REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, November 03, 2026 at 6:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Architectural Review Committee is hereby given by the undersigned. Said meeting shall be held on Tuesday, November 03, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. Call Meeting to Order and Roll Call

2. Opening Prayer and Pledge of Allegiance

3. Consideration and Approval of Minutes

A) Consideration of Minutes-Regular Meeting September 15, 2026

4. New Business

A) Consideration of Architectural Review-Project 26-057.01 Storage Accessory Buildings 110 Weisenberger Rd

B) Consideration of Architectural Review-Project 26-058 Retail Development Calhoun Station

C) Consideration of Architectural Review-Project 26-039 City Park Pavilion and Satellite Restroom (site plan amendment)

5. Old Business

6. Public Comment

7. Next Meeting

A) Next Regular Meeting-December 1st, 2026

8. Adjourn

Commissioner Kayce Saik _____

Commissioner Renee Lamber _____

Commissioner Lee Sahler _____

Commissioner Chad Phillips _____

Commissioner Christine Greenlee_____

Regular Meeting of the Architectural Review Committee
of the City of Gluckstadt, Mississippi
Tuesday, September 15, 2006, at 3:00 PM

Minutes

The business of this meeting with Committee Members Melanie Greer, Lee Sahler and Kayce Saik were as follows:

1. Chairman Kayce Saik called the meeting to order; Melanie Greer and Lee Sahler were present.
2. Kayce Saik gave the opening Prayer with Melanie Greer gave the Pledge of Allegiance.
3. **Consideration of Minutes**:
   Melanie Greer gave the motion to approve the minutes of August 18, 2026, regular meeting as presented. Lee Sahler seconded the motion with all members voting "AYE" the motion carried.
4. **New Business**
   A) Architectural Review of Kayo Center – Middle Section of Development. Mr. Sahler recused himself from this vote.
      1. Mr. Dearman presented the Committee with the site plan amendment for the middle section of the Kayo Center development. The project meets the Architectural guidelines. There are a few elevations that will need to be addressed with more interruptions once they have a tenant and know how the interior will layout. The board recommended additional landscaping could address these concerns. Melaine Greer made the motion to recommend approval of the amendment. Kayce Saik seconded the motion with all members of the "AYE" the motion carried.

5. **Old Business**
   A) Review of Text Amendments to Architectural Standards
      1. Caine Dearman discussed possible revisions and additional recommendations with the board. No action was taken.
6. **Public Comment**
   No members of the public signed up to address the board.

7. **Next Meeting**
   1. Next Regular Meeting – October 27, 2026, at 3:00 PM City Hall
8. **Adjourn**
   Melanie Greer made the motion to adjourn the meeting. Lee Sahler seconded the motion with both members voting "AYE" the motion carried.

WITNESS OUR HANDS, this the _____ day of _____,2026

_____
KAYCE SAIK, Chairman

_____
MELANIE GREER, Vice Chairman

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 11/03/26

SUBJECT: Consideration of Architectural Review-Project 26-057.01-Accessory Storage Building

Mr. Bridgforth Rutledge is requesting recommendation of Architectural approval of his accessory storage buildings on his property of 110 & 118 Wiesenberger Rd. This parcel is zoned C-2 and is in the Highway Commercial Architectural District. He proposes to add two accessory storage buildings on his recently purchased property at the back of 110 Wiesenberger Rd. Storage Buildings are Conditional Use and he will present that request to the PNZ later this month.

These two buildings were originally all metal and the roll-up doors were facing the frontage of Wiesenberger Rd. We requested he flip the buildings around so the roll-up doors would face East towards the floodplain. Then match the material and color scheme of the building at 110 Wiesenberger on the West, North and South sides of the building leaving the façade facing East metal. He has complied with our request. The East and South sides are screened with an existing tree lines, but we need to add some landscaping along the building fronts where they are visible to Wiesenberger. Also, we are missing lighting plan for the building and site.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: 118 Weisenberger Road, Gluckstadt, MS 39110

Parcel #: 082H-28-008/02.04

Owner: Gluckstadt Management, LLC
(Attn: Bridgforth Rutledge)
Address: 967 Madison Ave., Suite B
Madison, MS 39110

Phone #: 601-291-0211

E-Mail: bridgforth.rutledge@gmail.com

Applicant: Gluckstadt Management, LLC
(Attn: Bridgforth Rutledge)
Address: 967 Madison Ave., Suite B
Madison, MS 39110

Phone #: 601-291-0211

E-Mail: bridgforth.rutledge@gmail.com

Current Zoning District: C-2

Acreage of Property (If applicable): 0.33 acre, more or less (rear portion of 118 Weisenberger Road)

Use sought of Property: Storage and warehousing

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes
7. $100.00 fee required for processing

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

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2026-08, Landscape Ordinance #2025-04, & Subdivision/Development Regulations)

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. Sidewalk must be installed in City ROW on the frontage. Please reference Subdivision Regulations
G. All existing and proposed easements
H. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
I. 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.

J. Contours at vertical intervals of five (5) feet or less
K. Floodplain designation, according to FEMA Maps
L. Landscaped areas and planting screens (Ordinance #2023-06)
M. Building lines and the locations of all structures, existing and proposed
N. Proposed uses of the land and buildings, if known
O. Open space and recreation areas where required
P. Area in square feet, and/or square acres of parcel
Q. Proposed gross lot coverage in square feet
R. Number and type of dwelling units where proposed
S. Location of sign structures and drawings (Section 701)
T. Location of garbage dumpster and enclosure (Section 406.06)
U. Any other data necessary to allow for a thorough evaluation of the proposed use, including a traffic study

Applicant shall be present at the monthly meetings of the Planning and Zoning Commission and Architectural Review Committee 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 and the Architectural Design Standards Ordinance.

Site Plans shall be submitted by 5:00 pm on the 1st day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee'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 1st of the following month for the next monthly meeting of the Planning and Zoning Commission and Architectural Review Committee.

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

Gluckstadt Management, LLC
By: , Manager 10/23/2026
Applicant Signature **Date**

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: _____

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

Yes_____ **No**_____

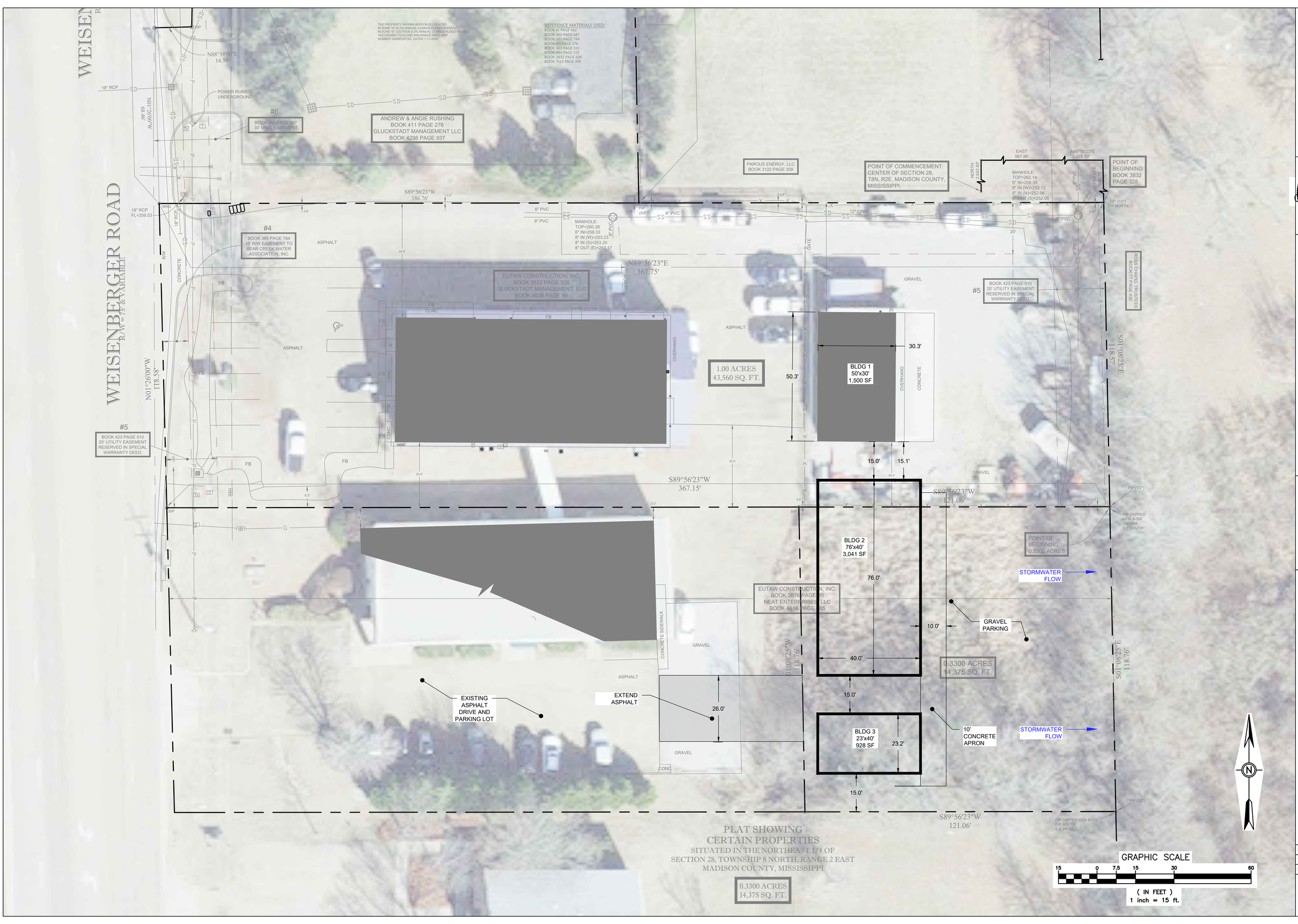
Signature: _____
Planning & Zoning Administrator (or Authorized Representative)

Legal Description of Property

A 0.3300 acre parcel of land being situated in the Northeast 1/4 of Section 28, Township 8 North, Range 2 East, Madison County, Mississippi, and being a part of an 8.59 acre tract as described in Book 247 at Page 263 and part of a 1.00 acre tract as described in Book 4614 at Page 365, both in the Chancery Records of the said Madison County in Canton, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at an iron pin found at the center of the said Section 28 and run North for a distance of 2,642.83 feet to a point; Thence East for a distance of 987.86 feet to the previous intersection of the South right of way line of Gluckstadt Road with the east right of way line of Weisenberger Road (S.A.P. 45 (38) connection road), said intersection being the most northerly northwest corner of the said 8.59 acre tract; thence North 89° 56' 23" East for a distance of 328.59 feet along the said previous southern right of way line of Gluckstadt Road to a 1/2" iron pin found at the northeast corner of the said 8.59 acre tract and the northwest corner of the Ross Chapel tract as recorded in Book 77 at Page 430 of the said Chancery Records; thence leave said previous southern right of way line of Gluckstadt Road and run South 01° 08' 25" East for a distance of 240.70 feet along the eastern property line of the said 8.59 acre tract to a 1/2" iron pin found at the northeastern corner of that certain parcel of land as described in Book 4638 at Page 99 of the said Chancery Records, thence continue South 01° 08' 25" East for a distance of 118.57 feet along the eastern property line of that said certain parcel of land as described in Book 4638 at Page 99 to a 1/2" iron pin found at the northeast corner of that said certain parcel of land as described in Book 4614 at Page 365, said iron pin marks the **POINT OF BEGINNING** for the 0.3300 acre tract herein described; thence continue South 01° 08' 25" East for a distance of 118.76 feet along the said eastern property line of the 8.59 acre tract and the eastern property line of that said certain parcel of land as described in Book 4614 at Page 365 of the said Chancery Records to a 1/2" iron pin found at the southeast corner thereof; thence run South 89° 56' 23" West for a distance of 121.06 feet along the southern property lines of that said certain parcel of land as described in Book 4614 at Page 365 to a 5/8" iron pin set; thence North 01° 08' 25" West for a distance of 118.76 feet to a 5/8" iron pin set on the northern property line of that said certain parcel of land as described in Book 4614 at Page 365; thence North 89° 56' 23" East for a distance of 121.06 feet along the said northern property line of that certain parcel of land as described in Book 4614 at Page 365 to the **POINT OF BEGINNING,** containing 0.3300 acres (14,375 square feet), more or less.

The reference meridian for the above description is based on monuments found in Book 3832 at Page 328.



DEAN
ENGINEERING SOLUTIONS INC.
CONTACT: SETH@DEANES.COM, 601-260-6677, C

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W. SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
20357
STATE OF MISSISSIPPI

00-00-0000

DRAWING ISSUED

#	Description	Date
1	PLANS SUBMITTED FOR REVIEW	00.00.00

OWNER:
OWNER NAME & DATA
OWNER ADDRESS AND PHONE

PROJECT TITLE:
SITE DEVELOPMENT

SHEET TITLE:
SITE PLAN

DATE: 00 JAN 2026
SCALE: AS SHOWN
DRAWN BY: WSD

SHEET NUMBER:
C3.0

Color Rendering



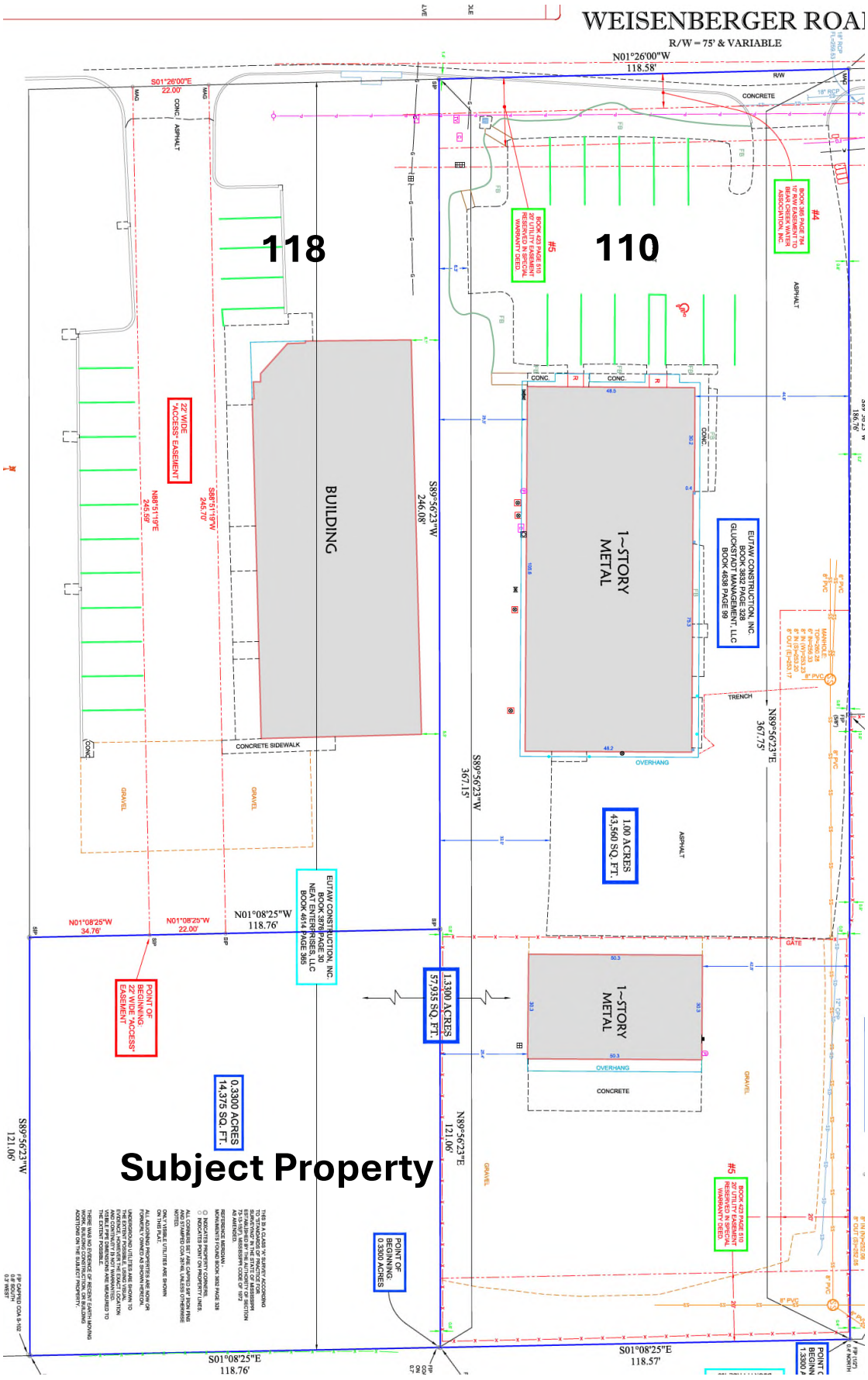
Street-facing façades include block water table, trim, and EIFS to match existing building in front of property.

Doors facing wooded flood zone like existing adjacent building.





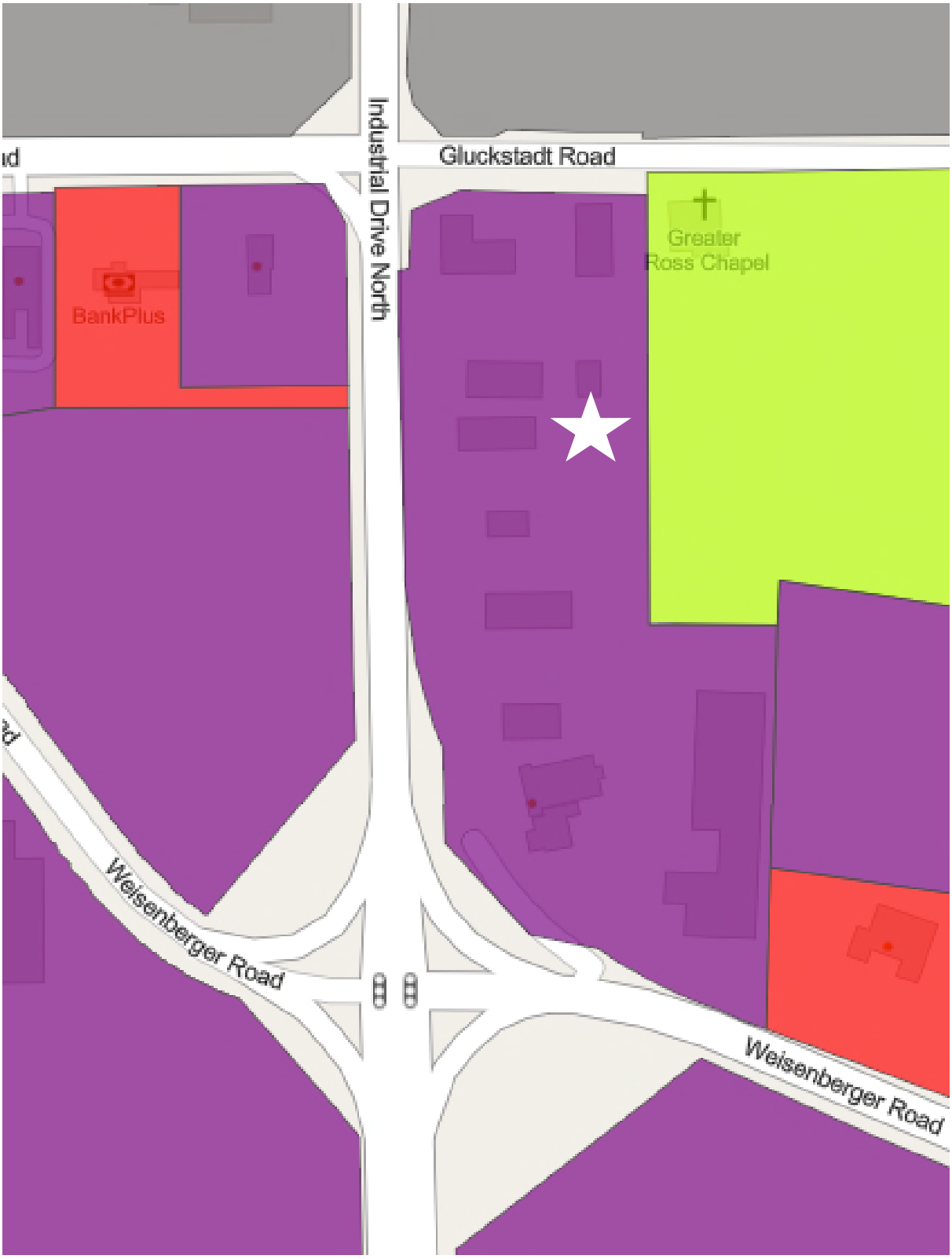
Boundary Survey



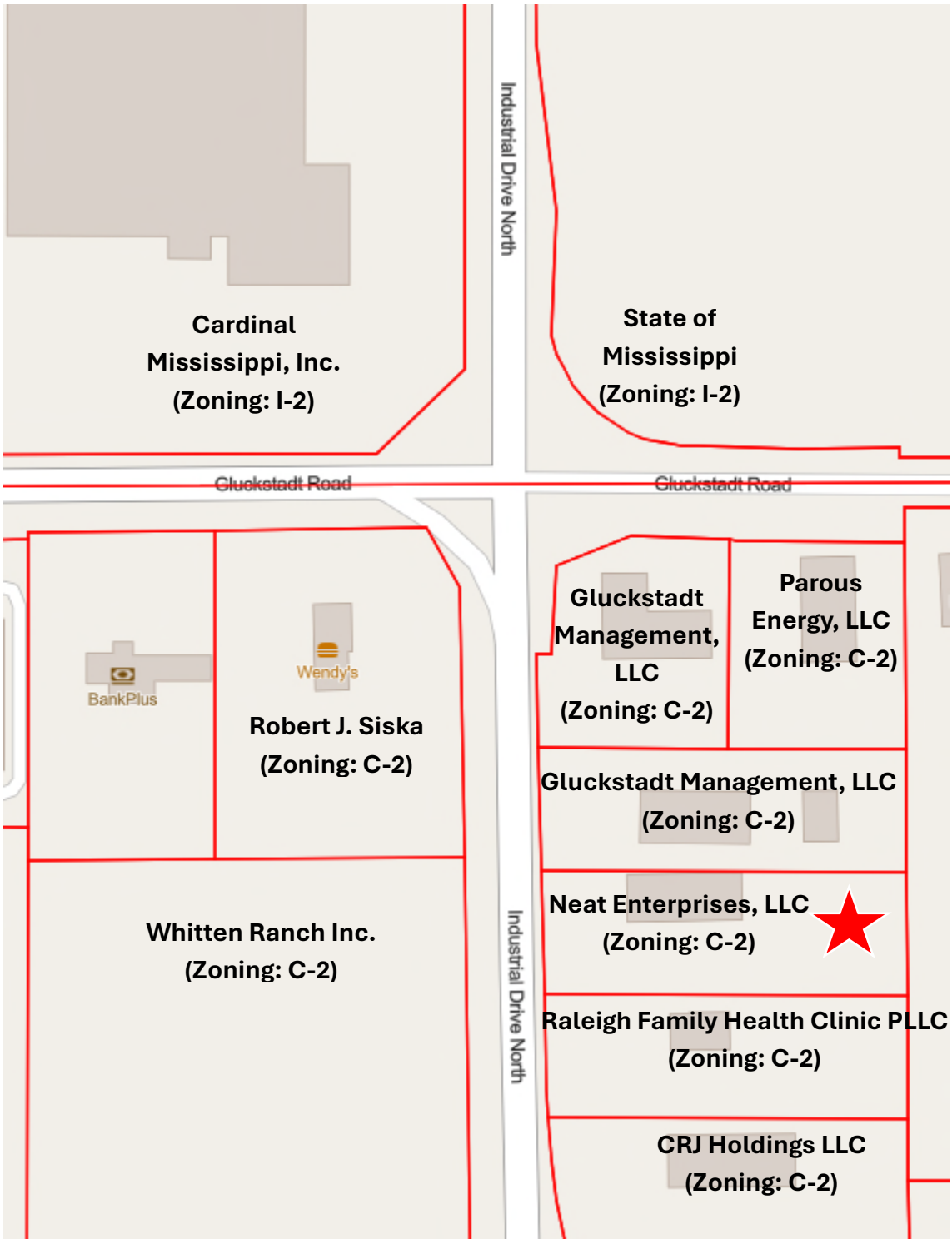
Aerial Photograph



Zoning Map


Industrial Drive North
Gluckstadt Road
BankPlus
Greater
Ross Chapel
Weisenberger Road
Weisenberger Road

Adjacent Owners, Lot Lines, and Zoning



Authorization Letter from Current Owner

NEAT ENTERPRISES, LLC
118 Weisenberger Road
Gluckstadt, MS 39110

October 23, 2026

City of Gluckstadt, Mississippi
1004 Madison Avenue
Gluckstadt, MS 39110

Re: 118 Weisenberger Road, Gluckstadt, MS 39110

Dear City of Gluckstadt:

Gluckstadt Management, LLC will be purchasing a 0.33 acre portion of the rear of my property within the next few weeks, and it has authority to file and process site plan review applications, architectural review documents, and other applications/documents with the city.

Sincerely,

Neat Enterprises, LLC

10-23-2026
Robin Covington, Member

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 11/03/26

SUBJECT: Consideration of Arch Review-Project 26-058 Commercial Development Calhoun Sta

Mr. Robert Polk is requesting the recommendation of Architectural approval for his proposed commercial development on Calhoun Station. This parcel is zoned C-2 and is in the Highway Commercial Architectural District. They have done a wonderful job with the layout of these buildings straying away from the strip development mentality even though it is a small lot. By separating the buildings it provides pedestrian walk-throughs and cozy hang-out areas. Also, taking our architectural standards to heart, the buildings have a unique flair with plenty of articulations and interruptions throughout the entire design. They are introducing new colors and materials with this design which will make this development stand out. Renderings do show plenty of landscaping with trees and shrubs, but I would like to see more details on the landscaping plan to include shrubs in and around the trees. Also, we are missing a lighting plan for the site.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: _____

Parcel #: 082E-21-016/25.00

Owner: JOB's, LLC

Applicant: Robert Polk

Address: _____

Address: 4214 Ridgewood Road
Jackson, MS 39211

Phone #: _____

Phone #: 601-720 7655

E-Mail: _____

E-Mail: robertpolkarchitect@gmail.com

Current Zoning District: C-2 Highway

Acreage of Property (If applicable): 1.5

Use sought of Property: commercial retail

26-058

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes
7. $100.00 fee required for processing

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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. Sidewalk must be installed in City ROW on the frontage. Please reference Subdivision Regulations
G. All existing and proposed easements
H. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
I. 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.

J. Contours at vertical intervals of five (5) feet or less
K. Floodplain designation, according to FEMA Maps
L. Landscaped areas and planting screens (Ordinance #2023-06)
M. Building lines and the locations of all structures, existing and proposed
N. Proposed uses of the land and buildings, if known
O. Open space and recreation areas where required
P. Area in square feet, and/or square acres of parcel
Q. Proposed gross lot coverage in square feet
R. Number and type of dwelling units where proposed
S. Location of sign structures and drawings (Section 701)
T. Location of garbage dumpster and enclosure (Section 406.06)
U. Any other data necessary to allow for a thorough evaluation of the proposed use, including a traffic study

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Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance and the Architectural Design Standards Ordinance.

Site Plans shall be submitted by 5:00 pm on the 1st day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee'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 1st of the following month for the next monthly meeting of the Planning and Zoning Commission and Architectural Review Committee.

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

Robert G Polk — 10/1/2026

Applicant Signature **Date**

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: 10.1.2026

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

Yes_____ **No**_____

Signature: _____

Planning & Zoning Administrator (or Authorized Representative)

October 1, 2026

Caine Dearman, CFM

Planning & Zoning Director

City of Gluckstadt

107 Lone Wolf Dr

Gluckstadt, MS 39110

Re: Gluckstadt Marketplace

Calhoun Parkway and Gluckstadt Way

Mr. Dearman,

Please attached the site plan review request for this proposed commercial center. It is proposed to be a more centralized development with a character of Cottage Downtown flavors, but with, at this time two different drive through designs for customer convenience. One is a express coffee and beverage concept, the other a quick serve custom ice cream shop. These both will take minimum on site parking, but at this time the parking is counted in the overall site plan.

We would like to discuss with you a variance on these two tenants for the parking requirements so a restaurant can be added to the proposed other tenants. Thank you for your time and we request to be placed for consideration and agenda.

Respectfully,

Robert Polk

Robert G. Polk, Architect, P. A.

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: RO
Cashier Name: BRIDGETTE SMITH
Terminal Number: 24
Receipt Date: 10/5/2026 11:57:41 AM

JLS CONSTRUCTION
C/O ROBERT POLK, ARCHITECT
4214 RIDGEWOOD RD
JACKSON, MS 39211

Trans Code: 400.00 - Permit Payments **Account: 2026144 JLS CONSTRUCTION** **$100.00**

2026144 100.00CR

Total Balance Due: $100.00

Payment Method: Check Payor: JLS CONSTRUCTION Reference: 3051 Amount: $100.00

Total Payment Received: $100.00

Change: $0.00



MARKET PLACE

COVER

Scale:

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

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FOR REGULATORY APPROVAL ONLY

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MARKET PLACE
JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

PLOTTED:
10/23/2026
1:37:48 PM

SHEET
ARB 0









RENDERINGS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
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MARKET PLACE

JOE'S LLC

CALHOUN STATION PARKWAY
GLUCKSTADT, MS

PLOTTED:
10/23/2026
1:37:59 PM

SHEET
ARB 1

OVERALL

Scale:

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
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MARKET PLACE
JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

PLOTTED:
10/23/2026
1:38:00
PM

SHEET
ARB 2





RENDERINGS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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MARKET PLACE
JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

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PM

SHEET
ARB 3



LANDSCAPING TO COMPLY WITH
ALL GLUCKSTADT ORDINANCES
AS INDICATED ON RENDERINGS

SITE PLAN RENDERED

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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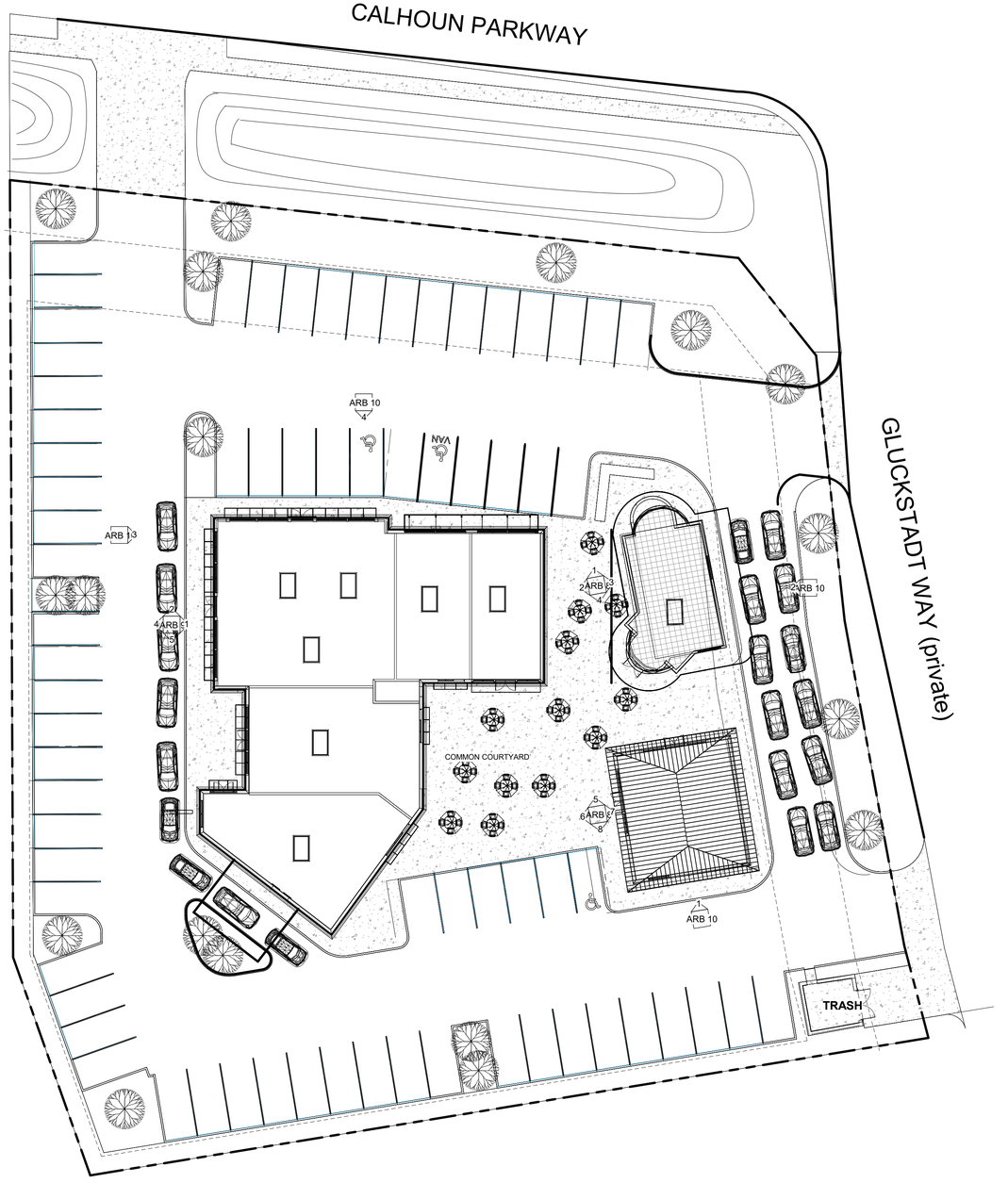
SHEET
ARB 4



AERIAL IMAGE FROM GOOGLE



APPROXIMATE LAYOUT ON AERIAL IMAGE



2 SITE PLAN
1" = 20'-0"

SITE PLAN
Scale: 1" = 20'-0"

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GLUCKSTADT, MS

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SHEET
ARB 5

Gluckstadt Marketplace - Site & Parking Summary

RGPA project 2026-29 | Builder: Lee Sahler | City of Gluckstadt, C-2 Highway Commercial | Final plan numbers, October 23, 2026

Site

Item	Value	Note
Site area	65,456 sf (1.50 ac)	
Zoning	C-2 Highway Commercial	Ord. 2021-4 Art. XXII
Maximum building coverage	50% = 32,728 sf	Sec. 2203
Storm water detention	Not required on this parcel	Development's pond covers it (verify with civil)

Tenant spaces and parking required

Space	Use	Area (sf)	Ratio	Spaces
Restaurant	Restaurant	2,665	1 / 100 sf	27
Retail 1	Retail	1,004	1 / 225 sf	5
Retail 2	Retail	997	1 / 225 sf	5
Retail 3	Retail	1,655	1 / 225 sf	8
Ice Cream	Restaurant	1,614	1 / 100 sf	17
Bldg 3 - Retail	Retail	1,301	1 / 225 sf	6
Bldg 2 - Coffee	Restaurant	1,032	1 / 100 sf	11
Total		**10,268**		**79**

Gluckstadt Ord. 2021-4 Sec. 501.02: restaurant 1 per 100 sf, general business / retail 1 per 225 sf. Each space figured separately, fractions rounded up.

Parking result

	Spaces
Required by ordinance (each space rounded up)	79
Drawn on the final site plan, including ADA	68
Short	**11**

How the count changes with the city's reading

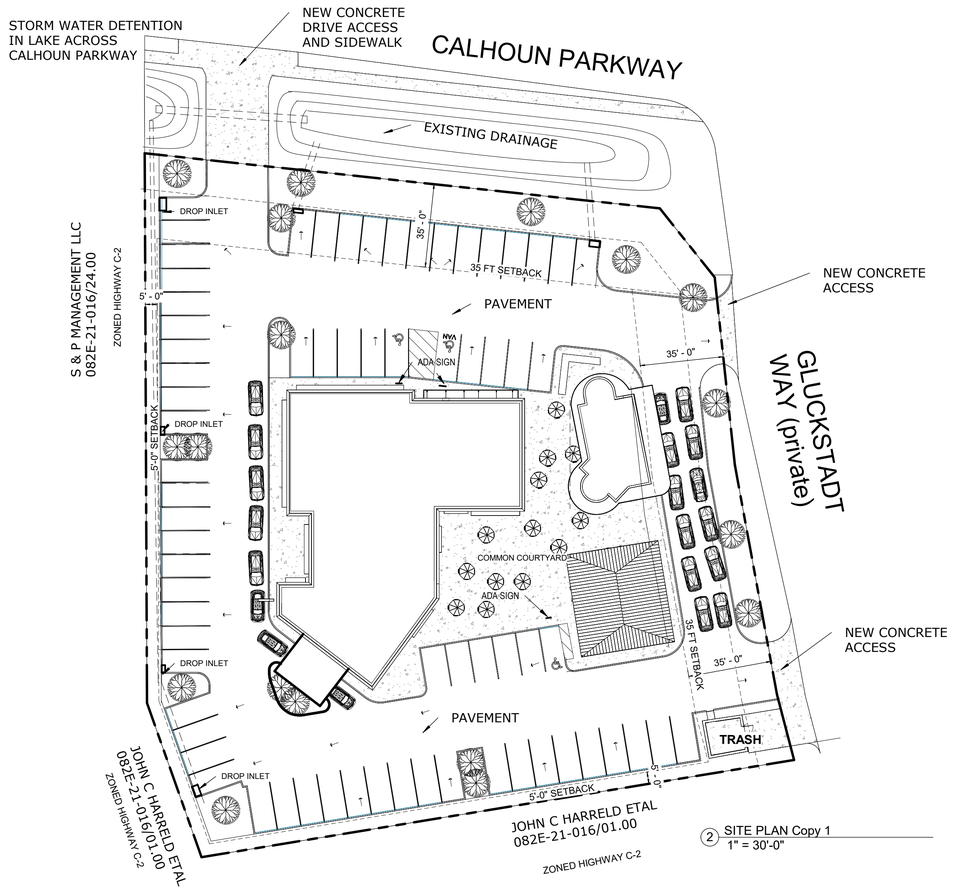
Reading	Required	vs. 68 drawn
All three food uses as restaurant, each space rounded up	79	11 short
Rounded once per use type (restaurant 5,311 sf; retail 4,957 sf)	77	9 short
Coffee counted as retail	73	5 short
Ice cream counted as retail	70	2 over
Ice cream and coffee counted as retail	64	4 over

The ice cream space decides whether the plan meets code. The ordinance says to figure each use separately and round up; it does not say whether that means each tenant space or each use type - a question for the city.

Land covered

Surface	Area (sf)	% of site
Buildings	10,268	15.7%
Parking and drives	35,884	54.8%
Courtyard / walks	9,034	13.8%
Landscape	10,270	15.7%
Total site	**65,456**	**100.0%**

Building coverage 15.7%, well under the 50% cap. Impervious (buildings, parking, walks) 84.3%. Landscape reduced 304 sf from the plan figure of 10,574 sf so the surfaces close to the site area.



2 SITE PLAN Copy 1
1" = 30'-0"



1 SITE PLAN DENOTED
1/16" = 1'-0"

10,268 TOTAL
parking requirements
1/100 restaurant
1/225 for business/office
79 NEEDED *
68 AS DESIGNED WITH ADA

* FULL RESTAURANT PARKING FOR DRIVE THRU SERVICE

NORTH

THIS PROPERTY IS NOT IN A FLOOD ZONE

ZONED C-2 HIGHWAY

SITE PLAN DENOTED

Scale: As indicated

RGPA / pa
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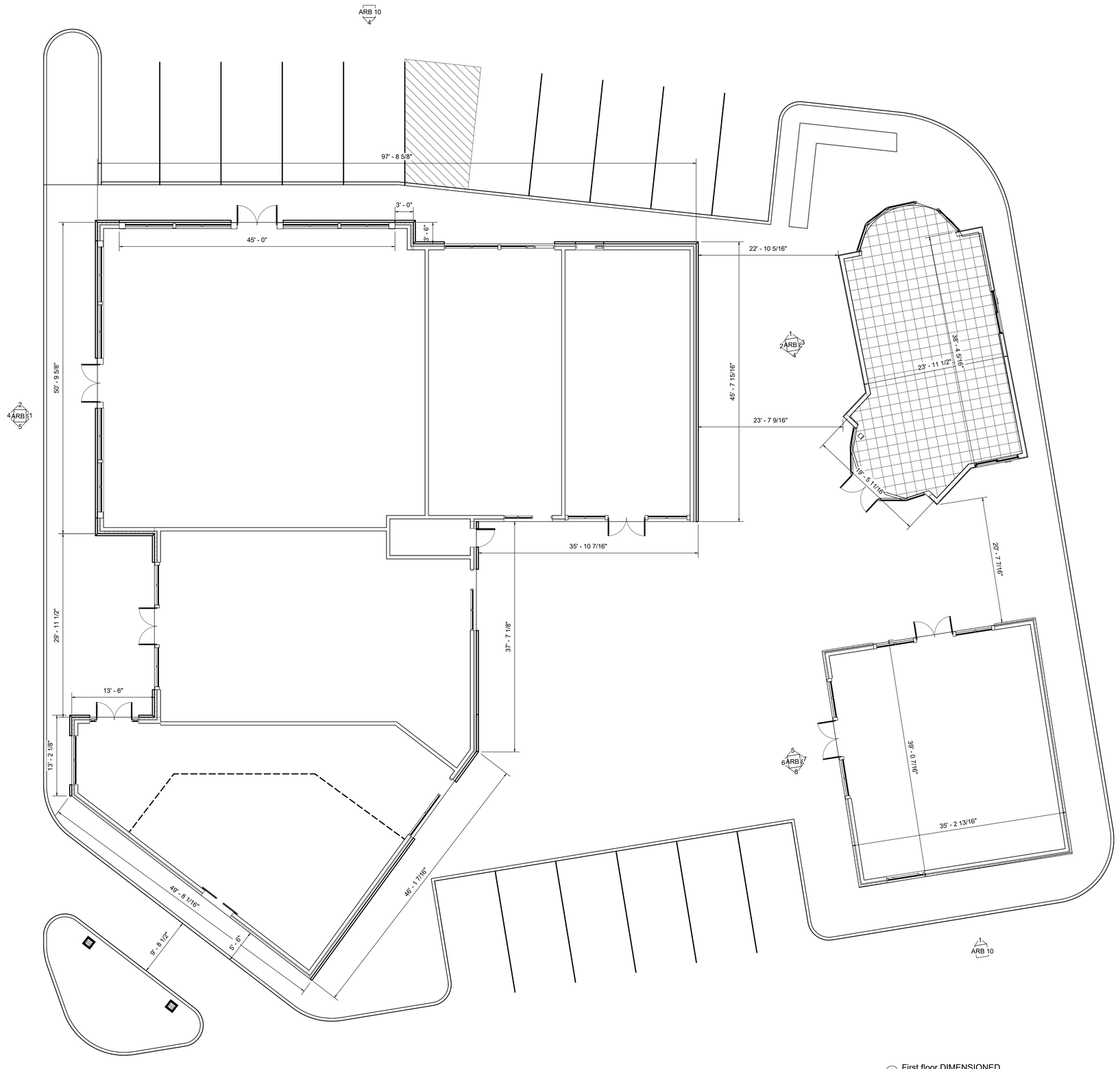
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GLUCKSTADT, MS

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SHEET
ARB 6



1 First floor DIMENSIONED
1/8" = 1'-0"

FLOOR LAYOUT DIMENSION

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

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

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MARKET PLACE

JOE'S LLC

CALHOUN STATION PARKWAY
GLUCKSTADT, MS

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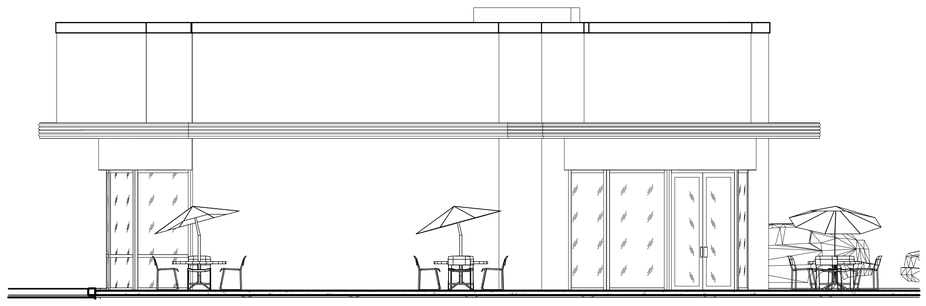
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ARB 7



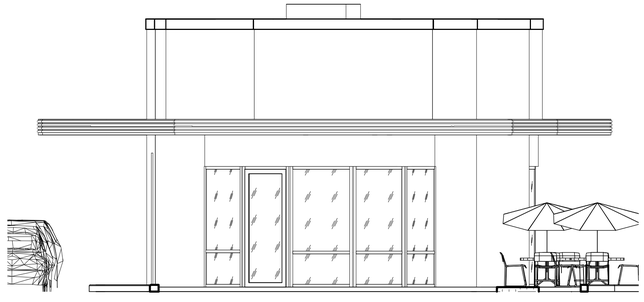
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3/16" = 1'-0"



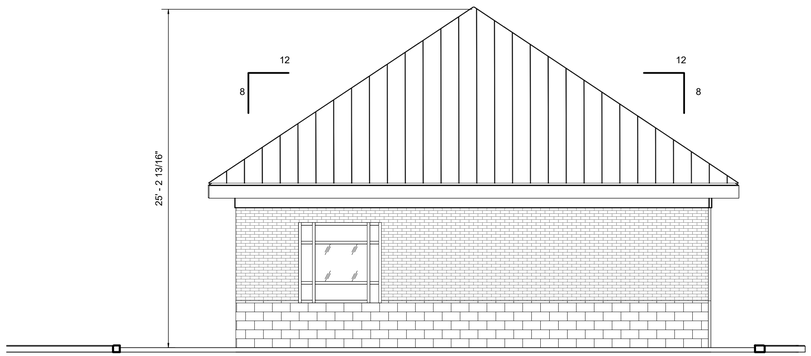
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3/16" = 1'-0"



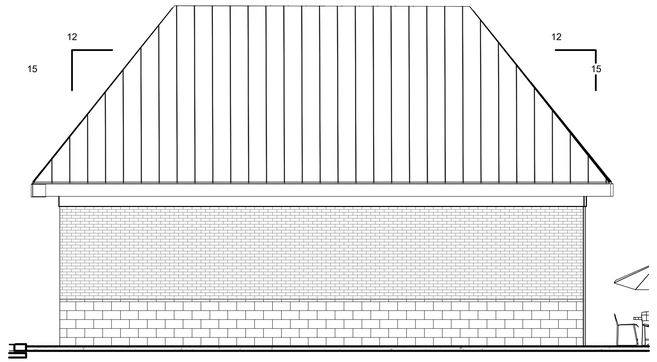
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3/16" = 1'-0"



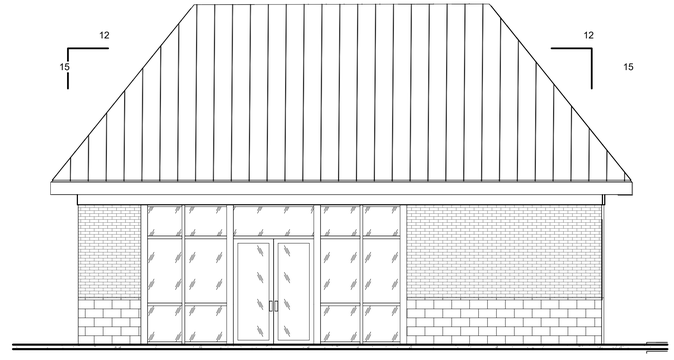
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3/16" = 1'-0"



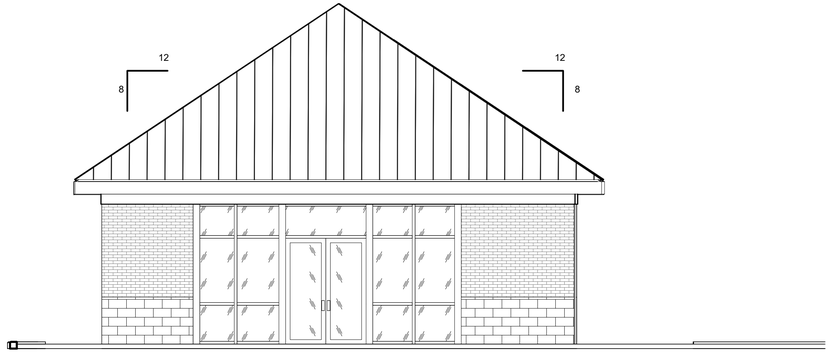
5 BLDG 3 EAST
3/16" = 1'-0"



6 BLDG 3 NORTH
3/16" = 1'-0"



7 BLDG 3 SOUTH
3/16" = 1'-0"



8 BLDG 3 WEST
3/16" = 1'-0"

BUILDING 2 ELEVATIONS
Scale: 3/16" = 1'-0"

RGPA pa
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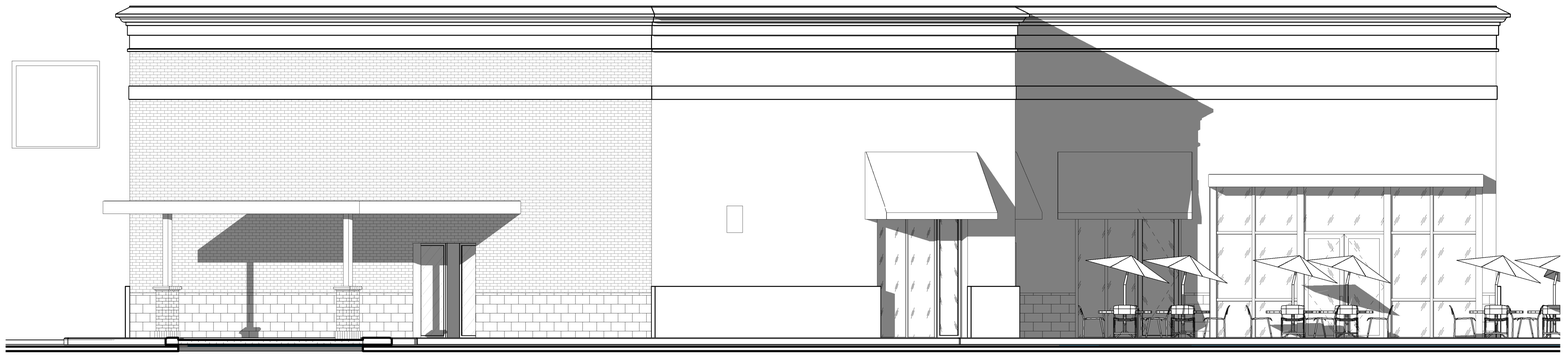
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CALHOUN STATION PARKWAY
GLUCKSTADT, MS

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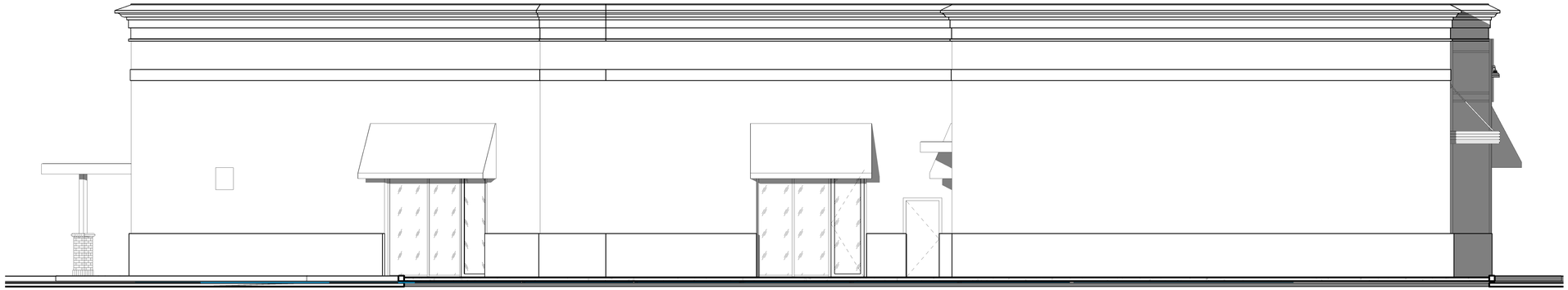
SHEET
ARB 8



1 BLDG1 SOUTH
3/16" = 1'-0"



2 BLDG 1 EAST
3/16" = 1'-0"



4 BLDG 1 NORTH
3/16" = 1'-0"



5 BLDG 1 WEST
3/16" = 1'-0"

BUILDING 1 ELEVATIONS

Scale: 3/16" = 1'-0"

RGPA pa
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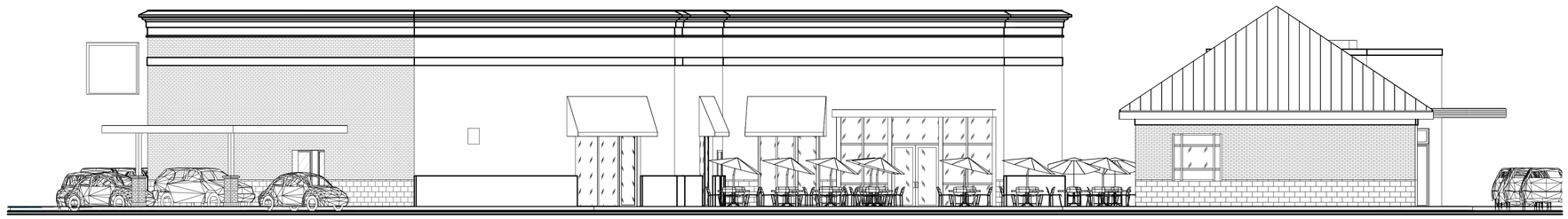
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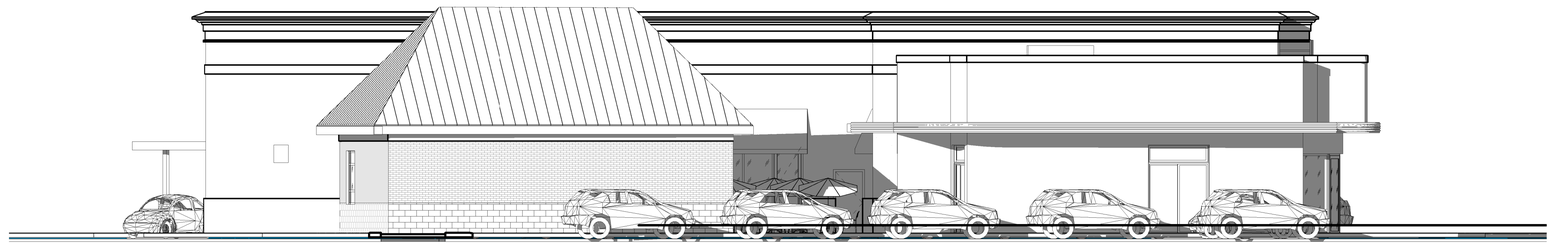
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JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

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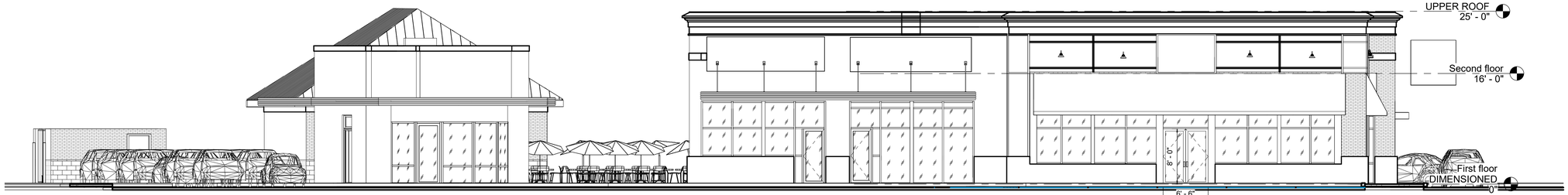
SHEET
ARB 9



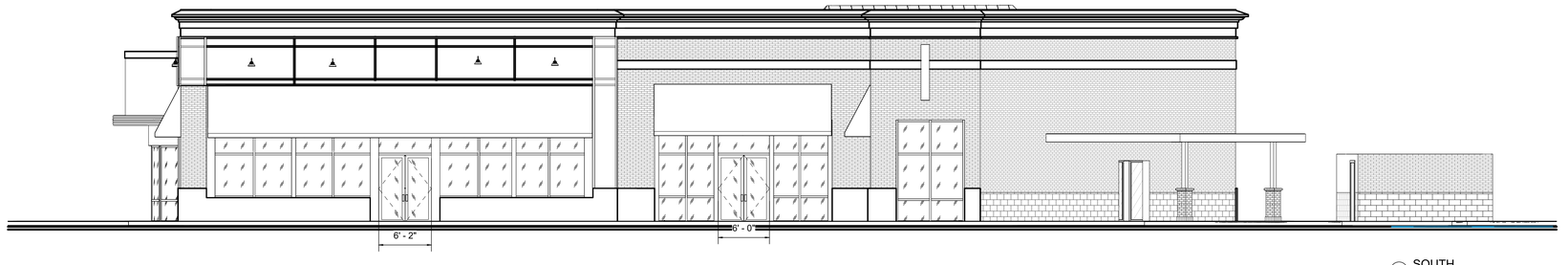
1 EAST
1/8" = 1'-0"



2 NORTH
1/8" = 1'-0"



4 WEST
1/8" = 1'-0"



3 SOUTH
1/8" = 1'-0"

OVEALL ELEVATIONS

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

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GLUCKSTADT, MS

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SHEET
ARB 10

GLUCKSTADT MARKETPLACE

EXTERIOR MATERIALS BOARD



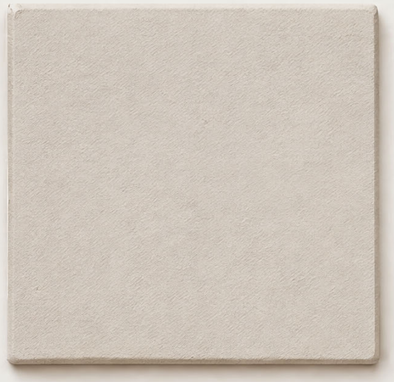
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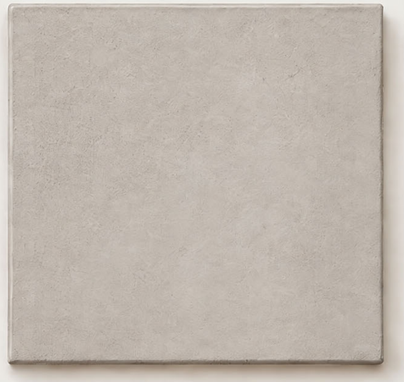
2. GRAY MASONRY



3. NAVY PAINTED TRIM



4. CREAM EIFS - FINE SAND FINISH



5. MASONRY BASE



6. CHROME BANDED CANOPY



7. BROWN STANDING SEAM ROOF



8. STRIPED CANVAS AWNING



9. BLACK STOREFRONT



10. COURTYARD PAVERS

COLOR SAMPLES

Scale:

RGPA/pa
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STATE OF MISSISSIPPI

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MARKET PLACE
JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

PLOTTED:
10/23/2026
1:38:47
PM

SHEET
ARB 11

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 11/03/26

SUBJECT: Consideration of Arch Review-Project 26-039 City Park Pavilion and Restroom

We are please to present the City Park Pavilion and Satellite Restroom. Mr. Robert Polk was contracted to design this for the City. We received site plan and conditional use approval a couple of months ago but had not finished the Pavilion yet. We will be presenting this to MMBOA for site plan amendment approval in December.

After a couple of renditions, we have tried to incorporate something that would tie in well to the Village District. Steep pitched roof with exposed heavy timbering that will draw people into this open-air concept. The Satellite Restroom will match the Pavilion material and color scheme. Not only a big thank you to Mr. Polk, but I need to give a shout out to Chris Buckner and Amber Trotter as well. They have put a ton of effort into this park.



Renders COVER

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

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Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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Gluckstadt Pavilion

City of Gluckstadt

Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

PLOTTED:
10/13/2026
3:51:35 PM

SHEET
A000





Renders Copy 1

Scale:

RGPA pa
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Gluckstadt Pavilion

City of Gluckstadt

Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

PLOTTED:
10/13/2026
3:51:36 PM

SHEET
A002





Renders
Scale

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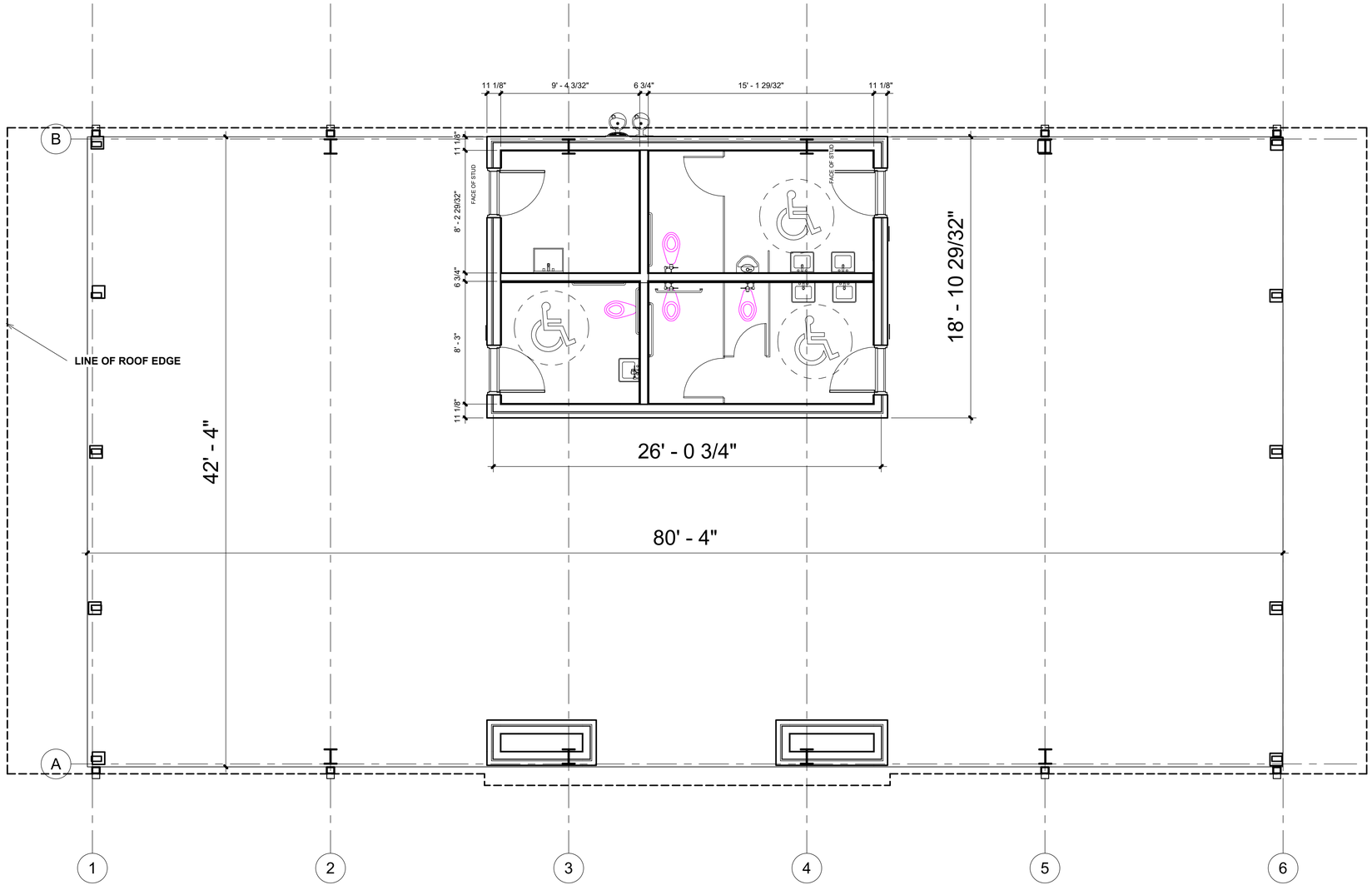
Gluckstadt Pavilion

City of Gluckstadt

Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

PLOTTED:
10/13/2026
3:51:38 PM

SHEET
A003



1 Layout
1/4" = 1'-0"

FLOOR PLAN LAYOUT

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

RGPA pa
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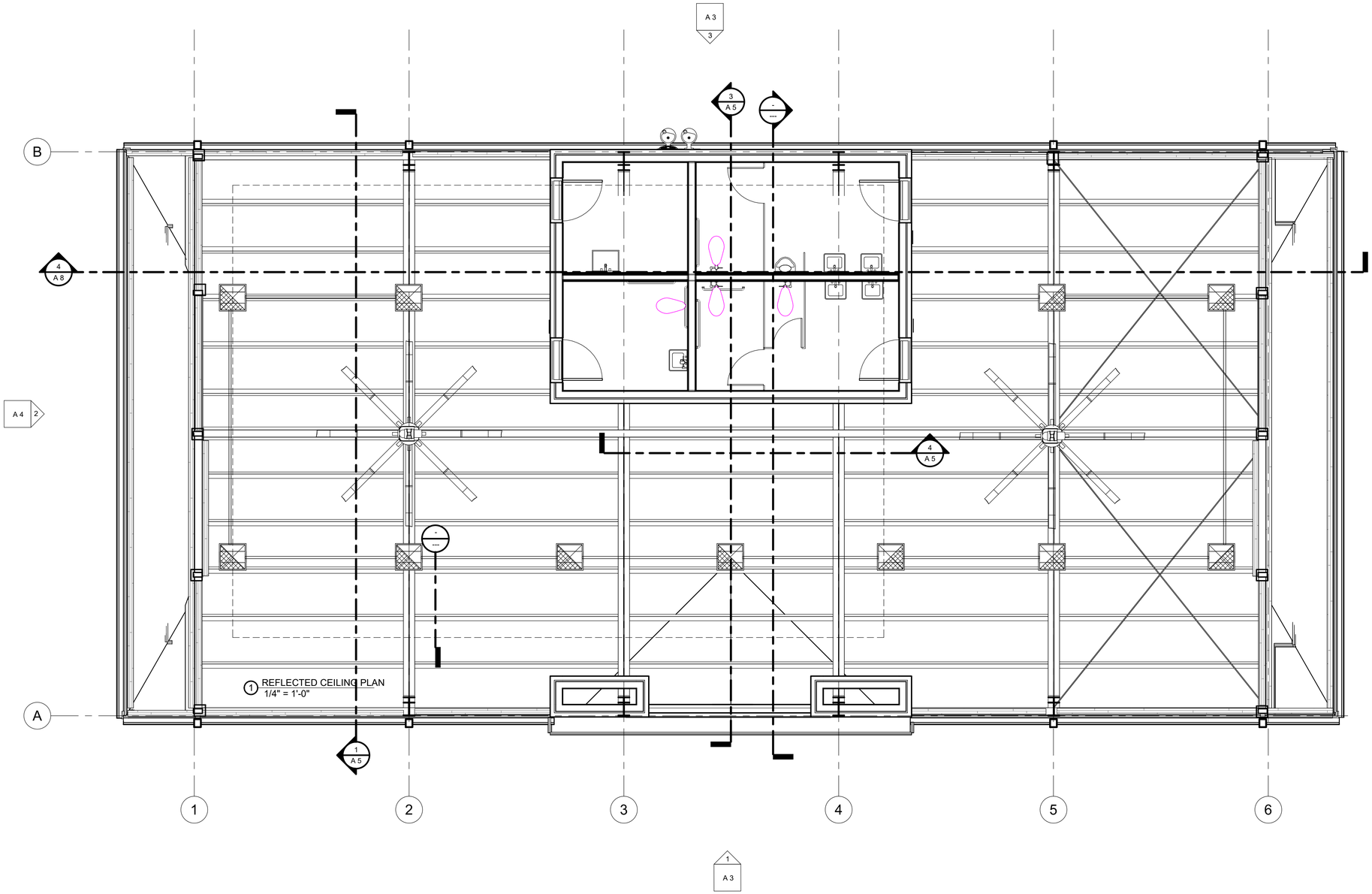
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Gluckstadt Pavilion
City of Gluckstadt

Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

PLOTTED:
10/13/2026
3:51:38 PM

SHEET
A 1



REFLECTED CEILING PLAN

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

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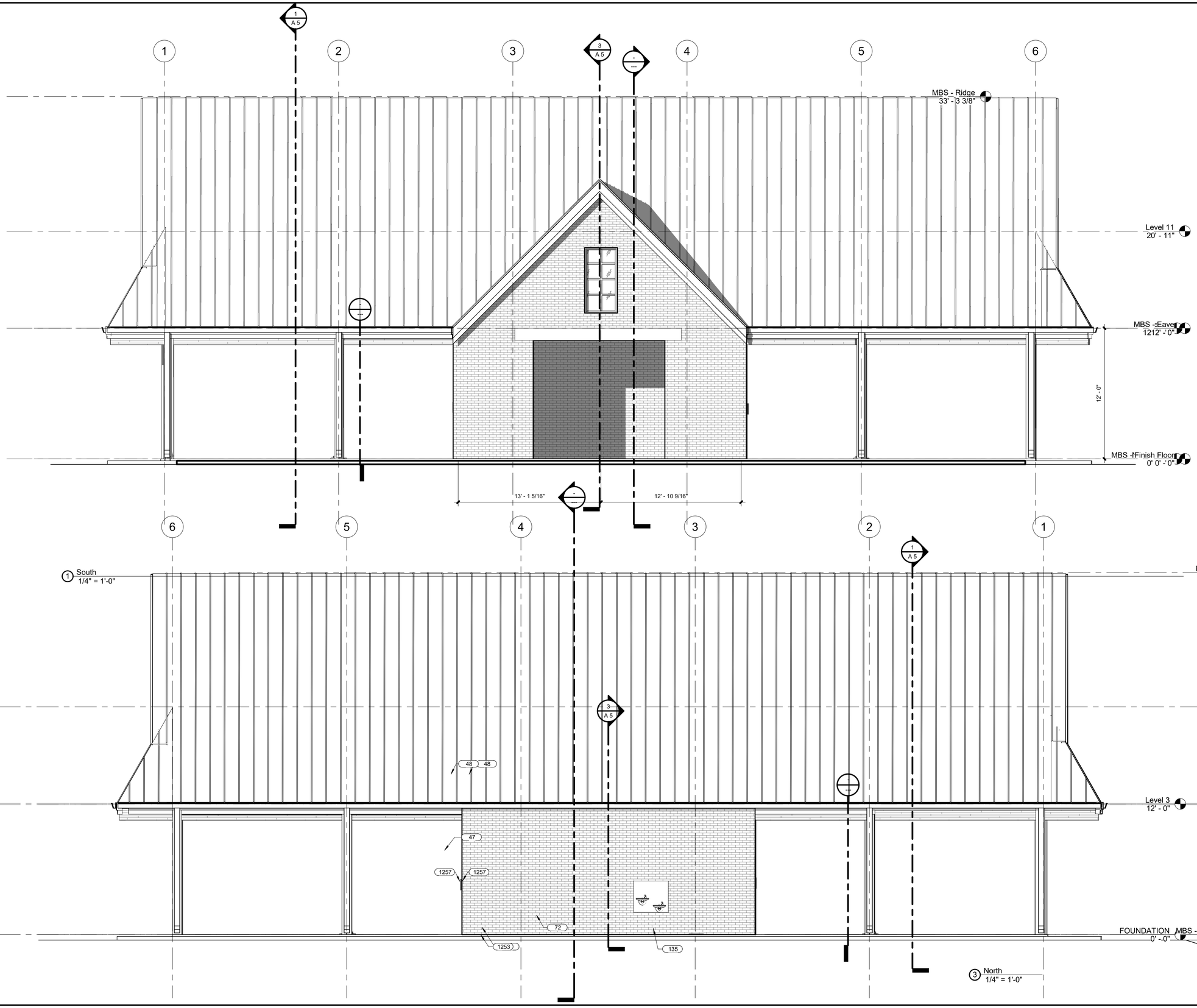
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Gluckstadt Pavilion
City of Gluckstadt

Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

PLOTTED:
10/13/2026
3:51:39 PM

SHEET
A 2



Exterior Elevation

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

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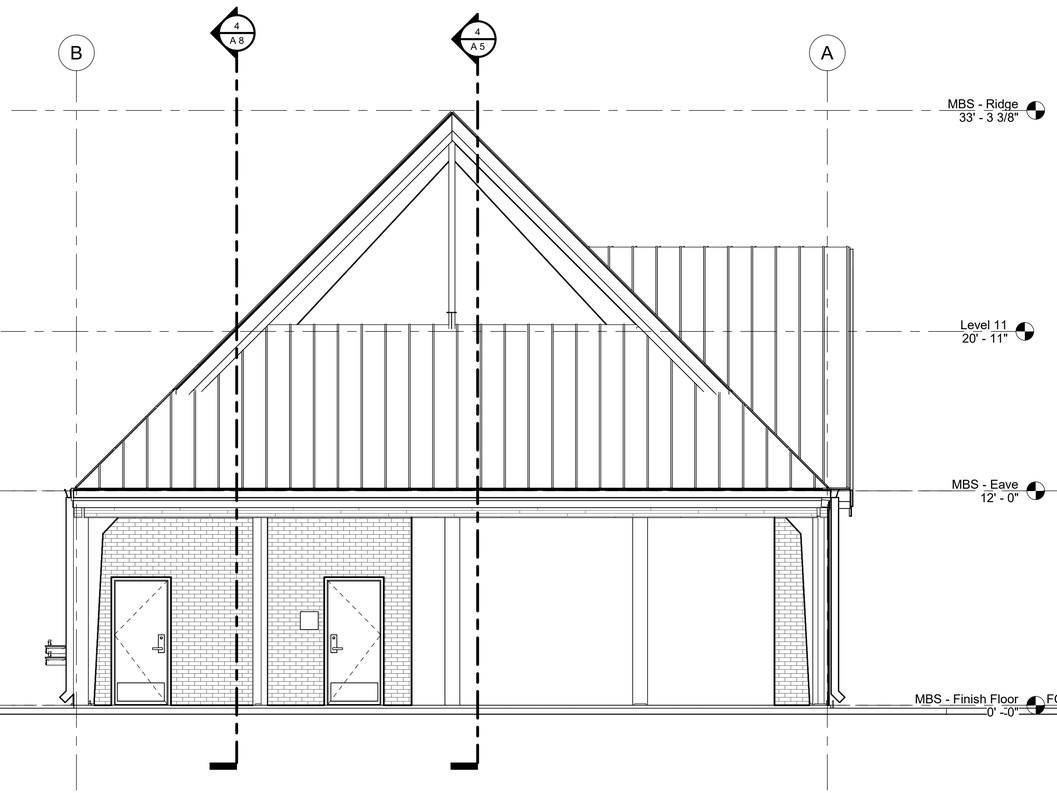
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Gluckstadt Pavilion
City of Gluckstadt

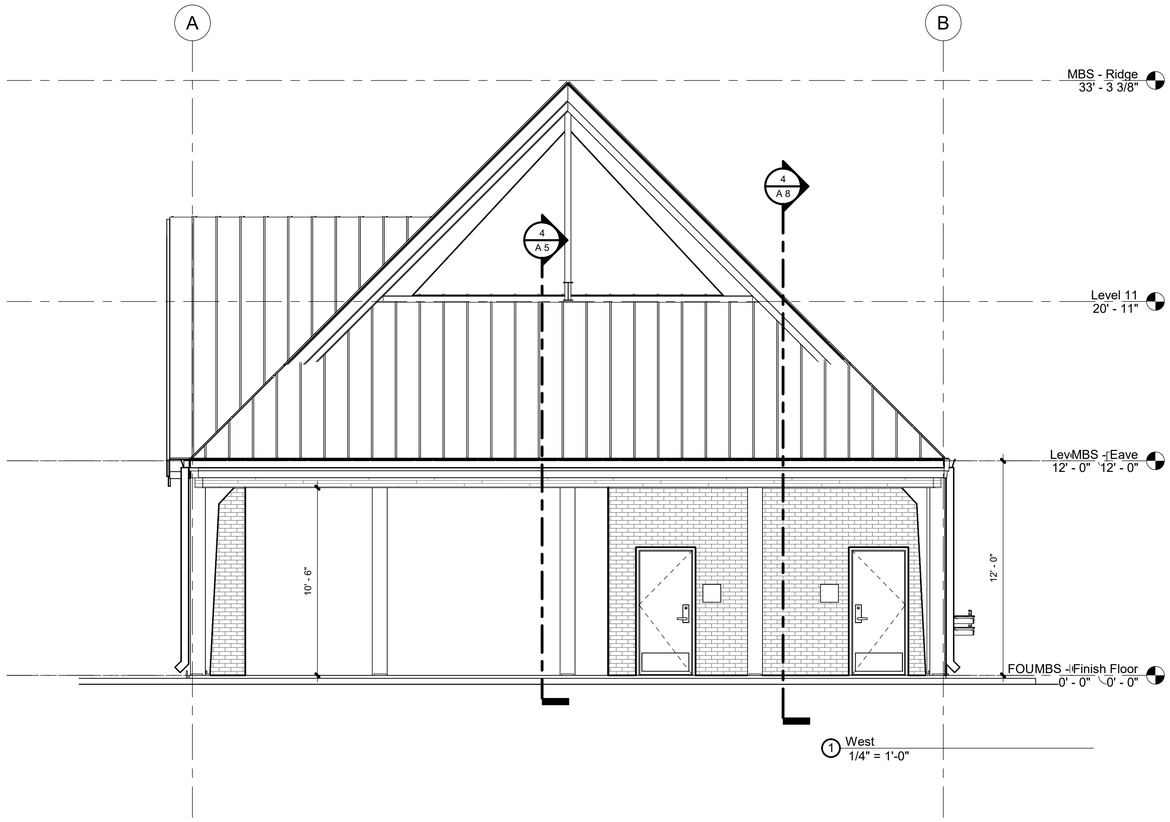
Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

PLOTTED:
10/13/2026
3:51:44 PM

SHEET
A 3



2 East (Open) Side
1/4" = 1'-0"



1 West
1/4" = 1'-0"

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Gluckstadt Pavilion

City of Gluckstadt

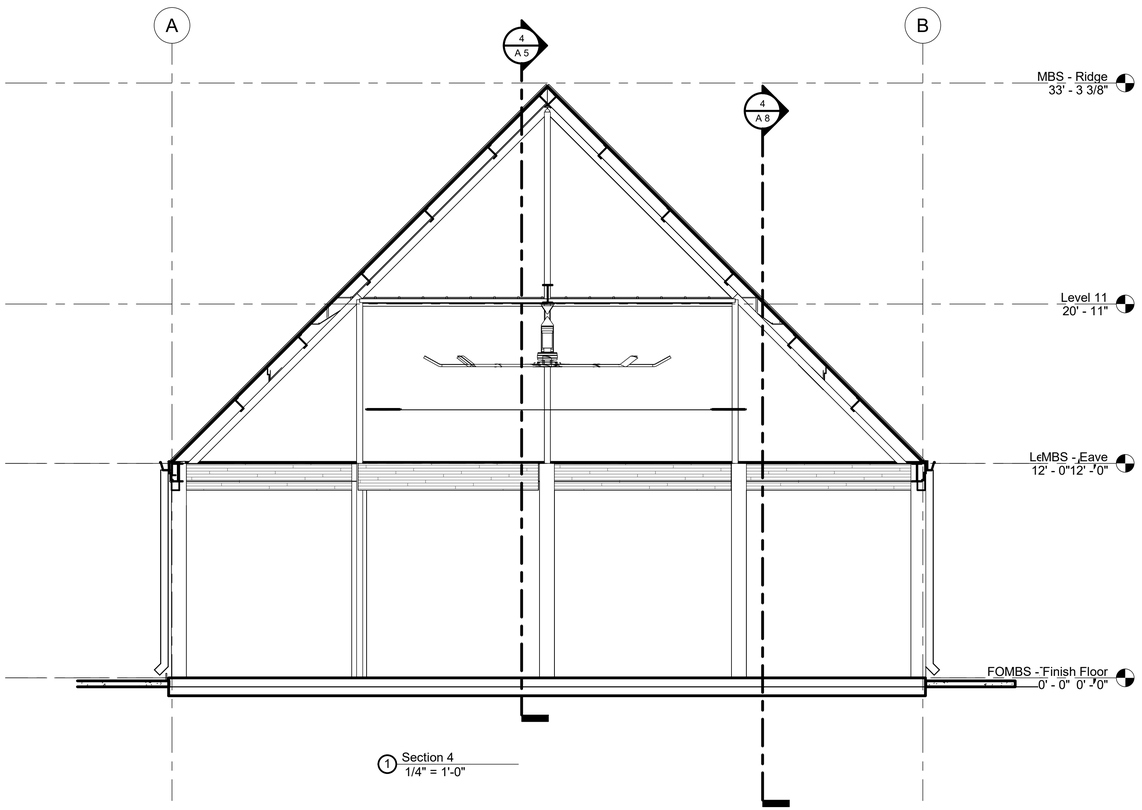
Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

Exterior Elevations

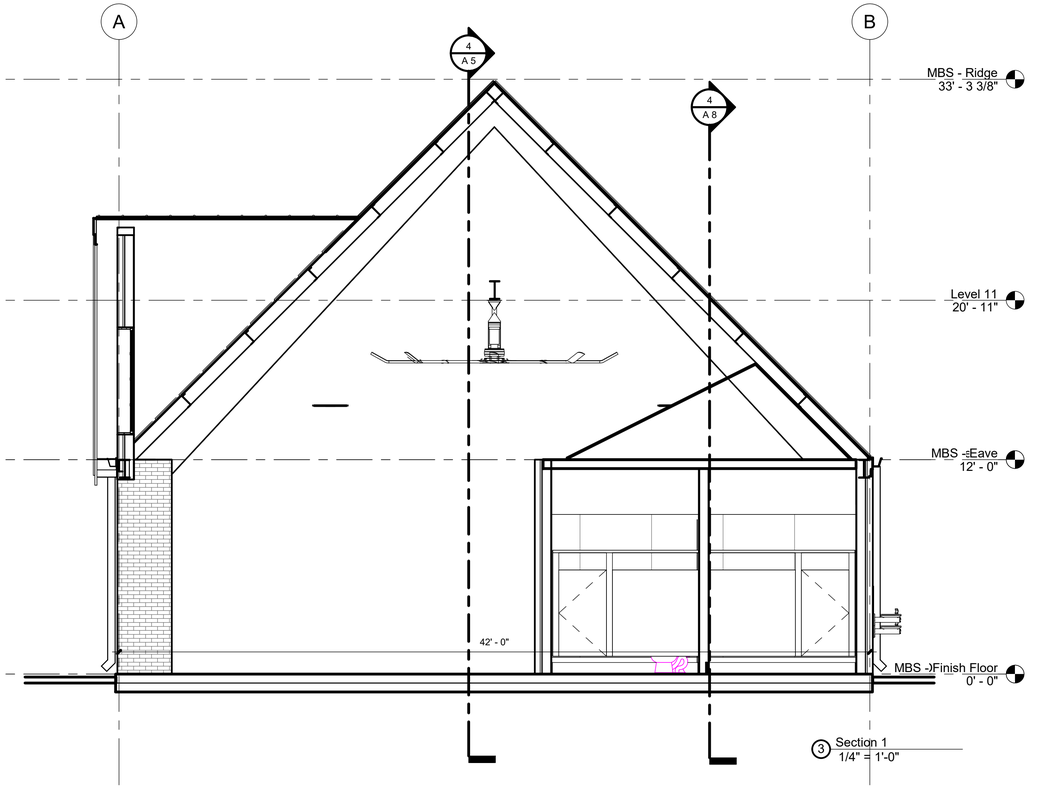
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PLOTTED:
10/13/2026
3:51:47 PM

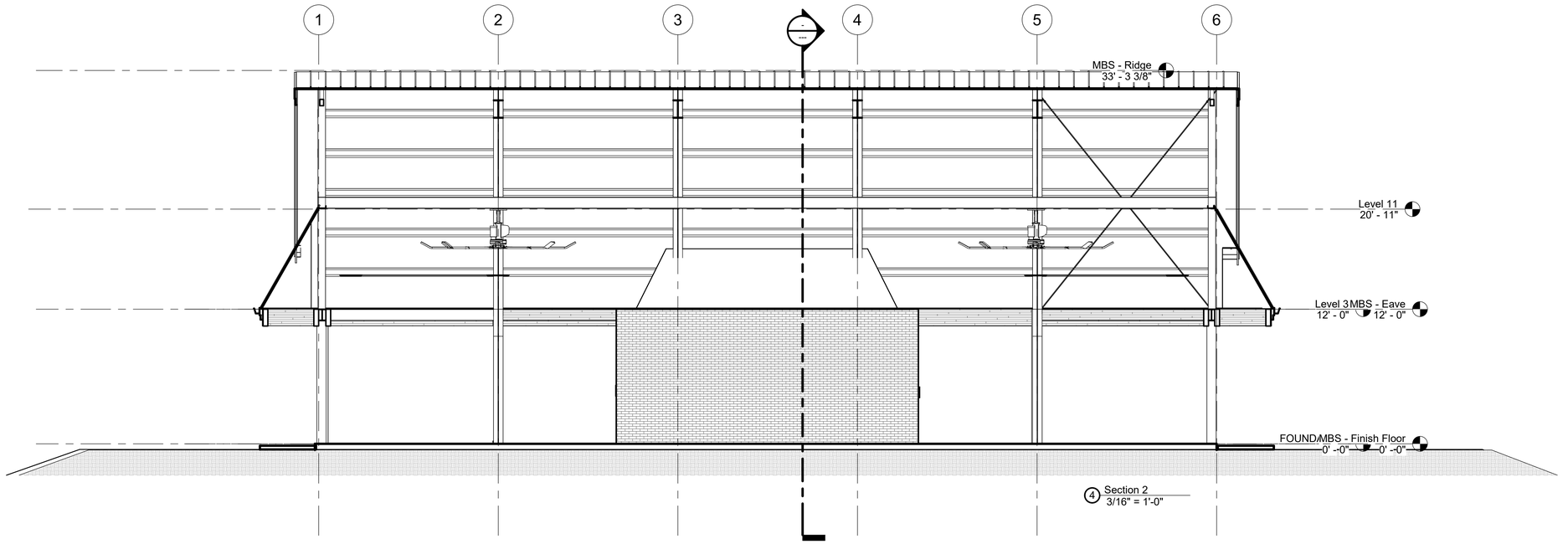
SHEET:
A 4



1 Section 4
1/4" = 1'-0"



3 Section 1
1/4" = 1'-0"



4 Section 2
3/16" = 1'-0"

Building Sections

Scale: As indicated

RGPA pa
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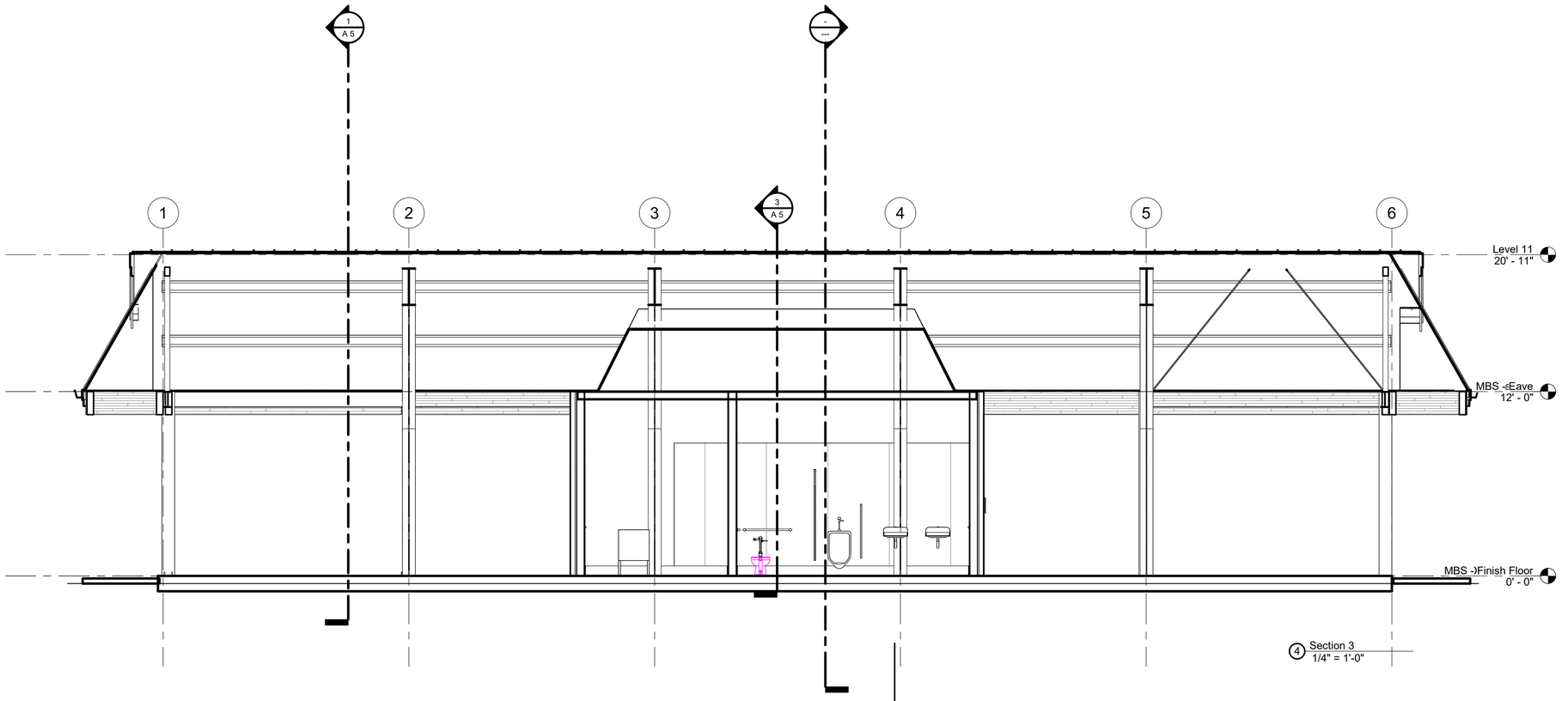
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Gluckstadt Pavilion
City of Gluckstadt

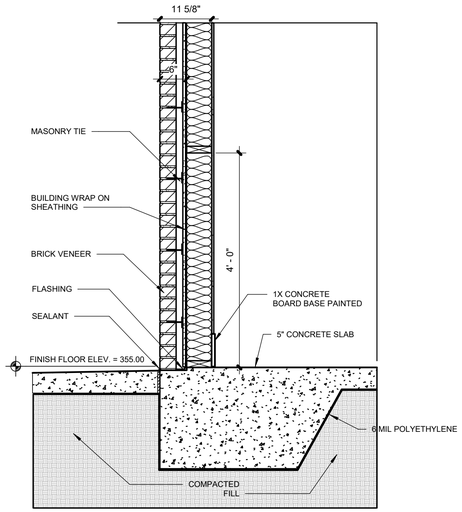
Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

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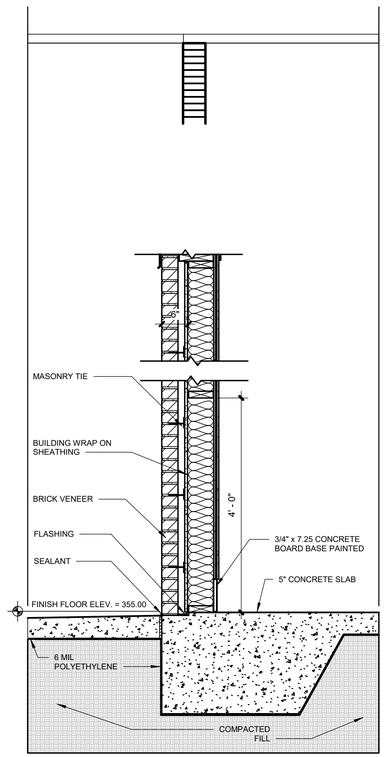
SHEET
A 5



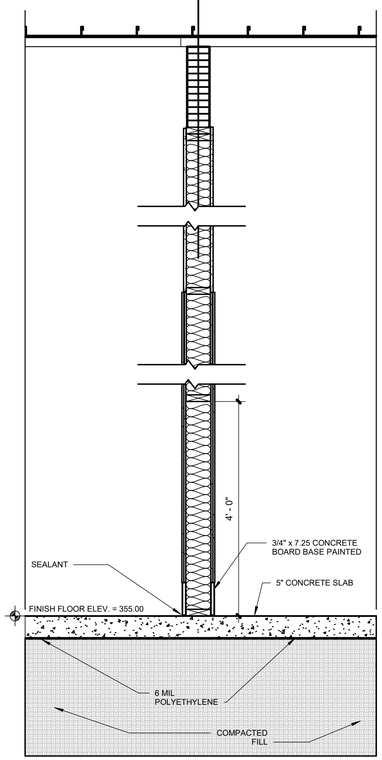
4 Section 3
1/4" = 1'-0"



1 Wall Section
3/4" = 1'-0"



2 Wall Section at glass
3/4" = 1'-0"



3 Wall Section AT INTERIOR WALL
3/4" = 1'-0"

Wall Sections

Scale: As indicated

RGPA pa
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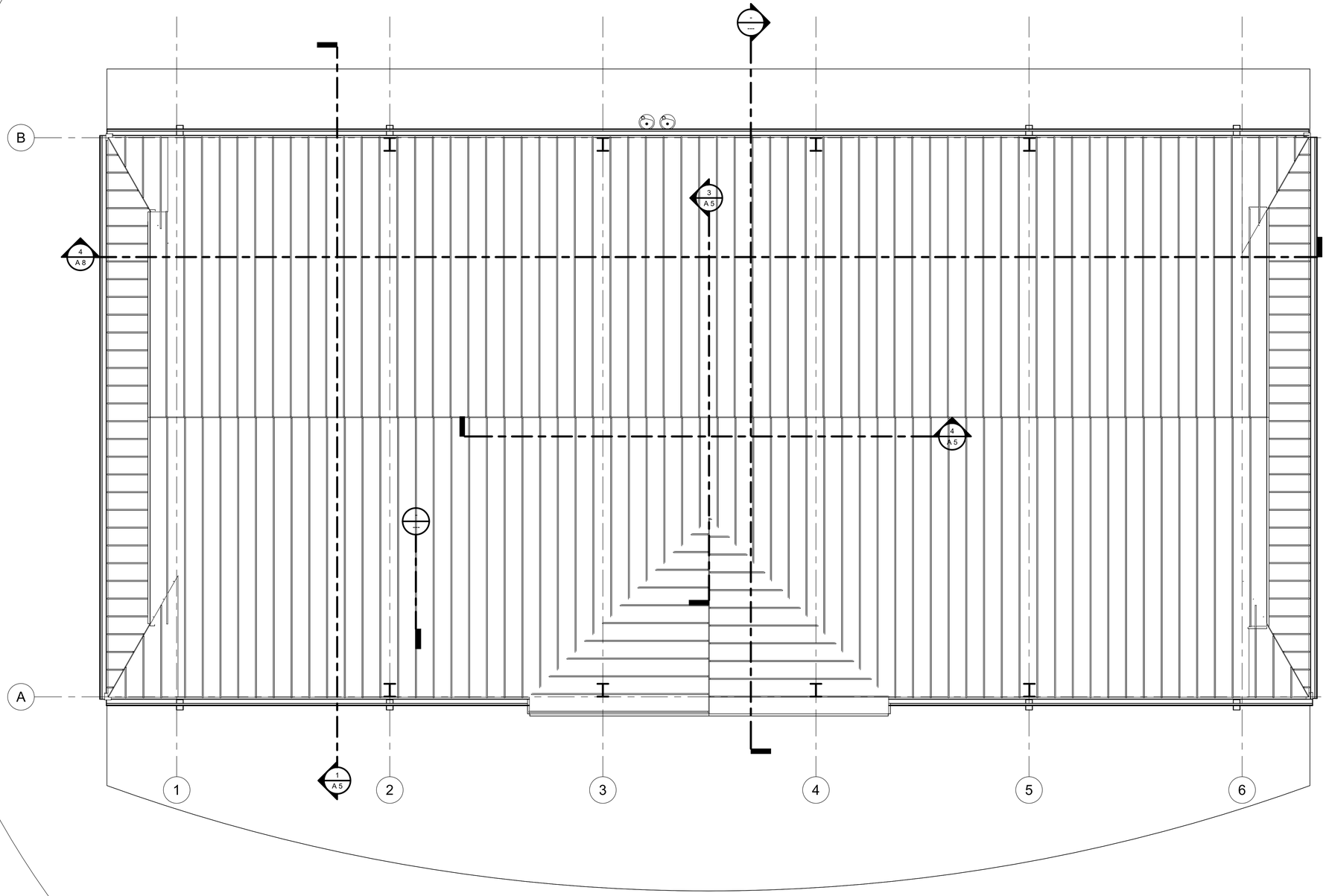
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Gluckstadt Pavilion
City of Gluckstadt

Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

PLOTTED:
10/13/2026
3:51:49 PM

SHEET
A 8



1 Site
1/4" = 1'-0"

ROOF PLAN

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

RGPA pa
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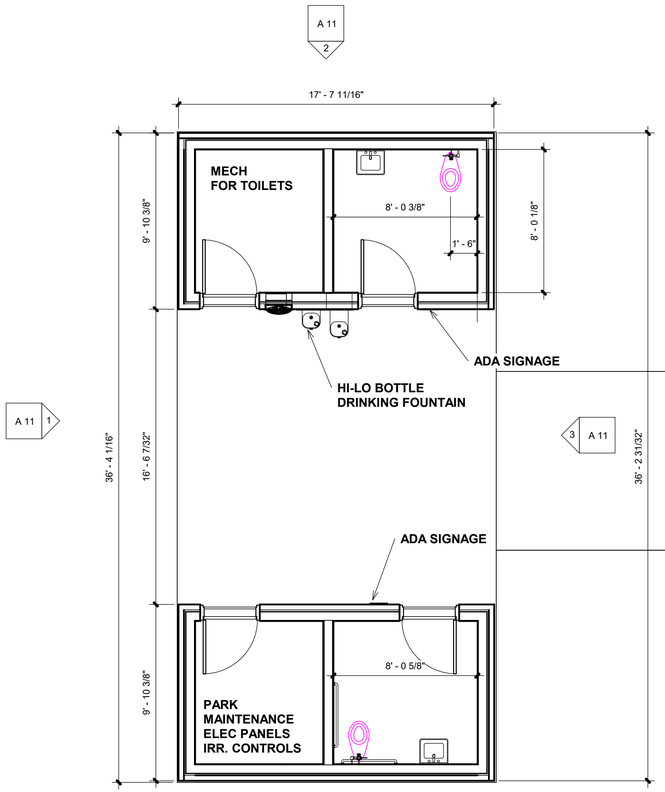
Gluckstadt Pavilion

City of Gluckstadt

Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

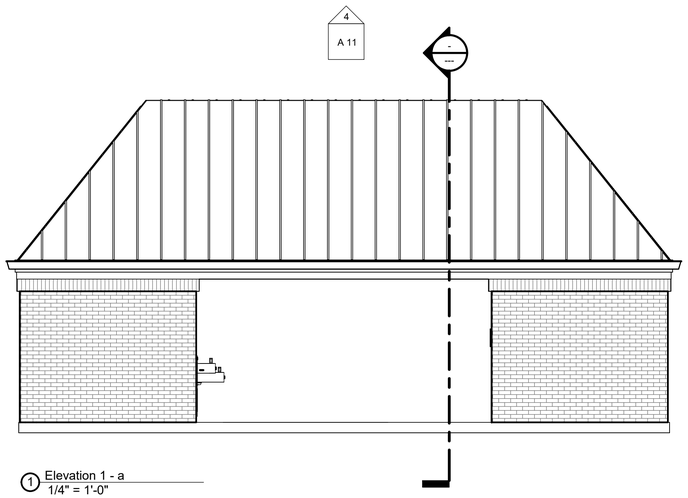
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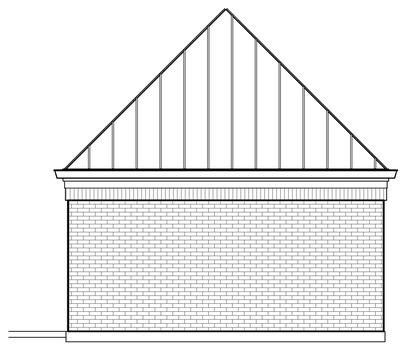


5 PARK REST
1/4" = 1'-0"

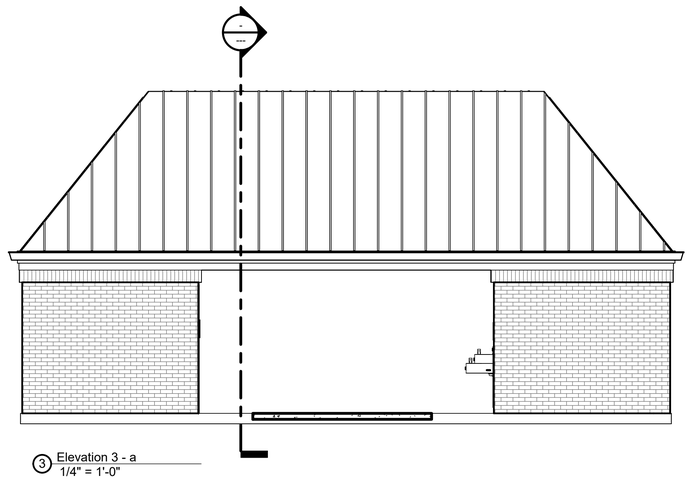




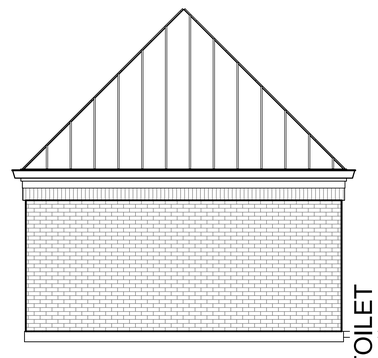
1 Elevation 1 - a
1/4" = 1'-0"



2 Elevation 2 - a
1/4" = 1'-0"



3 Elevation 3 - a
1/4" = 1'-0"



4 Elevation 4 - a
1/4" = 1'-0"

WALKING TRAIL TOILET

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

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

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1695
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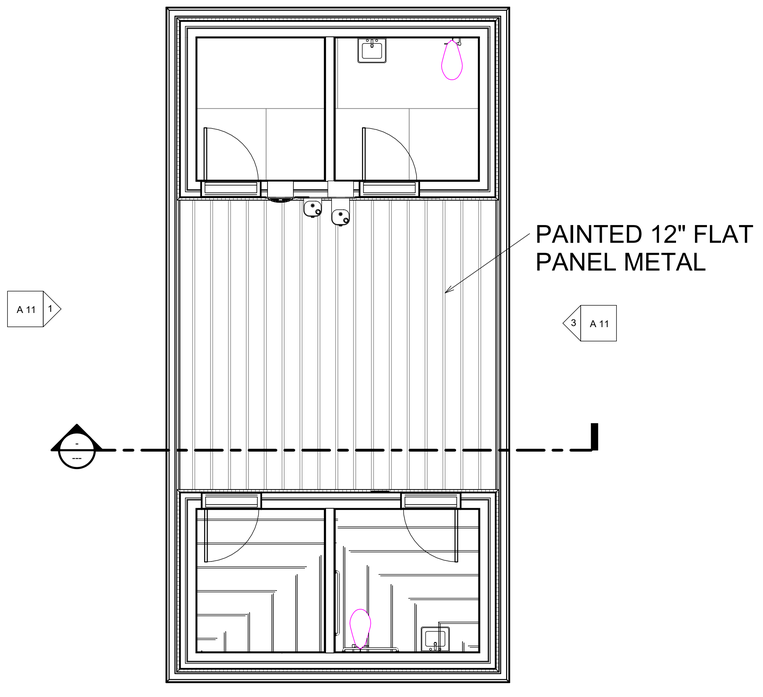
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2



② REFLECTED CEILING PLAN
1/4" = 1'-0"

THE SATELLITE TOILET IS DESIGNED TO REFLECT THE PAVILION LOOK

APPEARANCE COMPARE

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

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Gluckstadt Pavilion
City of Gluckstadt

Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

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1. THE OWNER WILL EMPLOY THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE ITEMS IN THE SPECIAL INSPECTION TABLE BELOW.

2. THE SPECIAL INSPECTORS SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, AND THE ENGINEER OF RECORD, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

3. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
   A. SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE, OR WAIVE THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   B. SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD, AND THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE ENGINEER OF RECORD UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.
   C. SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS & SPECIFICATIONS & THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

4. WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF A SPECIFIED QUALITY ASSURANCE TESTING PROGRAM, DUPLICATE INSPECTIONS SHALL BE REQUIRED.

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
SOILS		
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE TO ACHIEVE THE BEARING CAPACITY	PERIODIC	GEOTECHNICAL ENGINEERING REPORT
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIALS	PERIODIC	
3. PERFORM CLASSIFICATION AND COMPACTION TESTING OF CONTROLLED FILL MATERIALS.	PERIODIC	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	CONTINUOUS	
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PROPERLY PREPARED	PERIODIC	

CONCRETE		
ISOLATED SPREAD FOOTINGS & CONTINUOUS LINE FOOTINGS ARE INCLUDED. ALL ELEVATED STRUCTURAL SLABS ON METAL DECK ARE INCLUDED PATIOS, DRIVEWAYS, & SIDEWALKS ARE EXCLUDED		
1. INSPECTION OF REINFORCING STEEL , PLACEMENT OF SAME	PERIODIC	ACI 318 3.5, 7.1-7.7
2. INSPECT BOLTS TO BE INSTALLED IN CONCRETE, PRIOR TO & DURING PLACEMENT OF CONCRETE	CONTINUOUS	
3. INSPECT EPOXY SET ANCHORS AND EXPANSION ANCHORS INSTALLED IN HARDENED CONCRETE	CONTINUOUS	PRODUCT ICBO REPORT
4. VERIFYING USE OF REQUIRED DESIGN MIX.	PERIODIC	ACI 318 CH 4, 5.2-5.4
5. SAMPLING FRESH CONCRETE & PERFORMING SLUMP, AIR CONTENT, TEMPERATURE TESTS AT THE TIME OF MAKING SPECIMENS FOR STRENGTH TESTS	CONTINUOUS	ASTM C172, C31 ACI 318 5.6. 5.8
6. INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	CONTINUOUS	ACI 318 5.9. 5.10
7. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE & TECHNIQUES	PERIODIC	ACI 318 5.11-5.13
8. INSPECT FORMWORK FOR SHAPE, LOCATION & DIMENSIONS PRIOR TO PLACING	PERIODIC	ACI 318 6.1.1

STEEL CONSTRUCTION		
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, & WASHERS A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARD REQUIRED. B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	PERIODIC	APPLICABLE ASTM MATERIAL SPEC. AISC ASD A3.4
2. INSPECTION OF HIGH STRENGTH BOLTING - BEARING TYPE CONNECTION	PERIODIC	AISC 360, M2.5
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARD REQUIRED. B. MANUFACTURER'S CERTIFIED MILL TEST REPORTS REQUIRED.		ASTM A6, A568
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARD SPECIFIED B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.		AISC ASD, A3.6
5. INSPECTION OF WELDING		AWS D1.1
A. COMPLETE & PARTIAL PENETRATION GROOVE WELDS	CONTINUOUS	
B. MULTI-PASS FILLET WELDS	CONTINUOUS	
C. SINGLE PASS FILLET WELDS GREATER THAN 5/16"	CONTINUOUS	
D. SINGLE PASS FILLET WELDS LESS THAN/EQUAL TO 5/16"	PERIODIC	
E. FLOOR & DECK WELDS	PERIODIC	
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH CONTRACT DOCUMENTS	PERIODIC	
A. DETAILS SUCH AS BRACING & STIFFENERS		
B. MEMBER LOCATIONS		
C. APPLICATION OF JOINT DETAILS AT EACH CONNECTION		

MASONRY CONSTRUCTION		
AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE		
A. PROPORTIONS OF SITE PREPARED MORTAR	PERIODIC	ACI 530, ASCE 6/TMS 602 ART. 2.6A
B. PLACEMENT OF THE MASONRY UNITS & CONSTRUCTION OF MORTAR JOINTS	PERIODIC	ACI 530, ASCE 6/TMS 602 ART. 3.3B
C. LOCATION OF REINFORCEMENT, CONNECTIONS	PERIODIC	ACI 530, ASCE 6/TMS 602 ART. 3.4,3.6A
THE INSPECTION PROGRAM SHALL VERIFY:		
A. SIZE & LOCATION OF STRUCTURAL ELEMENTS	PERIODIC	ACI 530, ASCE 6/TMS 602 ART. 3.3G
B. TYPE, SIZE & LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONNECTIONS	PERIODIC	ACI 530, ASCE 5/TMS 402 1.2.2e, 2.1.4, 3.1.6
C. SPECIFIED SIZE, GRADE, & TYPE OF REINFORCEMENT	PERIODIC	ACI 530, ASCE 5/TMS 402 1.13 ACI 530, ASCE 6/TMS 602 ART. 2.4, 3.4
D. PROTECTION OF MASONRY DURING COLD WEATHER (BELOW 40 DEG.) OR HOT WEATHER (ABOVE 90 DEG.)	PERIODIC	ACI 530, ASCE 6/TMS 602 ART. 1.8C, 1.8D
E. SHAPE OF BOND BEAMS MATCHES EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS - NO OPEN BOTTOM SHAPES WHEN U-SHAPES ARE REQUIRED	PERIODIC	
PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE		
A. GROUT SPACE IS CLEAN	PERIODIC	ACI 530, ASCE 6/TMS 602 ART. 3.2D
B. PLACEMENT OF REINFORCEMENT & CONNECTORS	PERIODIC	ACI 530, ASCE 5/TMS 402 1.13 ACI 530, ASCE 6/TMS 602 ART. 3.4
C. CONSTRUCTION OF MORTAR JOINTS	PERIODIC	ACI 530, ASCE 6/TMS 602 ART. 3.3B
GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE & CONSTRUCTION DOCUMENT REQUIREMENTS	CONTINUOUS	ACI 530, ASCE 6/TMS 602 ART. 3.5
PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS SHALL BE OBSERVED	CONTINUOUS	ACI 530, ASCE 6/TMS 602 ART. 1.4
COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED	PERIODIC	ACI 530, ASCE 6/TMS 602 ART. 1.5

LIGHT GAGE STEEL TRUSSES/WOOD		
AS TRUSS ERECTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE	FREQUENCY	REFERENCED STANDARD
A. ERECTION USES PROPER SLINGS /SPREADER BARS TO AVOID TWISTING OF TRUSSES	PERIODIC	
THE INSPECTION PROGRAM SHALL VERIFY:		
A. HURRICANE TIES INSTALLED PROPERLY	PERIODIC	CONTRACT DOCUMENTS
B. X-BRACING INSTALLED	PERIODIC	CONTRACT DOCUMENTS
C. BRACING INSTALLED AT TOP & BOTTOM CHORDS	PERIODIC	CONTRACT DOCUMENTS
D. BRACING INSTALLED ON MEMBER DIAGONALS / VERTICALS	PERIODIC	APPROVED SHOP DRAWINGS
E. ROOF SHEATHING ATTACHED AT PROPER SPACING	PERIODIC	CONTRACT DOCUMENTS
F. TRUSSES INSTALLED PLUMB, STRAIGHT	PERIODIC	
G. TRUSS MEMBERS NOT DAMAGED DURING ERECTION	PERIODIC	
H. CONNECTION OF PIGGYBACK TO PRIMARY TRUSSES INSTALLED CORRECTLY	PERIODIC	APPROVED SHOP DRAWINGS

METAL BUILDING NOTES:

ALL WIND/SEISMIC LOADS SHALL BE DETERMINED BY THE METAL BUILDING MANUFACTURER. ALL LOADING APPLIED TO THE METAL BUILDING SHALL BE DETERMINED BY THE METAL BUILDING MANUFACTURER.

MAXIMUM DRIFT TO BE H/360.

MAXIMUM DEFLECTION OF PURLINS BEAMS AND GIRTS TO BE L/360.
BASES OF COLUMNS TO BE PINNED.
MAXIMUM DEPTH METAL BUILDING COLUMNS TO BE 24".
MAXIMUM DEPTH OF PORTAL FRAME COLUMNS TO BE 24"
FROM THE CENTER LINE OF THE MAIN FRAME COLUMN.
MIN. WEB AND FLANGE THICKNESS SHALL BE .25" FOR ALL METAL BUILDING COLUMNS.

GENERAL NOTES:

1. All concrete shall conform to current ACI specifications and shall be as follows: regular sand and gravel with minimum of 3000 psi compressive strength in 28 days in footings, curbs, piers, walks, and gradebeams. Concrete for floor slabs shall have a minimum 28 day compressive strength of 4000 psi. All concrete shall have 3/4" maximum aggregate size, maximum slump of 5".

2. Provide necessary reinforcing steel accessories to hold bars in proper position.

3. Provide corner bars of same size and number as horizontal bars at all corners of gradebeams and walls.

4. All reinforcing shall be deformed, ASTM 615, Grade 60.

5. All detailing and fabrication of reinforcing bars must follow the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures."

6. All placing of reinforcing bars in the forms must follow the CRSI "Recommended Practice for Placing Reinforcing Bars."

7. 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".

8. Lap splices as specifically called for, but as least 36 bar diameters (18" min.).

9. Welded wire fabric must have end laps of one full mesh plus 2" and wiring all laps securely together. Welded wire fabric should extend into supporting beams and walls for anchorage.

10. All concrete slabs that are not otherwise provided for shall have reinforcing consisting of 6"x6"-W2.1x W2.1 welded wire fabric.

11. 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.

12. Provide keys of 2"x4" at all construction joints. Control joints in slab on grade shall be sawed 1-1/4" deep within 8 hours of pouring slab. Seal all joints with sealant.

13. All reinforcing shall have concrete cover as specified in ACI-318.

14. Design live loads for roofs and wind are in accordance with the "International Building Code", 2012 Edition. Loads for:
- 2nd-3rd floor corridors live load is 100 psf
- 2nd-3rd floor typical is live load 70 psf
- Vault and File rooms live load 200 psf dead load 100psf
- Roof live load is 20 psf, Dead load is 20 psf, Snow load is 5psf

ULTIMATE WIND SPEED = 130 MPH
IW = 1.0
EXPOSURE CATEGORY = C

15. 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.

STRUCTURAL NOTES:

1. Unless shown otherwise, the following loose lintel schedule shall be used.

Clear Spacing	Lintel angle for each 4" masonry thickness
' to 4'-0"	3-1/2"x 3-1/2x 1/4"
4'-1" to 6'-0"	4"x 3-1/2"x 3/8"
6'-1" to 8'-0"	5"x 3-1/2"x 3/8"
8'-1" to 10'-0"	6"x 3-1/2"x 3/8"
over 10'-0"	consult engineer

2. All wide flange beams shall have a minimum yield strength of 50 ksi, and conform to ASTM A-992

3. All structural steel except as noted above shall conform ASTM specification A-36 or ASTM A-500, Grade B, as applicable.

4. No splices in structural steel shall be accepted without approval of the engineer except where shown on the drawings.

5. Bolts for structural steel shall be ASTM A-325-X high-strength bolts. Anchor bolts shall be ASTM F1554, grade 36..

6. All welding rods used shall be grade 70xx.

7. All structural steel shall be manufactured and erected in accordance with the Fourteenth Edition of the American Institute of Steel Construction Manual.

8. Where possible, all bolt holes shall be shop drilled. Holes made at the job site shall be mechanically drilled. No burning of holes will be allowed.

9. All steel connections not otherwise noted shall be welded all around. The weld size shall be equal to the thinner material to be connected.

DESIGN

BUILDING CODE

INTERNATIONAL BUILDING CODE - 2012 EDITION

DESIGN CODES

AISC MANUAL OF STEEL CONSTRUCTION , FOURTHEENTH EDITION
STEEL JOIST INSTITUTE - STANDARD SPECIFICATIONS
LOAD TABLES FOR STEEL JOISTS & JOIST GIRDERS
ACI 318 - BUILDING REQUIREMENTS FOR REINFORCED CONCRETE

SOIL BEARING PRESSURE

GEOTECHNICAL REPORT BY TERRACON CONSULTANTS INC.
BILOXI, MS REPORT NUMBER E4175004 NO. 3
NET ALLOWABLE BEARING PRESSURE 3000PSF

METAL WALL STUDS

MINIMUM METAL STUD SIZE TO BE
600S200-54 (50KSI) AT 16" O.C.
EXTERIOR METAL STUD WALLS TO BE DESIGNED BY STUD SUPPLIER
CONTRACTOR TO PROVIDE SHOP DRAWINGS AND
CALCULATIONS FOR METAL STUD DESIGN FOR APPROVAL.
ALLOWABLE DEFLECTION FOR GLASS = H or L /720
ALLOWABLE DEFLECTION FOR ALL OTHER = H/360

WIND LOADING NOTES

BUILDING RISK CATEGORY II

IMPORTANCE FACTOR I=1

ULTIMATE WIND SPEED 130 MILES PER HOUR

EXPOSURE CATEGORY C

qh = 35.6 PSF

DESIGN PRESSURES FOR WALL COMPONENTS AND CLADDING

ZONE 4 @10 SQ. FT. 38.4 PSF, -41.6 PSF
ZONE 4 @ 50 SQ. FT. 34.5 PSF,-37.7 PSF
ZONE 4 @100 SQ. FT. 32.8 PSF,-36.0 PSF

ZONE 5 @ 10 SQ. FT. 38.4 PSF, -51.2 PSF
ZONE 5 @ 50 SQ. FT. 34.5 PSF, -43.3 PSF
ZONE 5 @ 100 SQ. FT. 32.8 PSF, -39.9 PSF

DESIGN PRESSURES FOR ROOF COMPONENTS AND CLADDING

ZONE 1 @10 SQ. FT. 17.1 PSF, -42.0 PSF
ZONE 1 @ 50 SQ. FT. 16.0 PSF,-39.5 PSF
ZONE 1 @100 SQ. FT. 16.0 PSF,-38.4 PSF

ZONE 2 & 3 @10 SQ. FT. 38.4 PSF, -70.4 PSF
ZONE 2 & 3 @ 50 SQ. FT. 34.5 PSF,-53.0 PSF
ZONE 2 & 3 @100 SQ. FT. 32.8 PSF,-45.5 PSF

SEISMIC NOTES

Ss= 12% S1=7%
Seismic Design Category B

Seismic Site Class D
Sms=0.189 Sm1=0.162
Sds= 0.126 Sd1=0.108

1 NOTES
12" = 1'-0"

NOTES
Scale: 12" = 1'-0"

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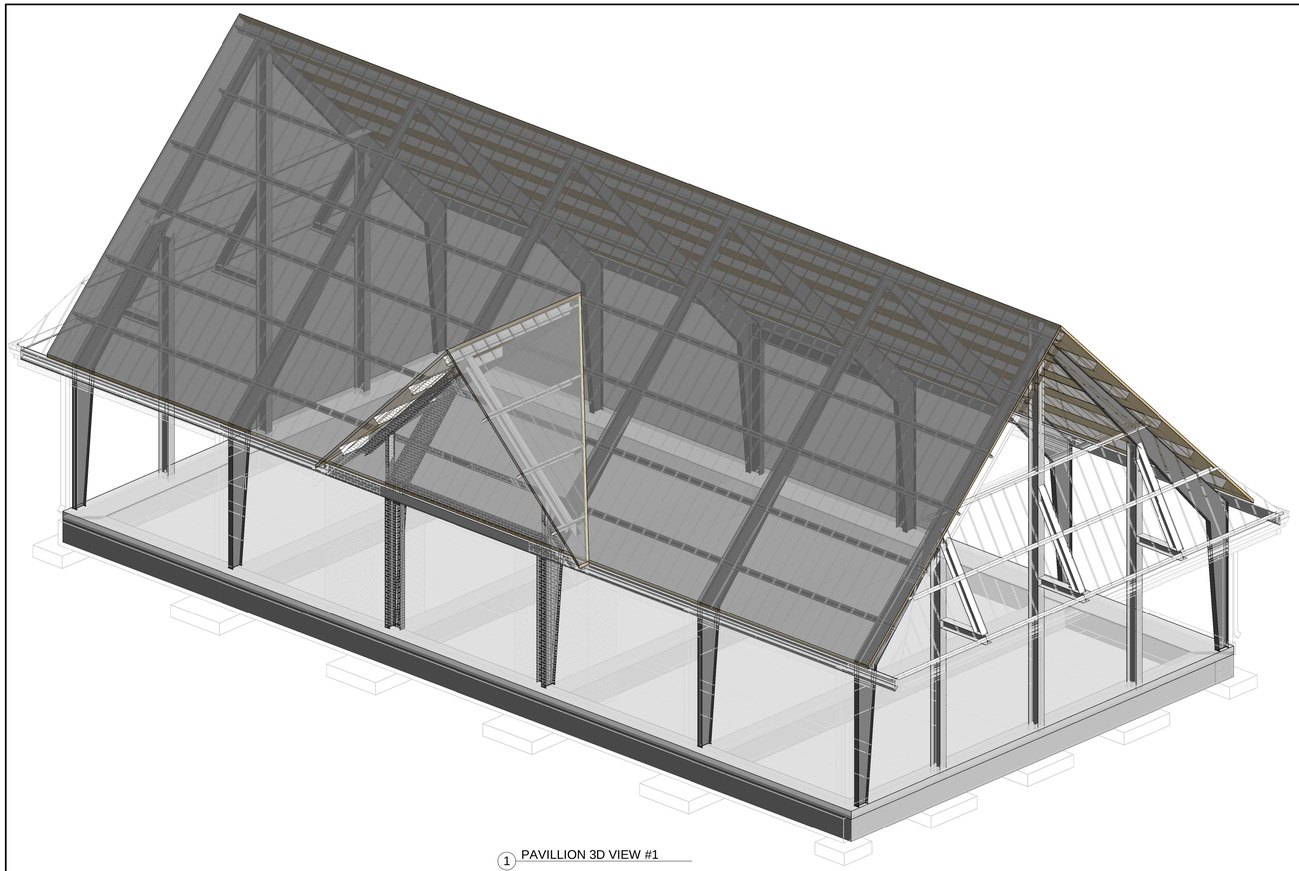
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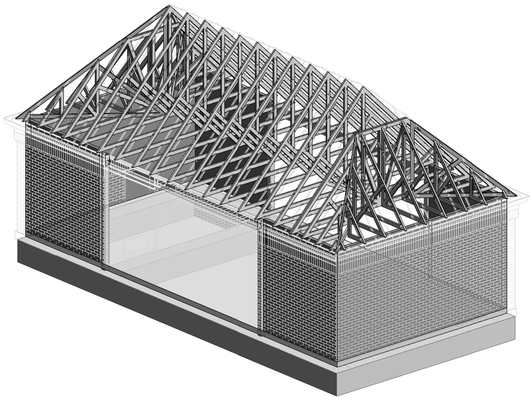
Gluckstadt Pavilion
City of Gluckstadt
Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

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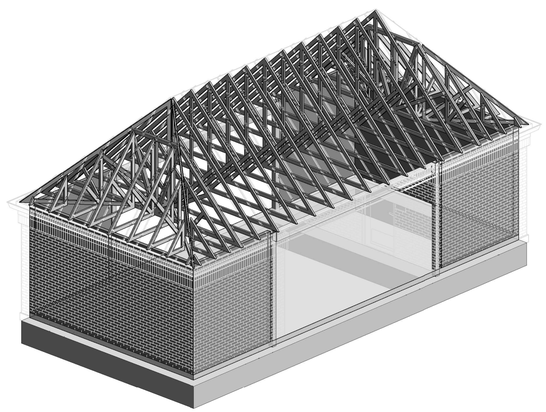
SHEET
S0.1



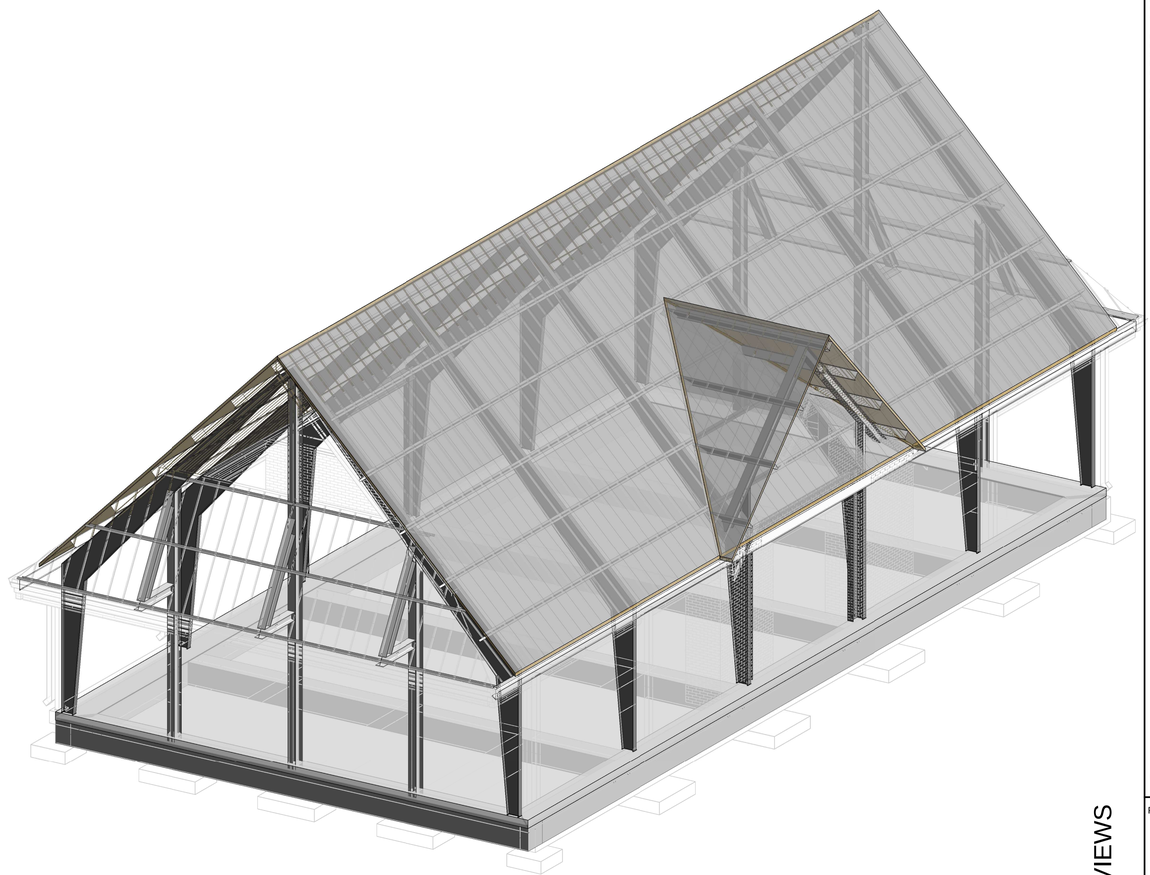
1 PAVILLION 3D VIEW #1



4 BATHROOM 3D VIEW #2



3 BATHROOM 3D VIEW #1



2 PAVILLION 3D VIEW #2

3D VIEWS

Scale:

RGPA / pa
ROBERT G POLK ARCHITECT, P.A.

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Gluckstadt Pavilion
City of Gluckstadt

Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

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SHEET
S0.2

1 PAVILLION FOUNDATION PLAN
3/16" = 1'-0"

East
S2.2

2 RESTROOM FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLANS

Scale: As indicated

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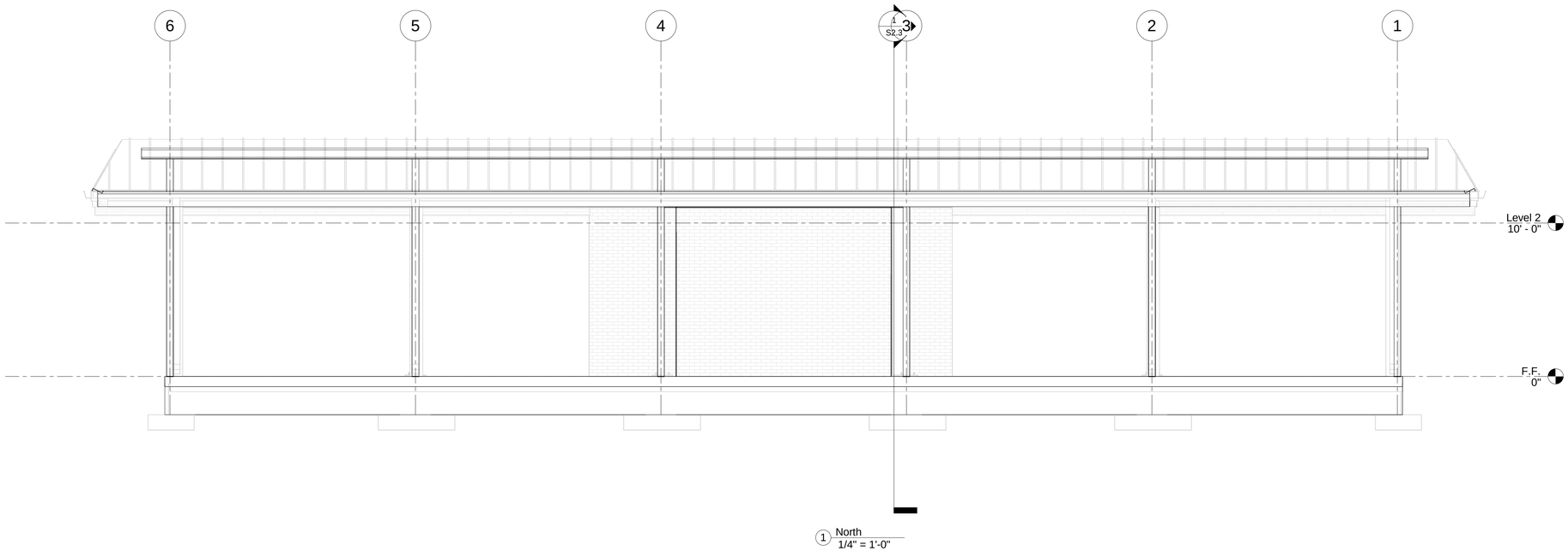
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Gluckstadt
Pavilion
City of Gluckstadt

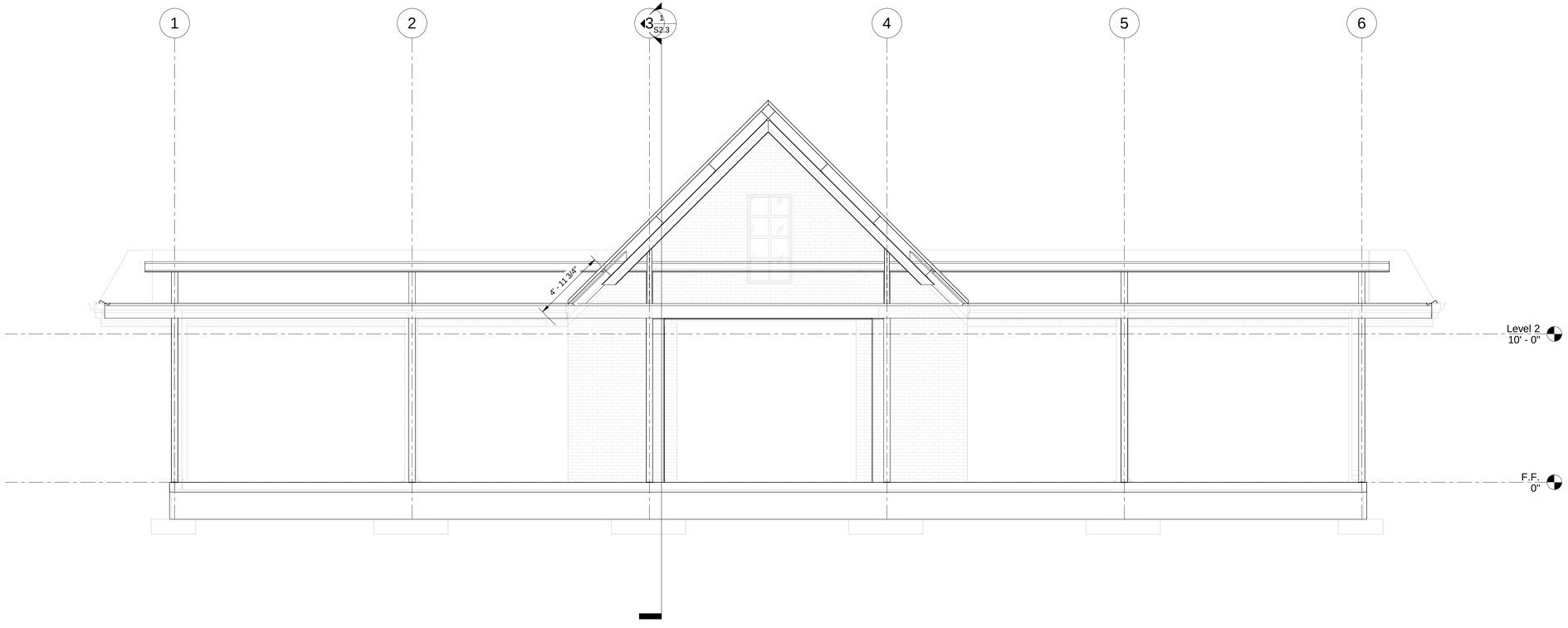
Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

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SHEET
S1.1



1 North
1/4" = 1'-0"



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

PAVILLION ELEVATIONS

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

RGPA pa
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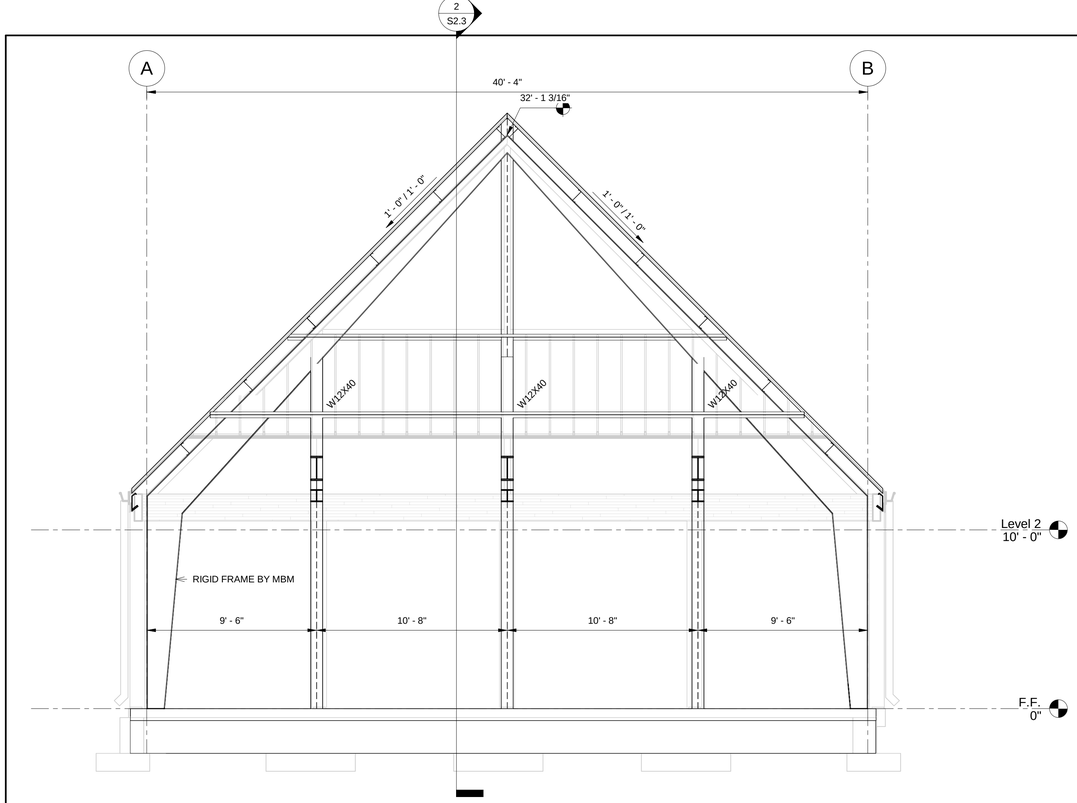
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City of Gluckstadt

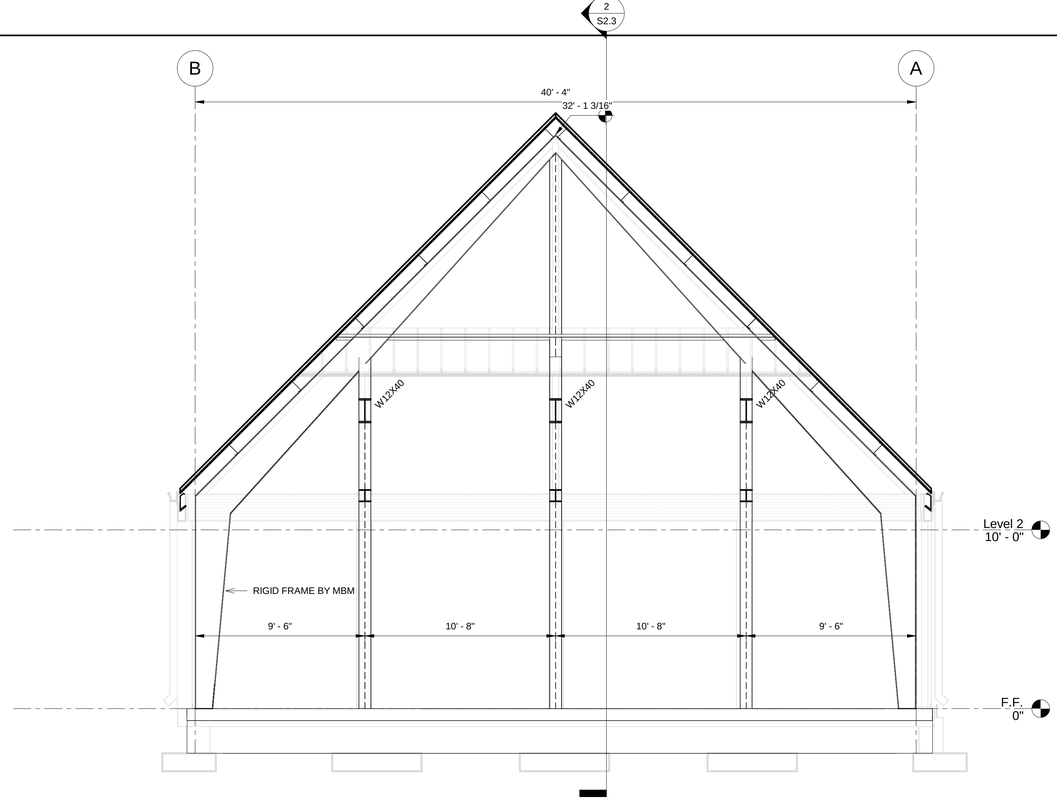
Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

PLOTTED:
10/13/2026
1:41:21 PM

SHEET
S2.1



1 East
1/4" = 1'-0"



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

PAVILLION ELEVATIONS

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

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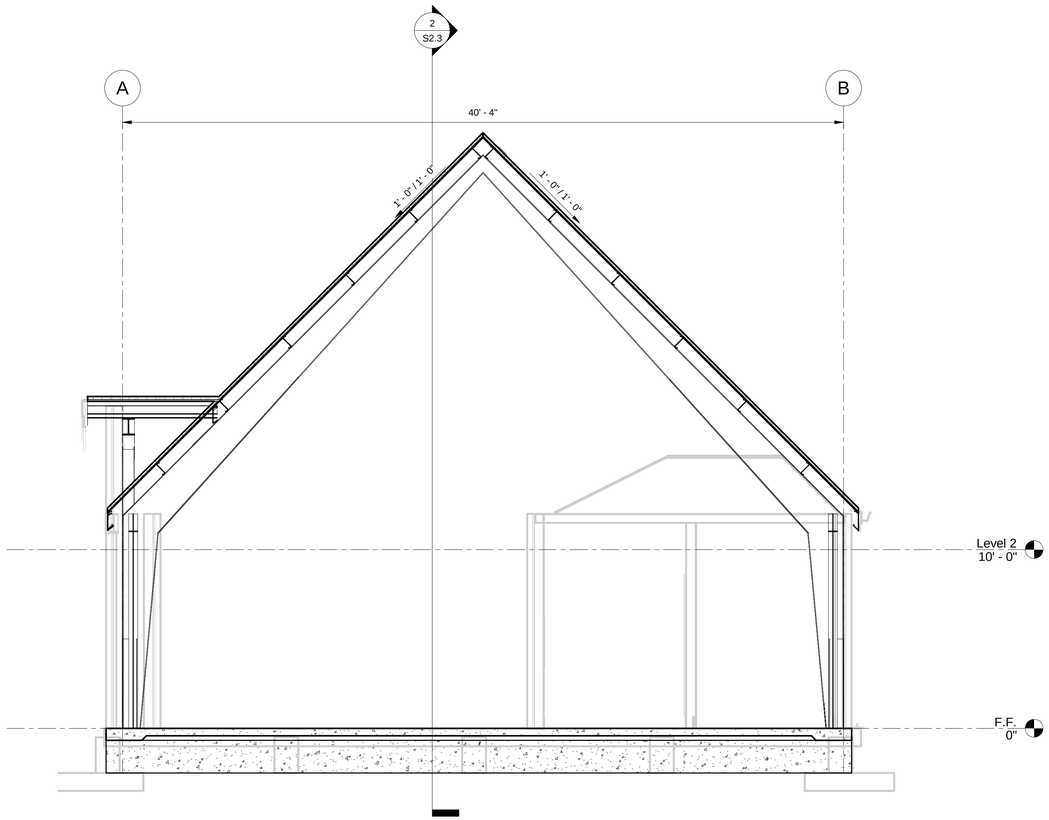
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Gluckstadt
Pavilion
City of Gluckstadt

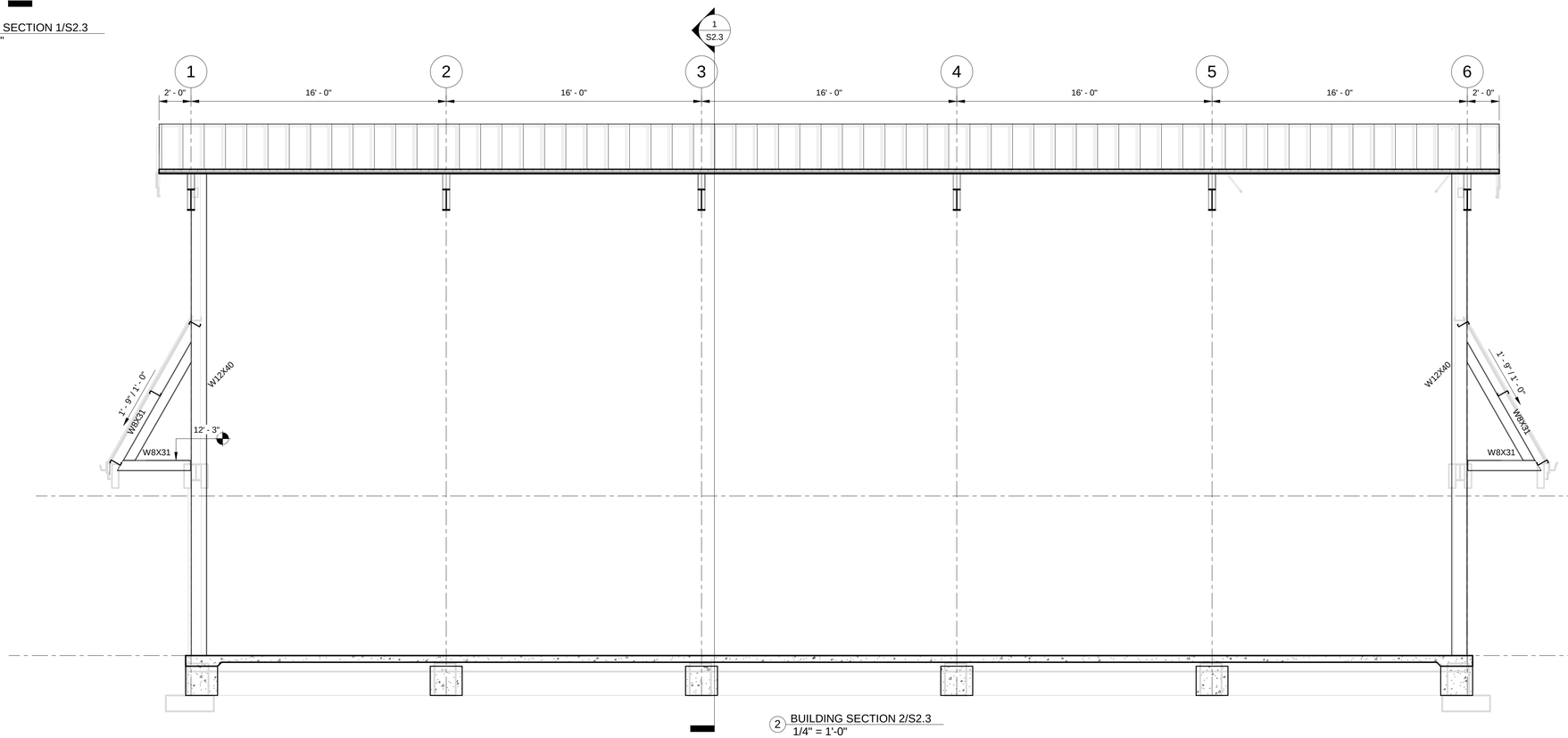
Pavilion and Toilets
Gluckstadt Park
Calhoun Parkway

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SHEET
S2.2



1 BUILDING SECTION 1/S2.3
1/4" = 1'-0"



2 BUILDING SECTION 2/S2.3
1/4" = 1'-0"

PAVILLION SECTIONS

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

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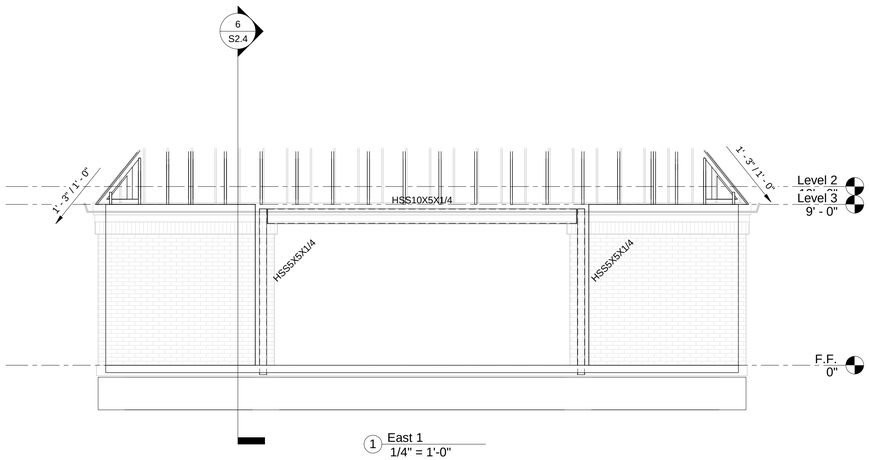
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Pavilion
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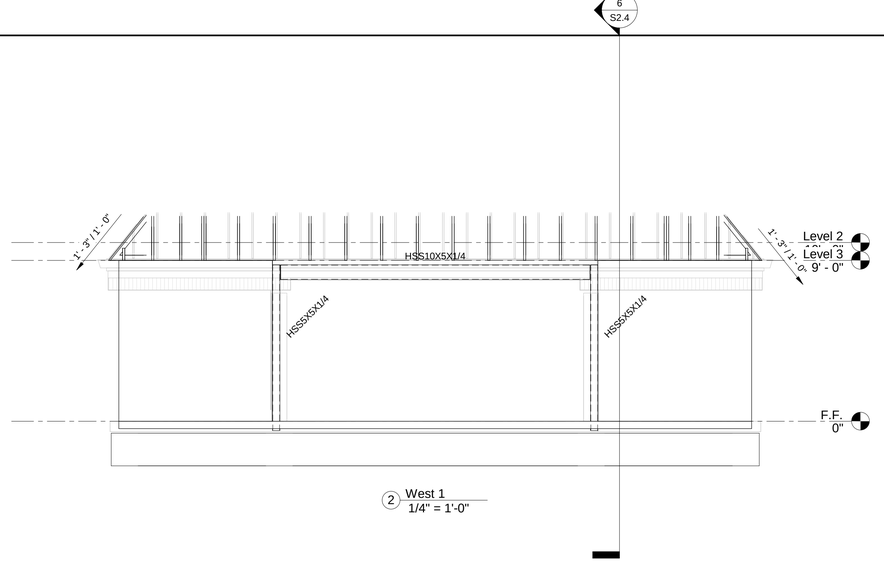
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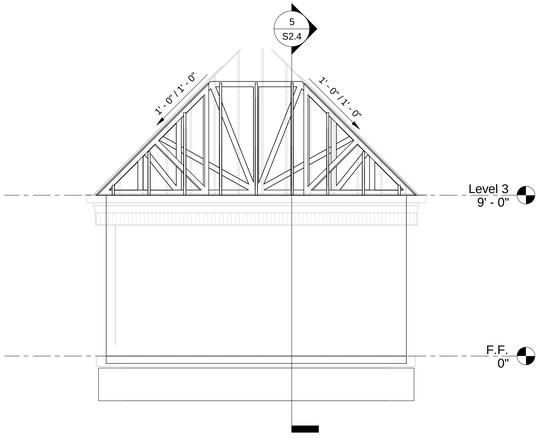
SHEET
S2.3

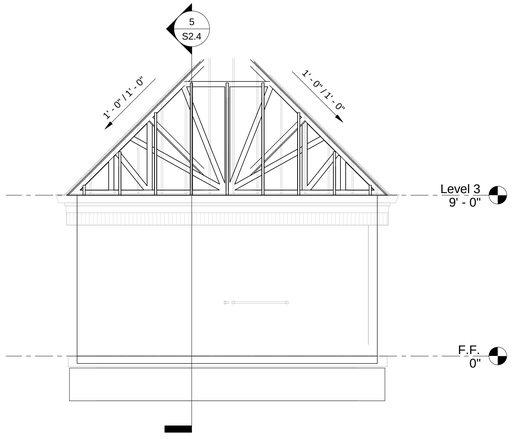


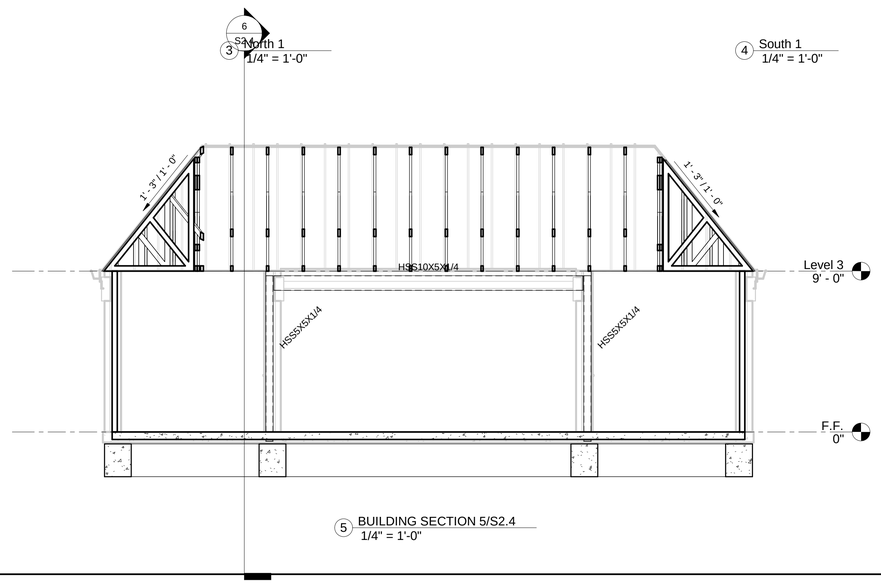
1 East 1
1/4" = 1'-0"



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



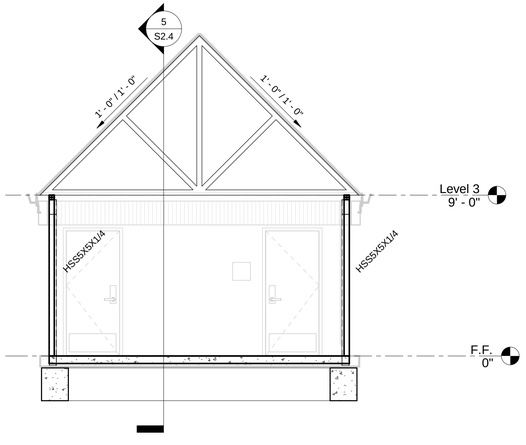




3 North 1
1/4" = 1'-0"

4 South 1
1/4" = 1'-0"

5 BUILDING SECTION 5/S2.4
1/4" = 1'-0"



6 BUILDING SECTION 6/S2.4
1/4" = 1'-0"

RESTROOM ELEVATIONS

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

RGPA pa
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SHEET
S2.4