER TABLE: FRAME LINE D

QUAN	MARK	PAR	SECTION
2	WF-1	W10	Section 4, Item A)
1	WF-2	W14	
1	E-1	08534DD0	18'-11 1/2"
2	E-2	08534DD0	19'-11 1/2"
1	E-3	08534DD0	18'-11 1/2"
1	G-5	W8X10	18'-1 5/8"
2	G-6	W8X10	19'-4 1/4"
1	G-7	W8X10	18'-6 1/8"
1	EB-100	W8X10	3'-6 3/8"
1	EC-100	W8X10	9'-5 15/16"

TRIM TABLE  
(Trim laps 2" unless noted otherwise)

Q>ID	QUAN	MARK	LENGTH	DETAIL
0	1	SSVT6	14'-2"	TRIM_312
0	2	SSRS61	10'-2"	TRIM_312
0	1	Q790	20'-2"	TRIM_310
0	1	SSRA6	14'-2"	TRIM_310
0	1	SSRE4	1'-0"	TRIM_507
0	4	SSHI-2	20'-4"	TRIM_309

BOLT TABLE: FRAME LINE D

LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-2	8	A325	3/4"	1 3/4"
WF-1 - RF3-4	8	A325	5/8"	1 3/4"
WF-1 - RF2-4	8	A325	5/8"	1 3/4"
Cor_Column/Raf	2	A325	5/8"	1 1/2"
WF-1 - WF-2	8	A325	3/4"	1 3/4"
WF-1 - RF3-4	8	A325	5/8"	1 3/4"
WF-1 - RF2-4	8	A325	5/8"	1 3/4"
Cor_Column/Raf	2	A325	5/8"	1 1/2"

CLIP TABLE: FRAME LINE D

Q>ID	QUAN	MARK
1	2	Z42516

ANGLE TABLE: FRAME LINE D

Q>ID	QUAN	MARK	LENGTH
0		BA	20'-0"
0		L4x2	20'-0"
0		CL7616	8'-0"

DRAWING REVISIONS

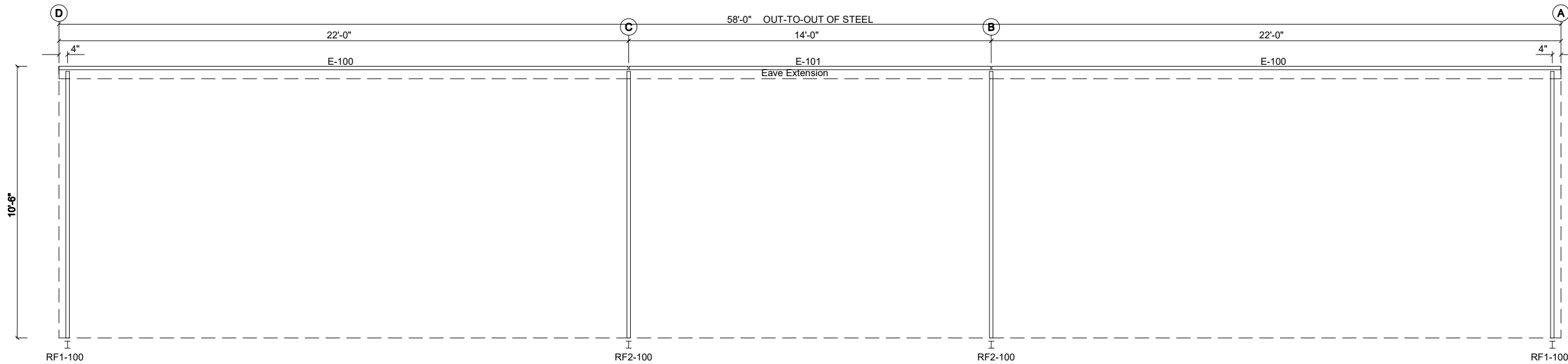
DRAWING USAGE

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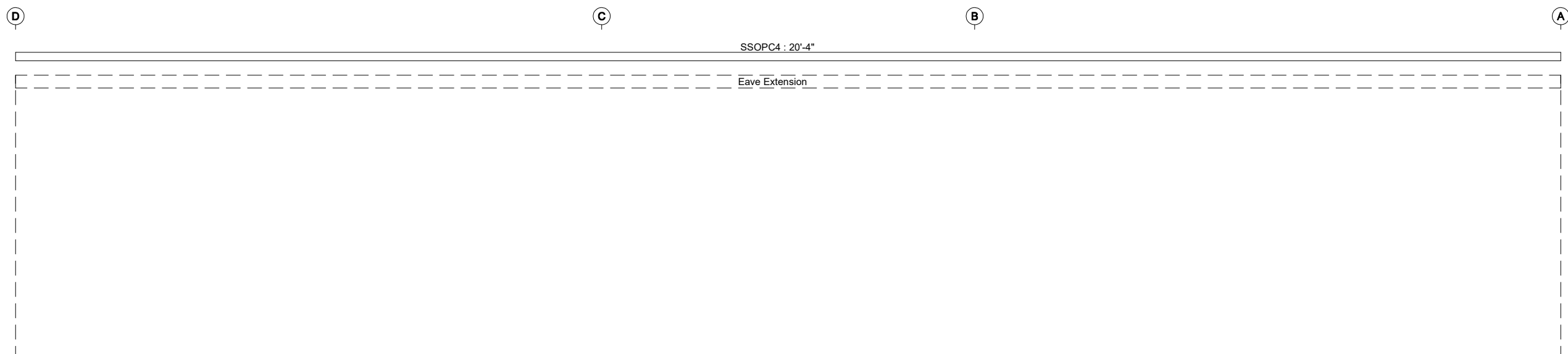
RF2553-24TH
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MEMBER TABLE: FRAME LINE 6			
QUAN	MARK	PAR	
2	E-100	0853	Section 4, Item A)
1	E-101	0853	

TRIM TABLE (Trim laps 2" unless noted otherwise)				
ID	QUAN	MARK	LENGTH	DETAIL
0	3	SSOPC4	20'-4"	TRIM_321

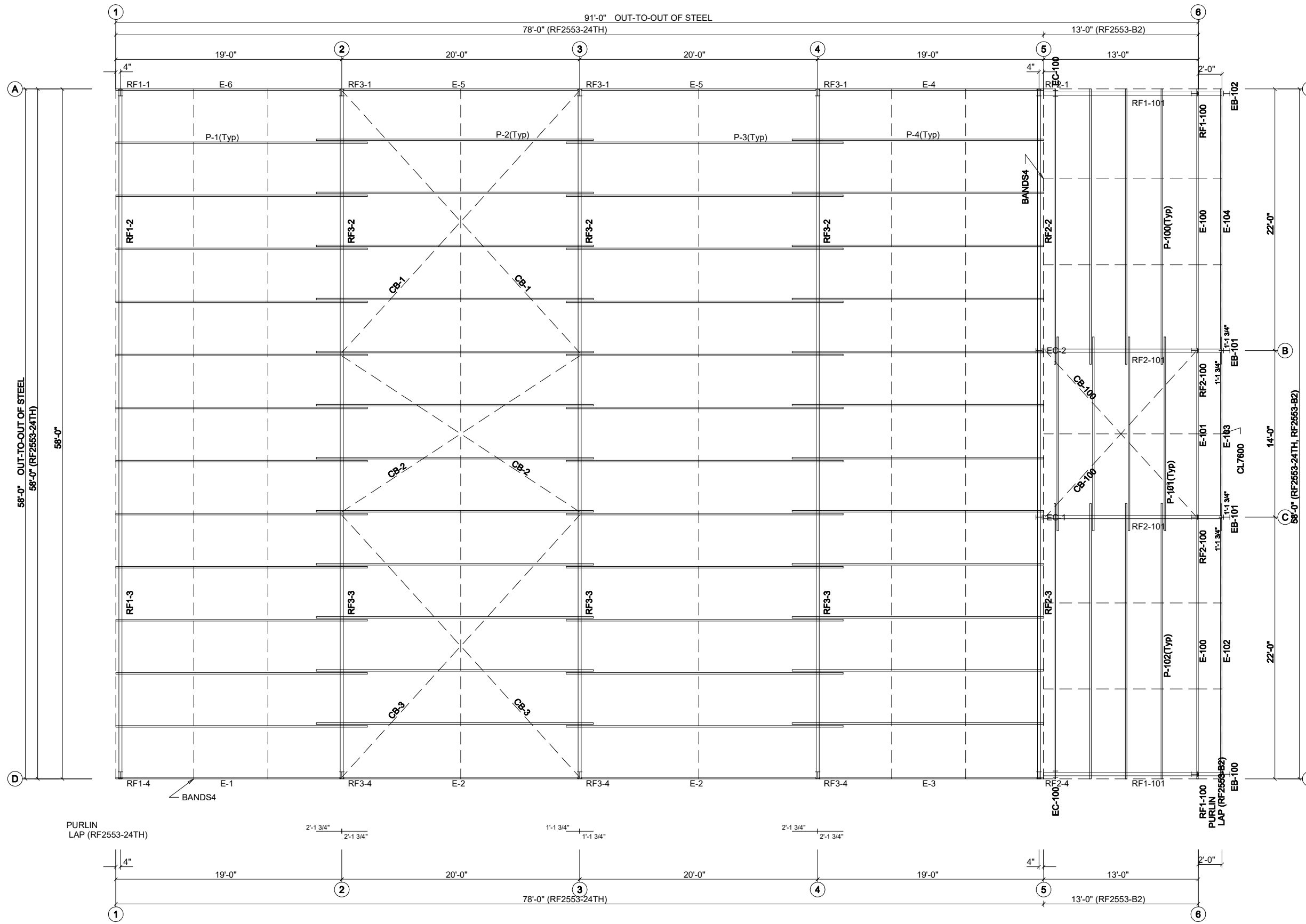


**SIDEWALL FRAMING: FRAME LINE 6**



**SIDEWALL SHEETING & TRIM: FRAME LINE 6**

DRAWING REVISIONS	DRAWING USAGE		SIDEWALL FRAMING	RF2553-24TH	SHEET
			MILLS CONTRACTING	MILLS OFFICE	
			1085 GLUCKSTADT ROAD MADISON, MS 39110	MADISON, MS 39110	



BOLT TABLE: FRAME LINE				
LOCATION	QUAN	Section 4, Item A)		
EB-100	4			
EB-101	4			
EB-102	4	A325	5/8"	1 3/4"

MEMBER TABLE: FRAME LINE				
QUAN	MARK	PART	LENGTH	
12	P-1	Z82516	21'-1 1/2"	
12	P-2	Z82516	23'-3 1/2"	
12	P-3	Z82516	23'-3 1/2"	
12	P-4	Z82516	21'-1 1/2"	
1	E-1	08534DD0	18'-11 1/2"	
2	E-2	08534DD0	19'-11 1/2"	
1	E-3	08534DD0	18'-11 1/2"	
1	E-4	08534DU1	18'-11 1/2"	
2	E-5	08534DU1	19'-11 1/2"	
1	E-6	08534DU1	18'-11 1/2"	
2	CB-1	HW373	29'-0 1/4"	
2	CB-2	HW373	24'-0 1/4"	
2	CB-3	HW373	29'-8 1/4"	
1	EB-100	W8X10	3'-6 3/8"	
2	EB-101	W8X10	3'-6 3/8"	
1	EB-102	W8X10	3'-6 3/8"	
4	P-100	Z82516	23'-1 1/2"	
4	P-101	Z82516	16'-3 1/2"	
4	P-102	Z82516	23'-1 1/2"	
2	E-100	08534DU1	21'-1 1/2"	
1	E-101	08534DU1	13'-5 1/2"	
1	E-102	08534DU1	21'-8 1/2"	
1	E-103	08534DU1	13'-5 1/2"	
1	E-104	08534DU1	21'-8 1/2"	
2	CB-100	HW373	18'-6 1/4"	

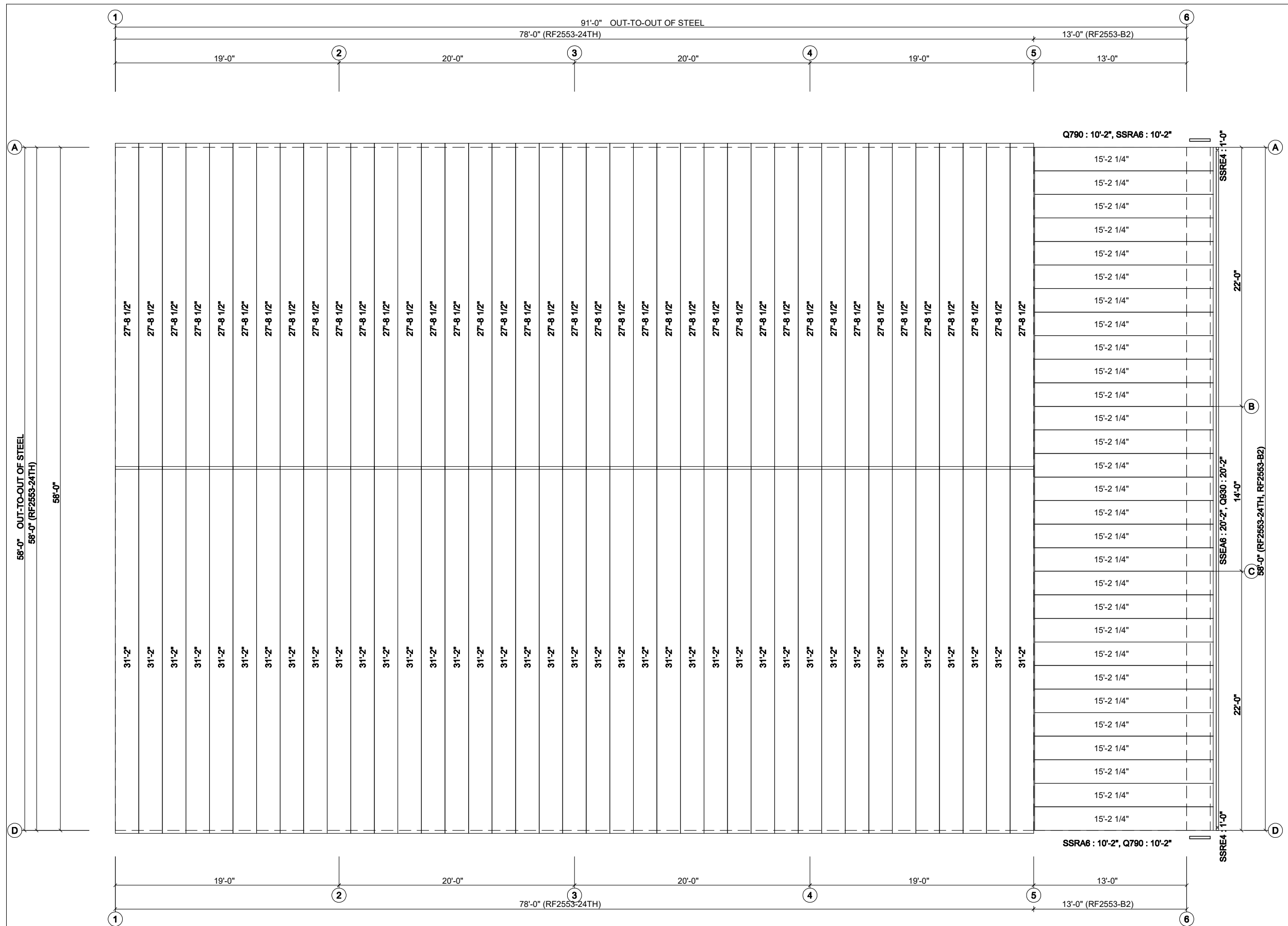
ANGLE TABLE: FRAME LINE			
ID	QUAN	MARK	LENGTH
0	2	BANDSA	300'-0"
0	8	CL7600	8'-0"

ROOF FRAMING PLAN

DRAWING REVISIONS	DRAWING USAGE		ROOF FRAMING	RF2553-24TH	SHEET	39
			MILLS CONTRACTING 1085 GLUCKSTADT ROAD MADISON, MS 39110	MILLS OFFICE MADISON, MS 39110		

EXTENSION/CANOPY BOLTS	
ROOF PLAN	
MARK	QUAN
EB-100	4
EB-101	4
EB-102	4

Section 4, Item A



**ROOF SHEETING PLAN**  
PANELS: 24 Ga. CSM+

DRAWING REVISIONS

DRAWING USAGE



ROOF SHEETING
MILLS CONTRACTING
1085 GLUCKSTADT ROAD MADISON, MS 39110

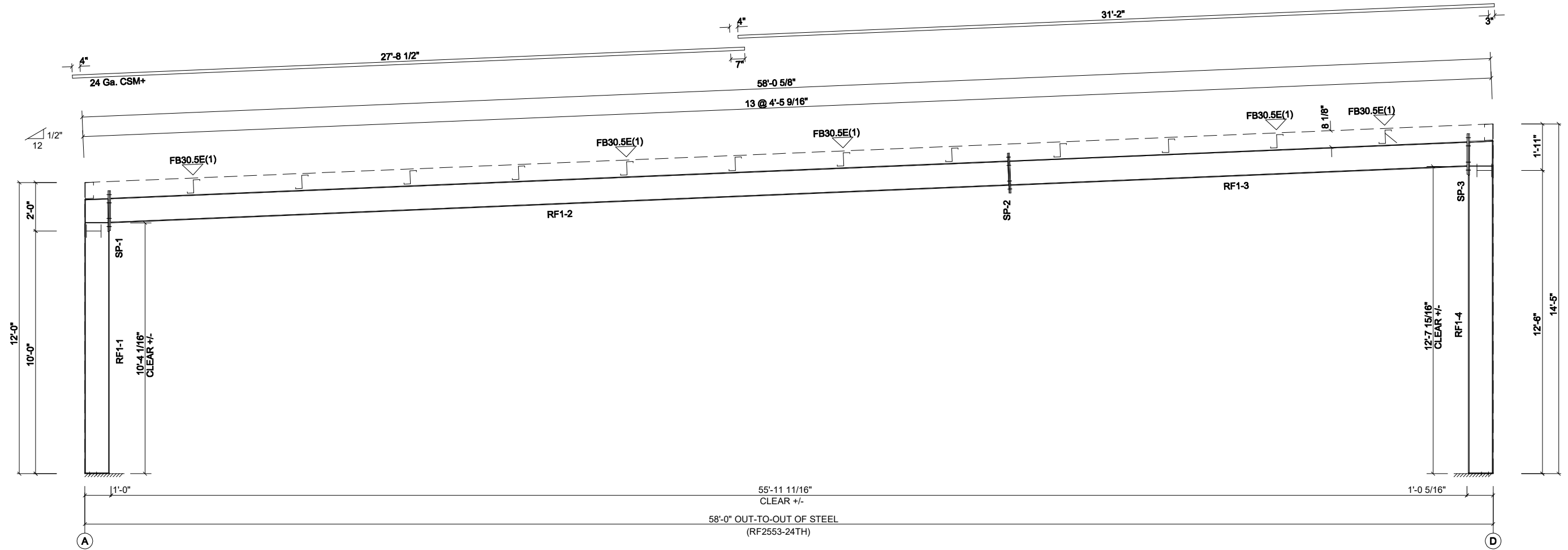
RF2553-24TH
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SHEET	40
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SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	4	0	A325	3/4"	2 1/4"	6"	5/8"	1'-8 1/4"
SP-2	4	4	0	A325	3/4"	2"	6"	1/2"	1'-7 3/4"
SP-3	4	4	0	A325	3/4"	2 1/4"	6"	5/8"	1'-8 1/2"

MEMBER SIZE TABLE			
MARK	MEMBER	Section 4, Item A)	
RF1-1	W12X16		
RF1-2	W12X19		
RF1-3	W12X19	18'-11 3/8"	406
RF1-4	W12X22	13'-8 7/8"	338

▽ FLANGE BRACES: Both Sides(U.N.)  
 FBxxE(1); xx=length(in)  
 E - L2X2X1/8



RIGID FRAME ELEVATION: FRAME LINE 1

DRAWING REVISIONS

DRAWING USAGE



RIGID FRAME ELEVATION
MILLS CONTRACTING
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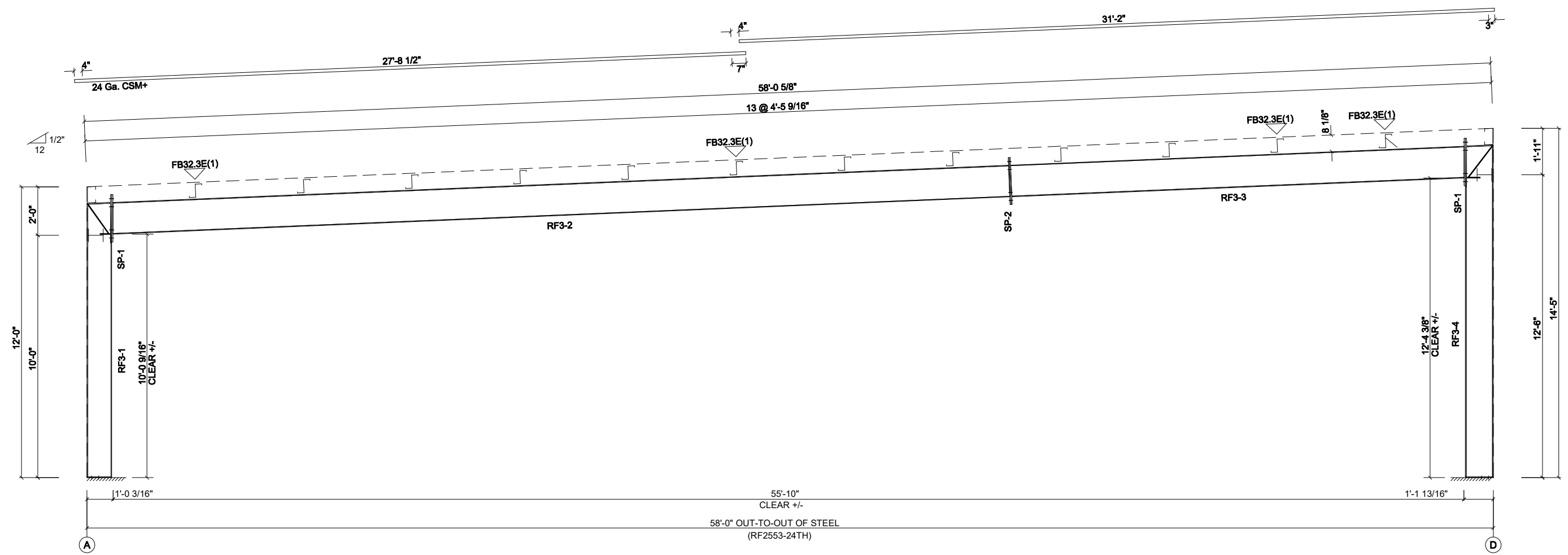
RF2553-24TH
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SHEET	41
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SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	4	0	A325	3/4"	2 1/4"	8"	5/8"	2'-0"
SP-2	4	4	0	A325	3/4"	2"	6"	1/2"	1'-11 1/4"

MEMBER SIZE TABLE			
MARK	MEMBER	Section 4, Item A)	
RF3-1	W12X26		
RF3-2	W16X26		
RF3-3	W16X26		
RF3-4	W14X30	18'-9 13/16"	350
		13'-8 7/8"	473

▽ FLANGE BRACES: Both Sides (U.N.)  
 FBxxE(1); xx=length(in)  
 E - L2X2X1/8



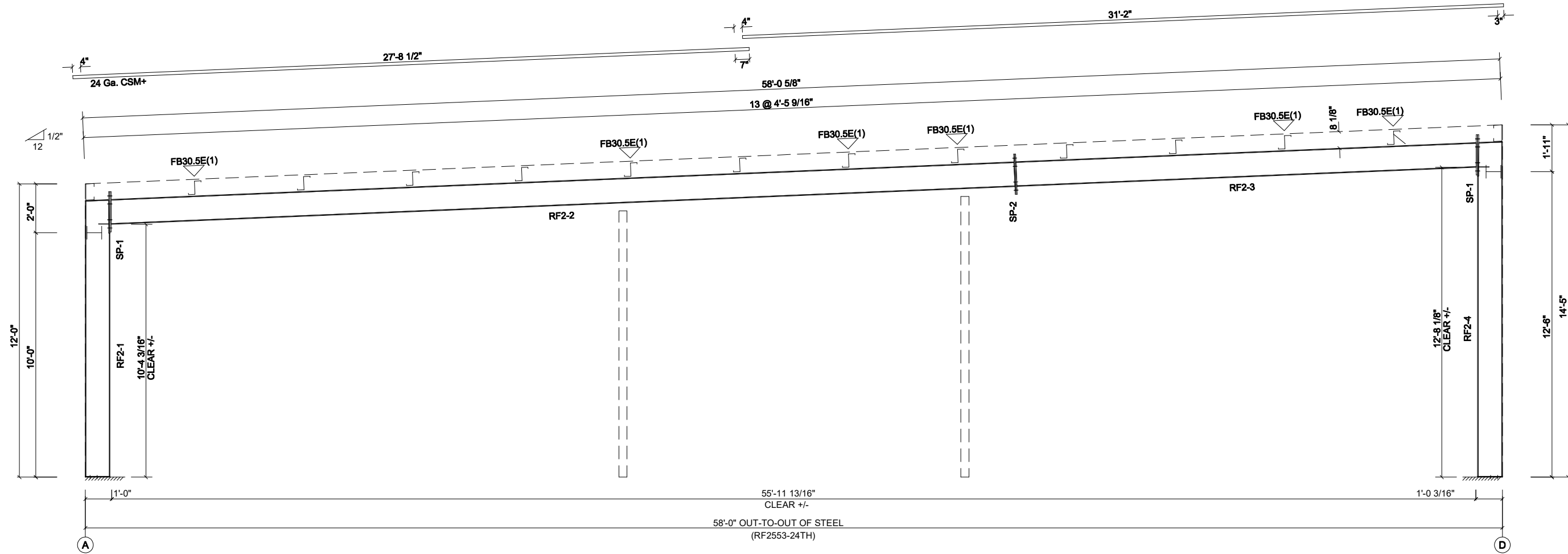
RIGID FRAME ELEVATION: FRAME LINE 2 3 4

DRAWING REVISIONS	DRAWING USAGE		RIGID FRAME ELEVATION	RF2553-24TH	SHEET
			MILLS CONTRACTING	MILLS OFFICE	
			1085 GLUCKSTADT ROAD MADISON, MS 39110	MADISON, MS 39110	

SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	4	0	A325	3/4"	2 1/4"	6"	5/8"	1'-8 1/4"
SP-2	4	4	0	A325	3/4"	2"	6"	1/2"	1'-7 3/4"

MEMBER SIZE TABLE			
MARK	MEMBER	Section 4, Item A)	
RF2-1	W12X16		
RF2-2	W12X19		
RF2-3	W12X19	18'-11 7/16"	405
RF2-4	W12X19	13'-8 7/8"	291

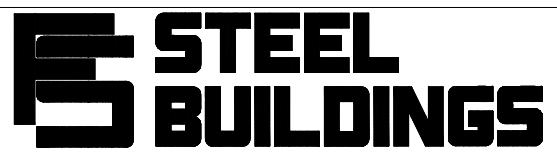
▽ FLANGE BRACES: Both Sides(U.N.)  
 FBxxE(1); xx=length(in)  
 E - L2X2X1/8



RIGID FRAME ELEVATION: FRAME LINE 5

DRAWING REVISIONS

DRAWING USAGE



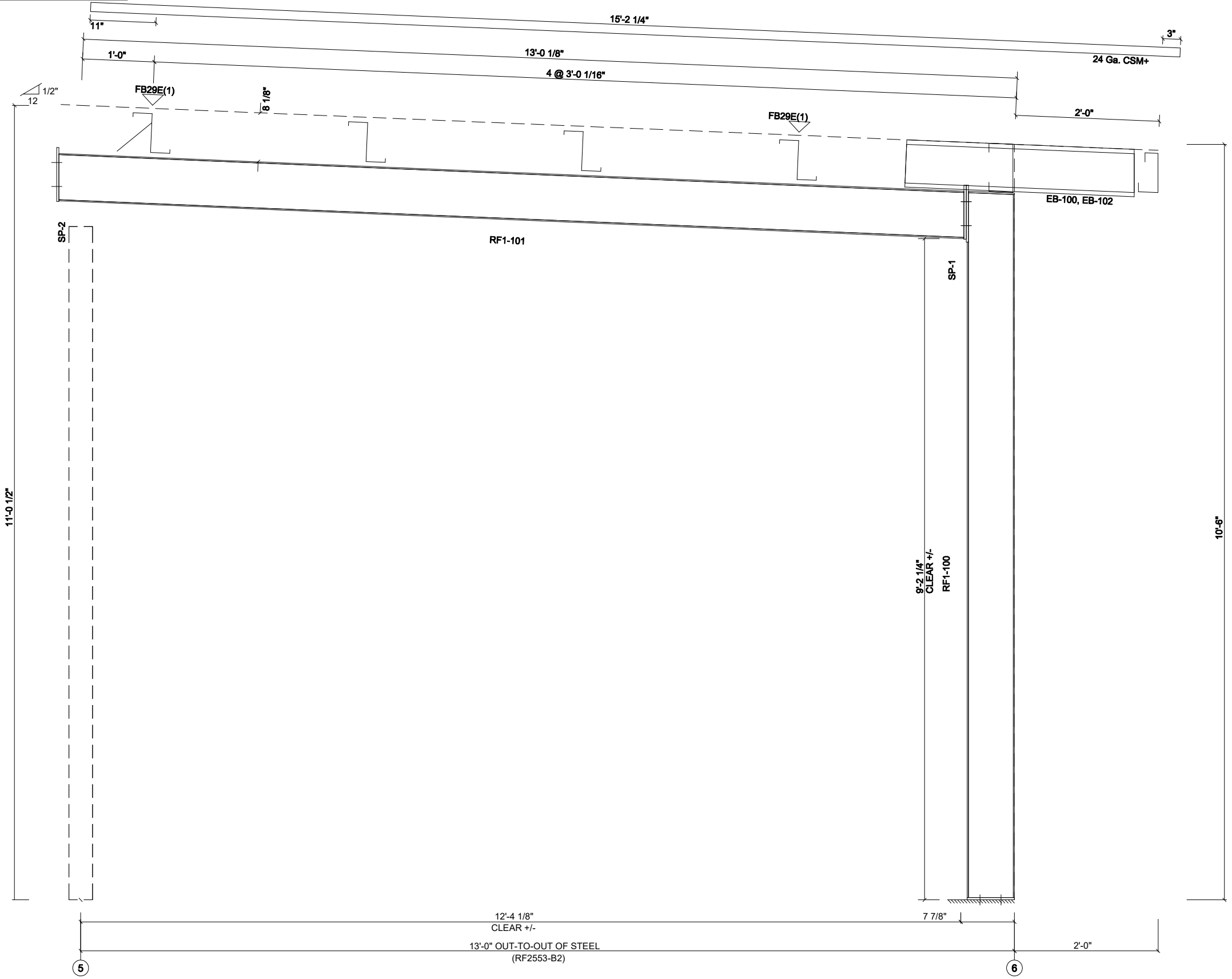
RIGID FRAME ELEVATION	RF2553-24TH
MILLS CONTRACTING	MILLS OFFICE
1085 GLUCKSTADT ROAD MADISON, MS 39110	MADISON, MS 39110

SHEET	43
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SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	0	0	A325	3/4"	1 3/4"	6"	3/8"	9 1/2"
SP-2	4	0	0	A325	3/4"	1 3/4"	6"	3/8"	9"

MEMBER SIZE TABLE		
MARK	MEMBER	
RF1-100	W8X10	Section 4, Item A)
RF1-101	W8X10	

FLANGE BRACES: Both Sides(U.N.)  
 FBxxE(1): xx=length(in)  
 E - L2X2X1/8



RIGID FRAME ELEVATION: FRAME LINE A D

DRAWING REVISIONS

DRAWING USAGE



RIGID FRAME ELEVATION
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RF2553-24TH
MILLS OFFICE
MADISON, MS 39110

44
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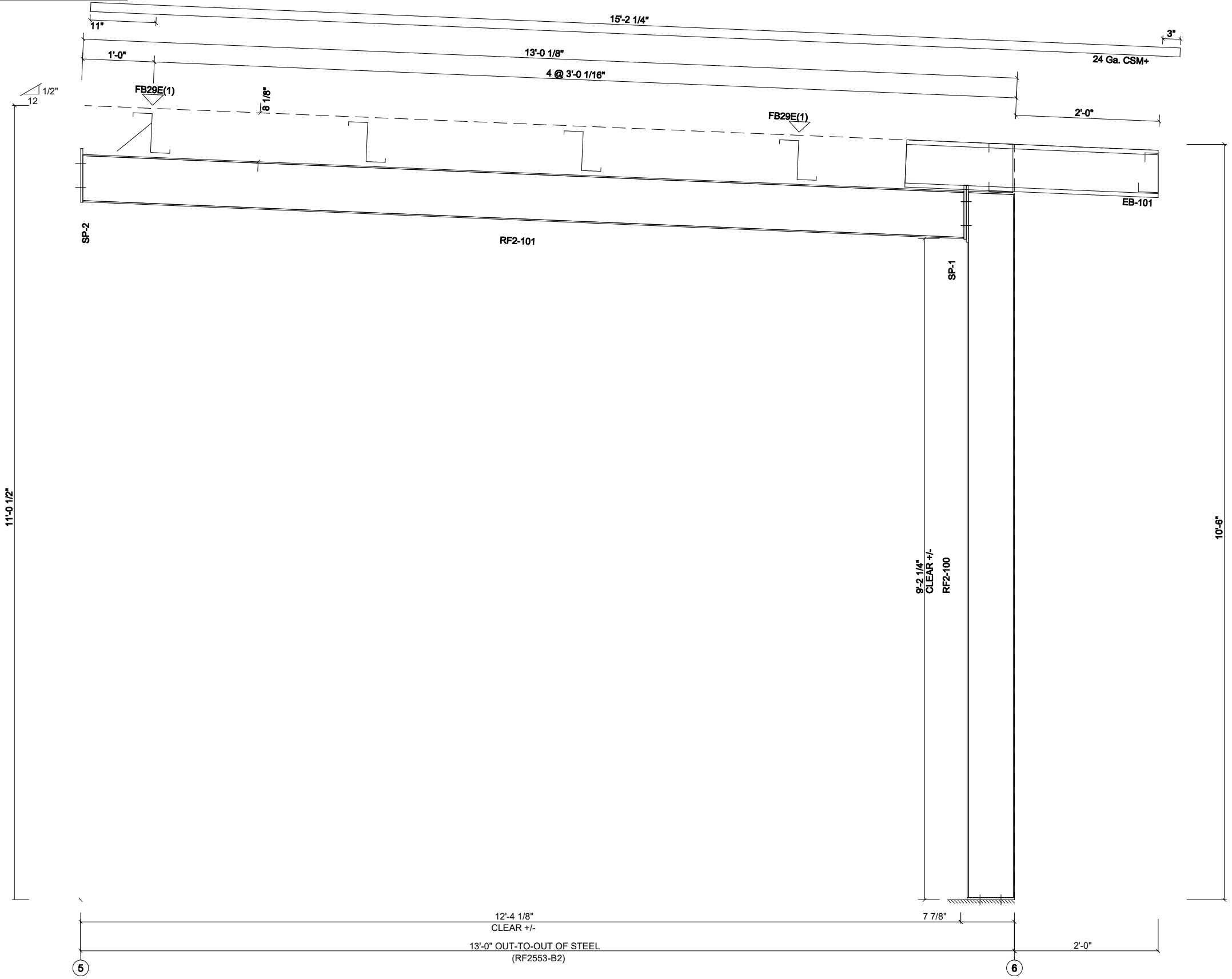


SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	0	0	A325	3/4"	1 3/4"	6"	3/8"	9 1/2"
SP-2	4	0	0	A325	3/4"	1 3/4"	6"	3/8"	9"

MEMBER SIZE TABLE		
MARK	MEMBER	
RF2-100	W8X10	
RF2-101	W8X10	

Section 4, Item A)

FLANGE BRACES: Both Sides(U.N.)  
 FBxxE(1); xx=length(in)  
 E - L2X2X1/8



RIGID FRAME ELEVATION: FRAME LINE B C

DRAWING REVISIONS

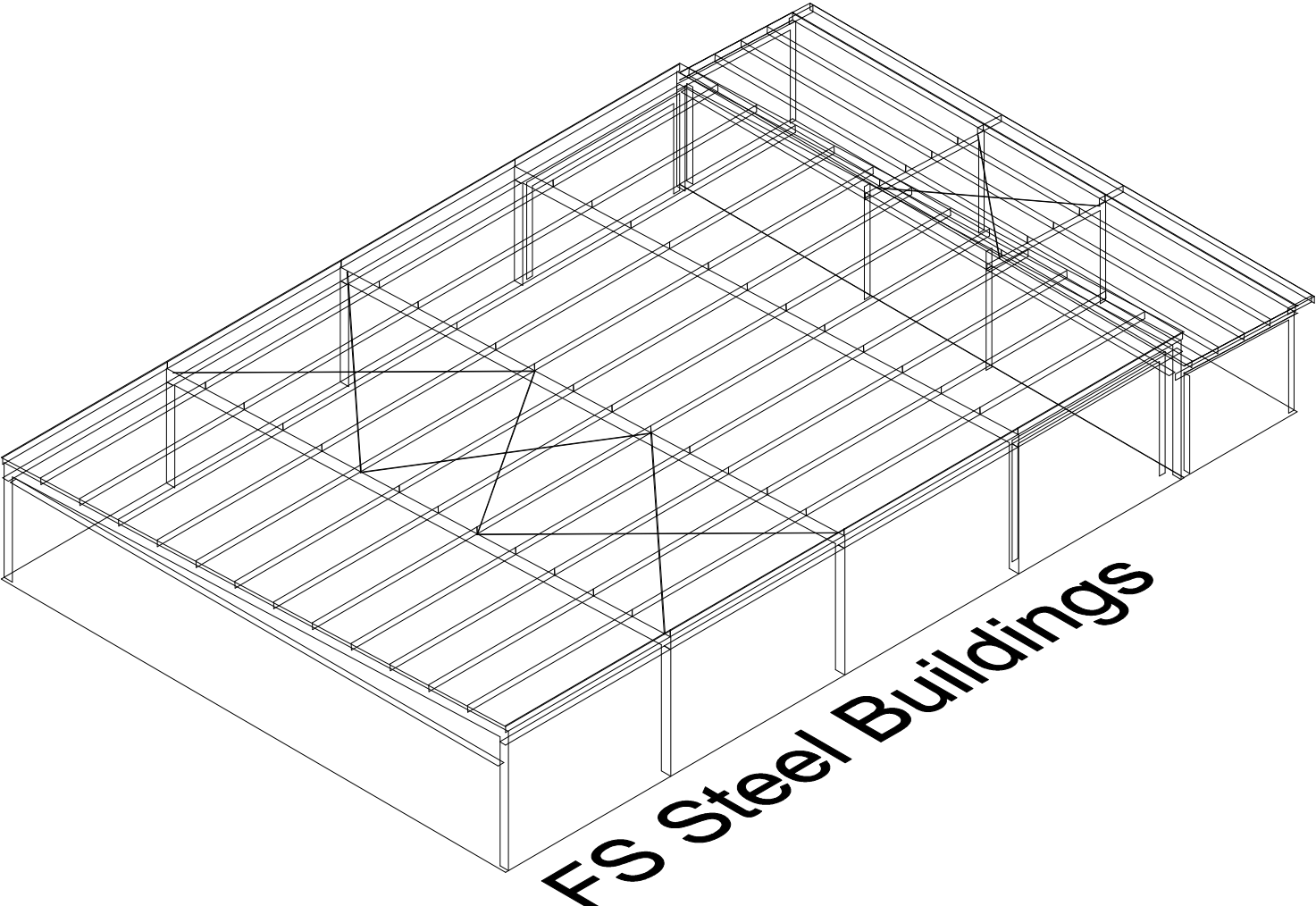
DRAWING USAGE



RIGID FRAME ELEVATION
MILLS CONTRACTING
1085 GLUCKSTADT ROAD MADISON, MS 39110

RF2553-24TH
MILLS OFFICE
MADISON, MS 39110

BHEET	45
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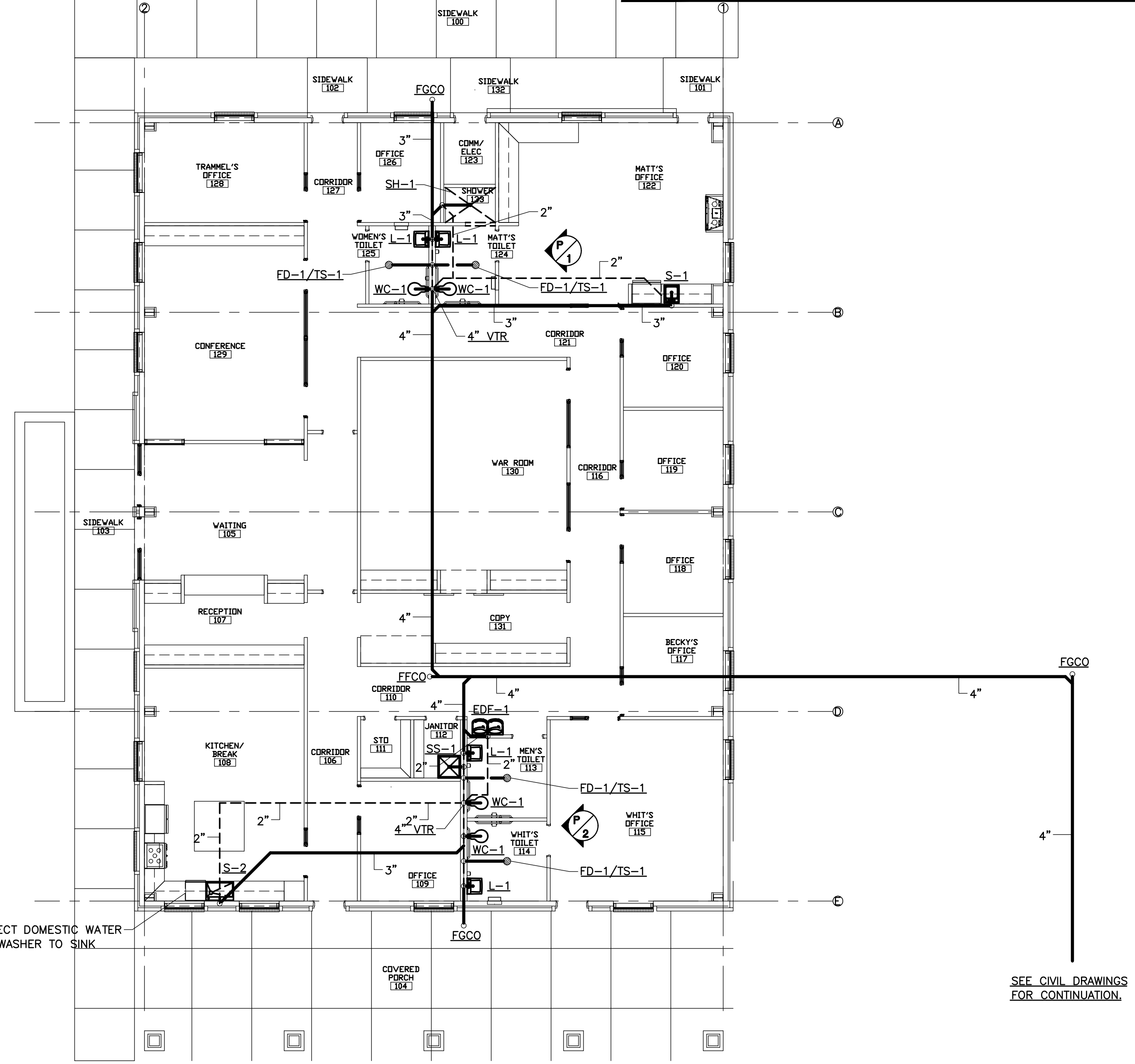


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### STANDARD PLUMBING LEGEND

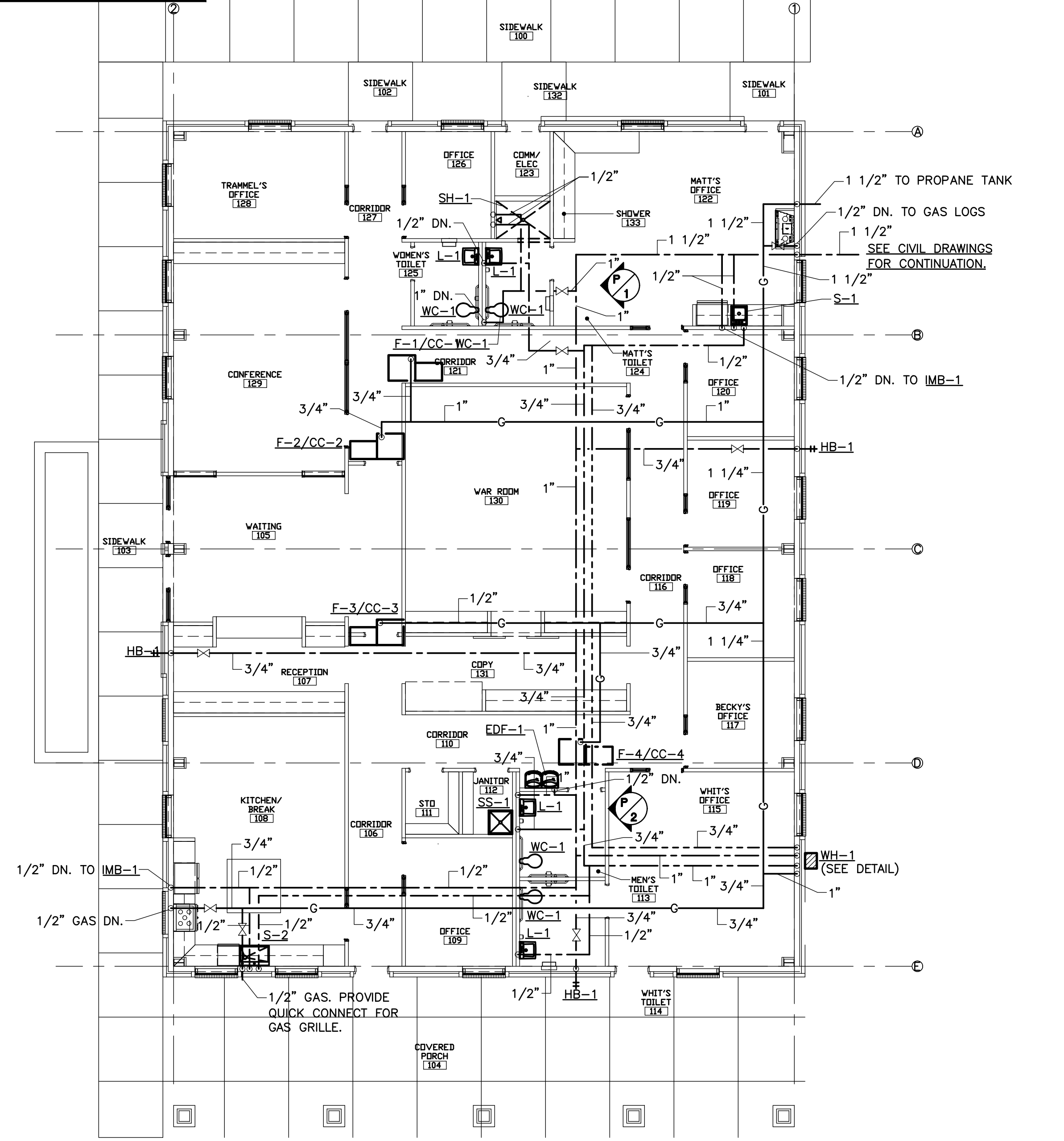
DOMESTIC COLD WATER	---	TRAP PRIMER	□ T.P.
DOMESTIC HOT WATER	---	WATER HAMMER ARRESTOR	□ P.D.I.
DOMESTIC HOT WATER RETURN	---	CLEANOUT	C.O.
SANITARY SEWER PIPING	---	WALL CLEANOUT	W.C.O. +
DEMO	---	FINISH FLOOR CLEANOUT	FFCO ○
EXISTING DOMESTIC COLD WATER	---	FLUSH GRADE CLEANOUT	FGCO □
EXISTING DOMESTIC HOT WATER	---	NATURAL GAS PIPING	---
EXISTING DOMESTIC HOT WATER RETURN	---		
EXISTING SANITARY SEWER PIPING	---		
EXISTING STORM PIPING	---		
EXISTING COMPRESSED AIR PIPING	---		
EXISTING NATURAL GAS PIPING	---		
EXISTING DRY NITROGEN PIPING	---		
CONDENSATE DRAIN	---		
AUXILIARY DRAIN	---		
BALL VALVE	⊗		
BALANCE VALVE	⊕		



CONTRACTOR TO CONNECT DOMESTIC WATER AND WASTE FROM DISHWASHER TO SINK S-1 INSIDE CABINET.

SEE CIVIL DRAWINGS FOR CONTINUATION.

**FLOOR PLAN - PLUMBING - WASTE AND VENT**  
SCALE 1/8" = 1'-0"



1/2" DN. TO IMB-1  
1/2" GAS DN. PROVIDE QUICK CONNECT FOR GAS GRILLE.

1 1/2" TO PROPANE TANK  
1/2" DN. TO GAS LOGS  
SEE CIVIL DRAWINGS FOR CONTINUATION.  
1 1/2"  
1 1/2"  
S-1  
1/2" DN. TO IMB-1

**FLOOR PLAN - PLUMBING - DOMESTIC WATER**  
SCALE 1/8" = 1'-0"

### PLUMBING GENERAL NOTES

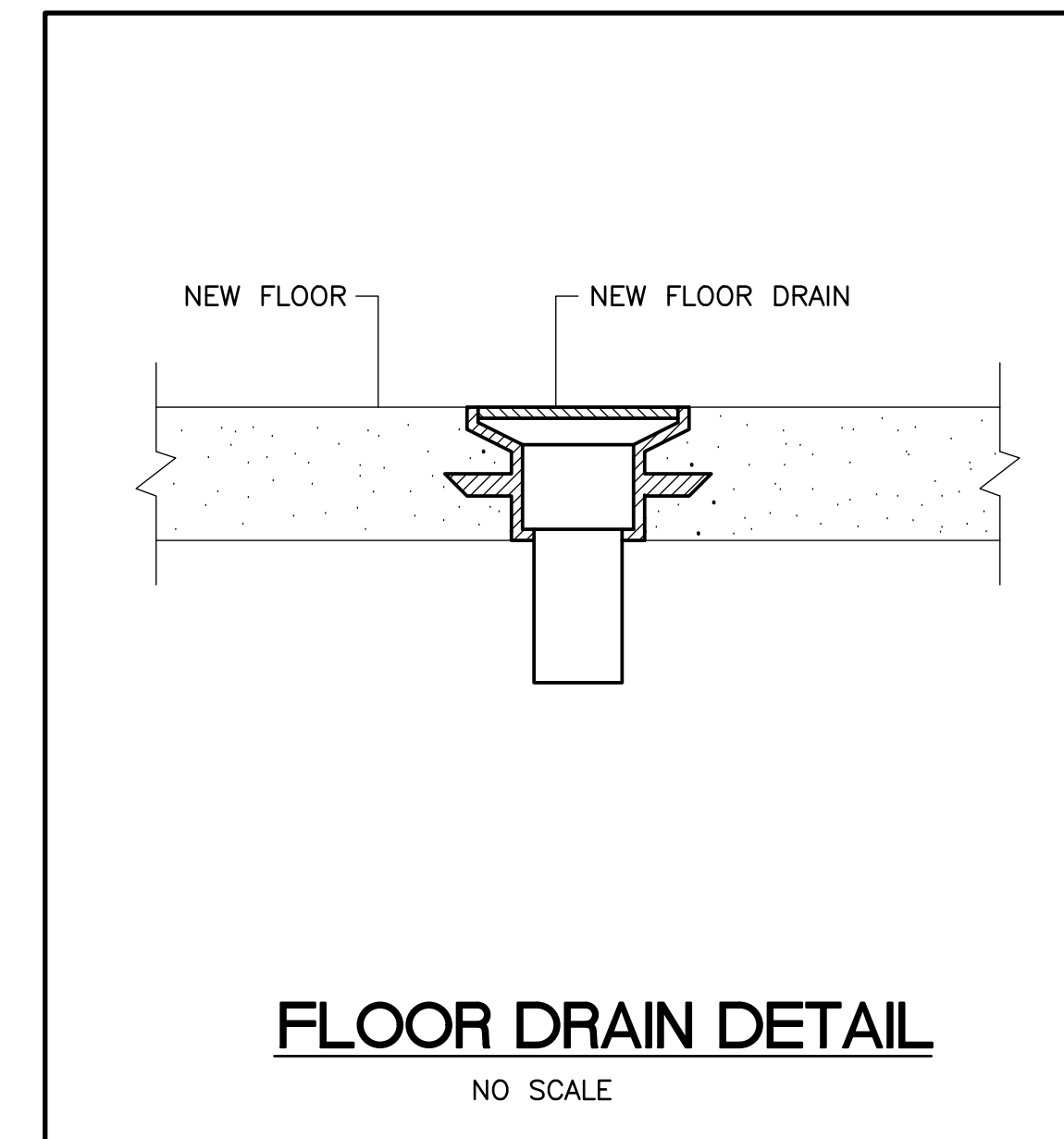
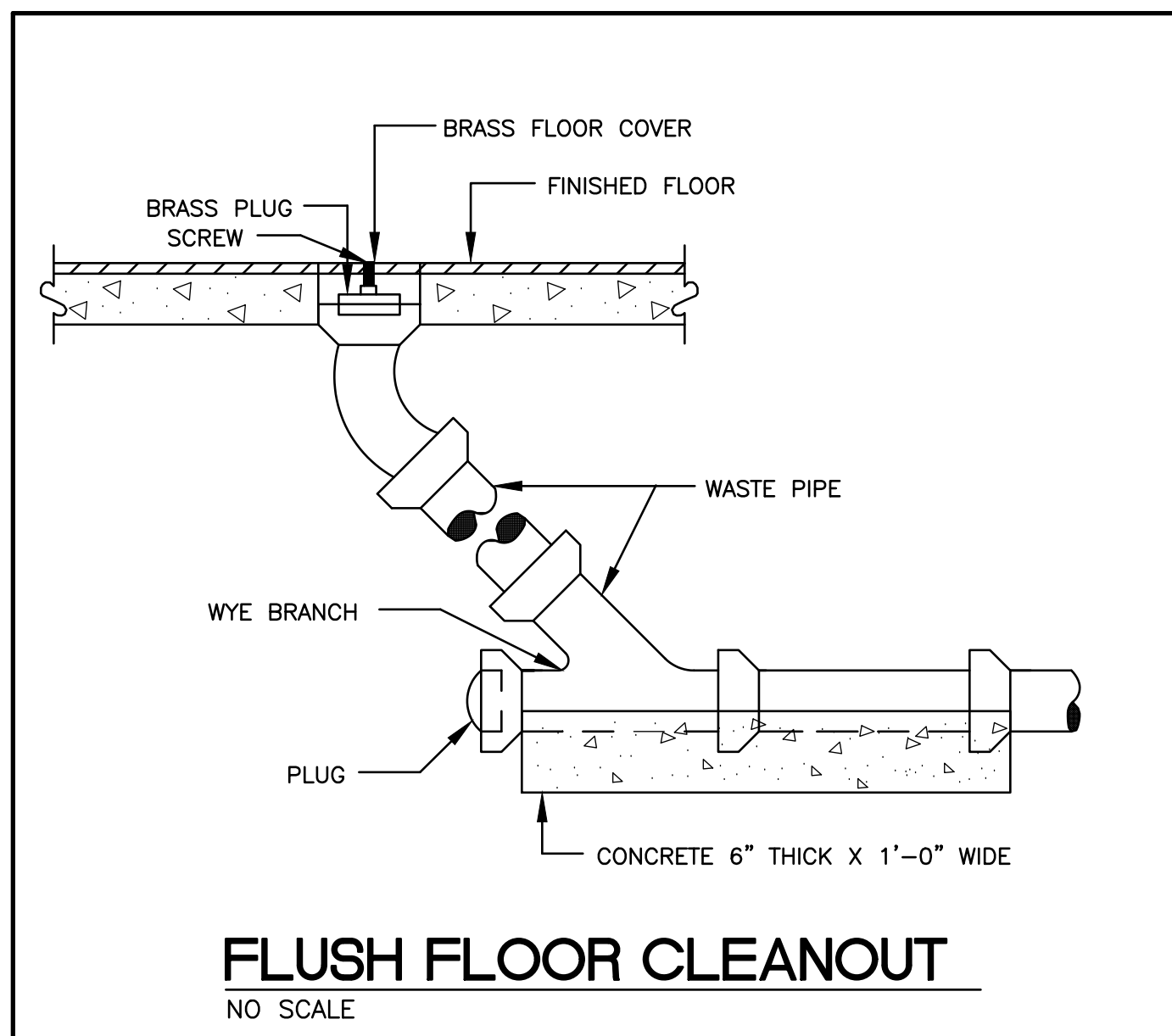
1. CONTRACTOR SHALL COORDINATE SEWER INVERTS WITH EXISTING SEWER BEFORE INSTALLING PIPING.
2. ALL SANITARY SEWER PIPING SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM UNLESS NOTED OTHERWISE.
3. ALL VENT PIPING SHALL BE ABOVE THE CEILING UNLESS NOTED OTHERWISE.
4. ALL DOMESTIC WATER PIPING SHALL BE ABOVE THE CEILING UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL PROVIDE A PDI ABOVE CEILING ON EACH DOMESTIC WATER LINE SERVING A SINGLE FIXTURE.
6. CONTRACTOR SHALL SAW CUT EXISTING CONCRETE SLAB AS REQUIRED TO INSTALL NEW SANITARY SEWER PIPING BELOW SLAB.
7. CONTRACTOR SHALL FIRE CAULK AROUND ALL PENETRATION THROUGH A FIRE RATED ASSEMBLY.

MARK	DATE	DESCRIPTION

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### PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MAKE	MODEL	SUPPLY FITTING	SUPPLY PIPE(S)	DRAIN	TRAP	ROUGH-IN SIZES					REMARKS
								C.W.	H.W.	WASTE	VENT	TRAP	
WC-1	WATER CLOSET, FLOOR MOUNTED, TANK TYPE A.D.A.	PROFLO	PF1403T PF2312	---	ZURN ZH8824CR	---	---	1/2"	---	4"	2" or 4"	INT.	TOILET SEAT EQUAL TO A KOHLER LUSTRA K4650.
L-1	LAVATORY, WALL HUNG A.D.A., 20"x18"	PROFLO	PF5414WH	PROFLO PFX304	ZURN ZH8824LR	ZURN Z-8746	ZURN Z8710BN	1/2"	1/2"	2"	2"	1 1/4"	W/ ZURN FIXTURE SUPPORT. COORDINATE ROUGH-IN WITH DRAIN ASSEMBLY. INSULATE DRAIN, P-TRAP AND SUPPLY PIPES WITH TRAP WRAP C500-RHS.
S-1	SINK, STAINLESS STEEL, SINGLE COMPARTMENT 25"x22"x8"	PROFLO	PFSR252283A	PROFLO PFXU308	ZURN ZH8824LR	ELKAY LK-35	ZURN Z8702BN	1/2"	1/2"	2"	2"	1 1/2"	
S-2	SINK, STAINLESS STEEL, TWO COMPARTMENT 32"x22"	PROFLO	PFSR331183A	PROFLO PFXU308	ZURN ZH8824LR	ELKAY LK-35	ZURN Z8702BN	1/2"	1/2"	2"	2"	1 1/2"	
FD-1	FLOOR DRAIN POLISHED BRONZE	ZURN	Z415-6B	---	---	---	---	---	---	3"	2"	3"	
TS-1	TRAP SEAL	RECTORSEAL	REC970	---	---	---	---	---	---	---	---	---	
SS-1	SERVICE SINK, FLOOR MOUNTED, 24"x24"	PROFLO	PFMB2424	PROFLO PF1118	---	---	---	3/4"	3/4"	3"	2"	3"	WITH VACUUM BREAKER.
IMB-1	ICE MACHINE BOX	WATER TITE	9000	---	---	---	---	1/2"	---	---	---	---	
HB-1	HOSE BIBB, ENCASED POLISHED BRONZE, FREEZE PROOF	ZURN	Z-1320-6	---	---	---	---	3/4"	---	---	---	---	WITH VACUUM BREAKER.
EDF-1	ELECTRIC DRINKING FOUNTAIN, TWO LEVEL, A.D.A.	ELKAY	EZSTLG-8-C	---	ZURN ZH8824LR	---	ZURN Z87019BN	1/2"	---	2"	2"	1 1/2"	WITH ZURN FIXTURE SUPPORT. BASE RATE 8.0 GPH. MOUNT AT A.D.A. HEIGHT.
SH-1	60"x42" SHOWER BASE	KOHLER	K-8659	DELTA 1323-WS	---	---	---	1/2"	1/2"	2"	2"	2"	SHOWER WALLS BY GENERAL CONTRACTOR.

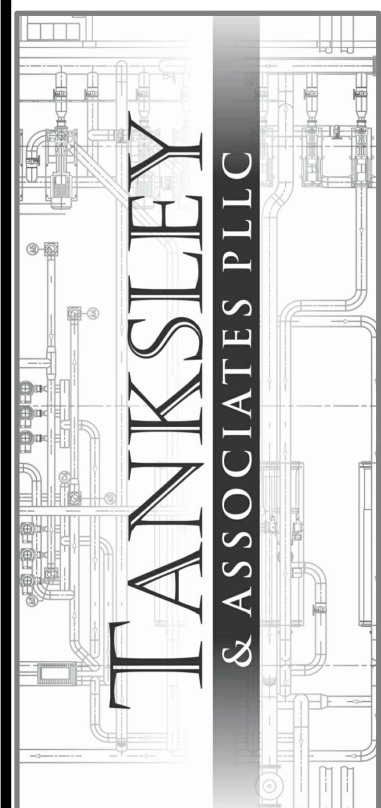
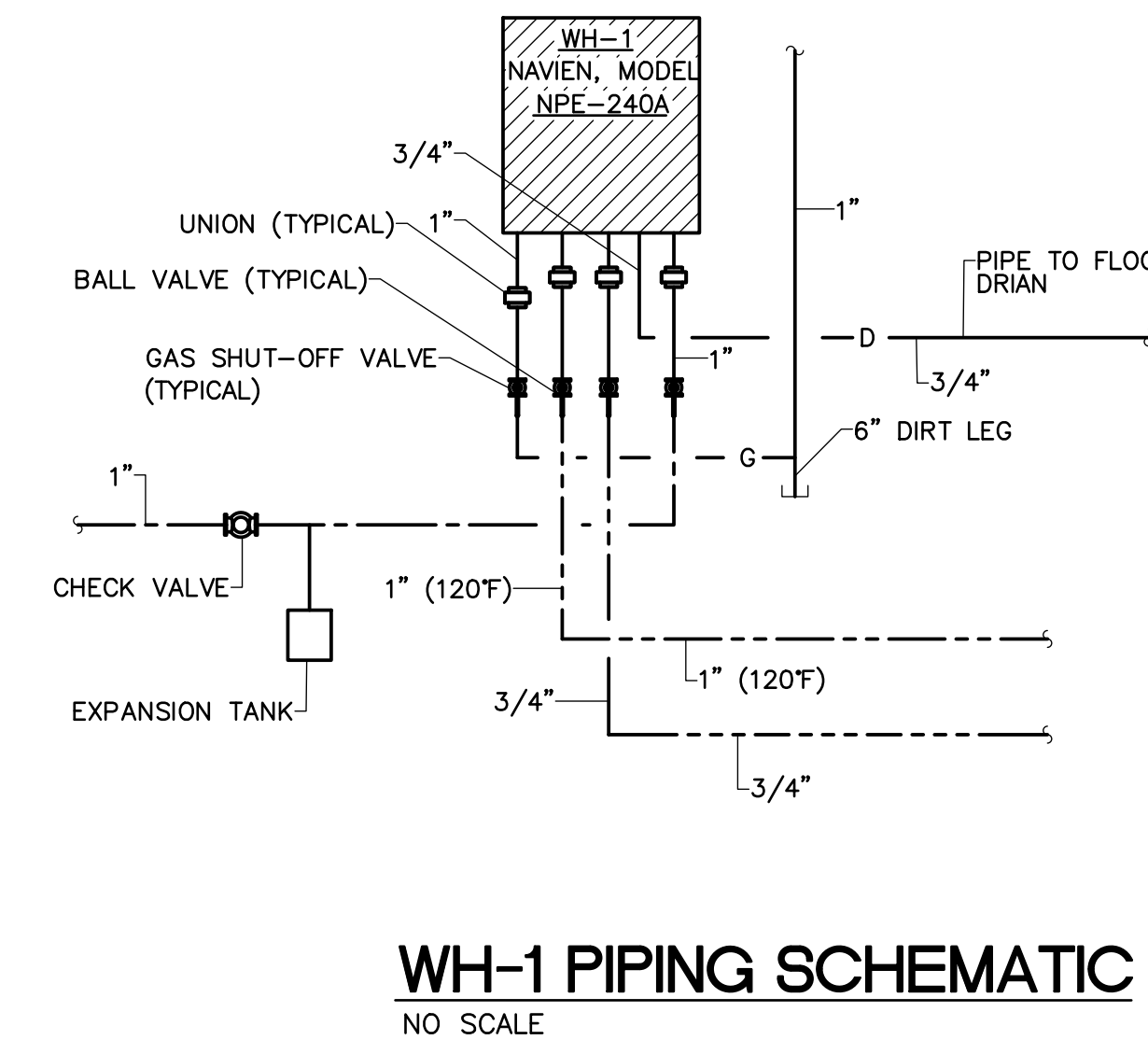
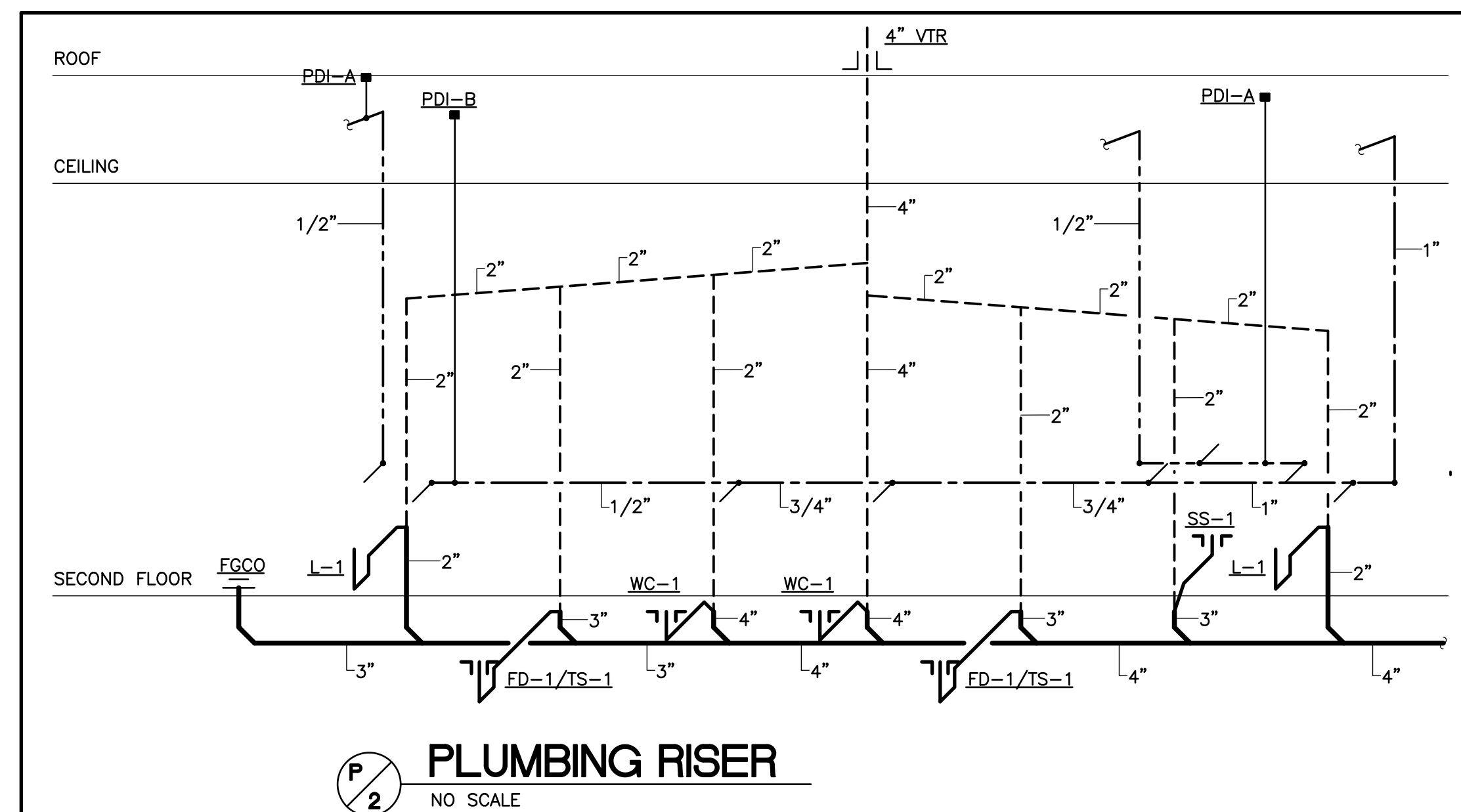
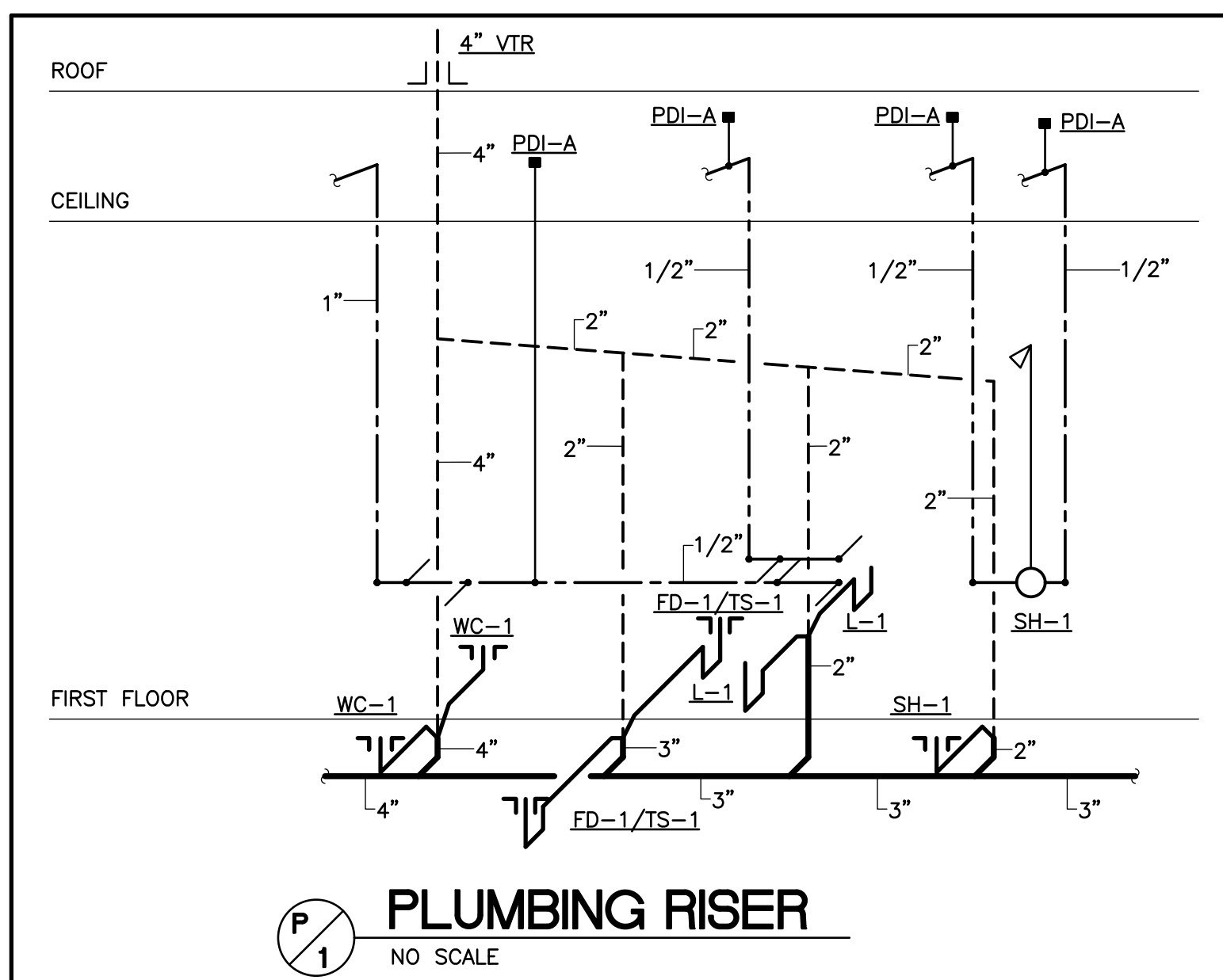


### WATER HEATERS (TANKLESS)

MARK	FUEL	STORAGE GALLONS	GPM @ 70° RISE	INPUT M.B.H.	LWT (°F)	ELEC. DATA			FLUE	MFR. AND MODEL	ACCESSORIES	REMARKS
						SERVICE	BLOWER H.P.	AMPS				
WH-1	NAT. GAS	TANKLESS	5.6	199.0	120.0	120/1PH	---	2.0	---	NAVIEN, NPE-240A2	1	

ACCESSORIES:  
1. FACTORY INSTALLED RE-CIRCULATION SYSTEM INCLUDING PUMP AND BUFFER TANK.

NOTE:  
1. PROVIDE WITH FACTORY PROVIDED AND INSTALLED OUTDOOR VENT KIT.  
2. PROVIDE WITH FACTORY PROVIDED AND INSTALLED RE-CIRCULATION PUMP.



117 SAGMORE CIRCLE  
COLUMBUS, MS 39705  
(601) 780-0279



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ENGINEER

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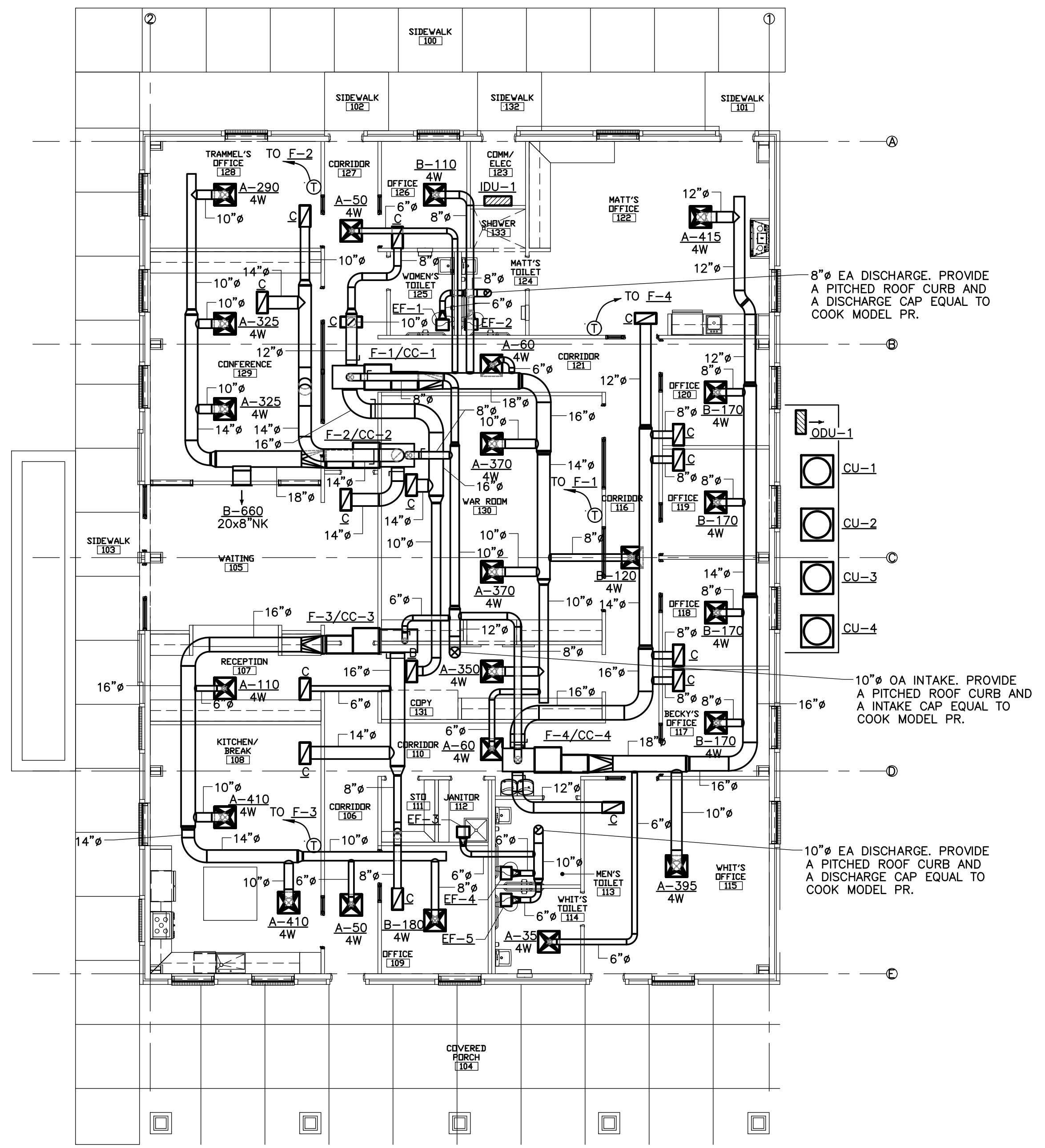


### STANDARD MECHANICAL LEGEND DUCTWORK SYMBOLS

DUCTWORK	
SUPPLY AIR DUCT, UP	
SUPPLY AIR DUCT, DN	
RETURN, EXHAUST, OR OUTSIDE AIR DUCT, UP	
RETURN, EXHAUST, OR OUTSIDE AIR DUCT, DN	
RETURN OR EXHAUST GRILLE, CEILING MTD.	
SIDEWALL GRILLE OR REGISTER	
MANUAL VOLUME DAMPER	
SUPPLY AIR DIFFUSER, CEILING MTD.	
THERMOSTAT, WALL MTD., 4'-0" A.F.F.	

#### DIFFUSER SIZING SCHEDULE

CFM	NECK SIZE
0-100	6x6
101-199	8x8
191-270	9x9
200-275	10x10
276-400	12x12
401-500	14x14
501-625	15x15
626-710	16x16



NORTH  
  
**FIRST FLOOR - HVAC**  
SCALE 1/8" = 1'-0"

MILLS CONTRACTING  
NEW OFFICE  
GLUCKSTAT, MISSISSIPPI

MARK	DATE	DESCRIPTION

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**GAS FURNACE SCHEDULE**

MARK	MAKE	MODEL	TYPE	MBH INPUT	MBH OUTPUT	TOTAL CFM	OA CFM	ESP	MOTOR			TYPE GAS	VENT SIZE	COMB. SIZE	ACCESSORIES	REMARKS
									HP	VOLTS	PHASE					
F-1	RHEEM	R92PA0851521MSA	VERTICAL	84.0	78.0	1510	165	0.50"	3/4	115	1	NATURAL	3"	3"	1	PROVIDE WITH CONCENTRIC VENT KITS
F-2	RHEEM	R92PA0851521MSA	VERTICAL	84.0	78.0	1600	150	0.50"	3/4	115	1	NATURAL	3"	3"	1	PROVIDE WITH CONCENTRIC VENT KITS
F-3	RHEEM	R92PA0701317MSA	VERTICAL	70.0	65.0	1160	110	0.50"	1/2	115	1	NATURAL	3"	3"	1	PROVIDE WITH CONCENTRIC VENT KITS
F-4	RHEEM	R92PA0851521MSA	VERTICAL	84.0	78.0	1525	150	0.50"	3/4	115	1	NATURAL	3"	3"	1	PROVIDE WITH CONCENTRIC VENT KITS

ACCESSORIES:  
1. BI-POLAR ION GENERATOR EQUAL TO A GPS MODEL FC24-AC.

**COOLING COIL SCHEDULE**

LOCATION	MAKE	MODEL	CFM	EA DB	EA WB	TOT MBH	SENS MBH	APD IN WG	REMARKS
CC-1	RHEEM	RCFLAU4821	1510	75.0"	67.0"	47.5	34.0	0.25"	
CC-2	RHEEM	RCFLAU4821	1600	75.0"	67.0"	47.5	34.0	0.25"	
CC-3	RHEEM	RCFLAU3617	1160	75.0"	67.0"	34.6	23.4	0.25"	
CC-4	RHEEM	RCFLAU4821	1525	75.0"	67.0"	47.5	34.0	0.25"	

**CONDENSING UNIT SCHEDULE**

MARK	MAKE	MODEL	TYPE	MBH @ ARI	COMPRESSOR				CONDENSER FANS				MIN. CIRCUIT AMPACITY	MAX. FUSE SIZE	REMARKS		
					AMBIENT	NO	VOLTS	PHASE	FLA	NO	HP	VOLTS				PHASE	FLA
CU-1	RHEEM	RA1448	SCROLL	48.0	95"	1	208	1	18.0	1	1/5	208	1	1.0	24.0	40.0	
CU-2	RHEEM	RA1448	SCROLL	48.0	95"	1	208	1	18.0	1	1/5	208	1	1.0	24.0	40.0	
CU-3	RHEEM	RA1436	SCROLL	36.0	95"	1	208	1	13.0	1	1/6	208	1	0.8	20.0	30.0	
CU-4	RHEEM	RA1448	SCROLL	48.0	95"	1	208	1	18.0	1	1/5	208	1	1.0	24.0	40.0	

**FAN SCHEDULE**

MARK	MAKE	MODEL	TYPE	CFM	RPM	ESP	WHEEL		DRIVE	SONES	MOTOR			REMARKS
							TYPE	MIN DIA			WATTS	VOLTS	PHASE	
EF-1	COOK	GC-128	CEILING MTD	75	750	.15"	----	----	DIRECT	1.0	28.4	115	1	PROVIDE WITH SPEED CONTROLLER, BACKDRAFT DAMPER, INTERLOCK WITH LIGHTS
EF-2	COOK	GC-128	CEILING MTD	75	750	.15"	----	----	DIRECT	1.0	28.4	115	1	PROVIDE WITH SPEED CONTROLLER, BACKDRAFT DAMPER, INTERLOCK WITH LIGHTS
EF-3	COOK	GC-146	CEILING MTD	100	900	.15"	----	----	DIRECT	1.3	35.3	115	1	PROVIDE WITH SPEED CONTROLLER, BACKDRAFT DAMPER, INTERLOCK WITH LIGHTS
EF-4	COOK	GC-128	CEILING MTD	75	750	.15"	----	----	DIRECT	1.0	28.4	115	1	PROVIDE WITH SPEED CONTROLLER, BACKDRAFT DAMPER, INTERLOCK WITH LIGHTS
EF-5	COOK	GC-128	CEILING MTD	75	750	.15"	----	----	DIRECT	1.0	28.4	115	1	PROVIDE WITH SPEED CONTROLLER, BACKDRAFT DAMPER, INTERLOCK WITH LIGHTS

**GRILLE, REGISTER AND DIFFUSER SCHEDULE**

MARK	MAKE	MODEL	TYPE	USE		MTG	PANEL SIZE	NECK SIZE	MAX CFM	MAX PD	DAMPER	FINISH	PATTERN	REMARKS
				S	R									
A	PRICE	SCD	LOUVER FACE	x		LAY-IN	24x24"	SEE PLANS	SEE PLANS	.07"	----	WHITE	SEE PLANS	
B	PRICE	620	DOUBLE DEFLECTION	x		SIDEWALL	MFGR'S RECM.	SEE PLAN	SEE PLANS	.07"	----	WHITE	FULLY ADJUSTABLE	
C	PRICE	80	CUBE CORE		x	LAY-IN	24x12"	22x10"	SEE PLANS	.06"	----	WHITE	----	

**INDOOR HEAT PUMP SCHEDULE - DUCTLESS MINI SPLIT**

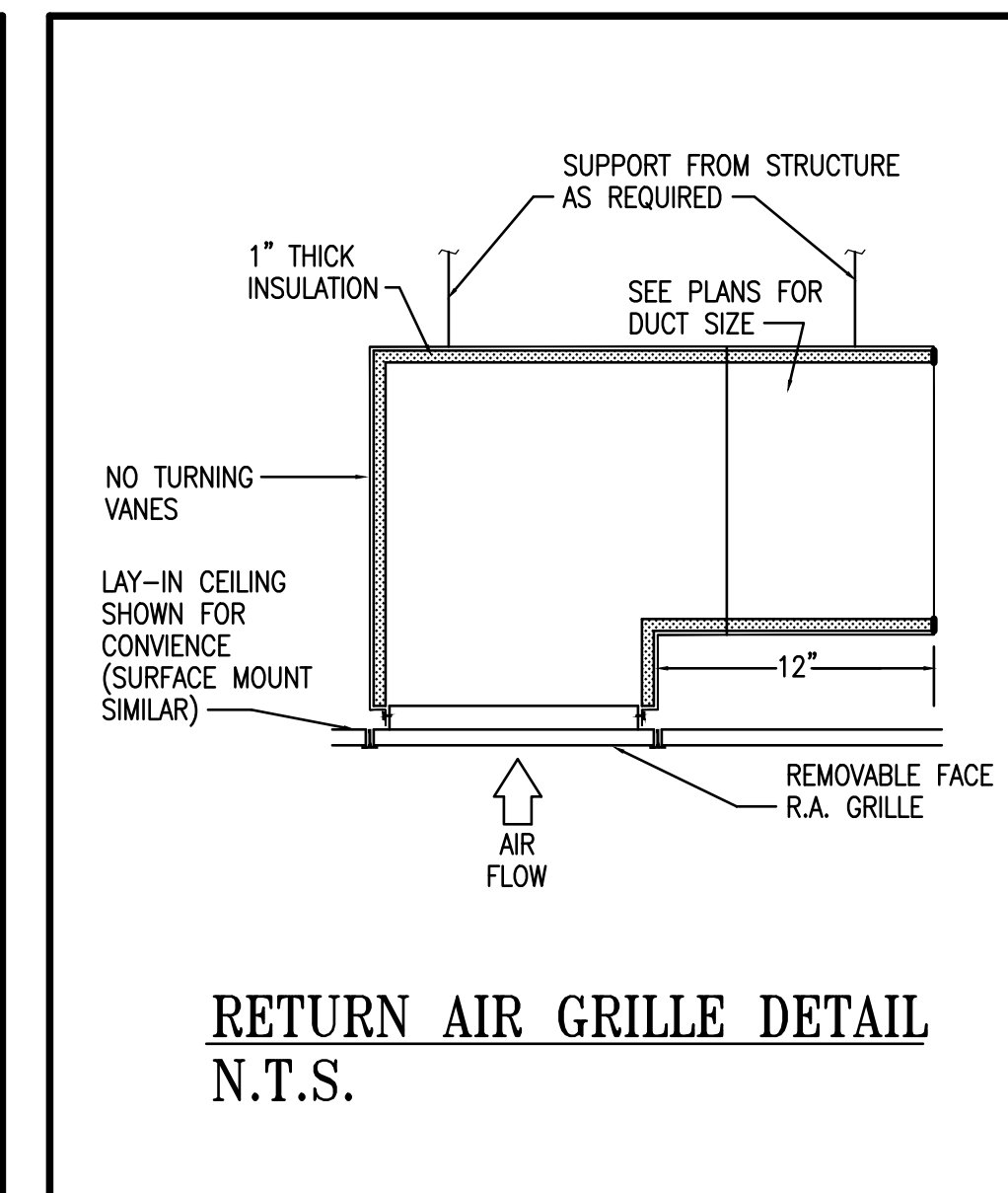
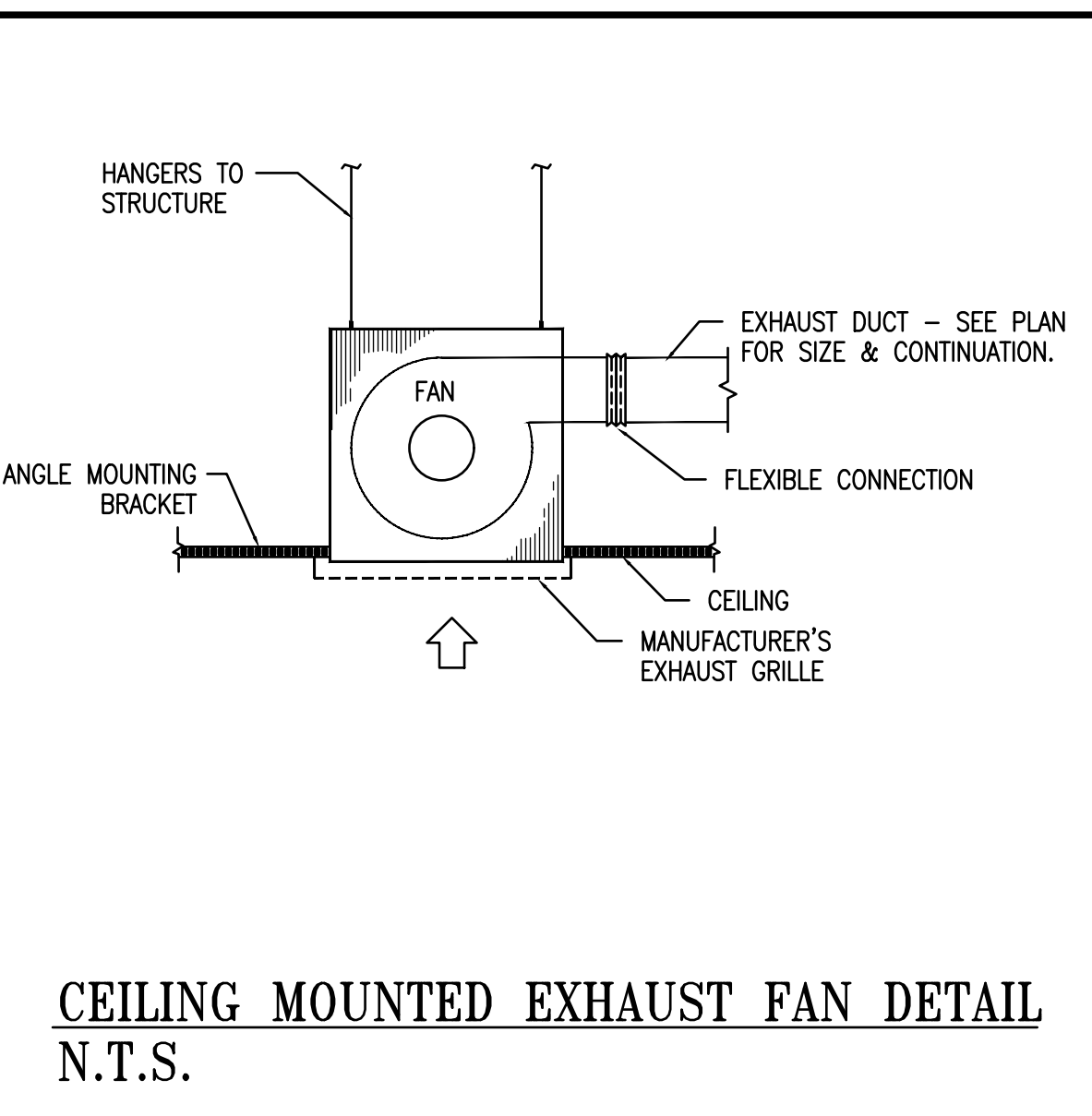
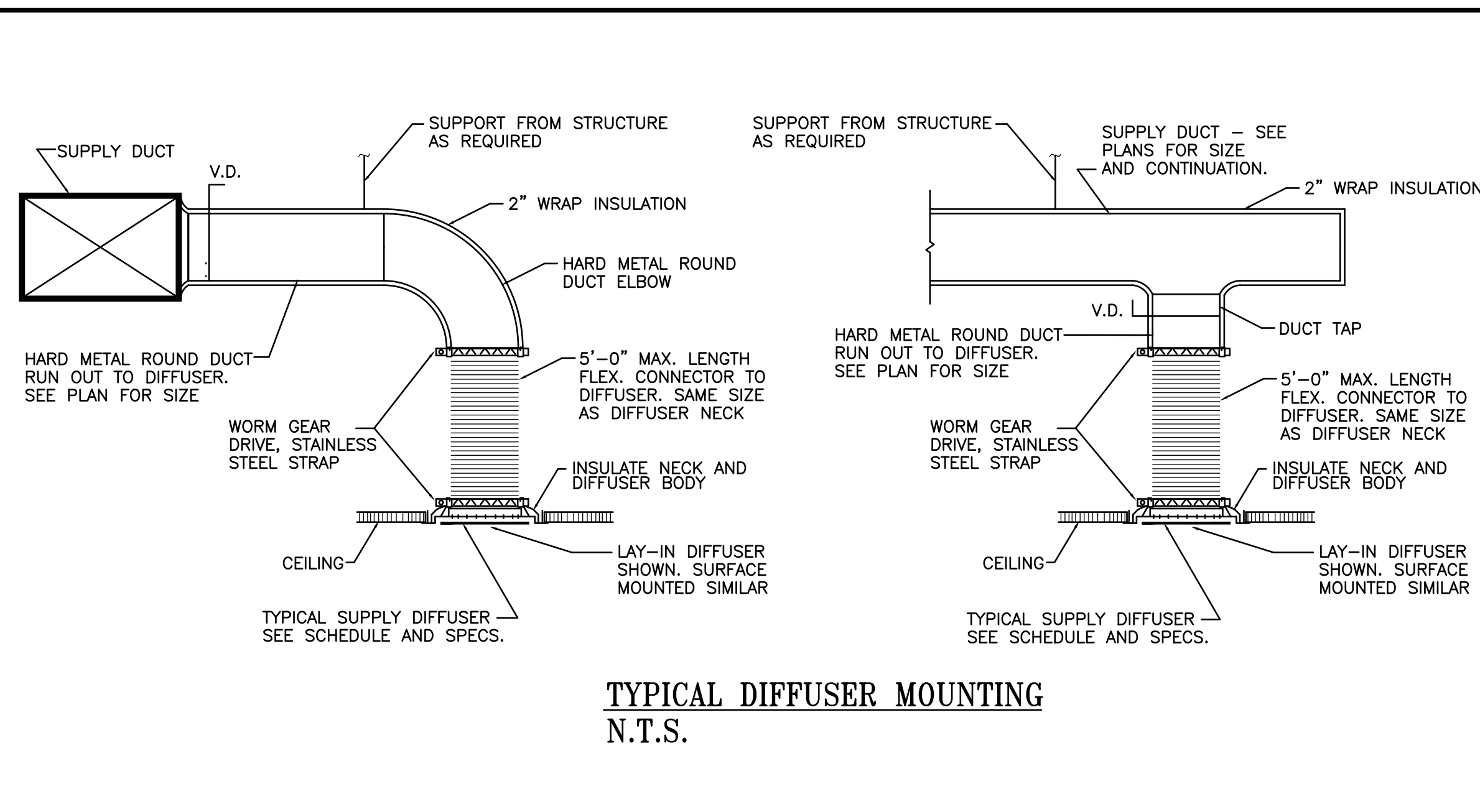
MARK	MAKE	MODEL	TYPE	SA CFM	OA CFM	COOLING-95°F AMBIENT				HEATING-47°F AMBIENT				ELECTRICAL SERVICE	NOTES	OUTDOOR UNIT	REMARKS
						ENTERING AIR		MIN. TOTAL COOLING CAPACITY (BTU/HR)		ENTERING AIR		MIN. TOTAL HEATING CAPACITY (BTU/HR)					
						'F DB	'F WB	'F DB	'F WB	'F DB	'F WB	'F DB	'F WB				
IDU-1	DAIKIN	FTX12BXVJU	WALL	436	----	80	67	10,900	75	13,500	POWER IS PROVIDED BY OUTDOOR UNIT		1,2	ODU-1			

NOTES:  
1. PROVIDE WITH HARD WIRED WALL MOUNTED THERMOSTAT.  
2. PROVIDE WITH INTEGRAL CONDENSATE PUMP.

**OUTDOOR HEAT PUMP SCHEDULE - DUCTLESS MINI SPLIT**

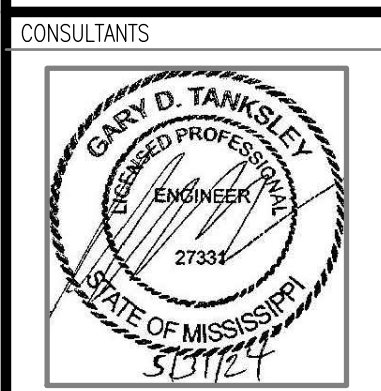
MARK	MAKE	MODEL	COMPRESSOR TYPE	COOLING CAPACITY			HEATING-47°F AMBIENT			ELECTRICAL SERVICE	MCA/MOP	NOTES	INDOOR UNIT	REMARKS
				OUTDOOR DB (°F)	MIN. TOTAL COOLING CAPACITY (BTU/HR)	MIN. SEN. COOLING CAPACITY (BTU/HR)	HSPF	MIN. TOTAL HEATING CAPACITY (BTU/HR)						
ODU-1	DAIKIN	RX12BXVJU	INVERTED	95	10,900	8,100	----	13,500	208V/1PH	12.4/15.0	1,2	IDU-1		

NOTES:  
1. PROVIDE LOW AMBIENT CONTROLS.  
2. REFRIGERANT PIPING TO BE SIZED PER THE MANUFACTURER RECOMMENDATIONS.  
3. PROVIDE WITH HIGH/LOW PRESSURE SWITCHES.  
4. PROVIDE WITH HARD SHUTOFF KIT.



**TANKSLEY & ASSOCIATES PLLC**

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COLUMBUS, MS 39705  
(601) 780-0279

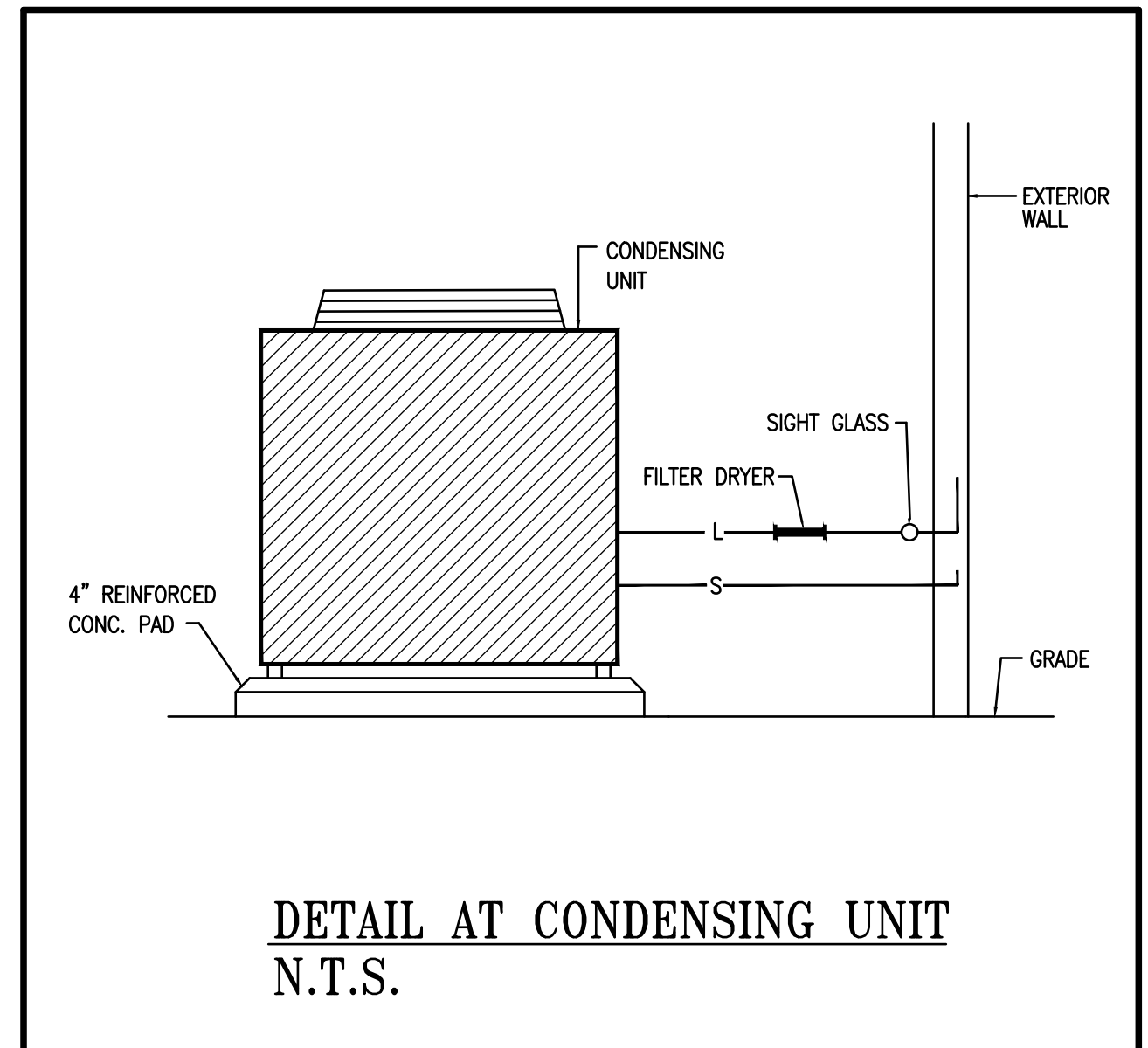


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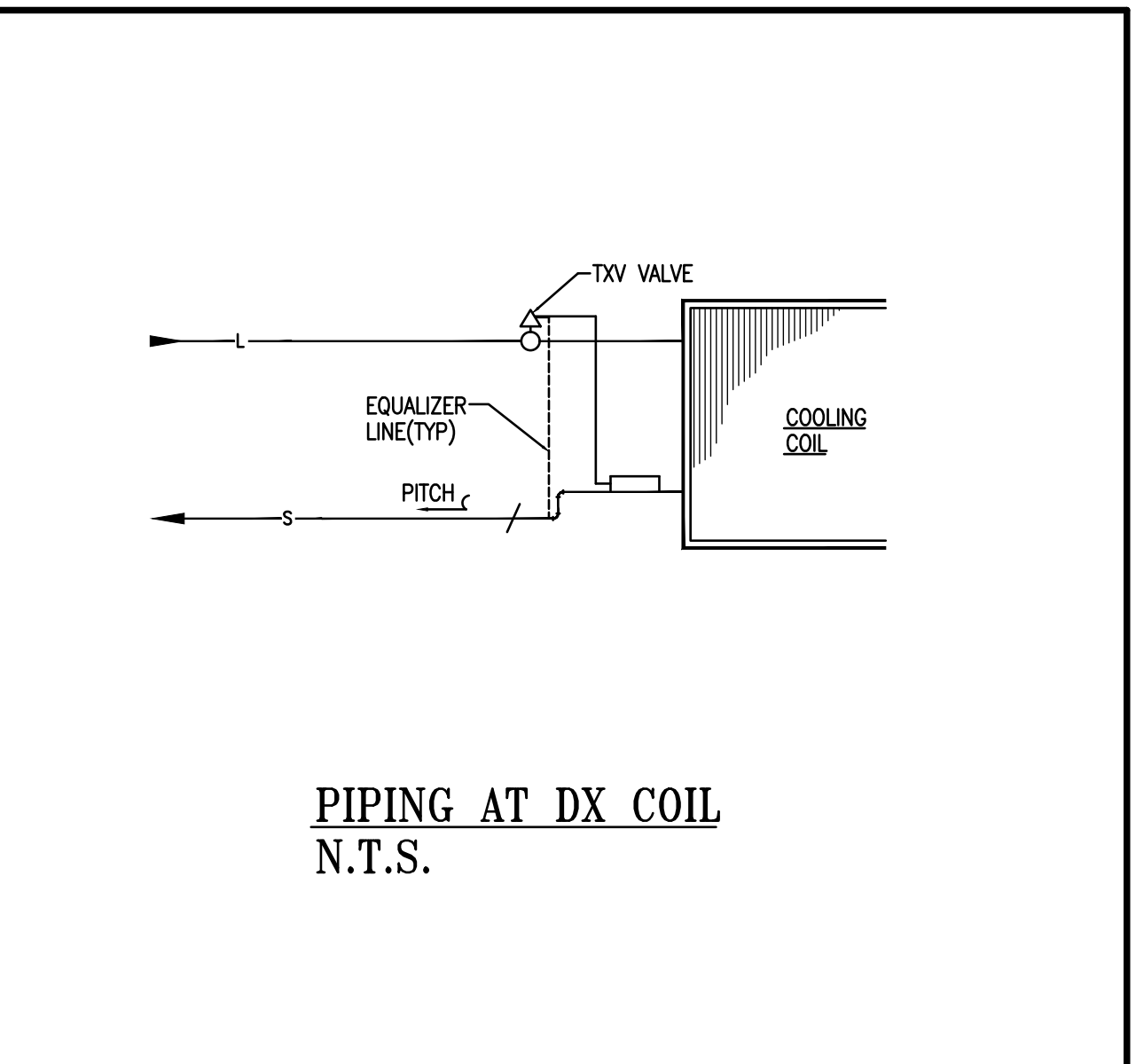
**MILLS CONTRACTING**  
**NEW OFFICE**  
**GLUCKSTAT, MISSISSIPPI**

MARK	DATE	DESCRIPTION

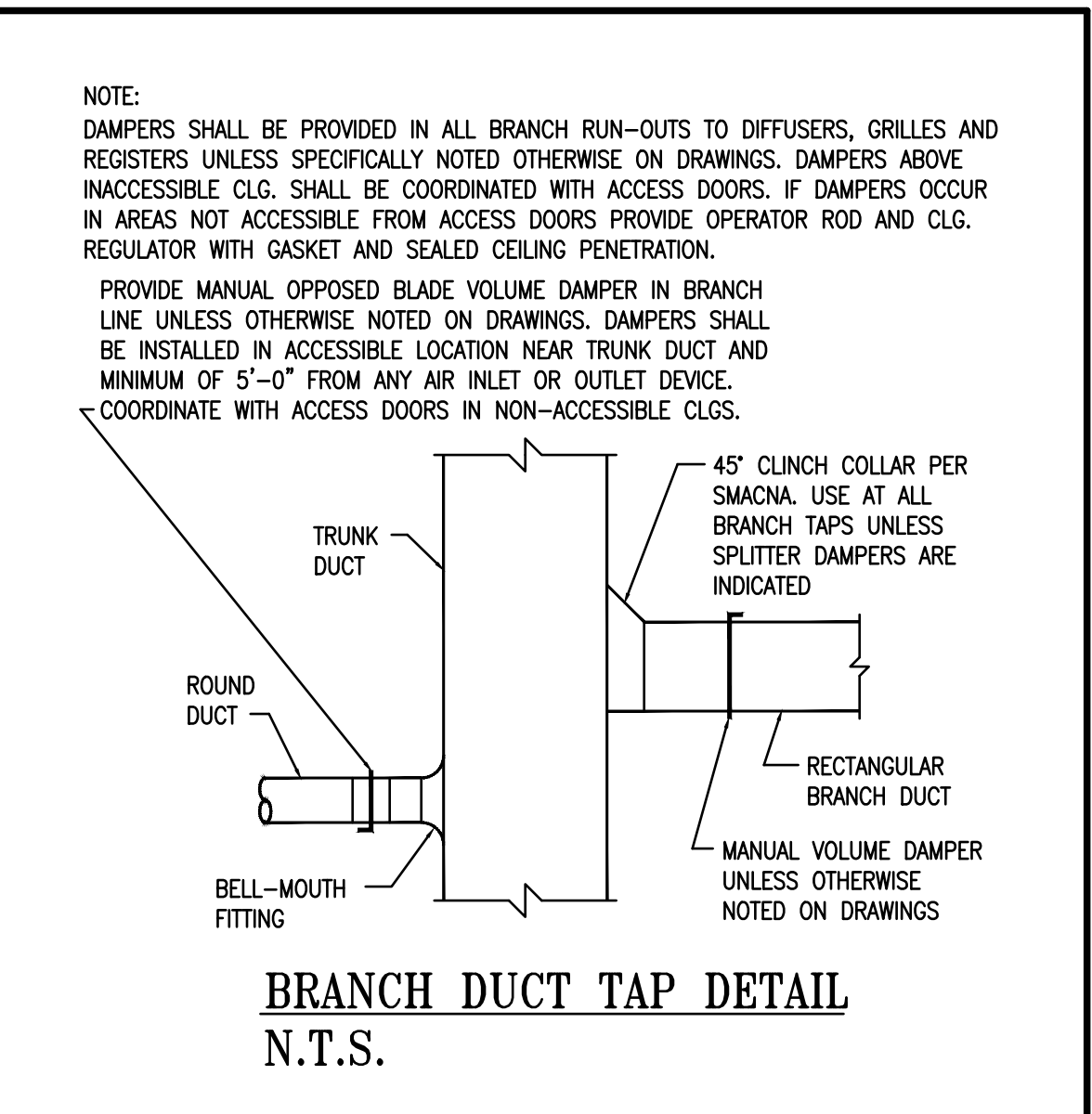
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**DETAIL AT CONDENSING UNIT**  
N.T.S.

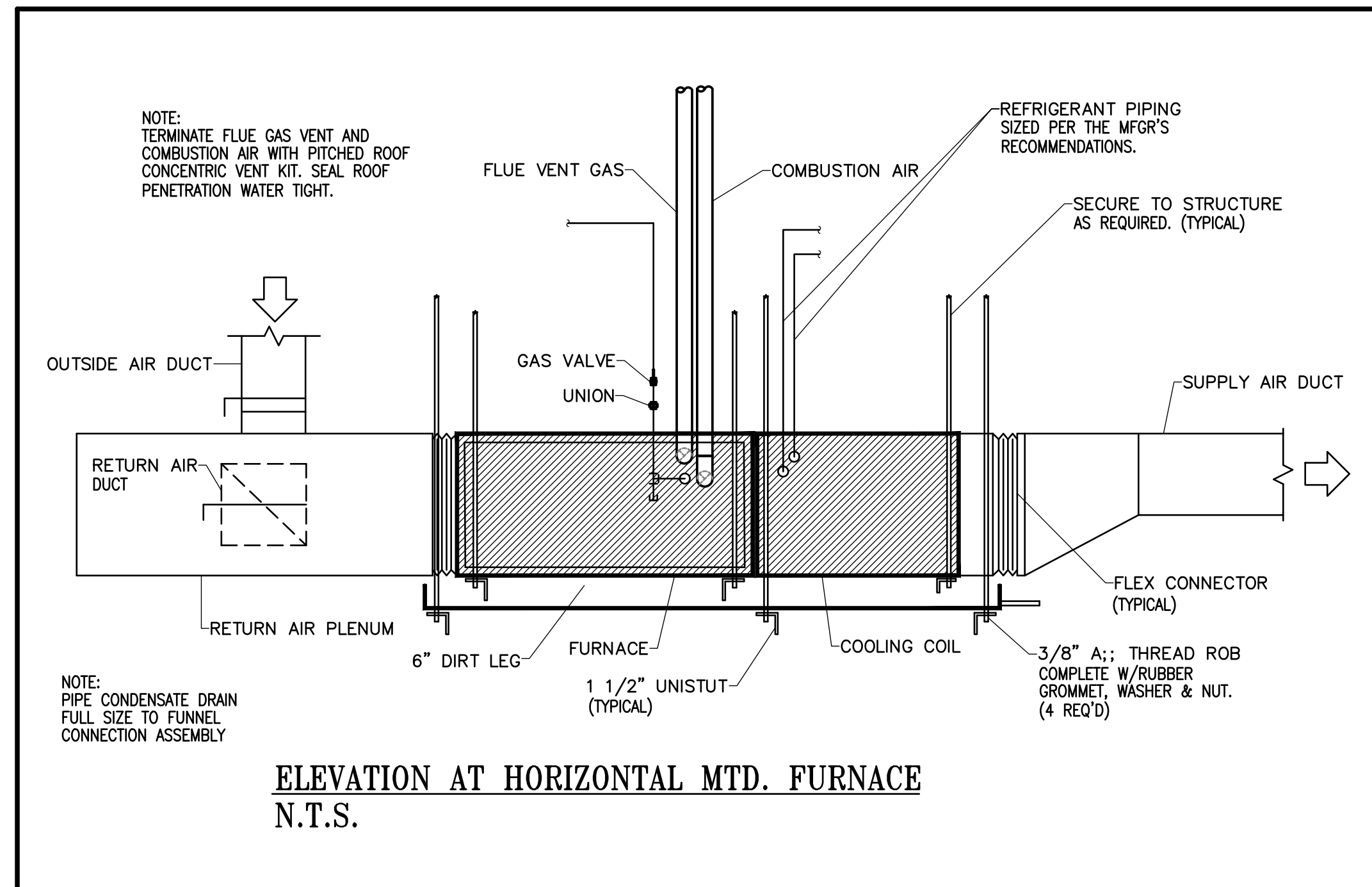


**PIPING AT DX COIL**  
N.T.S.



NOTE:  
DAMPERS SHALL BE PROVIDED IN ALL BRANCH RUN-OUTS TO DIFFUSERS, GRILLES AND REGISTERS UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS. DAMPERS ABOVE INACCESSIBLE CLG. SHALL BE COORDINATED WITH ACCESS DOORS. IF DAMPERS OCCUR IN AREAS NOT ACCESSIBLE FROM ACCESS DOORS PROVIDE OPERATOR ROD AND CLG. REGULATOR WITH GASKET AND SEALED CEILING PENETRATION.  
PROVIDE MANUAL OPPOSED BLADE VOLUME DAMPER IN BRANCH LINE UNLESS OTHERWISE NOTED ON DRAWINGS. DAMPERS SHALL BE INSTALLED IN ACCESSIBLE LOCATION NEAR TRUNK DUCT AND MINIMUM OF 5'-0" FROM ANY AIR INLET OR OUTLET DEVICE.  
COORDINATE WITH ACCESS DOORS IN NON-ACCESSIBLE CLGS.

**BRANCH DUCT TAP DETAIL**  
N.T.S.

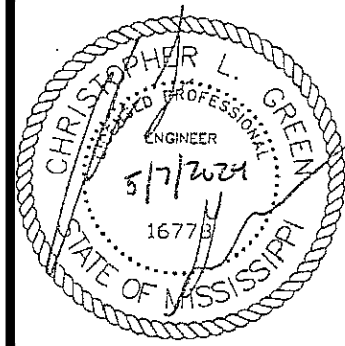
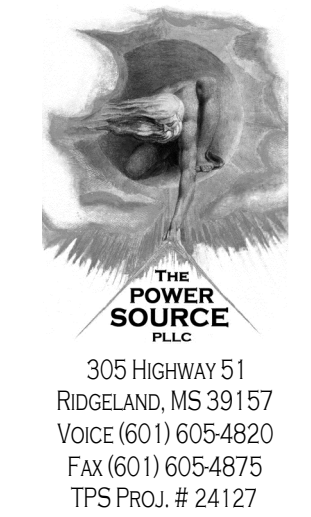


**ELEVATION AT HORIZONTAL MTD. FURNACE**  
N.T.S.

MARK	DATE	DESCRIPTION

PROJECT NO: ---  
CAD DWG FILE: ---  
DRAWN BY: GDT  
CHK'D BY: GDT  
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## ELECTRICAL LEGEND

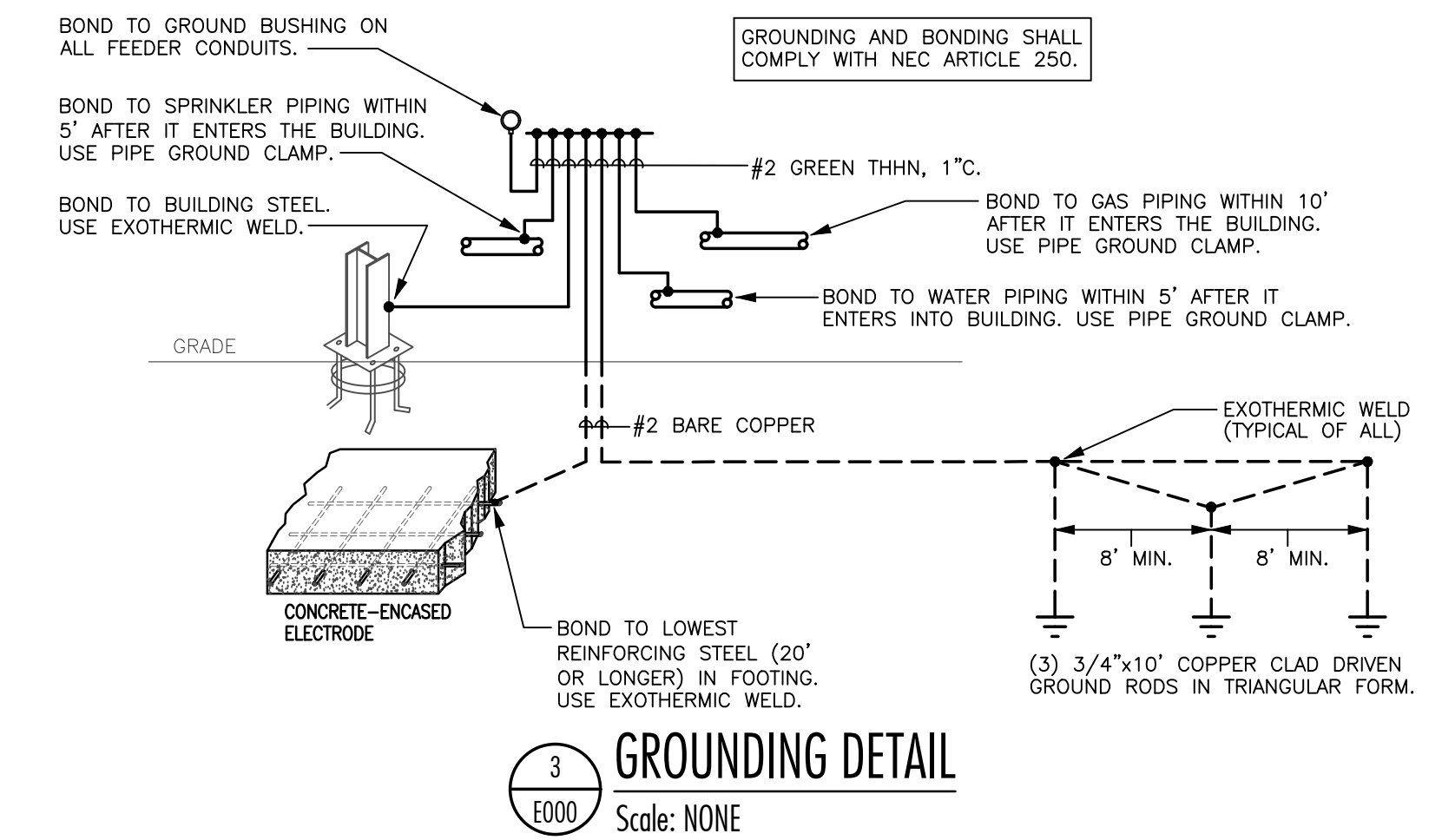
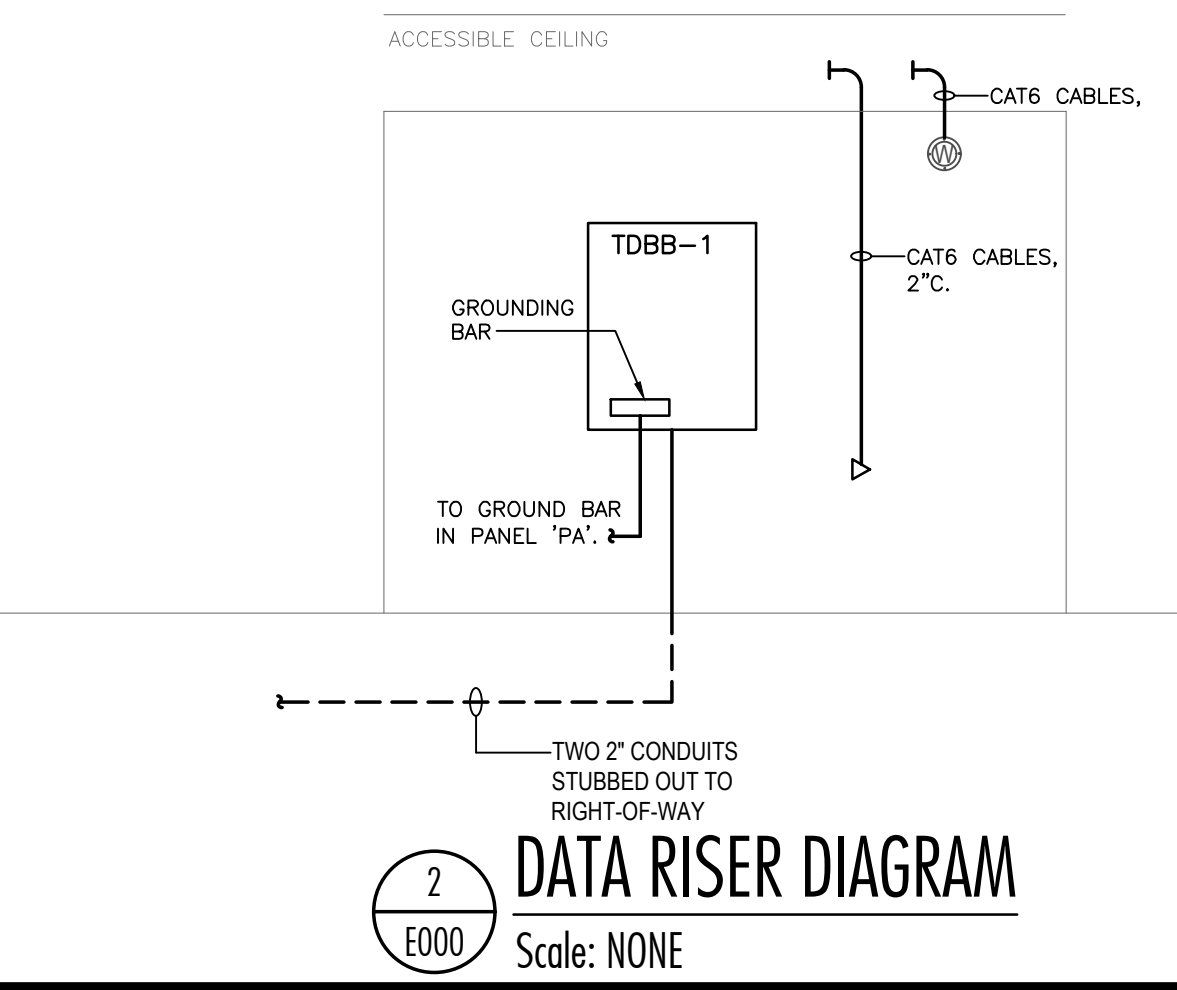
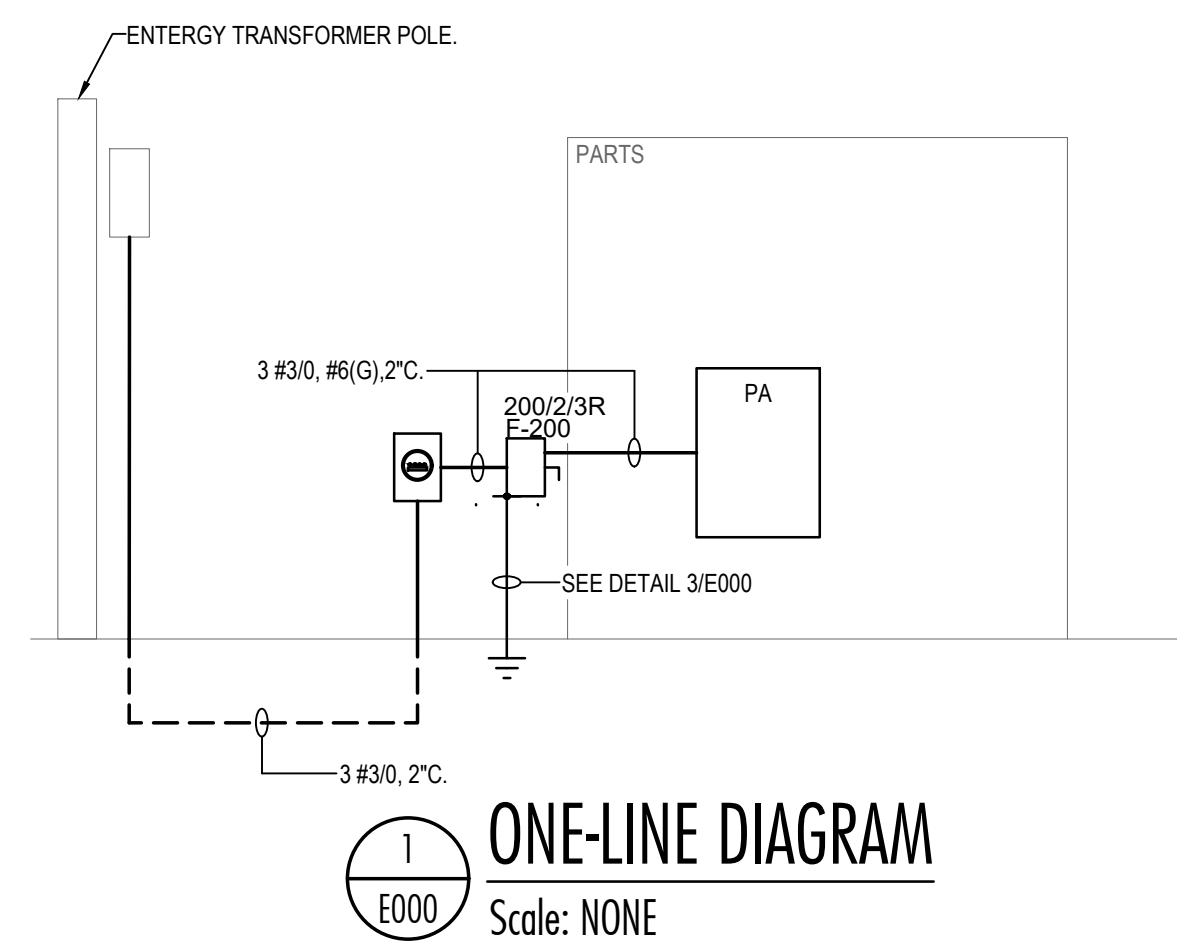
GENERAL NOTES	CONDUIT AND WIRING																											
<p>1. ALL EQUIPMENT AND DEVICES ARE TO BE FLUSH MOUNTED UNLESS OTHERWISE NOTED.</p> <p>2. DEVICES NOTED AS "GFI" SHALL BE GROUND FAULT CIRCUIT INTERRUPTING DEVICES.</p> <p>3. DEVICES NOTED AS "WP" SHALL BE WEATHERPROOF WHILE-IN-USE.</p> <p>4. DEVICES NOTED AS "DL" SHALL BE RATED FOR DAMP LOCATION.</p> <p>5. DEVICES NOTED AS "NL" SHALL BE NIGHT LIGHTS. PROVIDE UNSWITCHED POWER TO FIXTURE.</p> <p>6. DEVICES NOTED AS "WG" SHALL BE PROVIDED AND INSTALLED WITH A WIRE GUARD.</p> <p>7. DEVICES NOTED AS "TR" SHALL BE TAMPER RESISTANT.</p> <p>8. PROVIDE UNSWITCHED POWER TO EMERGENCY BATTERY PACKS.</p> <p>9. "W/E" INDICATES DEVICE/DISCONNECT PROVIDED WITH THE EQUIPMENT BY OTHERS.</p>	<p>CONDUCTORS IN CONDUIT CONCEALED WITHIN WALL OR CEILING. TIC MARKS INDICATE NUMBER OF CONDUCTORS. THE EQUIPMENT GROUNDING CONDUCTOR IS NOT SHOWN, BUT SHALL BE PROVIDED. SIZE THE EQUIPMENT GROUNDING CONDUCTOR AND THE CONDUIT PER THE NEC. THE ABSENCE OF TIC MARKS SIGNIFIES THAT TWO CONDUCTORS PLUS AN EQUIPMENT GROUNDING CONDUCTOR SHOULD BE PROVIDED. FOR EXAMPLE, THE MARKINGS TO THE LEFT SIGNIFY THAT THREE CONDUCTORS PLUS AN EQUIPMENT GROUNDING CONDUCTOR SHOULD BE PROVIDED.</p> <p>THE TEXT INSIDE THE ARC INDICATES THE AWG SIZE OF THE CONDUCTORS THAT SHALL BE RUN IN THE CONDUIT. THE ABSENCE OF TEXT SIGNIFIES THAT THE CONDUCTORS SHOULD BE #12 AWG.</p> <p>CIRCUITRY RUN IN STRAIGHT LINE SEGMENTS SIGNIFIES EXPOSED SURFACE-MOUNTED RACEWAY (SEE SPECIFICATIONS).</p> <p>CONDUCTORS IN CONDUIT CONCEALED BELOW GRADE OR FLOOR. TIC MARKS INDICATE NUMBER OF CONDUCTORS. THE EQUIPMENT GROUNDING CONDUCTOR IS NOT SHOWN, BUT SHALL BE PROVIDED. SIZE THE EQUIPMENT GROUNDING CONDUCTOR AND THE CONDUIT PER THE NEC. THE ABSENCE OF TIC MARKS SIGNIFIES THAT TWO CONDUCTORS PLUS AN EQUIPMENT GROUNDING CONDUCTOR SHOULD BE PROVIDED. THE MARKINGS TO THE LEFT SIGNIFY THAT THREE CONDUCTORS PLUS AN EQUIPMENT GROUNDING CONDUCTOR SHOULD BE PROVIDED.</p> <p>HOMERUN TO PANELBOARD. ARC DENOTES CONCEALED CIRCUITRY. TEXT DENOTES PANELBOARD NAME WITH CIRCUIT NUMBER. DEVICES HAVING CIRCUIT NUMBERS LOCATED BESIDE THEM MAY NOT SHOW THE CIRCUIT NUMBERS AT THE HOMERUN ARROWS.</p> <p>PARTIAL HOMERUN TO PANELBOARD. COMBINE ALL PARTIAL HOMERUNS THAT ARE ON THE SAME CIRCUIT IN A JUNCTION BOX PRIOR TO ENTERING THE PANELBOARD.</p> <p>LOW VOLTAGE CONDUCTORS USED FOR MOTION DETECTOR CIRCUITRY. SEE MANUFACTURER'S RECOMMENDATIONS FOR CONDUCTOR REQUIREMENTS.</p>																											
<p><b>LUMINAIRES (See Light Fixture Schedule)</b></p> <p>NOTE: THE NUMBER INSIDE THE CIRCLE IS THE CIRCUIT NUMBER, THE LETTER BESIDE THE SYMBOL IS THE FIXTURE TYPE DESCRIBED IN THE LIGHT FIXTURE SCHEDULE.</p> <p>2'X4' RECESSED FIXTURE.</p> <p>SURFACE MOUNTED OR SUSPENDED EMERGENCY FIXTURE.</p> <p>RECESSED CEILING FIXTURE.</p> <p>CEILING MOUNTED EXIT SIGN. PROVIDE CHEVRONS AS INDICATED BY ARROWS.</p> <p>EXIT SIGN WITH EMERGENCY LIGHTING.</p> <p>WALL MOUNTED EXIT SIGN. PROVIDE CHEVRONS AS INDICATED BY ARROWS.</p> <p>EMERGENCY LIGHTING.</p> <p>WALL MOUNTED FIXTURE.</p>	<p><b>VOLTAGE DROP CHART FOR 20A, 1Ø CIRCUITS</b></p> <table border="1"> <thead> <tr> <th>Voltage</th> <th>Circuit Length</th> <th>Conductor Size (AWG)</th> </tr> </thead> <tbody> <tr> <td>120</td> <td>&lt; 50'</td> <td>#12</td> </tr> <tr> <td>120</td> <td>&gt; 50'</td> <td>#10</td> </tr> <tr> <td>120</td> <td>&gt; 90'</td> <td>#8</td> </tr> <tr> <td>120</td> <td>&gt; 140'</td> <td>#6</td> </tr> <tr> <td>277</td> <td>&lt; 130'</td> <td>#12</td> </tr> <tr> <td>277</td> <td>&gt; 130'</td> <td>#10</td> </tr> <tr> <td>277</td> <td>&gt; 200'</td> <td>#8</td> </tr> <tr> <td>277</td> <td>&gt; 330'</td> <td>#6</td> </tr> </tbody> </table> <p><b>VOLTAGE DROP CHART NOTES:</b></p> <p>1) CIRCUIT SIZES INDICATED ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. REFER TO THIS CHART FOR UPSIZING CONDUCTORS AS NEEDED.</p> <p>2) DO NOT CONNECT CONDUCTORS LARGER THAN #10 DIRECTLY TO A RECEPTACLE OR A SWITCH. PROVIDE A JUNCTION BOX TO DOWNSIZE THE CONDUCTOR TO #12 AT THE DEVICE.</p> <p>3) FOR CIRCUITS LONGER THAN THOSE LISTED ABOVE, CONSULT WITH THE ENGINEER FOR CONDUCTOR SIZES.</p>	Voltage	Circuit Length	Conductor Size (AWG)	120	< 50'	#12	120	> 50'	#10	120	> 90'	#8	120	> 140'	#6	277	< 130'	#12	277	> 130'	#10	277	> 200'	#8	277	> 330'	#6
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<p><b>SWITCHES</b></p> <p>HORSEPOWER RATED SWITCH WITH THERMAL OVERLOADS (MANUAL MOTOR STARTER).</p> <p>SINGLE-POLE, SINGLE-THROW SWITCH. MOUNT CENTERLINE OF BOX AT 45" A.F.F. UNLESS NOTED OTHERWISE.</p> <p>THREE-WAY SWITCH. MOUNT CENTERLINE OF BOX AT 45" A.F.F. UNLESS NOTED OTHERWISE.</p> <p>AUTOMATIC WALL SWITCH. SENSOR SWITCH #WSXA-PDT OR APPROVED EQUAL. MOUNT CENTERLINE OF BOX AT 45" A.F.F. UNLESS NOTED OTHERWISE.</p> <p>AUTOMATIC WALL SWITCH WITH INTEGRAL 0-10V DIMMER. SENSOR SWITCH #WSXA-PDT-D-VA OR APPROVED EQUAL. MOUNT CENTERLINE OF BOX AT 45" A.F.F. UNLESS NOTED OTHERWISE.</p> <p>PASSIVE INFRARED AND ULTRASONIC DUAL TECHNOLOGY OCCUPANCY SENSOR WITH A 12" RADIAL COVERAGE. CEILING MOUNTED. SENSOR SWITCH #CM-PDT-9 OR APPROVED EQUAL.</p> <p>PASSIVE INFRARED AND ULTRASONIC DUAL TECHNOLOGY OCCUPANCY SENSOR WITH A 28" RADIAL COVERAGE. CEILING MOUNTED. SENSOR SWITCH #CM-PDT-10 OR APPROVED EQUAL.</p> <p>POWER PACK MOUNTED ABOVE CEILING. SENSOR SWITCH #PP20 OR APPROVED EQUAL.</p>	<p><b>COMMUNICATIONS</b></p> <p>DATA OUTLET MOUNTED 18" A.F.F. TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE.</p> <p>DATA OUTLET MOUNTED WITH BOTTOM OF BOX 2" ABOVE COUNTER BACKSPLASH. WHERE THERE IS NO BACKSPLASH MOUNT 6" ABOVE COUNTER. WHERE TELEPHONE/DATA OUTLET IS SHOWN IN AN AREA WITH NO COUNTER, MOUNT 45" A.F.F. TO CENTERLINE OF BOX.</p> <p>DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R AND A DATA OUTLET MOUNTED IN A FLOOR BOX.</p> <p>WIFI.</p>																											
<p><b>GEAR</b></p> <p>FUSED DISCONNECT SWITCH. TEXT INDICATES AMPACITY/NUMBER OF POLES/ENCLOSURE TYPE; F-(RATING OF FUSES).</p> <p>NON-FUSED DISCONNECT SWITCH. TEXT INDICATES AMPACITY/NUMBER OF POLES/ENCLOSURE TYPE.</p> <p>PANELBOARD.</p>																												
<p><b>RECEPTACLES</b></p> <p>DUPLEX RECEPTACLE, NEMA 5-20R, MOUNTED 18" A.F.F. TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE.</p> <p>DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R, ONE COVER PLATE, MOUNTED 18" A.F.F. TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE.</p> <p>DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R, ONE COVER PLATE, MOUNTED WITH BOTTOM OF BOX 2" ABOVE COUNTER BACKSPLASH. WHERE THERE IS NO BACKSPLASH MOUNT 6" ABOVE COUNTER. WHERE RECEPTACLE IS SHOWN IN AN AREA WITH NO COUNTER, MOUNT 45" A.F.F. TO CENTERLINE OF BOX.</p> <p>DUPLEX RECEPTACLE, NEMA 5-20R, MOUNTED WITH BOTTOM OF BOX 2" ABOVE COUNTER BACKSPLASH. WHERE THERE IS NO BACKSPLASH MOUNT 6" ABOVE COUNTER. WHERE RECEPTACLE IS SHOWN IN AN AREA WITH NO COUNTER, MOUNT 45" A.F.F. TO CENTERLINE OF BOX.</p> <p>DUPLEX RECEPTACLE, NEMA 5-20R, FOR DRINKING FOUNTAIN FED FROM GFCI BREAKER. MOUNTED IN ACCORDANCE WITH MANUFACTURER'S ROUGH-IN REQUIREMENTS. VERIFY CONNECTION TYPE PRIOR TO BID. RECEPTACLE SHALL BE MOUNTED, CONCEALED BEHIND THE SHROUD OF THE DRINKING FOUNTAIN.</p>																												

## LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	PART NUMBER	LAMPS	MOUNTING	REMARKS
A	LITHONIA	CPX-2X4-AL08-80CRI-SWW7-MVOLT	LED, 24,9W 3,672 LUMENS	RECESSED	
B	LITHONIA	CPX-2X4-AL08-80CRI-SWW7-MVOLT	LED, 34,4W 4,982 LUMENS	RECESSED	
C	LITHONIA	CPX-2X4-AL08-80CRI-SWW7-MVOLT	LED, 45,2W 6,383 LUMENS	RECESSED	
D	LITHONIA	WF6-LED-30K-MW	LED, 13W 1,020 LUMENS	RECESSED	
EM	LITHONIA	ELM4	LED	WALL	-WITH EMERGENCY BATTERY PACK.
FE	LITHONIA	ZL1N-L48-5000LM-FST-MVOLT-40K 80CRI-E10WLCP	LED, 34W 4,585 LUMENS	SURFACE	-WITH EMERGENCY BATTERYPACK.
G	LITHONIA	WDGE2-LED-P1-40K-80CRI-VF-MVOLT	LED, 10W 1,200 LUMENS	WALL	
GE	LITHONIA	WDGE2-LED-P1-40K-80CRI-VF-MVOLT E10WH	LED, 10W 1,200 LUMENS	WALL	-WITH EMERGENCY BATTERY PACK
XEM	LITHONIA	LHQM-LED-G-HO	LED	WALL/ CEILING	-WITH EMERGENCY BATTERYPACK.

**GENERAL LIGHTING NOTES:**  
**1. ALL LIGHT FIXTURE WITH SELECTABLE COLOR TEMPERATURE SHALL BE SET TO 4000 KELVIN UNLESS NOTED OTHERWISE.**

PANEL	LOCATION	ELEC	LUG LOCATION:	TOP FEED	PANELBOARD AIC RATING (A):		
PA		240/120V, 1Ø, 3W 200A	MAIN BUS: MOUNTING	MAIN LUGS ONLY W/FEED THRU LUGS SURFACE	22,000		
CIRCUIT NO	BREAKER	DESCRIPTION	PHASE LOAD (KVA)		DESCRIPTION	BREAKER	CIRCUIT
	AMPS		L1	L2		AMPS	NO
1	20	LTS - OFFICES, RESTROOMS, ELEC	1.0	1.3	REC - ELEC, RESTROOM, HALL	20	1
3	20	LTS - HALLWAY, WAR ROOM			REC - TDBB	20	1
5	20	LTS - OFFICE, CONF, RECEPTION, BREAK	0.6	0.5	REC - TDBB	20	1
7	20	LTS - EXTERIOR			REC - MATTS OFFICE	20	1
9	20	REC - OFFICE	0.5	0.2	REC - MATTS OFFICE	20	1
11	20	REC - BREAK ROOM			REC - MATTS OFFICE	20	1
13	20	REC - DISPOSAL	0.8	0.5	REC - OFFICE	20	1
15	20	REC - BREAK ROOM DISH WASHER			REC - DRINKING FOUNTAIN	20	1
17	20	REC - BREAK ROOM	0.2	1.1	REC - OFFICES	20	1
19	20	REC - BREAK ROOM			REC - OFFICES	20	1
21	20	REC - BREAK ROOM MICROWAVE	1.0	0.9	REC - OFFICES	20	1
23	20	REC - BREAK ROOM RANGE			REC - VWAR ROOM	20	1
25	20	REC - BREAK ROOM	0.2	0.4	REC - VWAR ROOM	20	1
27	20	REC - BREAK ROOM			REC - VWAR ROOM	20	1
29	20	REC - RECEPTION	0.9	0.2	REC - COPY	20	1
31	20	REC - CONFERENCE			REC - COPY	20	1
33	20	REC - TRAMMELS OFFICE	0.0	0.8	REC - COPY	20	1
35	20	REC - EXTERIOR			REC - COPY	20	1
37	**40	CU-1	1.7	1.4	REC - RESTROOM, BREAK ROOM	20	1
39	-	-			F-1	20	1
41	**40	CU-2	1.7	1.8	F-2	20	1
43	-	-			F-3	20	1
45	**40	CU-3	1.7	1.8	F-4	20	1
47	-	-			WH-1	20	1
49	**40	CU-4	1.7	0.0	SPARE	20	1
51	-	-			SPARE	20	1
53	30	SPARE	0.0	0.0	SPARE	20	1
<b>TOTAL</b>		**COORDINATE BREAKER SIZE WITH MECHANICAL CONTRACTOR	22.7	20.8	*GFCI BREAKER		

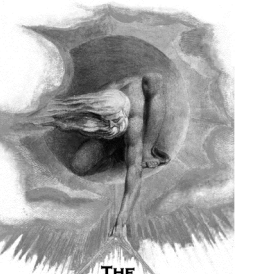


MILLS GLOBAL  
GLUCKSTADT, MS

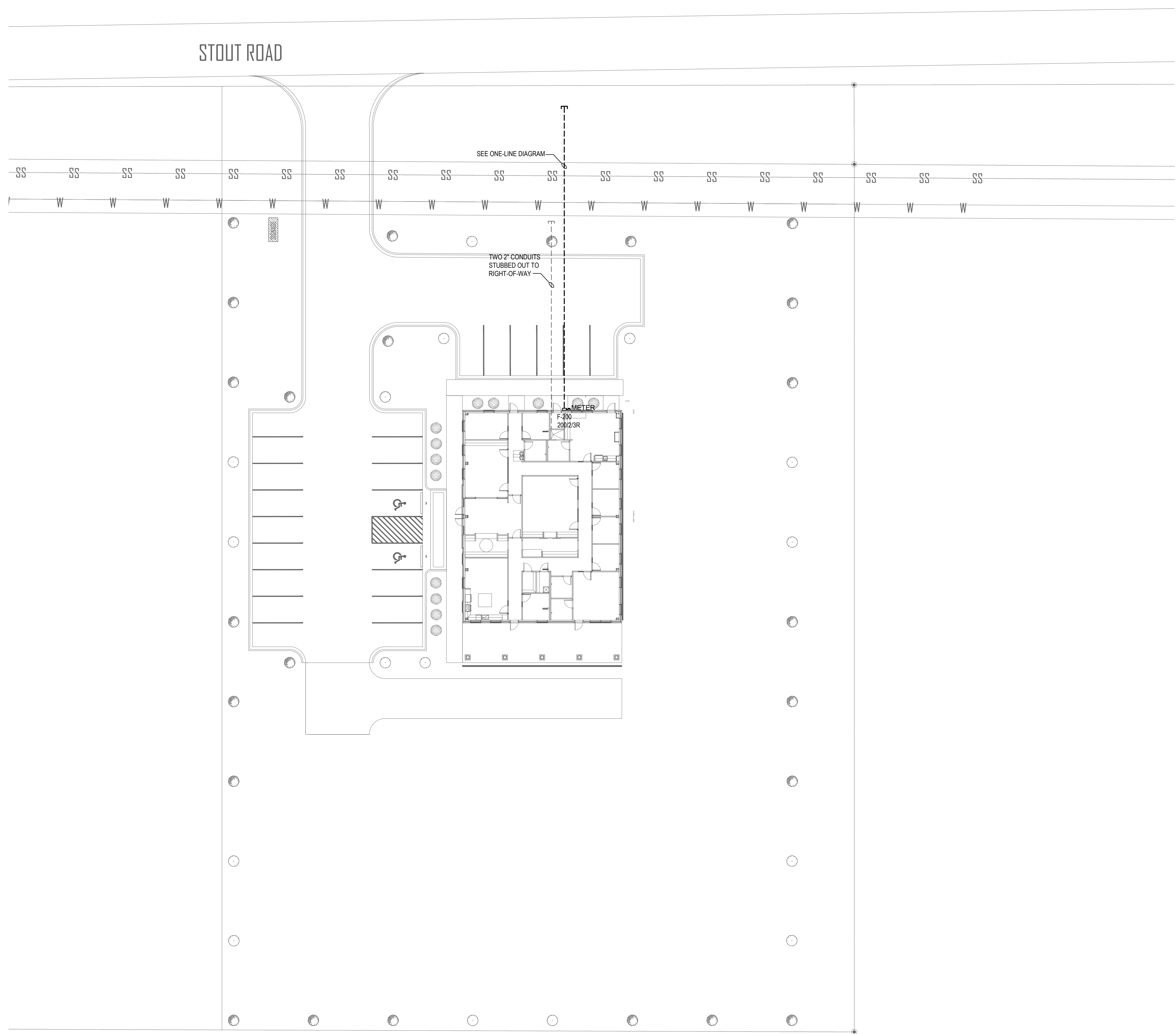
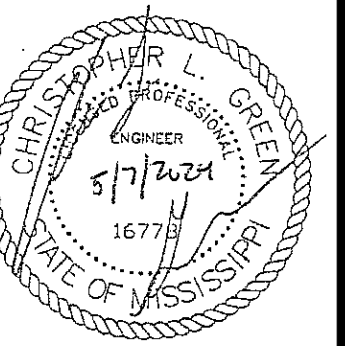
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CHECKED: CLG

REVISIONS

DATE	DESCRIPTION
5/7/2024	E000



The POWER SOURCE, Inc.  
305 HIGHWAY 51  
RIDGELAND, MS 39157  
VOICE (601) 605-4820  
FAX (601) 605-4875  
TPS PROJ. # 24127



**1** ELECTRICAL SITE PLAN  
E001 Scale: 1" = 20'-0"

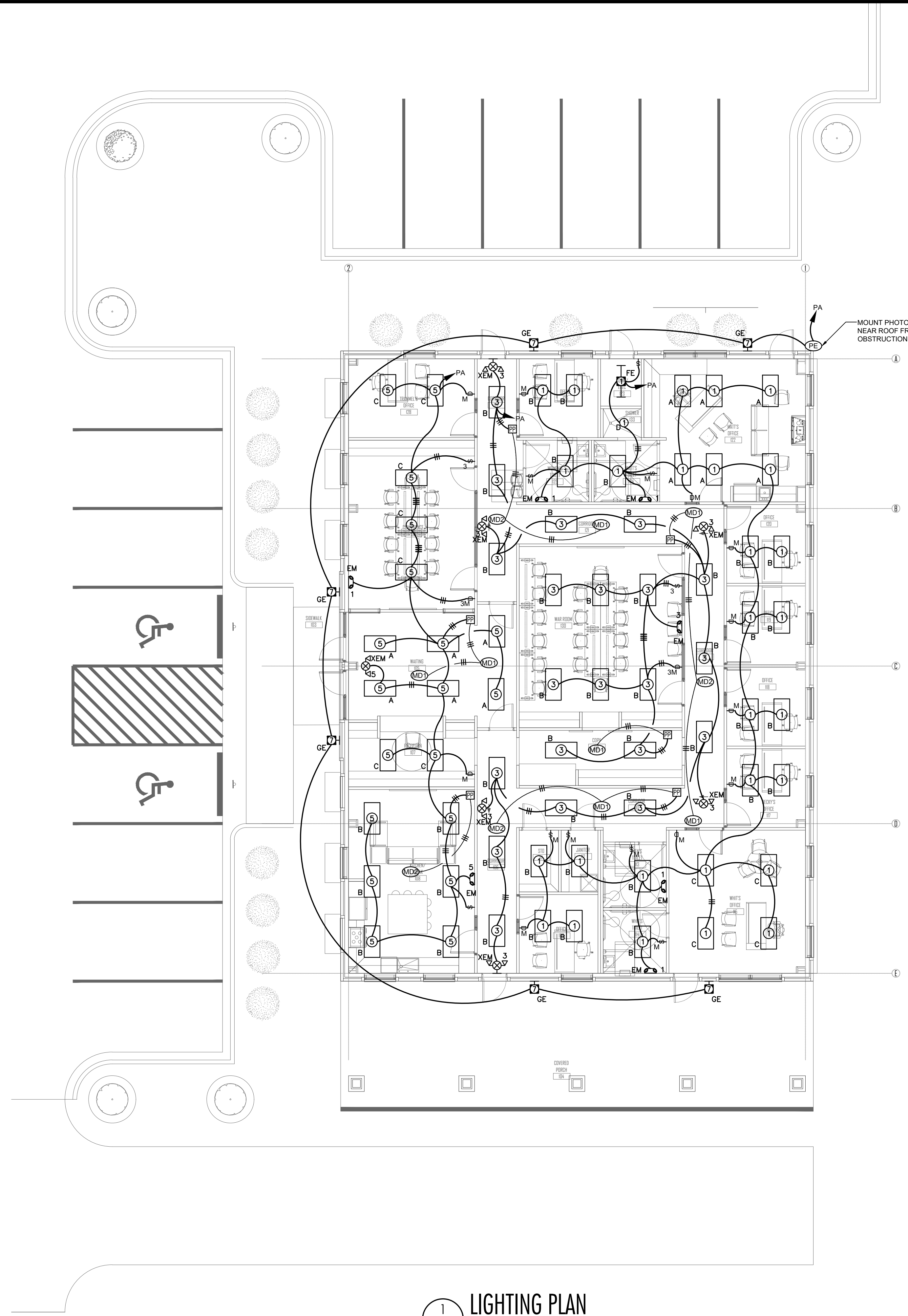
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GLUCKSTADT, MS

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5/7/2024

E001



1 LIGHTING PLAN  
 E100 Scale: 1/8" = 1'-0"

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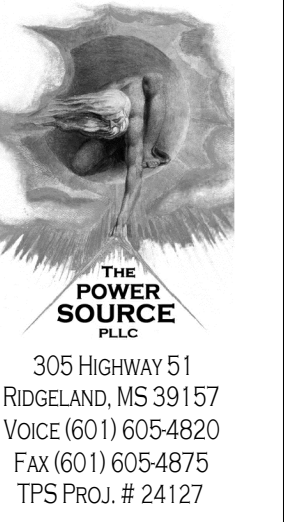
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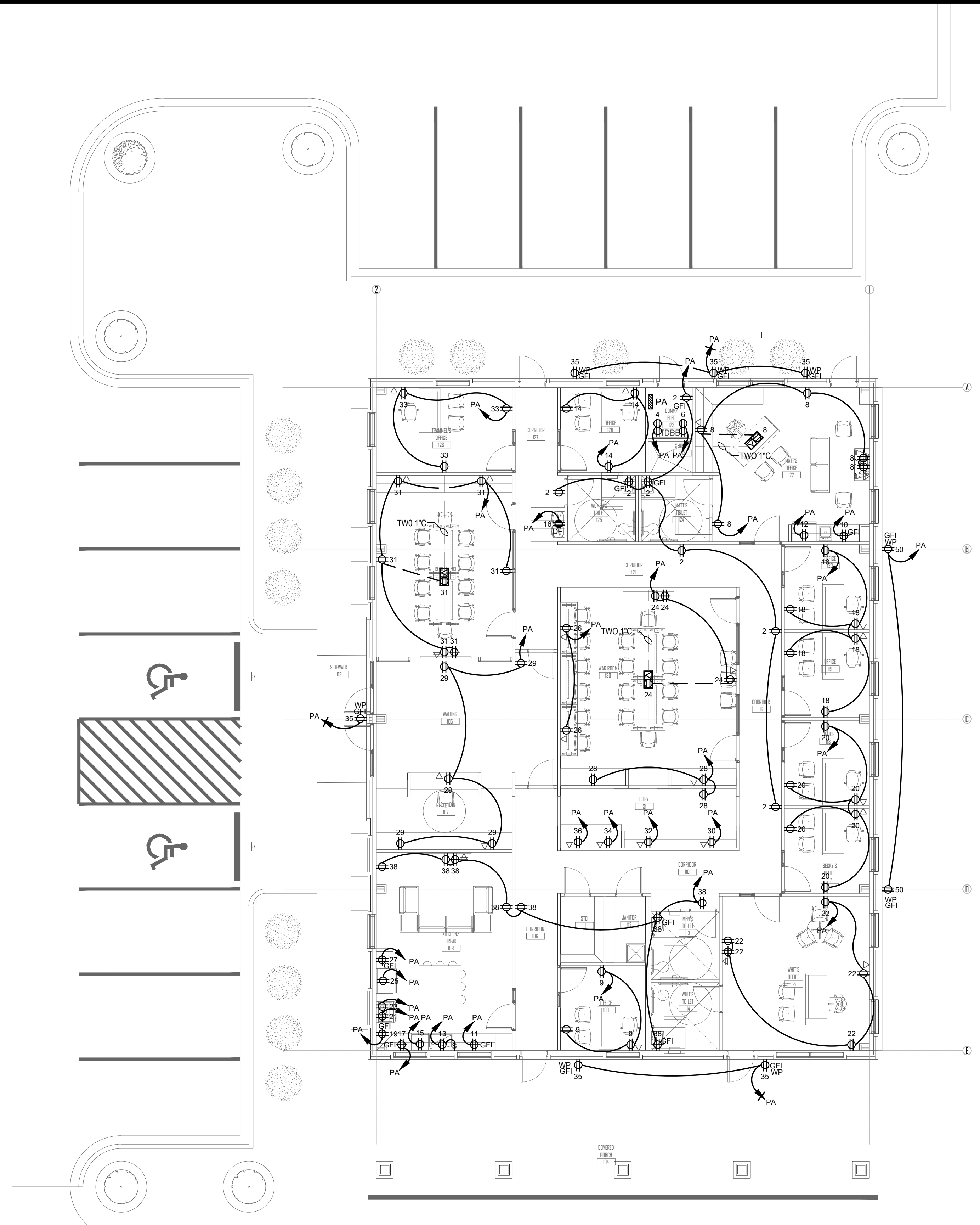
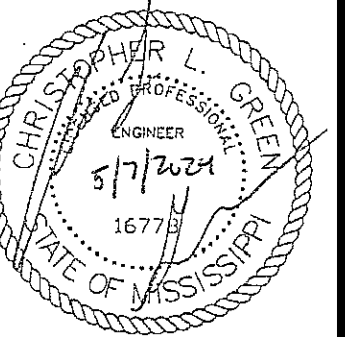

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E 100





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1 POWER PLAN  
E200 Scale: 1/8" = 1'-0"

MILLS GLOBAL  
GLUCKSTADT, MS

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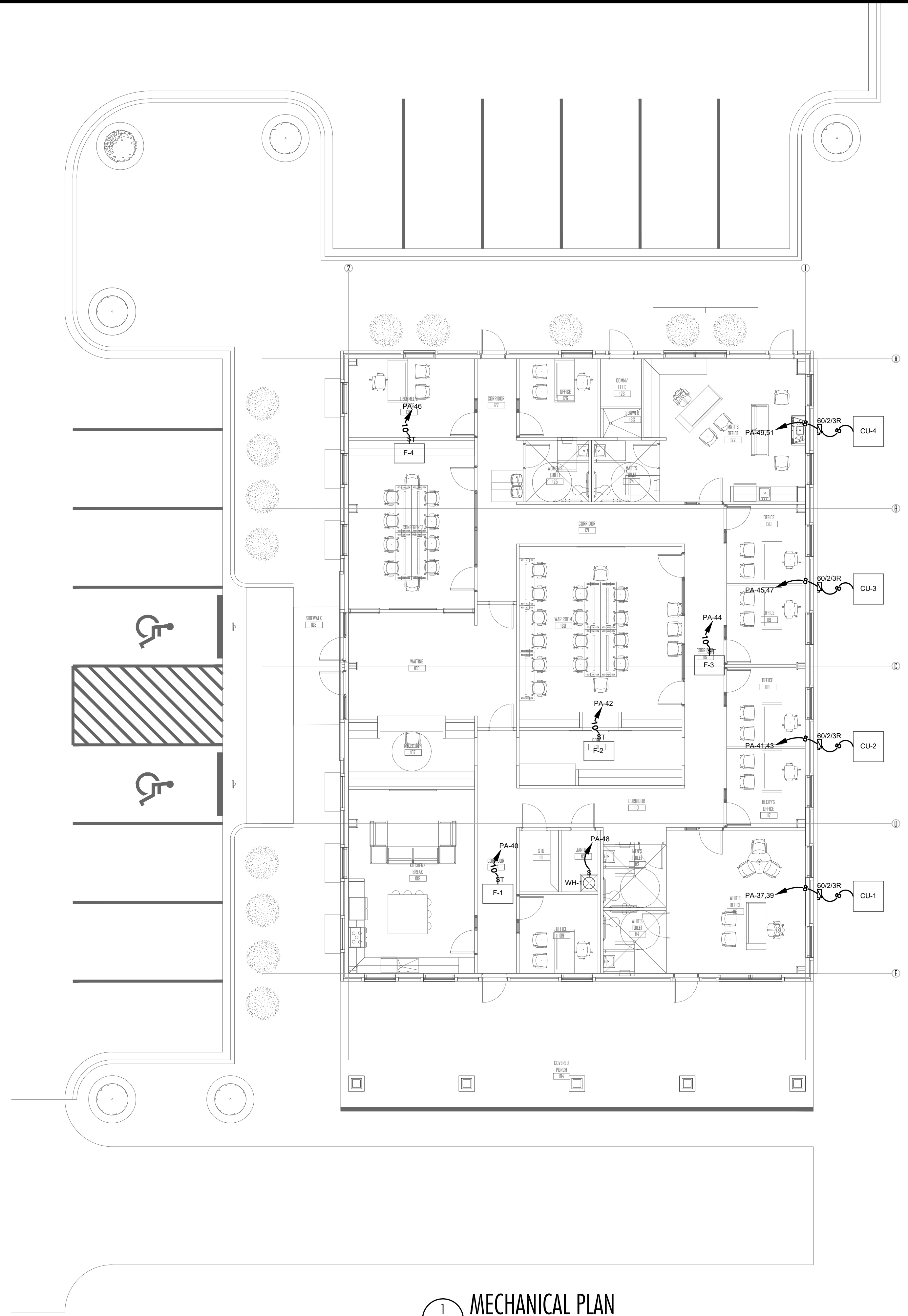
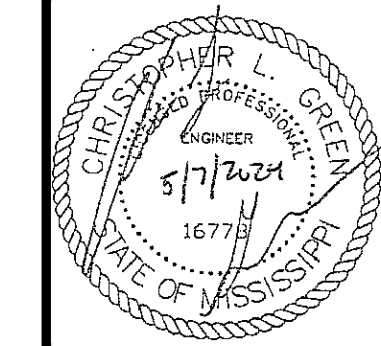
REVISIONS

DATE: 5/7/2024

E200



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P.L.L.C.  
305 HIGHWAY 51  
RIDGELAND, MS 39157  
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FAX (601) 605-4875  
TPS PROJ. # 24127



**1 MECHANICAL PLAN**  
E300 Scale: 1/8" = 1'-0"

**MILLS GLOBAL  
GLUCKSTADT, MS**

DRAWN: BRC  
CHECKED: CLG

REVISIONS

DATE: 5/7/2024

E300

**DRAINAGE CALCULATIONS  
FOR  
Mills Contracting**

In cooperation with:

**Matt Mills**

Analysis and report prepared by:

Colin L. Baird, PE, PLS  
Baird Engineering, Inc.  
506 Jefferson Street  
Clinton, Mississippi 39056

Date: May 5, 2024





## INTRODUCTION

In response to the proposed construction of a new building, concrete parking area and drives located on Stout Road in Gluckstadt, Mississippi, it was requested that Baird Engineering, Inc. perform rainfall-runoff analyses of the site for both pre- and post-construction conditions. This analysis is a part of this report.

The site currently has NO existing building, parking lot and driveways and is open land. The entire area for the proposed project is approximately 1.08 acres. Currently, the surface drains to the south end of the property. A copy of the topographic survey is included in the civil plans by Baird Engineering, Inc.

The proposed improvements are shown on civil plans by Baird Engineering, Inc. The site layout is shown on the Site & Drainage Plan attached to this report.

## ANALYSES

Hydrologic analyses for the site were performed in which pre- and post-construction conditions were examined. The Rational Method for computing runoff was used.

# Basin Model

Hydrology Studio v 3.0.0.27

05-05-2024

**Pre Mills**



**Post Mills**



**Post Ross Furniture**

# Hydrograph by Return Period

Hydrology Studio v 3.0.0.27

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	Rational	Pre Mills		1.293		1.549	1.763	2.053	2.276	2.498
2	Rational	Post Mills		6.051		7.208	8.188	9.513	10.60	11.56
3	Pond Route	Post Ross Furniture		1.661		1.885	2.008	2.147	2.257	2.351



# Hydrograph 2-yr Summary

Hydrology Studio v 3.0.0.27

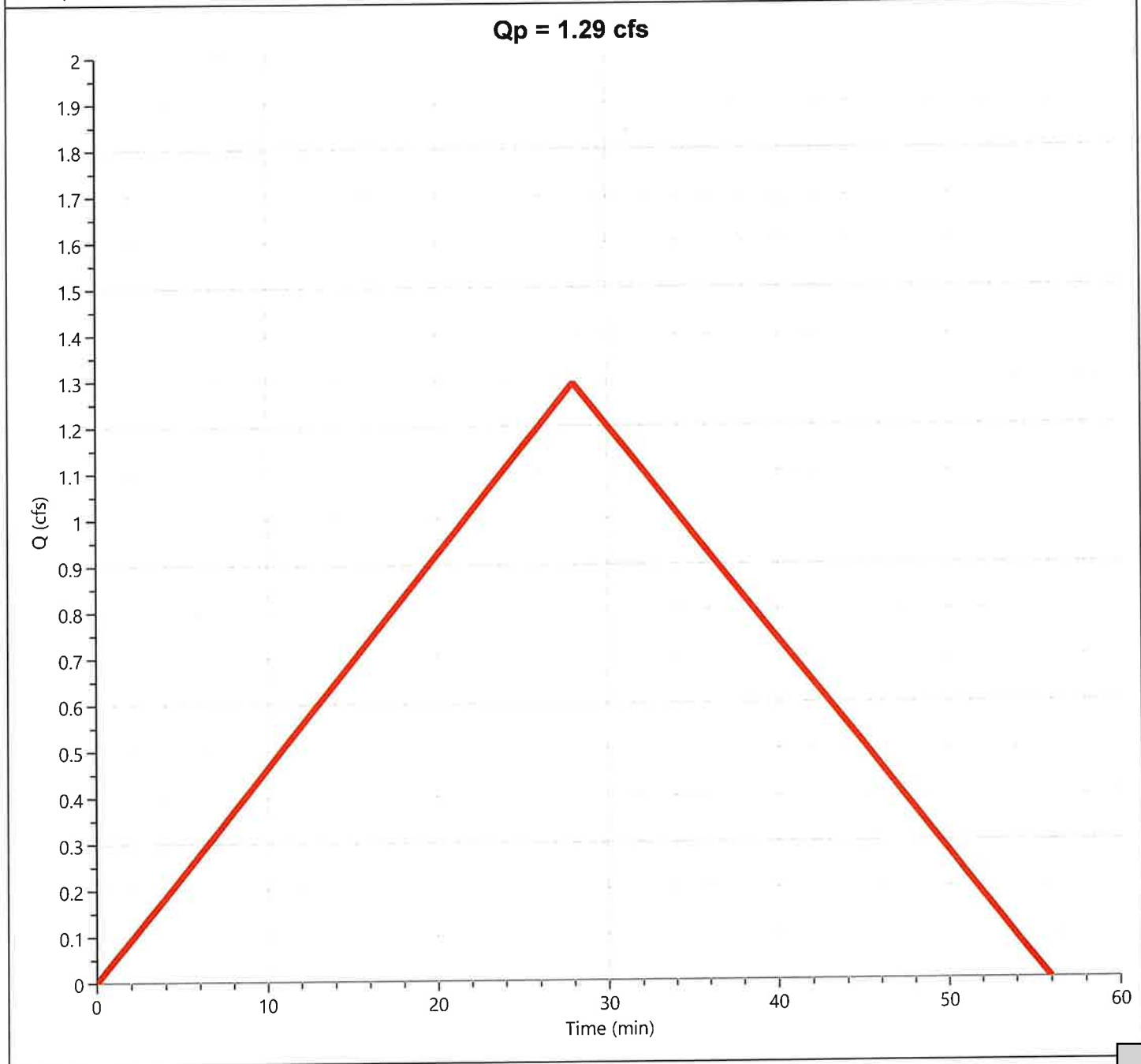
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Mills	1.293	0.47	2,173	---		
2	Rational	Post Mills	6.051	0.10	2,178	---		
3	Pond Route	Post Ross Furniture	1.661	0.17	2,173	2	284.82	1,654

# Hydrograph Report

## Pre Mills

## Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 1.293 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.47 hrs
Time Interval	= 1 min	Runoff Volume	= 2,173 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 28.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 2.99 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

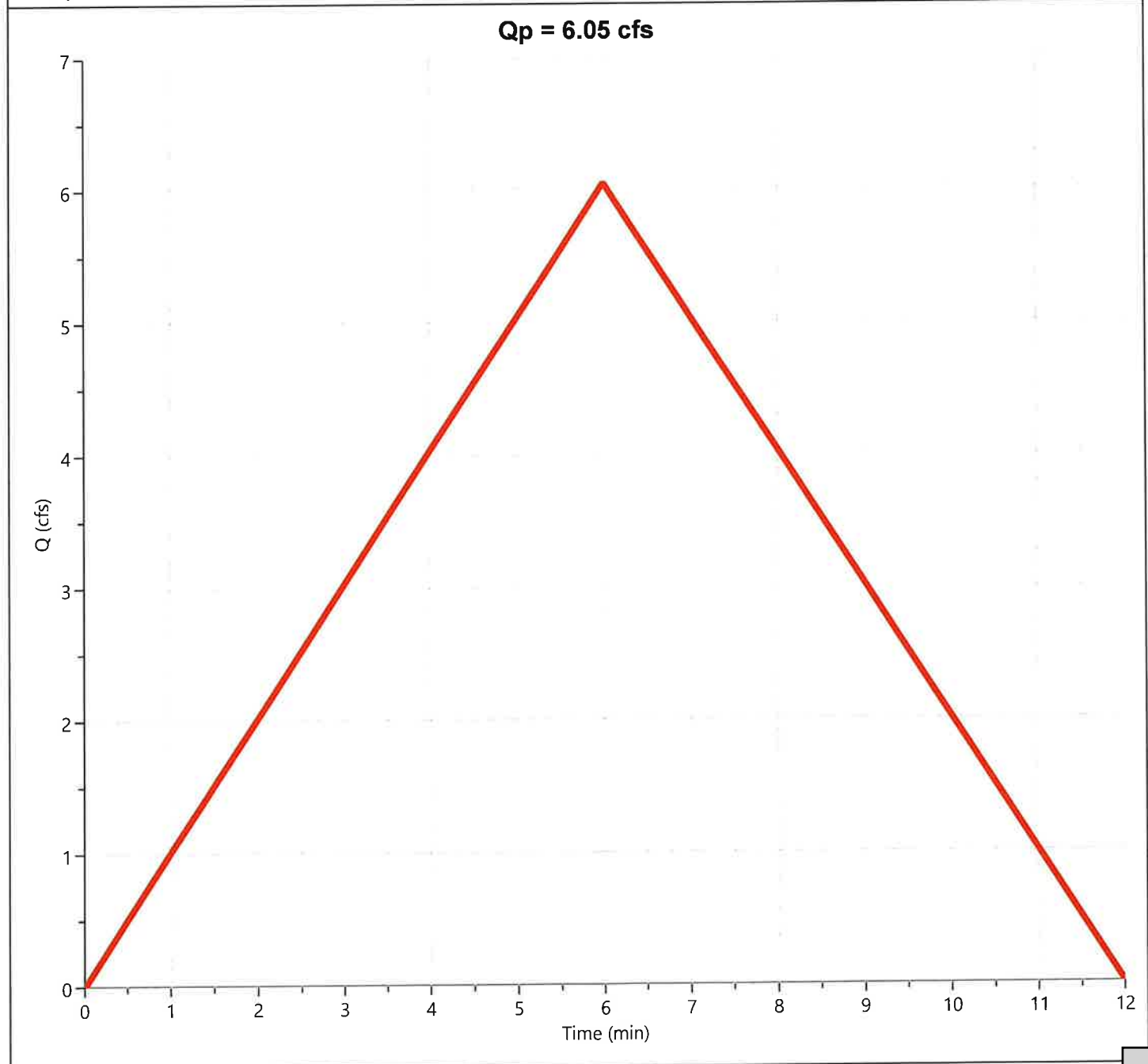


# Hydrograph Report

## Post Mills

## Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 6.051 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.10 hrs
Time Interval	= 1 min	Runoff Volume	= 2,178 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.9
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 6.23 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1





# Hydrograph Report

## Post Ross Furniture

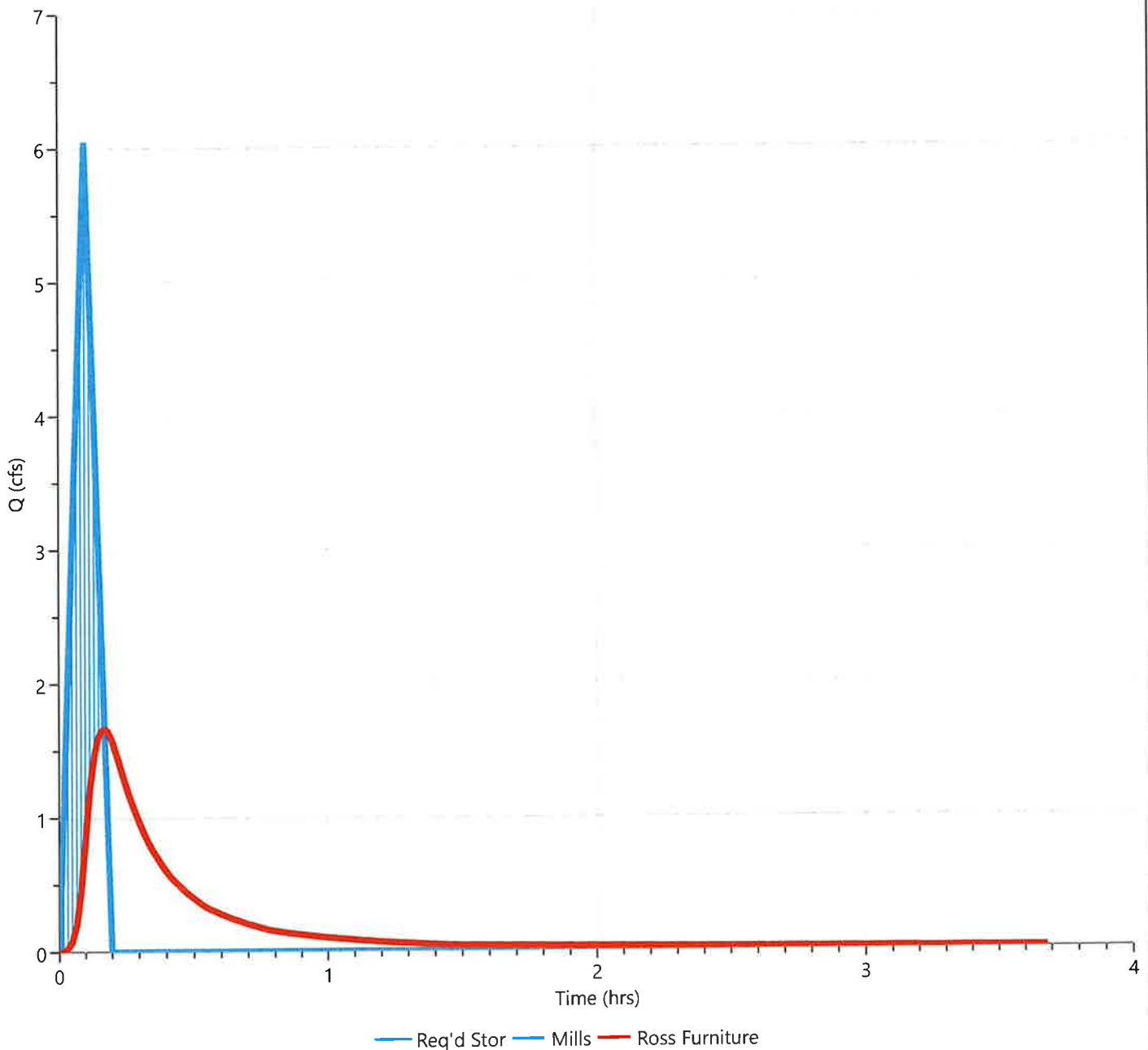
## Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 1.661 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Hydrograph Volume	= 2,173 cuft
Inflow Hydrograph	= 2 - Mills	Max. Elevation	= 284.82 ft
Pond Name	= Mills	Max. Storage	= 1,654 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 22 min

**Qp = 1.66 cfs**



# Hydrograph 5-yr Summary

Hydrology Studio v 3.0.0.27

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Mills	1.549	0.47	2,602	----		
2	Rational	Post Mills	7.208	0.10	2,595	----		
3	Pond Route	Post Ross Furniture	1.885	0.17	2,590	2	284.97	1,962

# Hydrograph Report

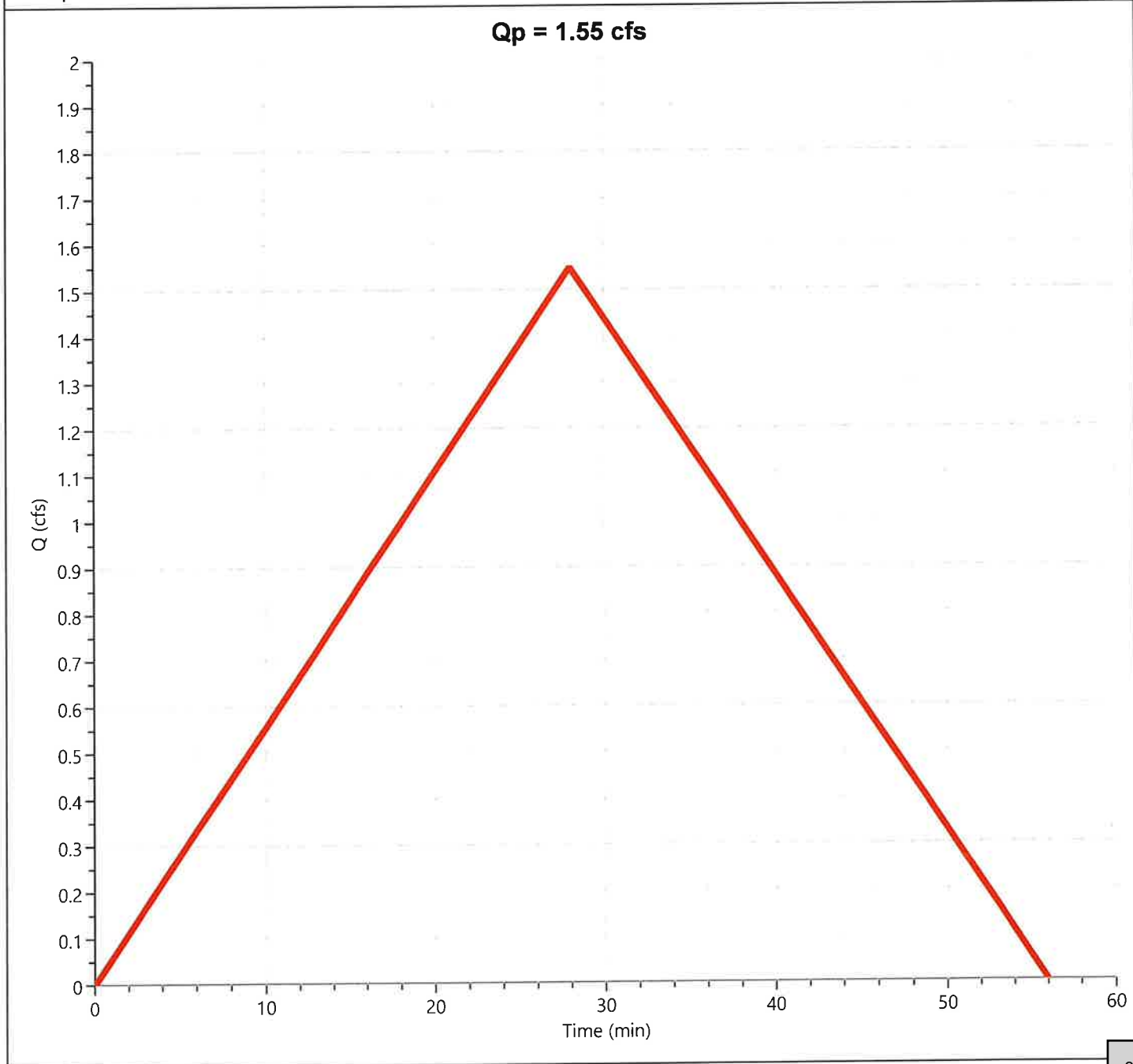
Hydrology Studio v 3.0.0.27

05-05-2024

## Pre Mills

## Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 1.549 cfs
Storm Frequency	= 5-yr	Time to Peak	= 0.47 hrs
Time Interval	= 1 min	Runoff Volume	= 2,602 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 28.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 3.58 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1





# Hydrograph Report

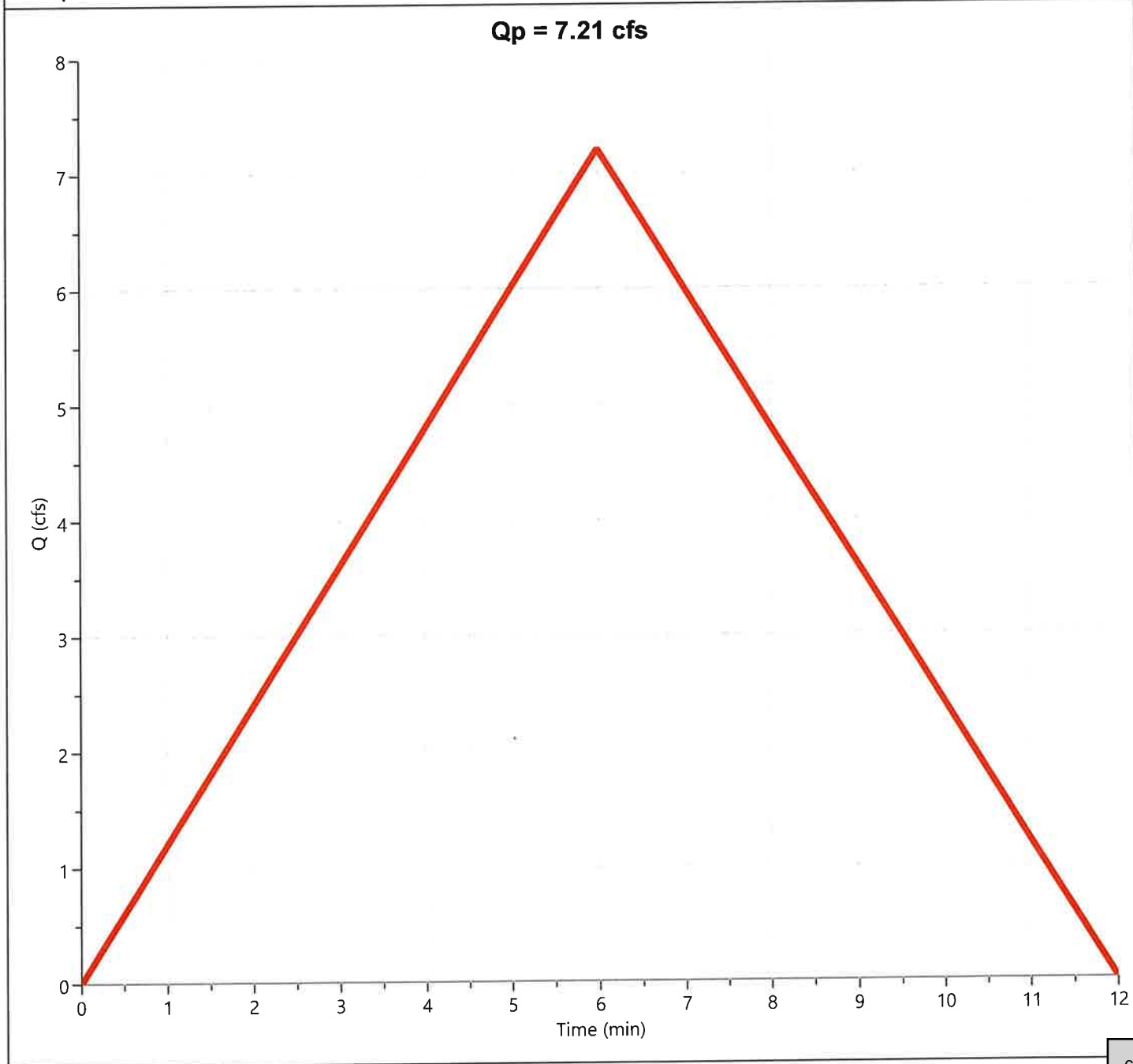
Hydrology Studio v 3.0.0.27

05-05-2024

## Post Mills

## Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 7.208 cfs
Storm Frequency	= 5-yr	Time to Peak	= 0.10 hrs
Time Interval	= 1 min	Runoff Volume	= 2,595 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.9
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 7.42 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



# Hydrograph Report

Hydrology Studio v 3.0.0.27

05-05-2024

## Post Ross Furniture

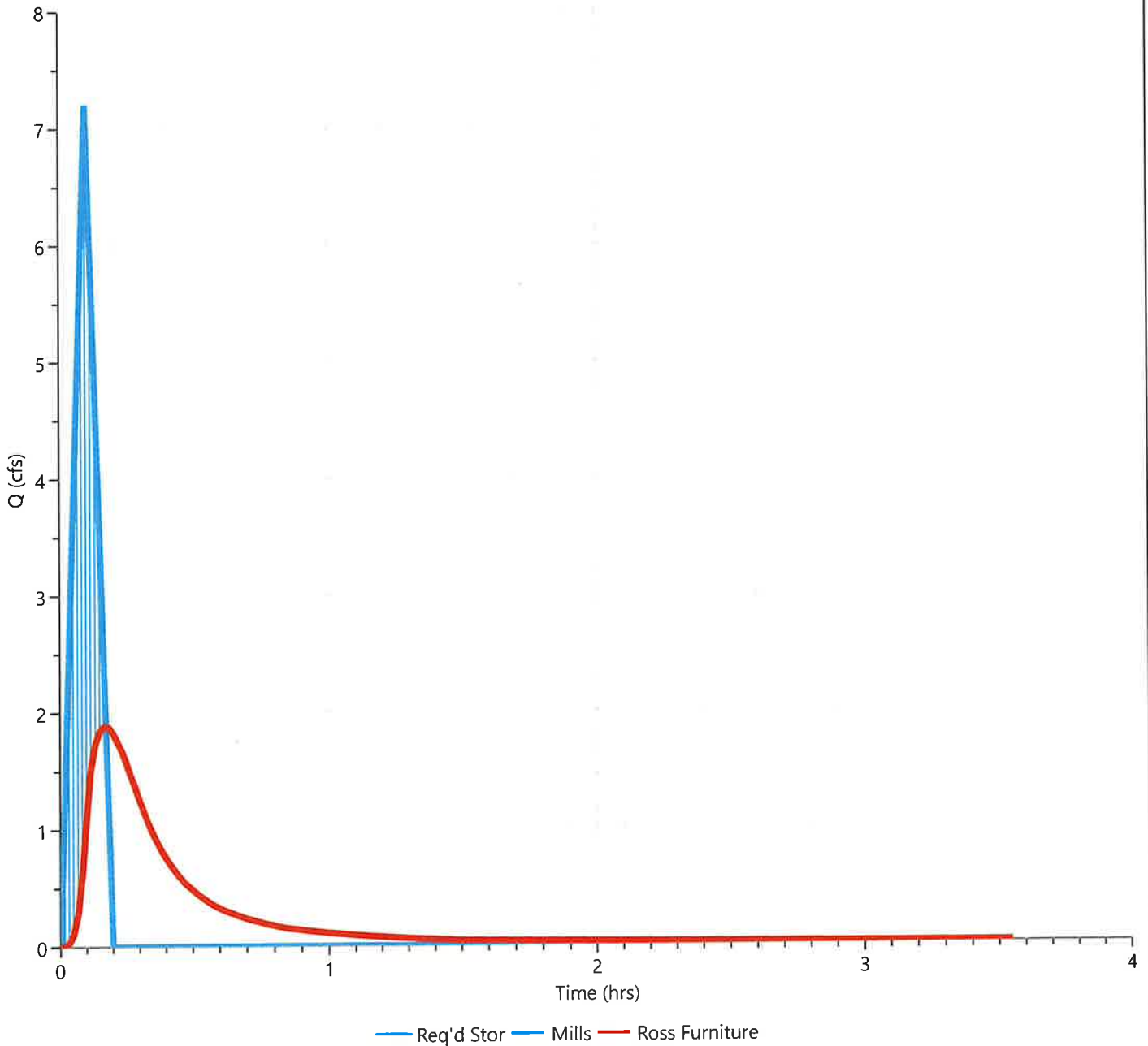
### Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 1.885 cfs
Storm Frequency	= 5-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Hydrograph Volume	= 2,590 cuft
Inflow Hydrograph	= 2 - Mills	Max. Elevation	= 284.97 ft
Pond Name	= Mills	Max. Storage	= 1,962 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 21 min

**Qp = 1.89 cfs**



# Hydrograph 10-yr Summary

Hydrology Studio v 3.0.0.27

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Mills	1.763	0.47	2,962	---		
2	Rational	Post Mills	8.188	0.10	2,948	---		
3	Pond Route	Post Ross Furniture	2.008	0.18	2,943	2	285.06	2,236



# Hydrograph Report

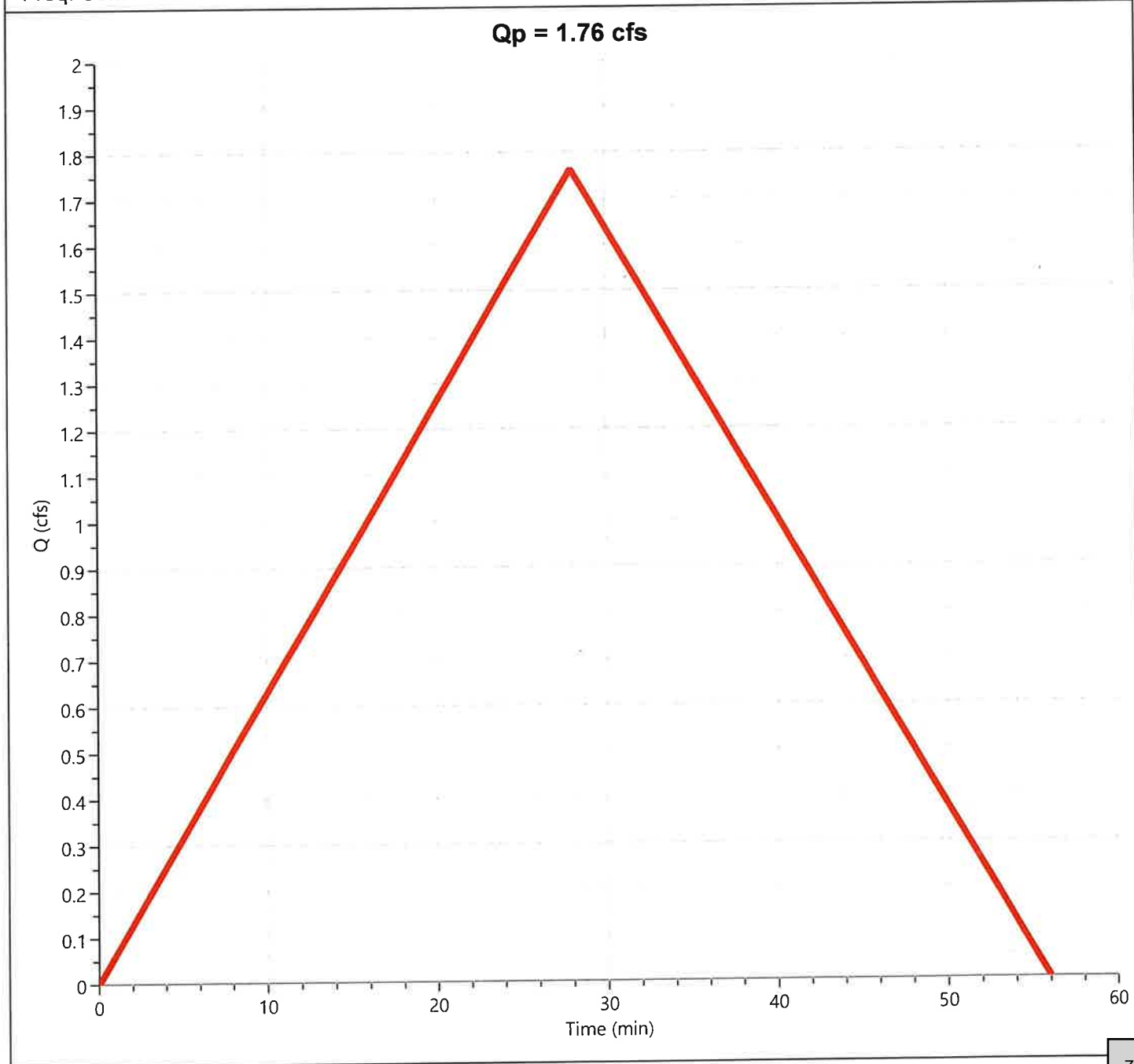
Hydrology Studio v 3.0.0.27

05-05-2024

## Pre Mills

## Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 1.763 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.47 hrs
Time Interval	= 1 min	Runoff Volume	= 2,962 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 28.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 4.08 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



# Hydrograph Report

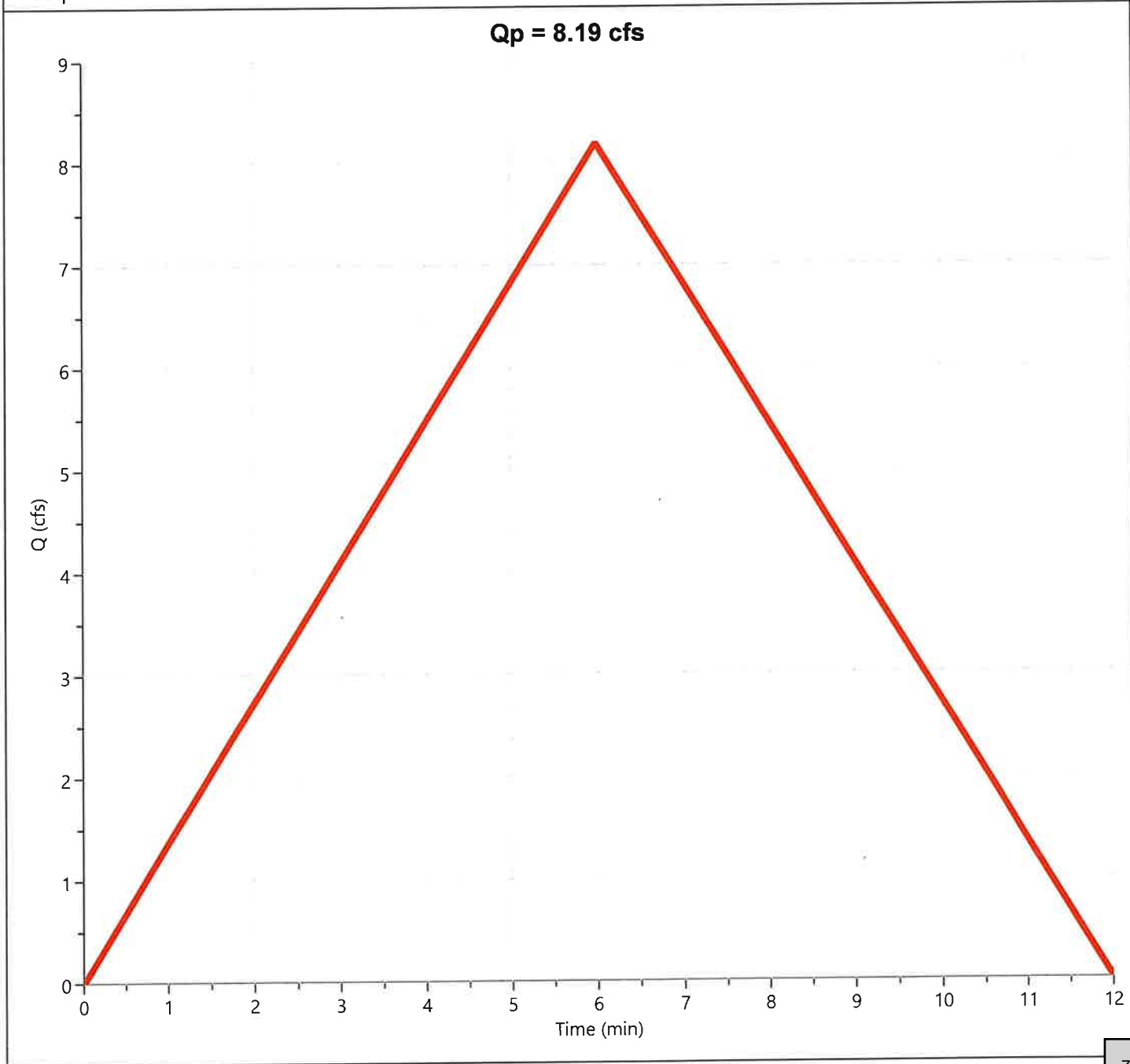
Hydrology Studio v 3.0.0.27

05-05-2024

## Post Mills

## Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 8.188 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.10 hrs
Time Interval	= 1 min	Runoff Volume	= 2,948 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.9
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 8.42 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



# Hydrograph Report

## Post Ross Furniture

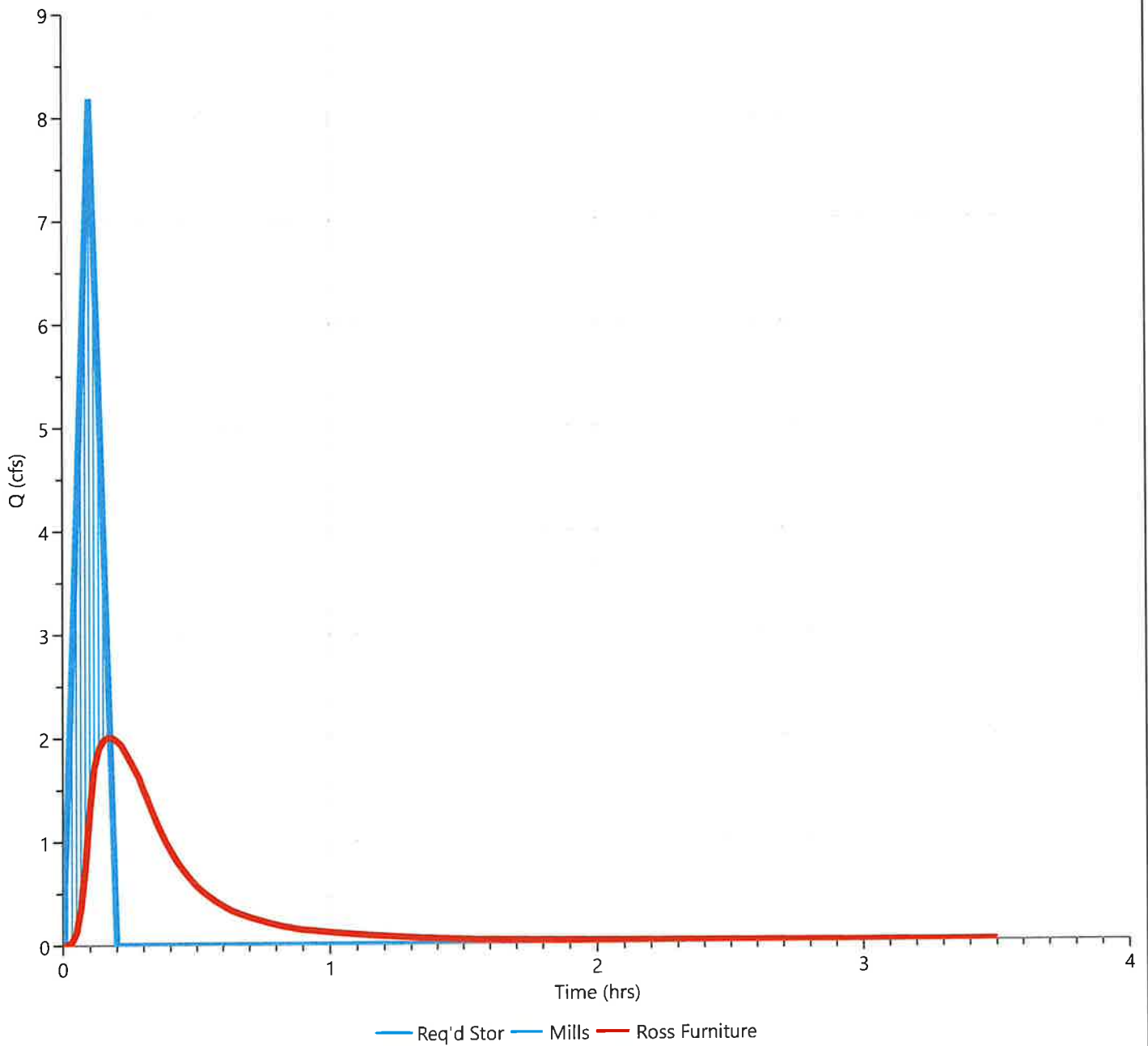
## Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 2.008 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.18 hrs
Time Interval	= 1 min	Hydrograph Volume	= 2,943 cuft
Inflow Hydrograph	= 2 - Mills	Max. Elevation	= 285.06 ft
Pond Name	= Mills	Max. Storage	= 2,236 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 20 min

**Qp = 2.01 cfs**





# Hydrograph 25-yr Summary

05-05-2024

Hydrology Studio v 3.0.0.27

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Mills	2.053	0.47	3,449	---		
2	Rational	Post Mills	9.513	0.10	3,425	---		
3	Pond Route	Post Ross Furniture	2.147	0.18	3,420	2	285.17	2,629

# Hydrograph Report

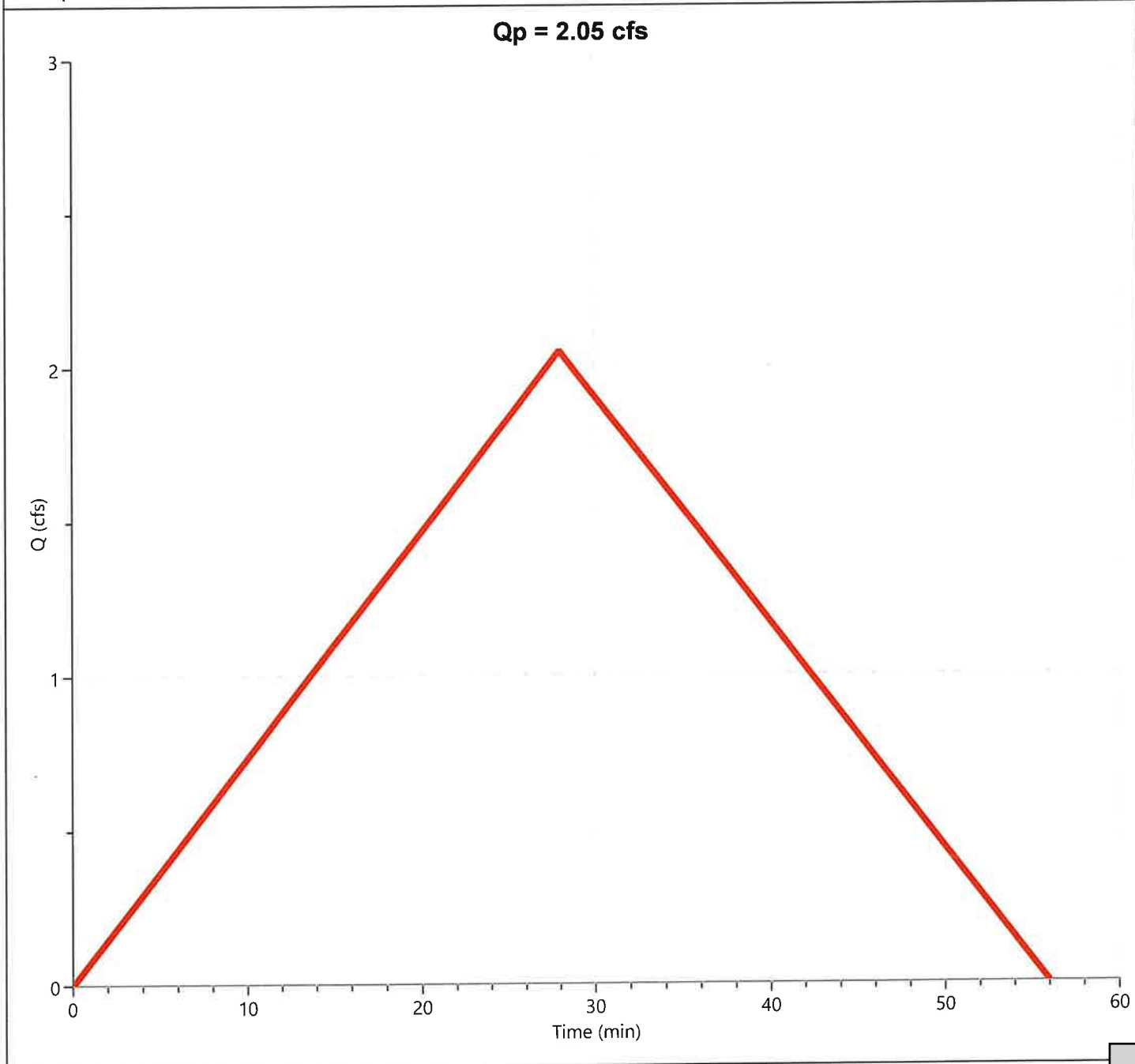
Hydrology Studio v 3.0.0.27

05-05-2024

## Pre Mills

## Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 2.053 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.47 hrs
Time Interval	= 1 min	Runoff Volume	= 3,449 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 28.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 4.75 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

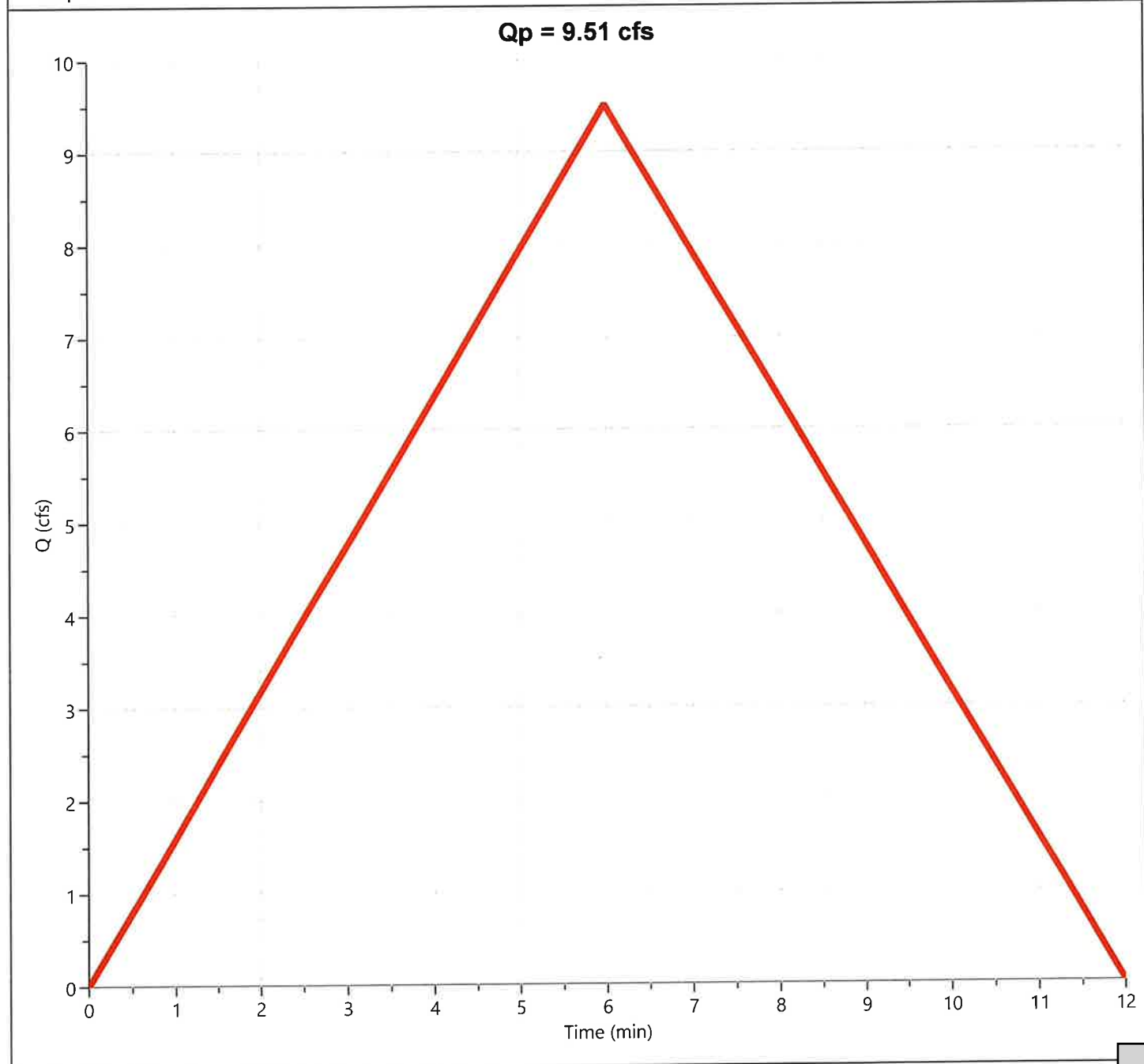


# Hydrograph Report

## Post Mills

## Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 9.513 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.10 hrs
Time Interval	= 1 min	Runoff Volume	= 3,425 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.9
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 9.79 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



# Hydrograph Report

## Post Ross Furniture

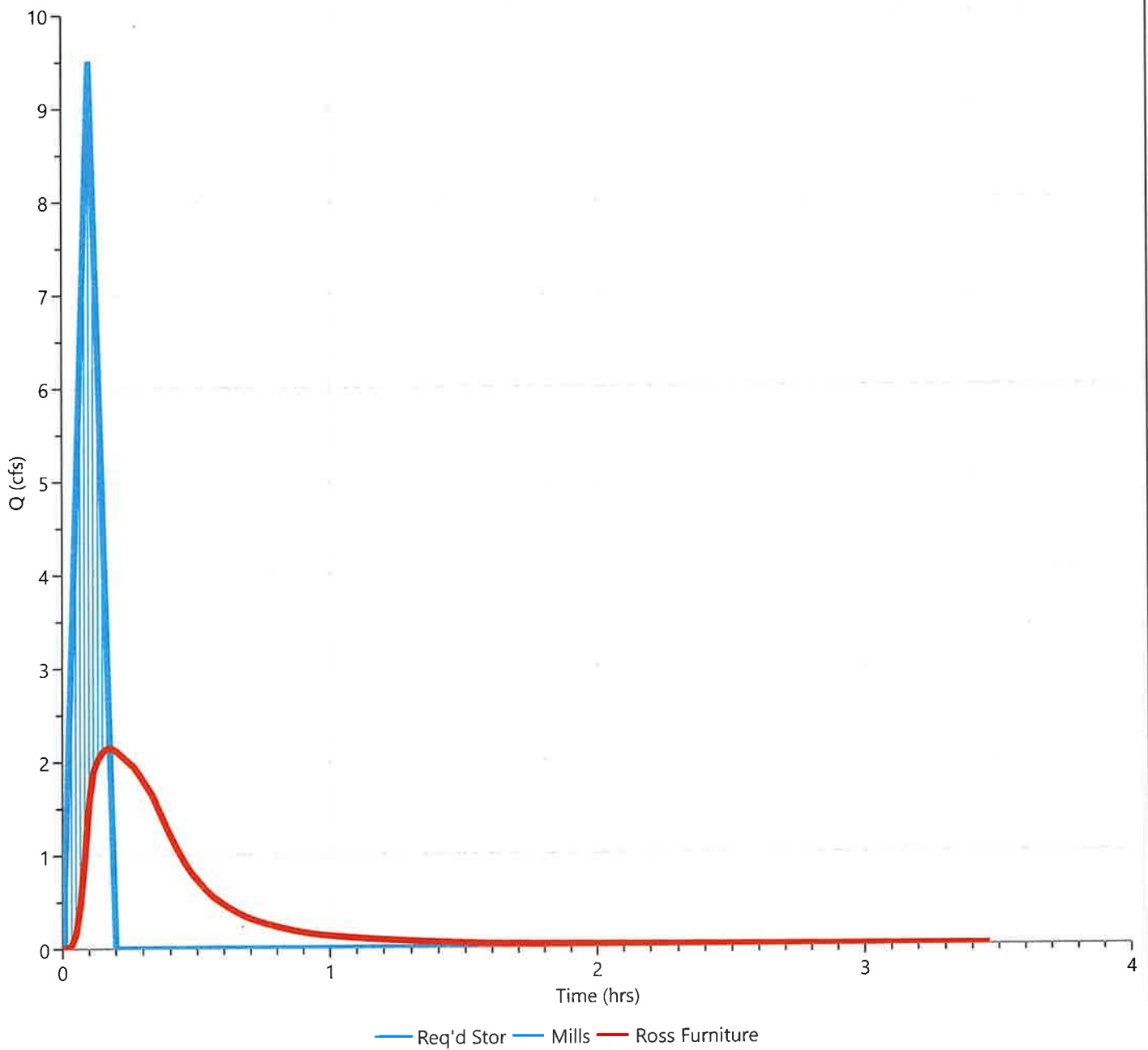
## Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 2.147 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.18 hrs
Time Interval	= 1 min	Hydrograph Volume	= 3,420 cuft
Inflow Hydrograph	= 2 - Mills	Max. Elevation	= 285.17 ft
Pond Name	= Mills	Max. Storage	= 2,629 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 20 min

**Qp = 2.15 cfs**





# Hydrograph 50-yr Summary

05-05-2024

Hydrology Studio v 3.0.0.27

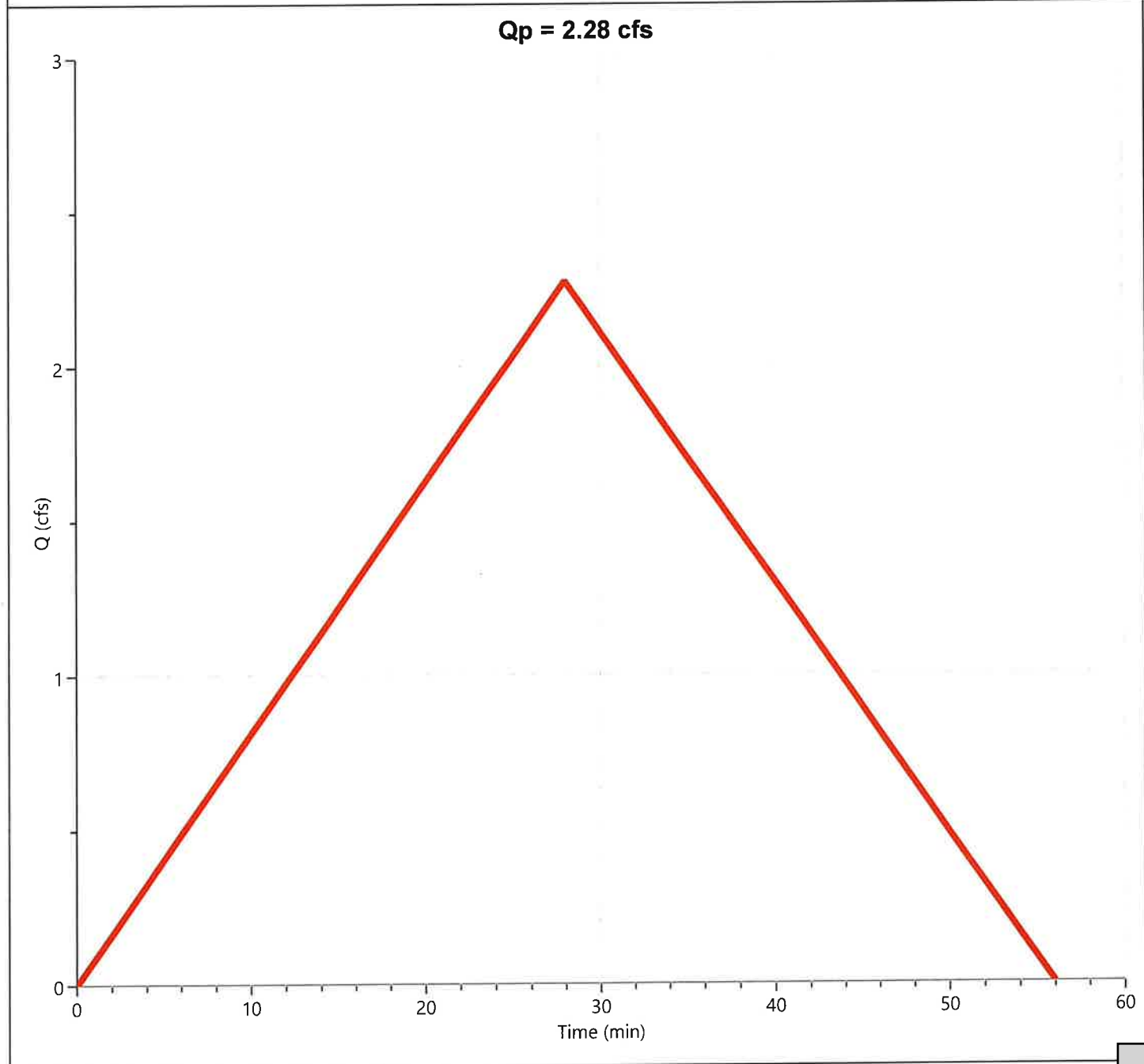
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Mills	2.276	0.47	3,824	---		
2	Rational	Post Mills	10.60	0.10	3,815	---		
3	Pond Route	Post Ross Furniture	2.257	0.18	3,809	2	285.26	2,958

# Hydrograph Report

## Pre Mills

## Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 2.276 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.47 hrs
Time Interval	= 1 min	Runoff Volume	= 3,824 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 28.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 5.27 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



# Hydrograph Report

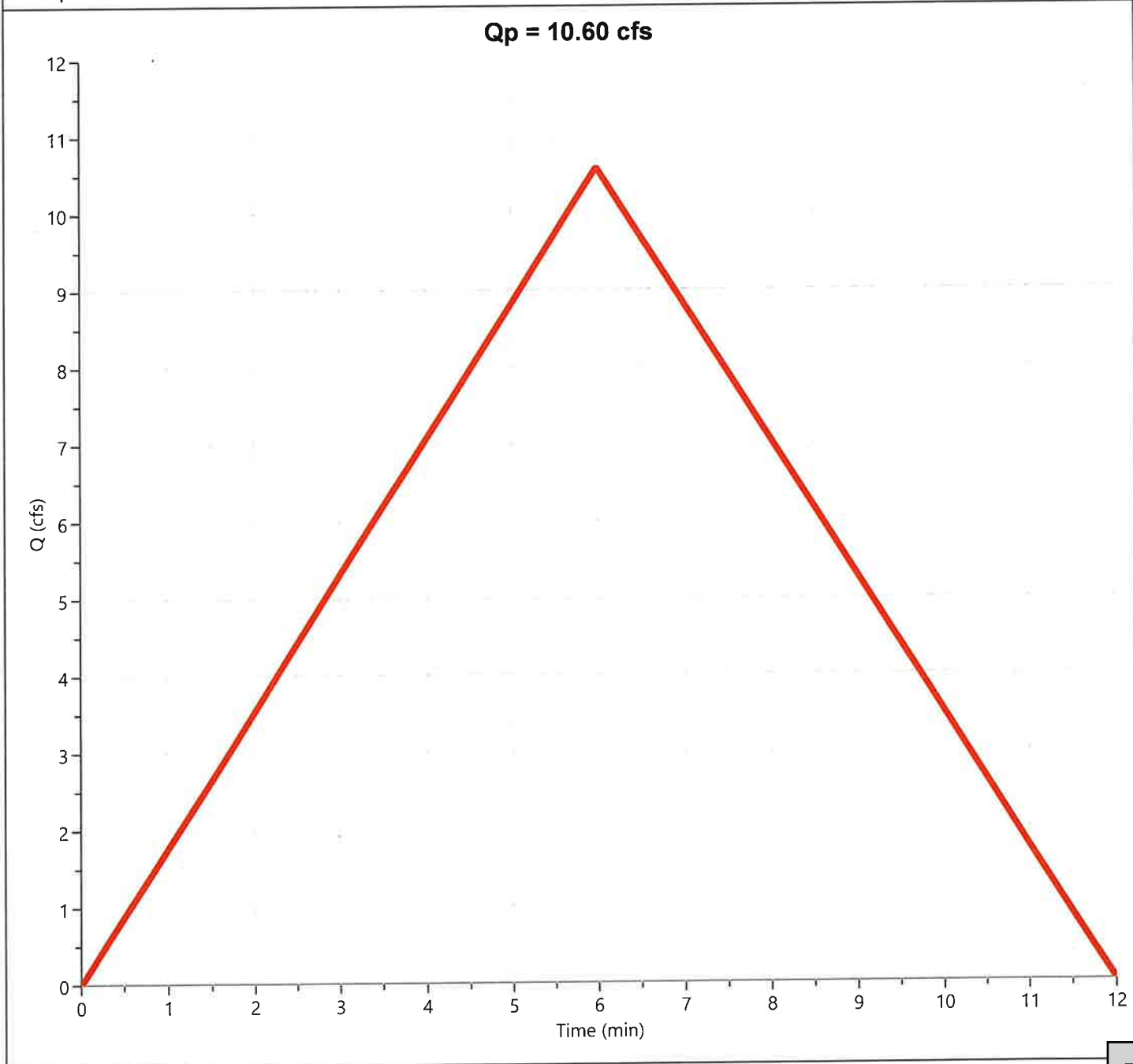
Hydrology Studio v 3.0.0.27

05-05-2024

## Post Mills

## Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 10.60 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.10 hrs
Time Interval	= 1 min	Runoff Volume	= 3,815 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.9
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 10.90 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



# Hydrograph Report

Hydrology Studio v 3.0.0.27

05-05-2024

## Post Ross Furniture

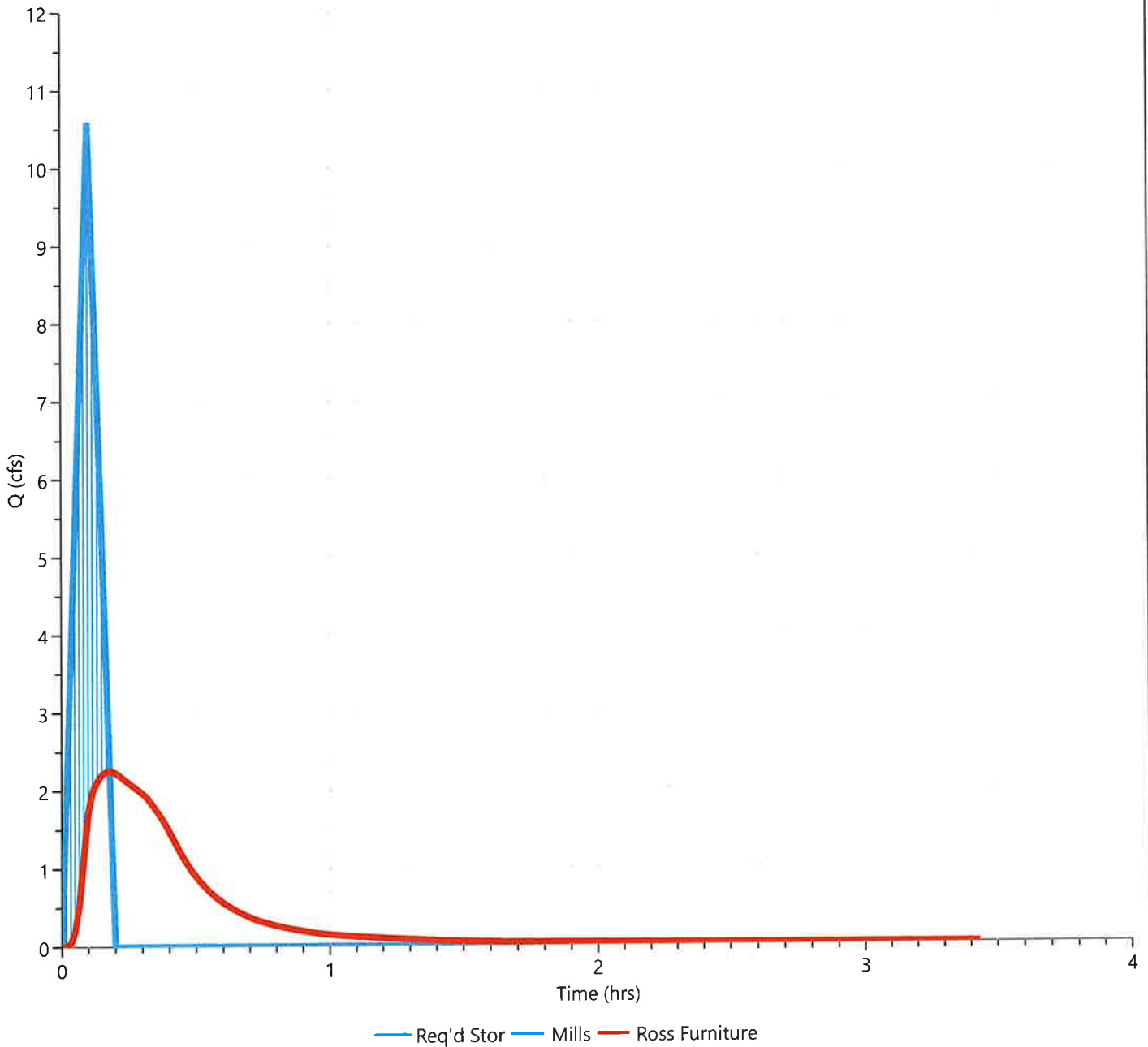
### Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 2.257 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.18 hrs
Time Interval	= 1 min	Hydrograph Volume	= 3,809 cuft
Inflow Hydrograph	= 2 - Mills	Max. Elevation	= 285.26 ft
Pond Name	= Mills	Max. Storage	= 2,958 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 20 min

**Qp = 2.26 cfs**





# Hydrograph 100-yr Summary

05-05-2024

Hydrology Studio v 3.0.0.27

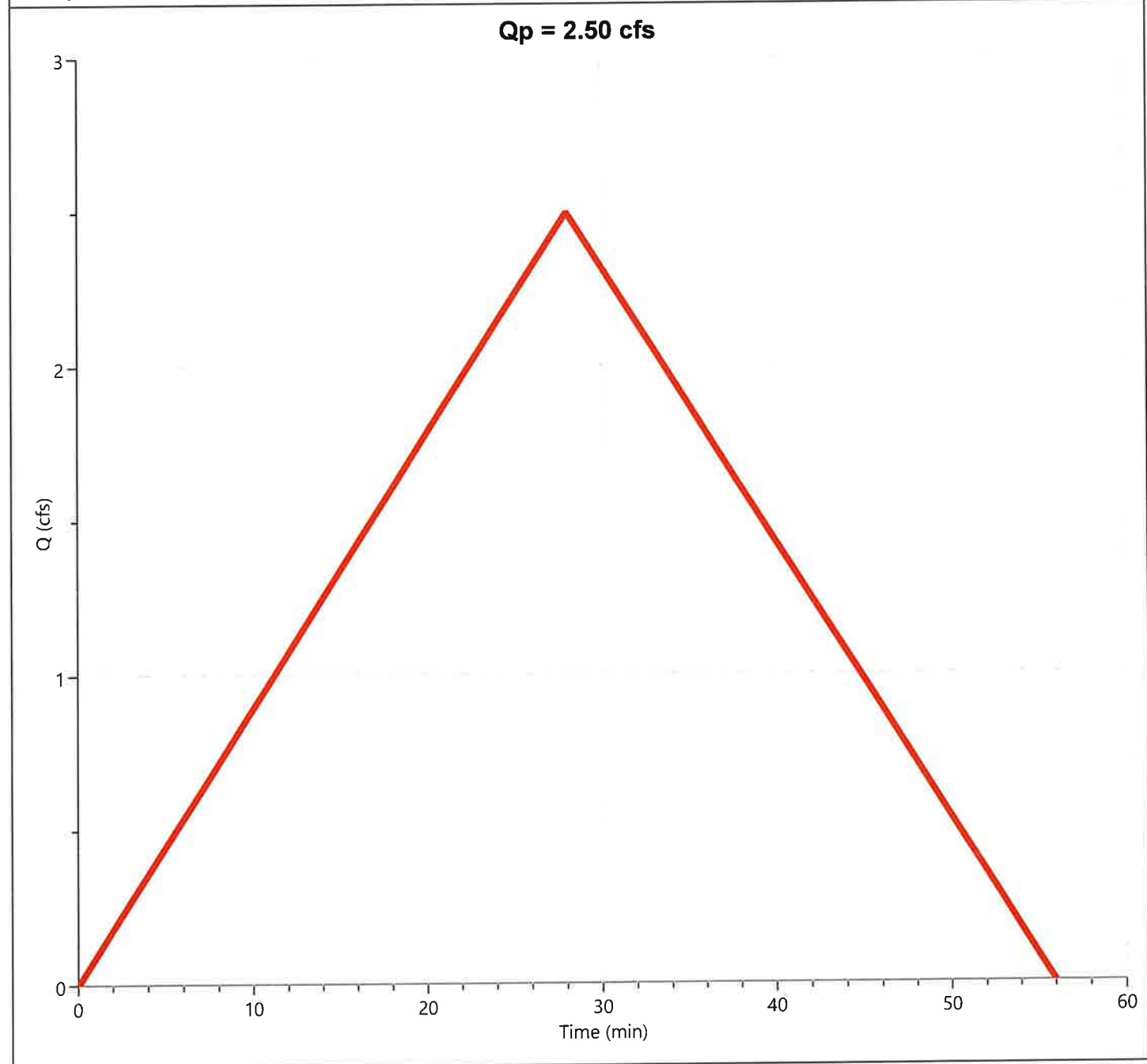
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Mills	2.498	0.47	4,197	---		
2	Rational	Post Mills	11.56	0.10	4,162	---		
3	Pond Route	Post Ross Furniture	2.351	0.18	4,157	2	285.35	3,254

# Hydrograph Report

## Pre Mills

## Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 2.498 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.47 hrs
Time Interval	= 1 min	Runoff Volume	= 4,197 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.4
Tc Method	= User	Time of Conc. (Tc)	= 28.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 5.78 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

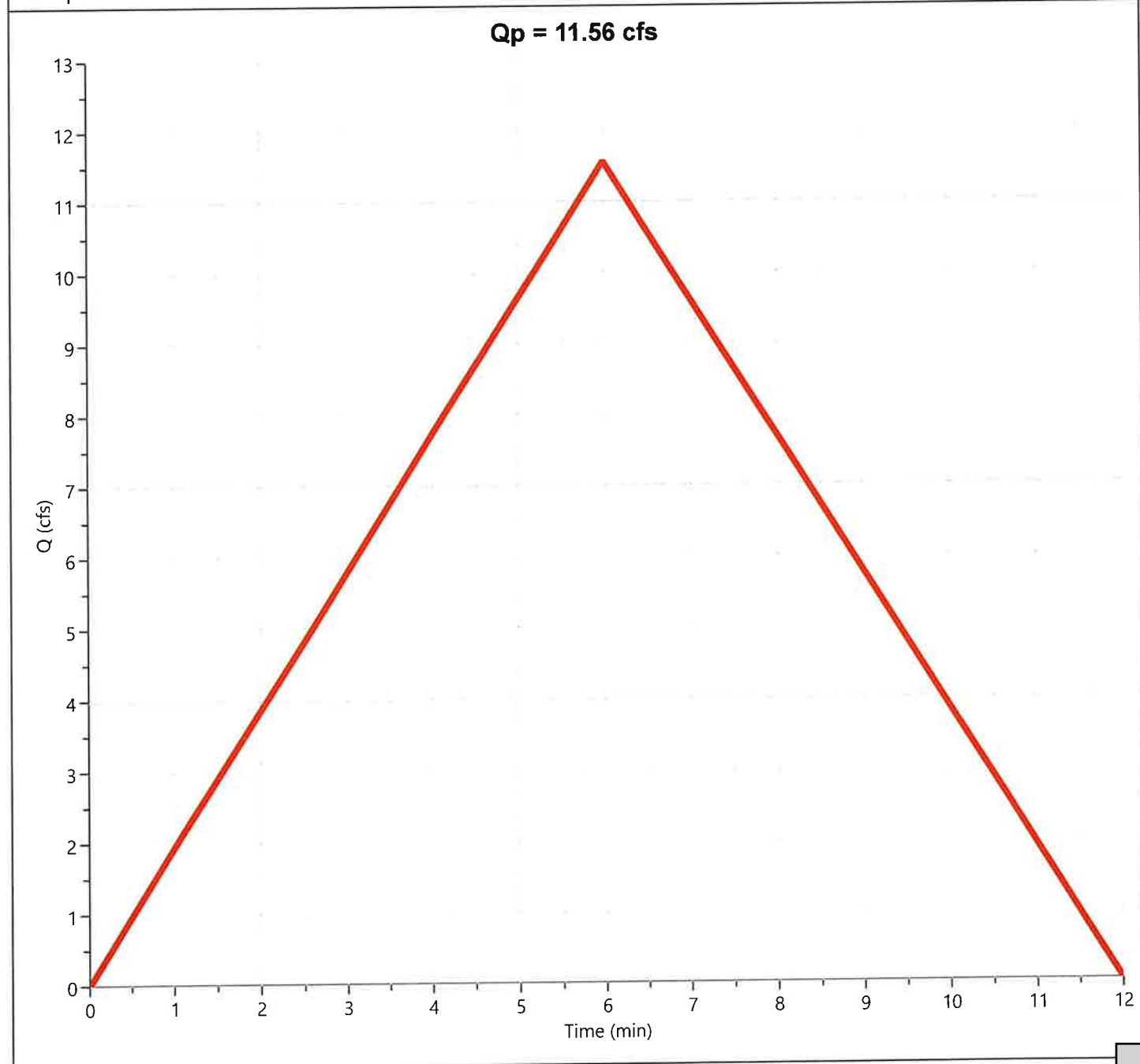


# Hydrograph Report

## Post Mills

## Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 11.56 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.10 hrs
Time Interval	= 1 min	Runoff Volume	= 4,162 cuft
Drainage Area	= 1.08 ac	Runoff Coeff.	= 0.9
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
IDF Curve	= Jackson Mississippi.idf	Intensity	= 11.90 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



# Hydrograph Report

Hydrology Studio v 3.0.0.27

05-05-2024

## Post Ross Furniture

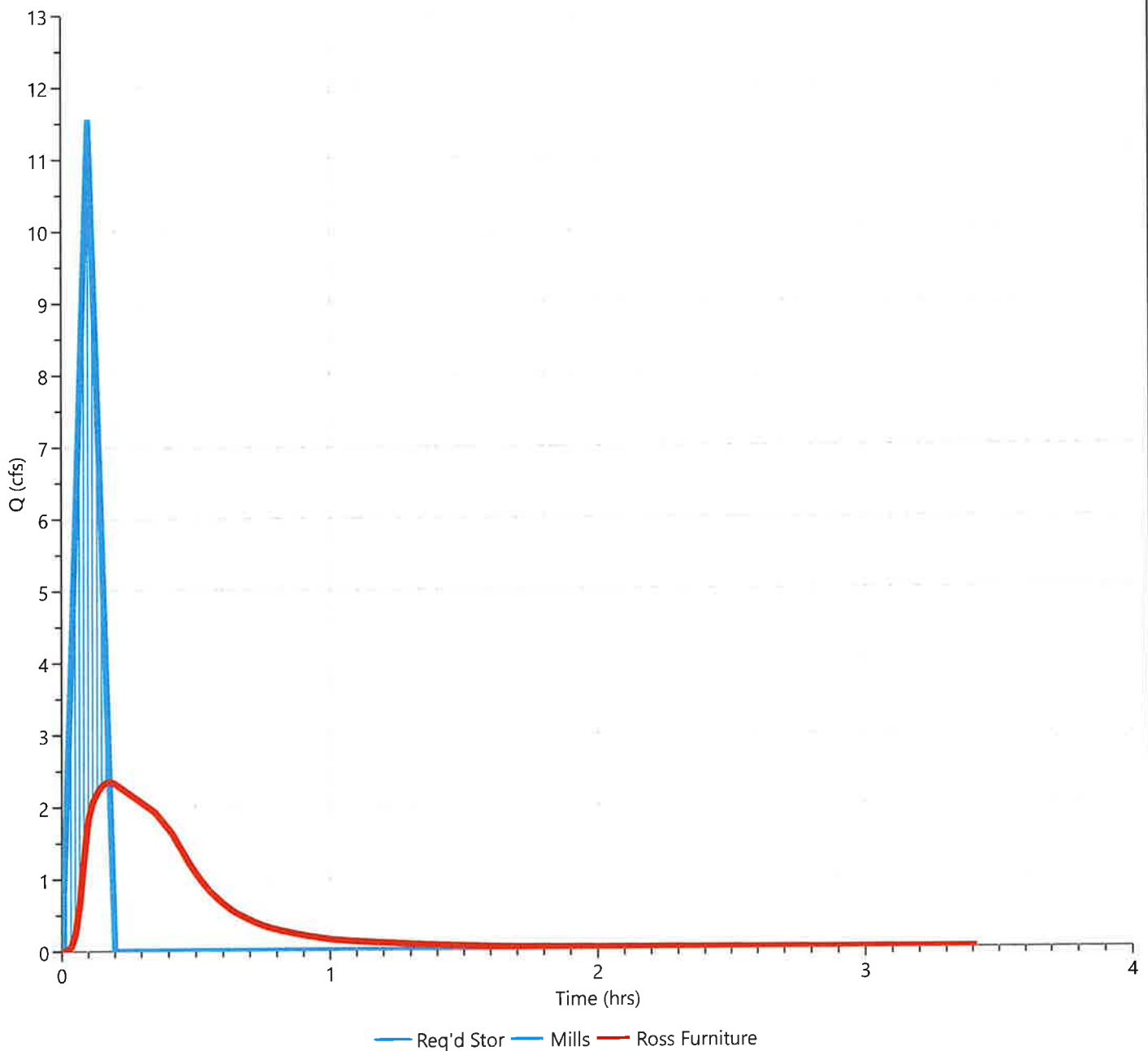
### Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 2.351 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.18 hrs
Time Interval	= 1 min	Hydrograph Volume	= 4,157 cuft
Inflow Hydrograph	= 2 - Mills	Max. Elevation	= 285.35 ft
Pond Name	= Mills	Max. Storage	= 3,254 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 20 min

**Qp = 2.35 cfs**





# IDF Report

Hydrology Studio v 3.0.0.27

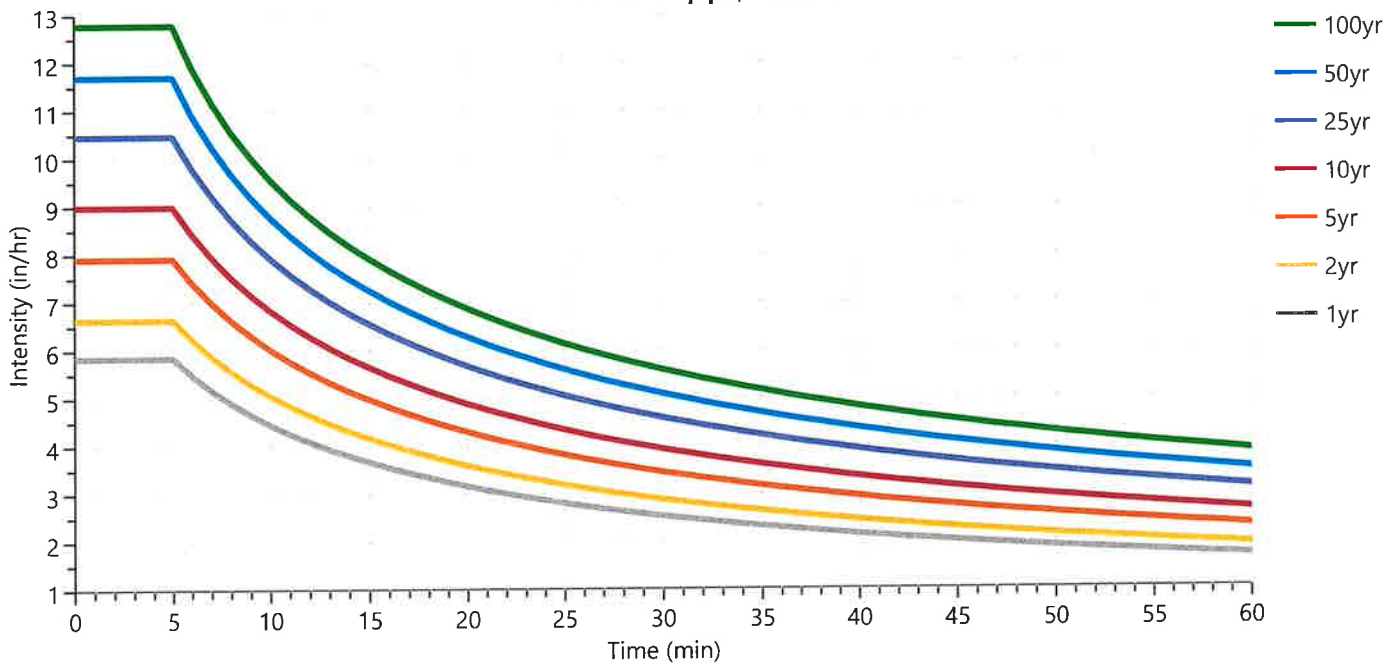
Equation Coefficients	Intensity = B / (Tc + D)^E (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
<b>B</b>	26.0235	28.5705	0.0000	33.1705	35.3629	37.4541	37.9551	38.6689	
<b>D</b>	4.7000	4.5000	0.0000	4.4000	4.0000	3.4000	2.7000	2.3000	
<b>E</b>	0.6572	0.6480	0.0000	0.6397	0.6230	0.5989	0.5767	0.5571	

Minimum Tc = 5 minutes

Tc (min)	Intensity Values (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
<b>Cf</b>	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
<b>5</b>	5.85	6.64	0	7.91	9.00	10.47	11.70	12.78	
<b>10</b>	4.45	5.05	0	6.02	6.83	7.91	8.76	9.55	
<b>15</b>	3.67	4.17	0	4.98	5.65	6.55	7.24	7.90	
<b>20</b>	3.16	3.60	0	4.30	4.88	5.67	6.27	6.86	
<b>25</b>	2.80	3.19	0	3.81	4.34	5.05	5.59	6.13	
<b>30</b>	2.53	2.88	0	3.45	3.93	4.58	5.08	5.58	
<b>35</b>	2.32	2.64	0	3.16	3.61	4.21	4.68	5.15	
<b>40</b>	2.14	2.44	0	2.93	3.35	3.92	4.36	4.80	
<b>45</b>	2.00	2.28	0	2.74	3.13	3.67	4.09	4.51	
<b>50</b>	1.88	2.14	0	2.57	2.95	3.46	3.86	4.27	
<b>55</b>	1.77	2.02	0	2.43	2.79	3.28	3.66	4.05	
<b>60</b>	1.68	1.92	0	2.31	2.65	3.12	3.49	3.87	

Cf = Correction Factor applied to Rational Method runoff coefficient.

## Mississippi, USA



# Precipitation Report

Hydrology Studio v 3.0.0.27 (Rainfall totals in Inches)

05-05-2024

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
<b>Active</b>			✓		✓	✓	✓	✓	✓
<b>SCS Storms</b>	<b>&gt; SCS Dimensionless Storms</b>								
SCS 6hr		1.20	1.50	0	1.86	2.18	2.64	3.01	3.41
Type I, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type IA, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type II, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type II FL, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type III, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
<b>Synthetic Storms</b>	<b>&gt; IDF-Based Synthetic Storms</b>								
1-hr		1.68	1.92	0	2.31	2.65	3.12	3.49	3.87
2-hr		2.18	2.51	0	3.03	3.51	4.19	4.74	5.32
3-hr		2.53	2.92	0	3.54	4.12	4.95	5.65	6.38
6-hr	✓	3.24	3.75	0	4.57	5.38	6.58	7.61	8.71
12-hr		4.12	4.81	0	5.89	7.02	8.71	10.23	11.86
24-hr		5.24	6.15	0	7.58	9.13	11.52	13.73	16.13
<b>Huff Distribution</b>	<b>&gt; 1st Quartile (0 to 6 hrs)</b>								
1-hr		0.76	0.98	0	1.33	1.61	2.01	2.34	2.69
2-hr		0.89	1.14	0	1.50	1.80	2.24	2.60	2.99
3-hr		0.98	1.24	0	1.59	1.90	2.33	2.68	3.07
6-hr		1.20	1.50	0	1.86	2.18	2.64	3.01	3.41
<b>Huff Distribution</b>	<b>&gt; 2nd Quartile (&gt;6 to 12 hrs)</b>								
8-hr		0	0	0	0	0	0	0	0
12-hr		0	0	0	0	0	0	0	0
<b>Huff Distribution</b>	<b>&gt; 3rd Quartile (&gt;12 to 24 hrs)</b>								
18-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
<b>Custom Storms</b>	<b>&gt; Custom Storm Distributions</b>								
My Custom Storm 1		0	0	0	0	0	0	0	0
My Custom Storm 2		0	0	0	0	0	0	0	0
My Custom Storm 3		0	0	0	0	0	0	0	0
My Custom Storm 4		0	0	0	0	0	0	0	0
My Custom Storm 5		0	0	0	0	0	0	0	0
My Custom Storm 6		0	0	0	0	0	0	0	0
My Custom Storm 7		0	0	0	0	0	0	0	0
My Custom Storm 8		0	0	0	0	0	0	0	0
My Custom Storm 9		0	0	0	0	0	0	0	0
My Custom Storm 10		0	0	0	0	0	0	0	0

# Precipitation Report Cont'd

Precipitation filename: Jac

Section 4, Item A)

Rainfall totals in inches

05-05-2024

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
<b>Active</b>			✓		✓	✓	✓	✓	✓
<b>Huff Indiana</b>	<b>&gt; Indianapolis</b>								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
<b>Huff Indiana</b>	<b>&gt; Evansville</b>								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
<b>Huff Indiana</b>	<b>&gt; Fort Wayne</b>								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
<b>Huff Indiana</b>	<b>&gt; South Bend</b>								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0



# Precipitation Report Cont'd

Precipitation filename: Jac

Section 4, Item A)

Rainfall totals in Inches

05-05-2024

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
<b>Active</b>			✓		✓	✓	✓	✓	✓
<b>NRCS Storms</b>	<b>&gt; NRCS Dimensionless Storms</b>								
NRCS MSE3, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE4, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE3, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE4, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE5, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE6, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-A, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-B, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-C, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-D, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-A, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-B, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-C, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-D, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-1, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-2, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-3, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-4, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-5, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-6, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
<b>FDOT Storms</b>	<b>&gt; Florida DOT Storms</b>								
FDOT, 1-hr		0	2.14	2.36	2.58	2.92	3.35	3.66	3.95
FDOT, 2-hr		0	2.70	3.00	3.26	3.69	4.24	4.64	5.00
FDOT, 4-hr		0	3.28	3.76	4.00	4.80	5.50	6.20	6.80
FDOT, 8-hr		0	3.76	4.32	4.80	5.60	6.20	7.20	8.00
FDOT, 24-hr		0	4.28	4.75	5.21	6.11	7.53	8.78	10.20
FDOT, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
SFWMD, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
<b>Austin Storms</b>	<b>&gt; Austin Frequency Storms</b>								
Austin Zone 1, 24-hr		0	4.14	0	5.51	6.84	8.90	10.69	12.80
Austin Zone 2, 24-hr		0	4.06	0	5.38	6.65	8.59	10.28	12.23



### City of Gluckstadt

### Application for Conditional Use

Subject Property Address: Section 9, T8N, R2E, Calhoun Station Pkwy Gluckstadt, MS 39110

Parcel #: 082B-09-002/04.00

Owner: Third Floor Investments, LLC

Applicant: CPOR REI LLC

Address: 103B Plantation CV  
Madison, MS 39110

Address: 282 Lake Village Dr  
Madison, MS 39110

Phone #: 601 209 9971

Phone #: (601) 955-7911

E-Mail: jp9669@gmail.com

E-Mail: jrphilli7669@gmail.com

Current Zoning District: Commercial-2

Acreage of Property (If applicable): 5.0 +/-

Use sought of Property: Personal Care Home- Assisted Living

2024094

**Requirements of Applicant:**

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional Items may be requested depending on the nature and status of the proposed development or property.
4. \$ 250.00 fee required for processing
5. Site Plan as required in Section 807-810

**Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)**

A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

- (a). Ingress and egress to property and proposed structures
- (b). Off-Street parking and loading areas
- (c). Refuse and service areas
- (d). Utilities, with reference locations, availability, and compatibility.
- (e). Screening and buffering with reference to type, dimensions, and character.
- (f). Required yards and other open spaces.
- (g). General compatibility with adjacent properties and other properties in the district.
- (h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.

By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.

*James Phillips*

Applicant Signature

5/29/2024

Date

*[Handwritten Signature]*

Property Owner Signature

5/29/2024

Date

AFFP  
Conditional Use for CPOR REI, LLC

AFFIDAVIT OF PUBLICATION

State of Florida, County of Duval, ss:

Laquansay Nickson Watkins, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Madison County Journal, a newspaper printed and published in the City of Ridgeland, County of Madison, State of Mississippi, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**  
Jun. 6, 2024

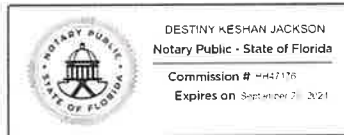
NOTICE ID: YHN01byomzsJMxaIH7LS  
NOTICE NAME: Conditional Use for CPOR REI, LLC  
Publication Fee: 33.38

That said newspaper was regularly issued and circulated on those dates.

*Laquansay Nickson Watkins*

**VERIFICATION**

State of Florida  
County of Duval



Subscribed in my presence and sworn to before me on this: 06/11/2024

*Destiny K. Jackson*

Notary Public  
Notarized remotely online using communication technology via Proof.

**NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST** that there will be a hearing on Tuesday, June 25, 2024, at 6:00 PM before the Planning and Zoning Board at City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a Petition and Application for a Conditional Use Permit which applicant CPOR REI, LLC has filed with the City Clerk/Administrative Director of the City of Gluckstadt, Mississippi, to allow for a Public Quasi facility, specifically a 15 bed assisted living home, in a C-2 zoning district, as provided by the Zoning Ordinance of the City of Gluckstadt, Mississippi. The property is located on Calhoun Station Parkway near the Stout Road intersection.

Madison County Tax Parcel No. 082B-09-002/04.00

The Public Hearing in relation thereto shall provide parties in interest, and citizens an opportunity to be heard. A copy of the Conditional Use shall be available at the City Hall for inspection by the public.

/s/ Lindsay Kellum  
City Clerk's Signature

**AFFP**

**Conditional Use for CPOR REI, LLC**

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Duval, ss:

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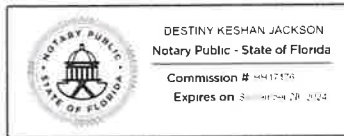
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/s/ Lindsay Kellum  
City Clerk's Signature





# The Oaks Residence

## Personal Care Assisted Living

### Gluckstadt, MS

#### Sheet Index

A-1 Title Sheet

#### Square Footage

First Floor Living: 11,550 SQFT  
Part Cochere: 550 SQFT  
Porches: 1,020 SQFT

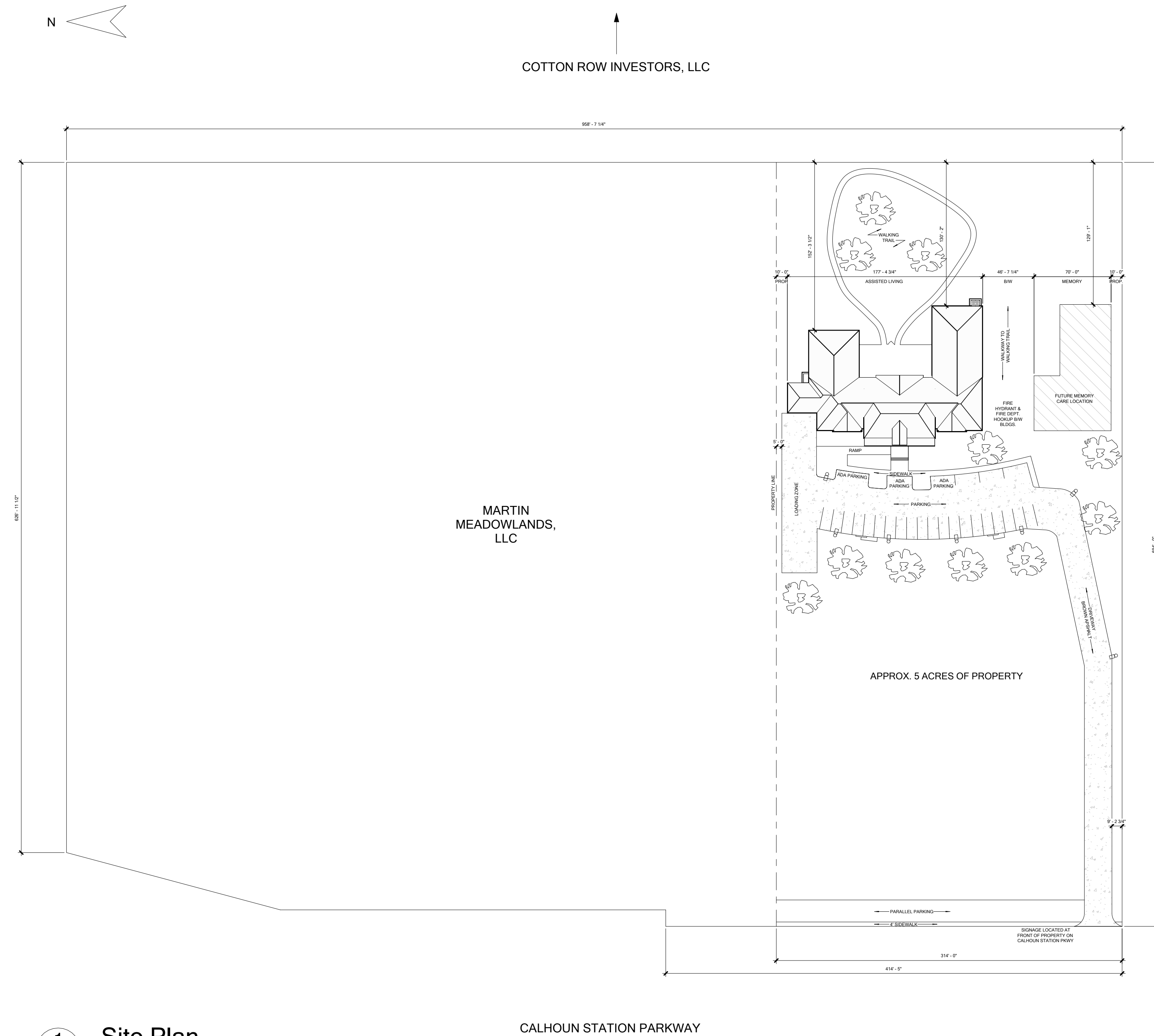
Total Living: 11,550 SQFT  
Total Gross Lot Coverage: 13,120 SQFT

Parcel Acreage: APPROX. 5 ACRES

Total Parcel Area: 652,050 SQFT  
Parcel Area Needed: 217,913 SQFT

#### Program Information:

Proposed Use: Personal Care Assisted Living  
Number / Type of Units: 15 Assisted Care  
Percentage of Lot Developed For This Use: 33.4%



1 Site Plan  
A-1 1/64" = 1'-0"

Flynn Designs  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837

The Oaks Residence  
Personal Care Assisted Living  
Gluckstadt, MS

PROJECT NUMBER: FD23006  
DATE: 5.31.2024  
DRAWN BY: RLD  
CHECKED BY: JEF

TITLE: Title Sheet

SHEET:

A-1





OAK TREE



CREPE MYRTLE



BOXWOOD  
- ROUND



AGAPANTHUS



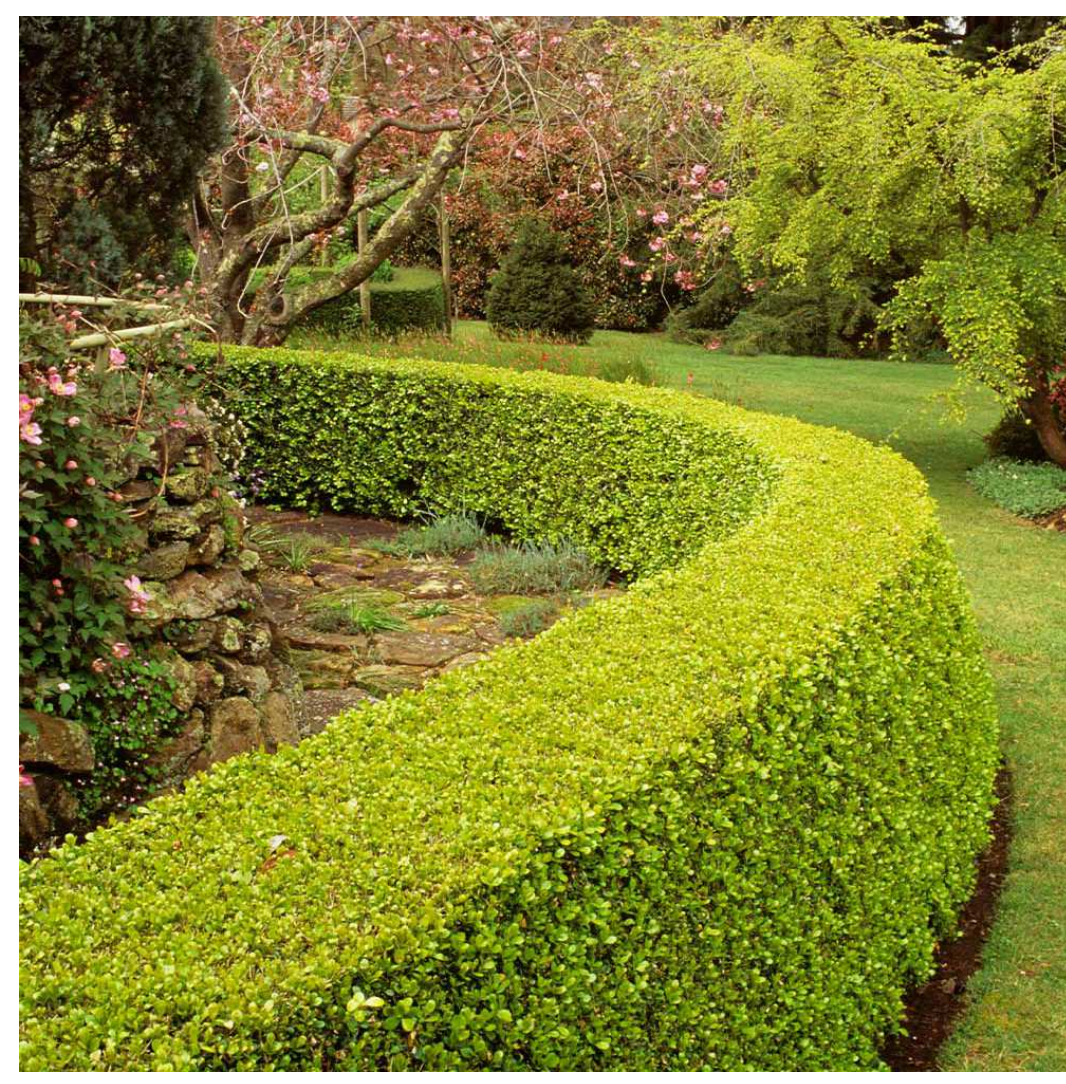
TOPIARY



SAVANNAH HOLLY



MAGNOLIA TREE



BOXWOOD  
- LINEAR



FENCE ALONG  
PROPERTY SETBACK



STREET LAMP POST

The Oaks Residence  
Personal Care Assisted Living  
Madison County, MS

PROJECT NUMBER: F022006  
DATE: 10.19.2023  
DRAWN BY: RLD  
CHECKED BY: JEF  
TITLE:

Reference Images

SHEET:

A-1.3





FLYNN ARCHITECT  
DESIGN-ARCHITECTURE-INTERIORS

Joseph Flynn Architect, LLC  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837

The Oaks Residence  
Personal Care Assisted Living  
Madison County, MS

PROJECT NUMBER: FD2006  
DATE: 10.19.2023  
DRAWN BY: RLD  
CHECKED BY: JEF  
TITLE:

Floor Plans

SHEET:

A-2

Schematic Design

Door Schedule			
Mark	Width	Height	Description
1	6' - 0"	9' - 0"	Exterior Double Wood or Vinyl Door W/ Transom; O.S.
2	12' - 0"	9' - 0"	4-Panel Sliding Glass Doors; O.S.
3	3' - 0"	8' - 0"	Exterior Single Door; O.S.
4	3' - 0"	8' - 0"	Interior Single Door; O.S.
5	2' - 8"	8' - 0"	Interior Single Door; O.S.
6	5' - 0"	8' - 0"	Interior Double Doors; O.S.
7	6' - 0"	8' - 0"	Interior Double Doors; O.S.
8	8' - 0"	8' - 0"	Cased Opening; O.S.
9	5' - 0"	8' - 0"	Double Panel Pocket Door; O.S.

NOTE:

ALL DOOR SIZES ARE APPROXIMATE AND/ OR SELECTED BY OWNER. VERIFY WITH DOOR MANUFACTURER FOR AVAILABLE SIZES AND SELECTIONS.

Window Schedule				
Mark	Width	Height	Head Height	Description
A	3' - 0"	7' - 0"	8' - 0"	(2) 6-Lite Wood or Vinyl Casement Window W/ Transom (C); O.S.
B	3' - 6"	10' - 0"	11' - 6"	15-Lite Wood or Vinyl Fixed Window; O.S.
C	6' - 0"	2' - 0"	10' - 0"	Transom; O.S.
D	3' - 0"	5' - 0"	8' - 0"	(2) Mull Together Single Hung W/ Transom (E); O.S.
E	3' - 0"	2' - 0"	10' - 0"	Transom; O.S.
F	3' - 6"	6' - 0"	8' - 0"	Fixed; O.S.
G	3' - 0"	4' - 0"	8' - 0"	(2) Mull Together Single Hung; O.S.
H	3' - 0"	6' - 0"	8' - 0"	Fixed Window; O.S.
I	2' - 6"	6' - 0"	7' - 0"	(3) Fixed Windows W/ Transom (J); O.S.
J	2' - 6"	2' - 0"	9' - 0"	Transom; O.S.
K	3' - 0"	6' - 0"	8' - 0"	(2) Mull Together Fixed; O.S.

\*PLEASE SEE SECOND FLOOR PLAN AND/ OR ELEVATIONS FOR DORMER WINDOWS AND/ OR OTHER WINDOWS MARKED WITH (\*).

NOTE:

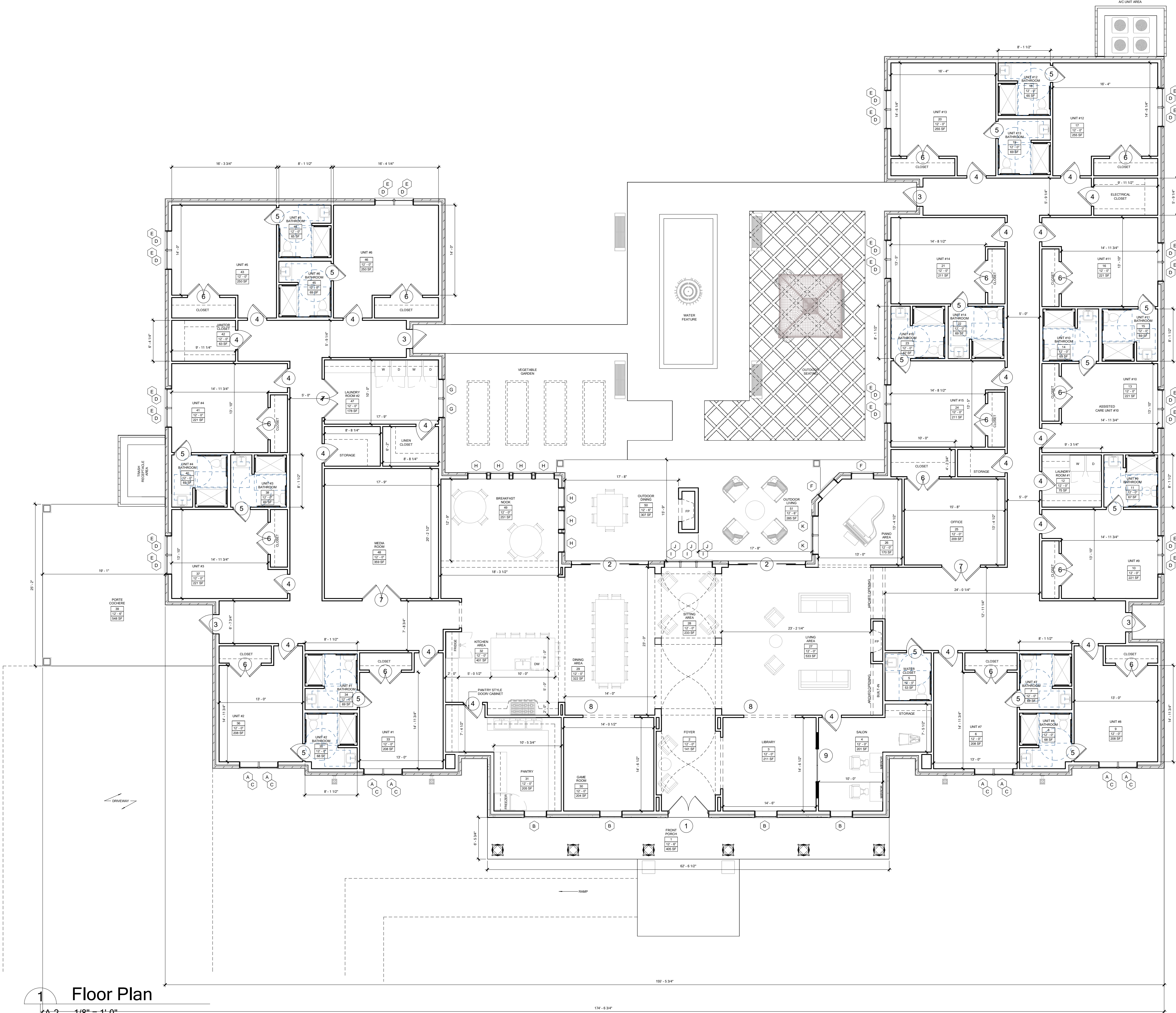
- ALL WINDOWS SIZES ARE APPROXIMATE AND/ OR SELECTED BY OWNER. VERIFY WITH WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.
- SAFETY GLAZING/ TEMPERED GLAZING SHALL BE PROVIDED IN 18". REFER TO IRC 2021, SECTION 308.
- WINDOWS INSTALLED IN BATHROOM ENCLOSURES, LESS THAN 60" FROM THE FLOOR, REQUIRE SAFETY GLAZING IN ACCORDANCE WITH IRC 2021 R308.4.5.
- ALL WINDOWS MUST MEET THE FOLLOWING EGRESS REQUIREMENTS PER THE IRC 2021:

1ST FLOOR:

CLEAR OPENING WIDTH >20"  
CLEAR OPENING HEIGHT >24"  
MINIMUM CLEAR OPENING SQFT = 5.0 SQFT  
MAXIMUM SILL HEIGHT ABOVE FLOOR = 44"

2ND FLOOR:

CLEAR OPENING WIDTH >20"  
CLEAR OPENING HEIGHT >24"  
MINIMUM CLEAR OPENING SQFT = 5.7 SQFT  
MAXIMUM SILL HEIGHT ABOVE FLOOR = 44"

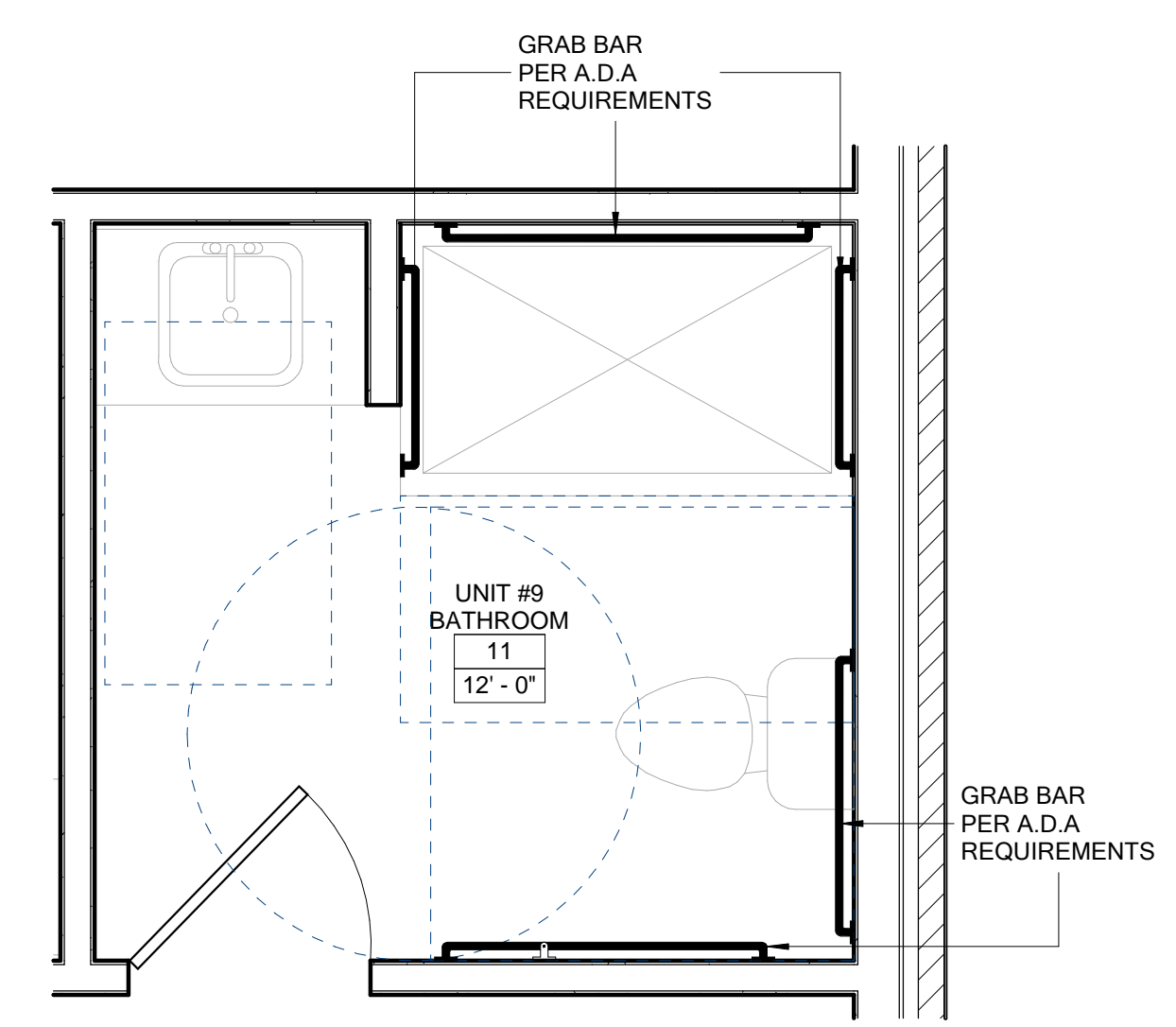


1 Floor Plan  
A-2 1/8" = 1'-0"

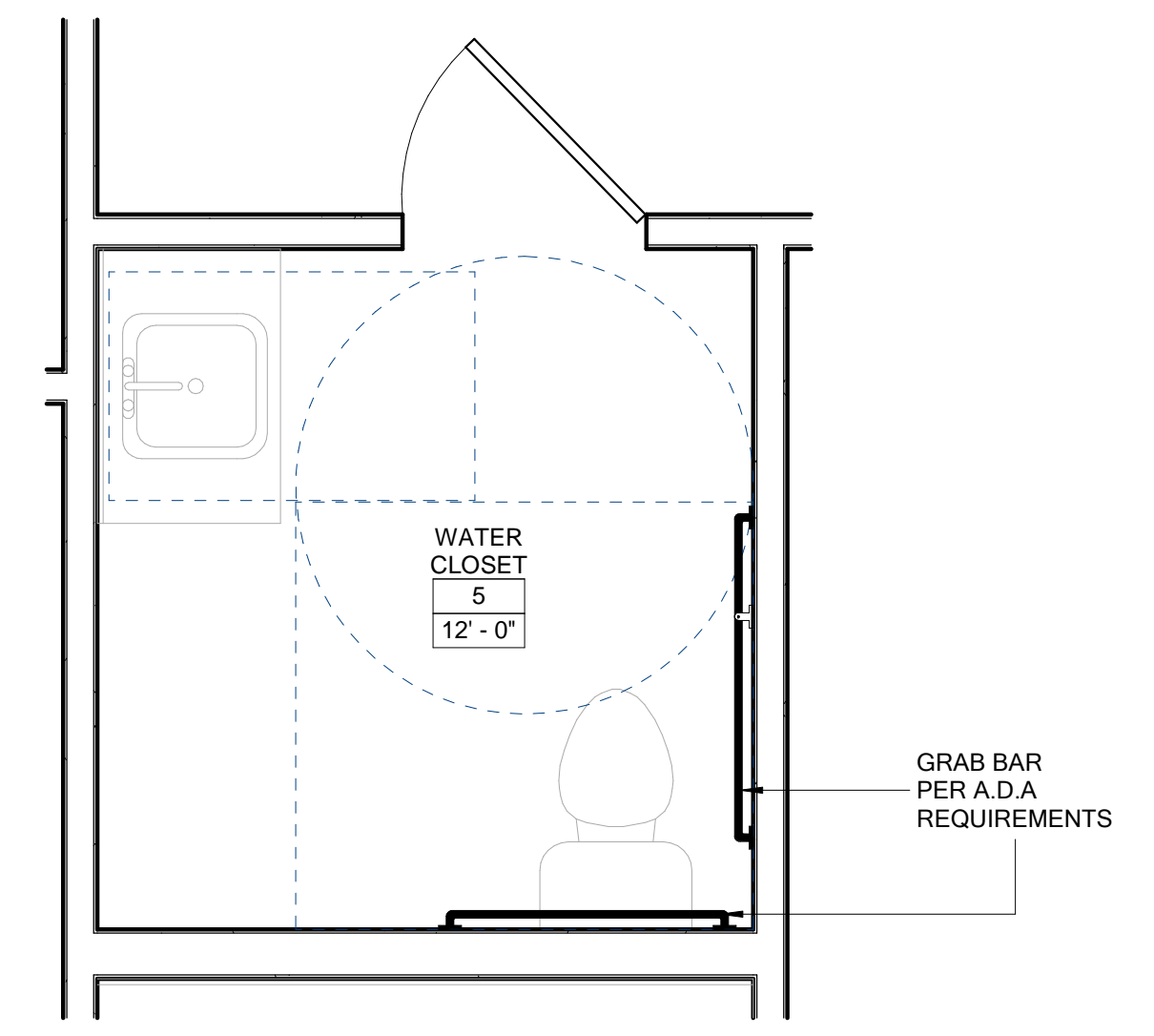


**FLYNN ARCHITECT**  
DESIGN-ARCHITECTURE-INTERIORS

Joseph Flynn Architect, LLC  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837



**1** Unit Bathroom Layout  
A-2.1 1/2" = 1'-0"



**2** Water Closet  
A-2.1 1/2" = 1'-0"

**The Oaks Residence**  
Personal Care Assisted Living  
Madison County, MS

PROJECT NUMBER: FD22006  
DATE: 10.19.2023  
DRAWN BY: VG  
CHECKED BY: JEF

TITLE: Bathrooms

SHEET:

**A-2.1**

Schematic Design



Joseph Flynn Architect, LLC  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837

**The Oaks Residence**  
Personal Care Assisted Living  
Madison County, MS

PROJECT NUMBER: FD22006  
DATE: 10.19.2023  
DRAWN BY: VG  
CHECKED BY: JEF

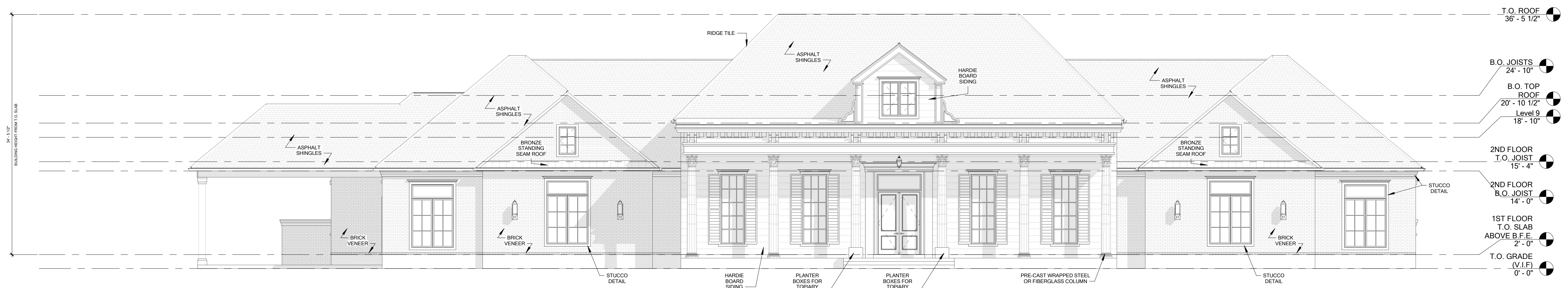
TITLE: Elevations  
SHEET:

A-4

Schematic Design



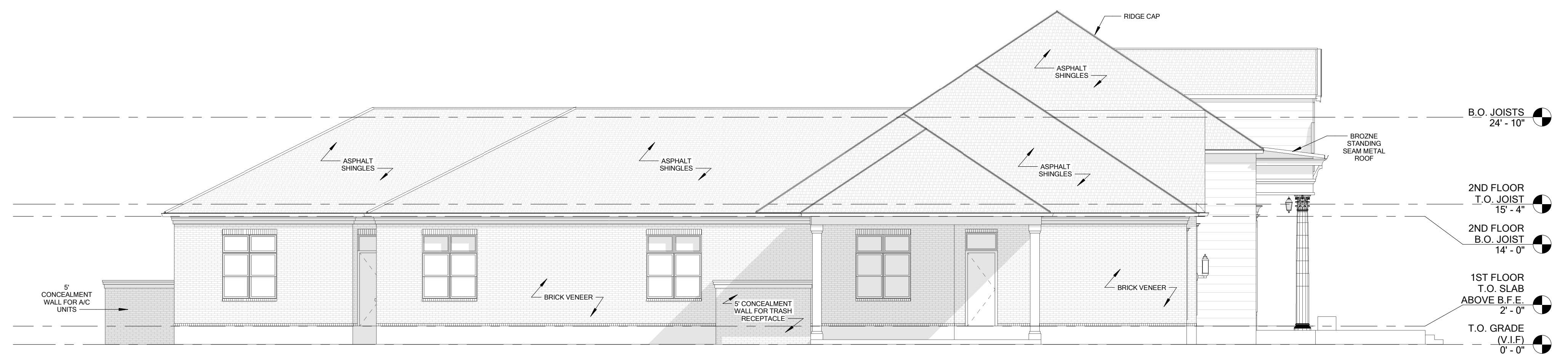
**2** Rear Elevation  
A-4 1/8" = 1'-0"



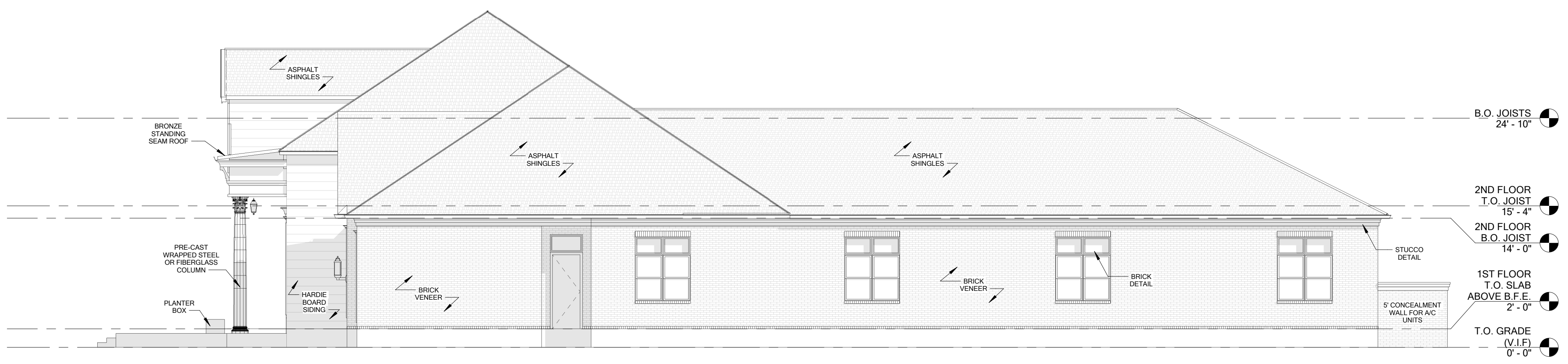
**1** Front Elevation  
A-4 1/8" = 1'-0"



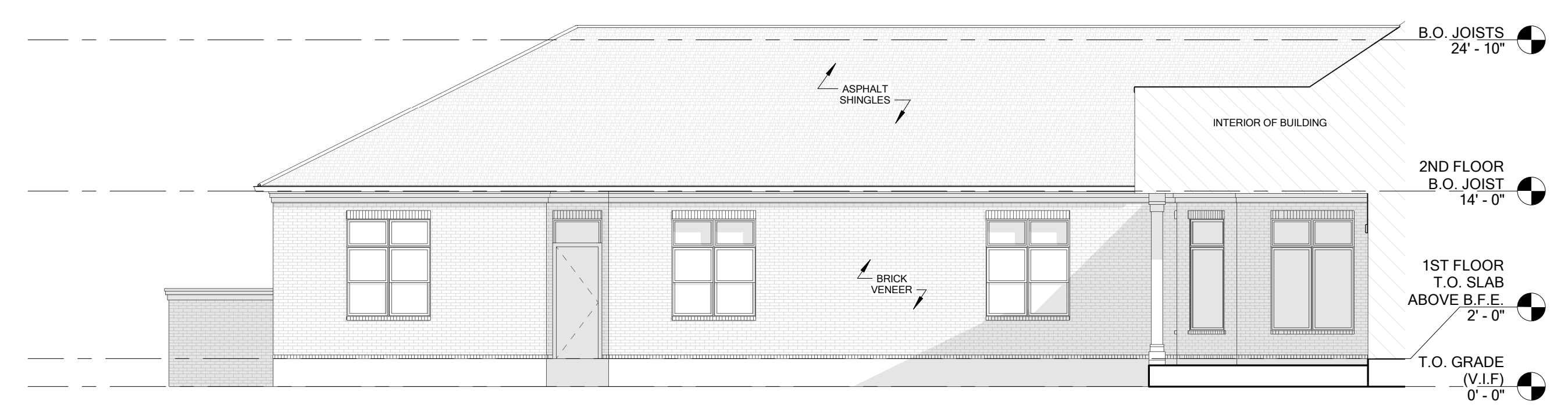
Joseph Flynn Architect, LLC  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837



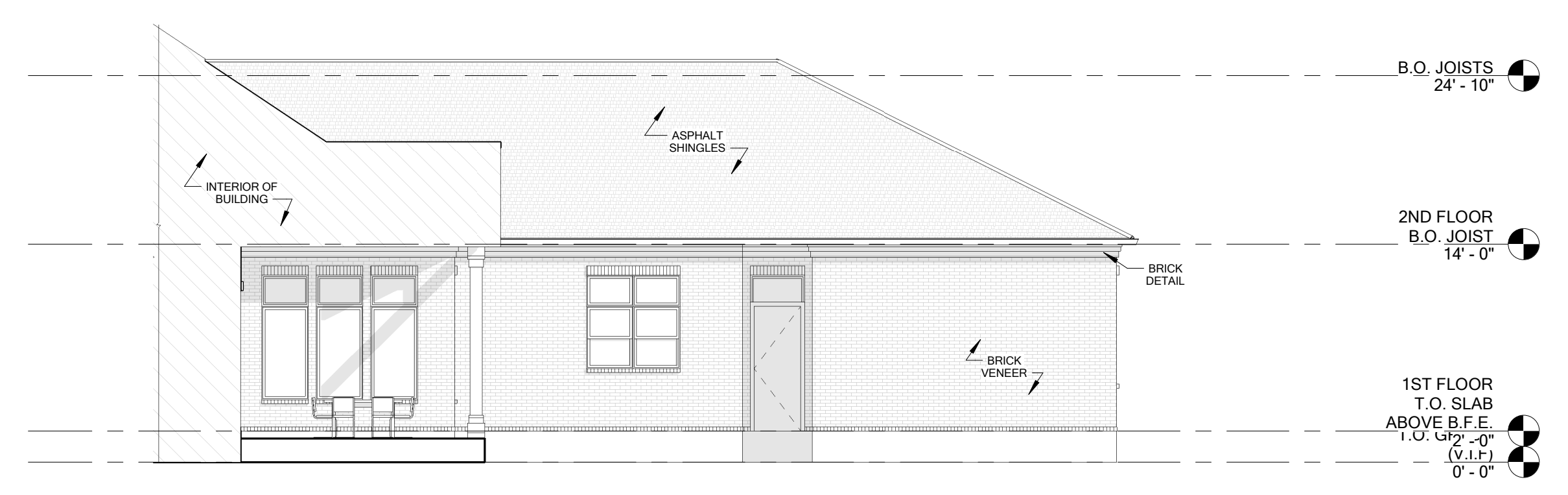
**2 Livingston Side Elevation**  
A-4.1 1/8" = 1'-0"



**1 Side Elevation**  
A-4.1 1/8" = 1'-0"



**3 Courtyard Elevation - Left**  
A-4.1 1/8" = 1'-0"



**4 Courtyard Elevation - Right**  
A-4.1 1/8" = 1'-0"

**The Oaks Residence**  
Personal Care Assisted Living  
Madison County, MS

PROJECT NUMBER: FD22006  
DATE: 10.19.2023  
DRAWN BY: RLD  
CHECKED BY: JEF  
TITLE:

Elevations

SHEET:

A-4.1

Schematic Design





Joseph Flynn Architect, LLC  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837



**The Oaks Residence**  
Personal Care Assisted Living  
Madison County, MS

PROJECT NUMBER: F022006  
DATE: 10.19.2023  
DRAWN BY: RLD  
CHECKED BY: JEF  
TITLE:

3D Render

SHEET:

A-4.2

Schematic Design





FLYNN ARCHITECT  
DESIGN-ARCHITECTURE-INTERIORS

Joseph Flynn Architect, LLC  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837



**The Oaks Residence**  
Personal Care Assisted Living  
Madison County, MS

PROJECT NUMBER: F022006  
DATE: 10.19.2023  
DRAWN BY: RLD  
CHECKED BY: JEF  
TITLE:

3D Render

SHEET:

A-4.3

Schematic Design





Joseph Flynn Architect, LLC  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837



**The Oaks Residence**  
Personal Care Assisted Living  
Madison County, MS

PROJECT NUMBER: F022006  
DATE: 10.19.2023  
DRAWN BY: RLD  
CHECKED BY: JEF  
TITLE:

3D Render

SHEET:

A-4.4

Schematic Design



Joseph Flynn Architect, LLC  
8903 Jefferson Hwy  
River Ridge LA, 70123  
504.667.3837



**The Oaks Residence**  
Personal Care Assisted Living  
Madison County, MS

PROJECT NUMBER: F022006  
DATE: 10.19.2023  
DRAWN BY: RLD  
CHECKED BY: JEF  
TITLE:

3D Render

SHEET:

A-4.5

Schematic Design