

Bay Pointe Country Club

Brandon, MS



MS CONSTRUCTION LAW - 1. PURSUANT TO SECTION 73-1-39, PRIVATELY OWNED BUILDINGS THAT ARE THREE (3) STORIES IN HEIGHT OR MORE, OR BUILDINGS THAT ARE MORE THAN 500 SQUARE FEET, UNDER THE PROJECT IS SPECIFICALLY EXEMPTED BY SECTION 73-1-38, 2. PURSUANT TO SECTION 73-1-38, THIS PROJECT IS SPECIFICALLY OWNED BY THE STATE OF MISSISSIPPI IF THE PROJECT CONTAINS MORE THAN TEN THOUSAND (10,000) SQUARE FEET OF GROUND FLOOR AREA, OR IF THE PROJECT IS THREE (3) OR MORE STOREYS IN HEIGHT, UNLESS SPECIFICALLY EXEMPTED BY SECTION 73-1-38.

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Bay Pointe Country Club Remodel

Project No 20240628001 Date 06/05/2024

PURSER & COMPANY | 601.376.9647 DRAWINGS@PURSERANDCOMPANY.COM

800 Bay Pointe Dr, Brandon, MS 39047
Existing Remodel

Design Development	
Revision	Rev Date
DD	7/26/24

Cover Sheet

000 G

Project Directory

Project Information

Name: Bay Pointe Golf Club Remodel
Address: 800 Bay Pointe Dr, Brandon, MS 39047

Client

Bay Pointe Country Club
800 Bay Pointe Dr
Brandon, MS 39047
(248) 912-5141
Contact: Aaron Kaehr

Architect

Purser & Company, PA
160 McTyere Ave, STE B
Jackson, MS 39202
(601) 376-9647
Contact: Paul Purser (paul@purserandcompany.com)

Drawing Index

Sheet Number	Sheet Name
A501	Enlarged Plan Details
WX101	Existing Floor Plan
G-000	Cover Sheet
G-101	Reference & Life Safety
AC101	Site Layout
AS101	Foundation & Framing
AD101	Existing & Demolition
A-101	First Floor
A-141	Reflected Ceiling Plan
A-201	Building Elevations
A-301	Building Sections
A-401	Enlarged Details
A-402	Enlarged Details
A-601	Types & Schedules
M-101	HVAC Layout
E-101	Electrical
RA101	Presentation Sheet
RA102	Presentation Sheet Copy 1

Project Notes

Project Alternates

- None

Energy Code Requirements

- IBC 2018 Energy Code is the mandatory energy code standard for this project.
- All mechanical and electrical building system installed should meet all requirements of the energy code.
- Main roof insulation is existing and insulated, where roofs are altered, R-11 Liner System shall be added. New Roofing Sections shall include 5" Minimum of Poly-iso Rigid Board above roof deck.
- Exterior walls are existing and insulated. Where new interior furr out walls are installed at exterior perimeter, new batt insulation shall be installed. No continuous air barrier shall be installed per section C503.1 of the 2018 Energy Code.

Thermal Envelope Requirements

- Roofs = R-19 + R-11 LS (Mtl Bld) OR R-25ci (ABV Deck)
- Walls = R-19 + R-6.5ci (new Exterior Walls)
- Slab on Grade = no requirement

Fenestration Requirements (U-factor)

- Fixed = U-Factor 0.46
- Operable = U-Factor 0.60
- Entrances = U-Factor 0.77
- SHGC = U-Factor 0.25

General Information

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for obtaining clarification from the architect before continuing with the construction.
- Contractors shall verify, on the site, all dimensions and equipment locations, and notify architect promptly in writing of any discrepancies.
- Contractors shall be responsible to determine the on site conditions and perform all necessary work to complete the project.
- Contractors shall maintain safe methods of egress for occupied buildings and in site area during construction.
- All casework dimensions shall be field verified before unit fabrication or installation.
- Dimensions, notes, finishes, and fixtures shown on typical floor plans shall apply to similar, symmetrical, or opposite hand plans, sections, or details.
- Typical, or typ., shall mean that condition is representative for similar conditions throughout. U.N.O. Details are usually keyed and noted "Typ." only one time when they first occur.
- Partitions are dimensioned from finish face U.N.O.
- Dimensions to masonry are to actual finish face U.N.O.
- Owner to have right of refusal for all materials, furniture, fixtures and good within the limits of the construction contract.

Project Code Requirements

1. Applicable Codes and Standards :

- IBC - International Building Code (2018 edition)
- IMC - International Mechanical Code (2018 edition)
- IPC - International Plumbing Code (2018 edition)
- IEC - International Electrical Code (2018 edition)
- IFC - International Fire Code (2018 edition)
- ADA 2010- Americans with Disabilities Act

2. Building Code Requirements

A. Occupancy Classification
Group B: Assembly (A-2)

B. General Building Heights and Area

- Group B, Type V; 6,000 SF allowed per floor, 1 story allowed
- Area modifications for Fire Suppression = 18,000 SF per floor, 2 stories allowed
- Area increases if only 1 story = 24,000 SF per floor, 1 stories allowed

C. Types of Construction

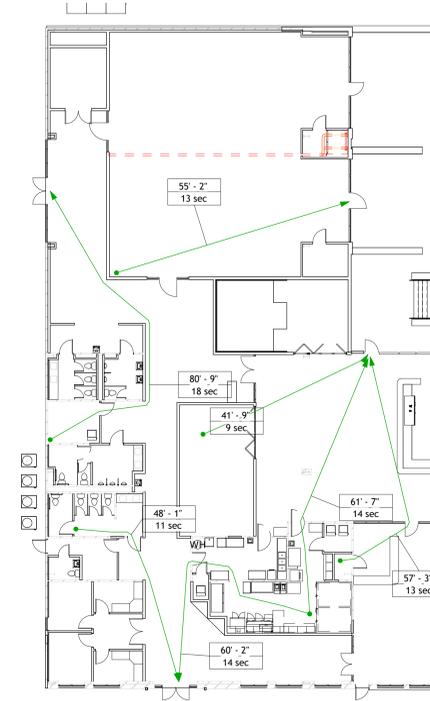
- Construction Type V requirements:
Primary Structural Frame - 0hr
Bearing Walls
Exterior - 0hr
Interior - 0hr
Non-bearing Interior Walls - 0hr
Floor Construction - 0hr
Roof Construction - 0hr

D. Means of Egress

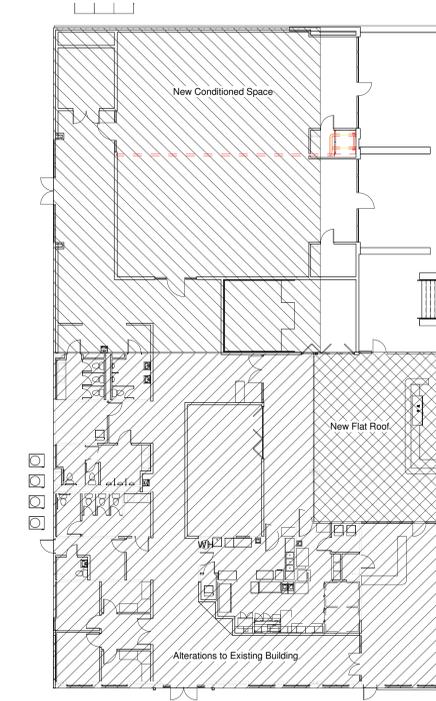
- Common Path of Egress Travel - 75 ft.
Exit Access Travel Distance - 250 ft. (Sprinkled)

E. Fire Protection Systems

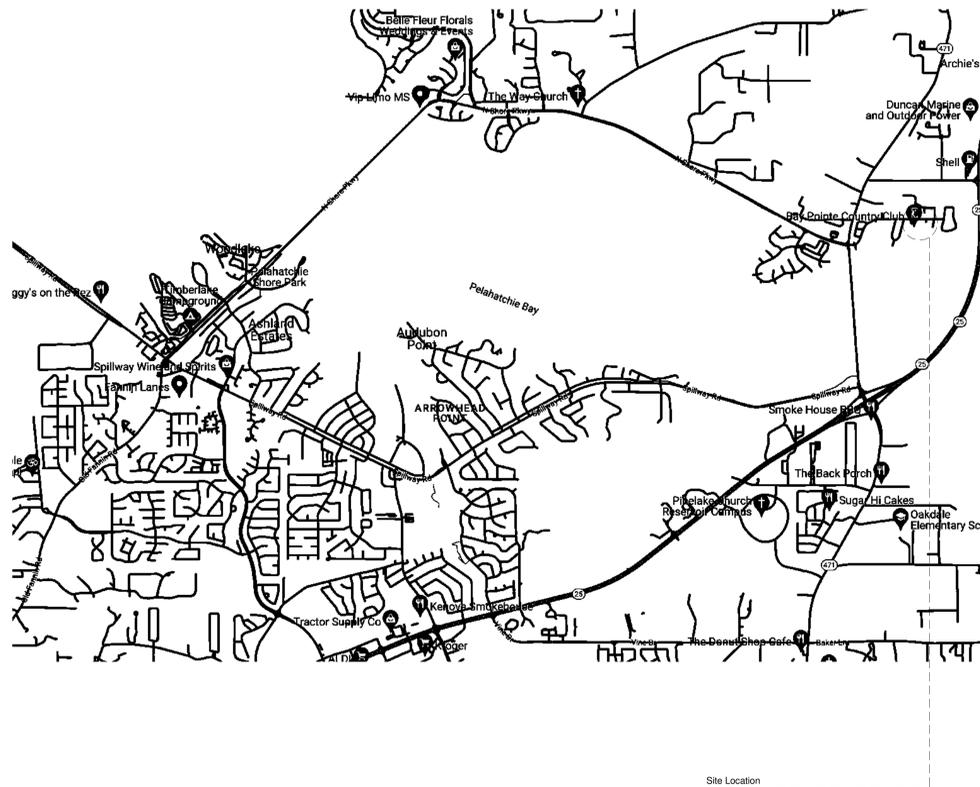
- Fire Suppression - Yes



1 Life Safety Plan
1/16" = 1'-0"



2 Work Scope Plan
1/16" = 1'-0"



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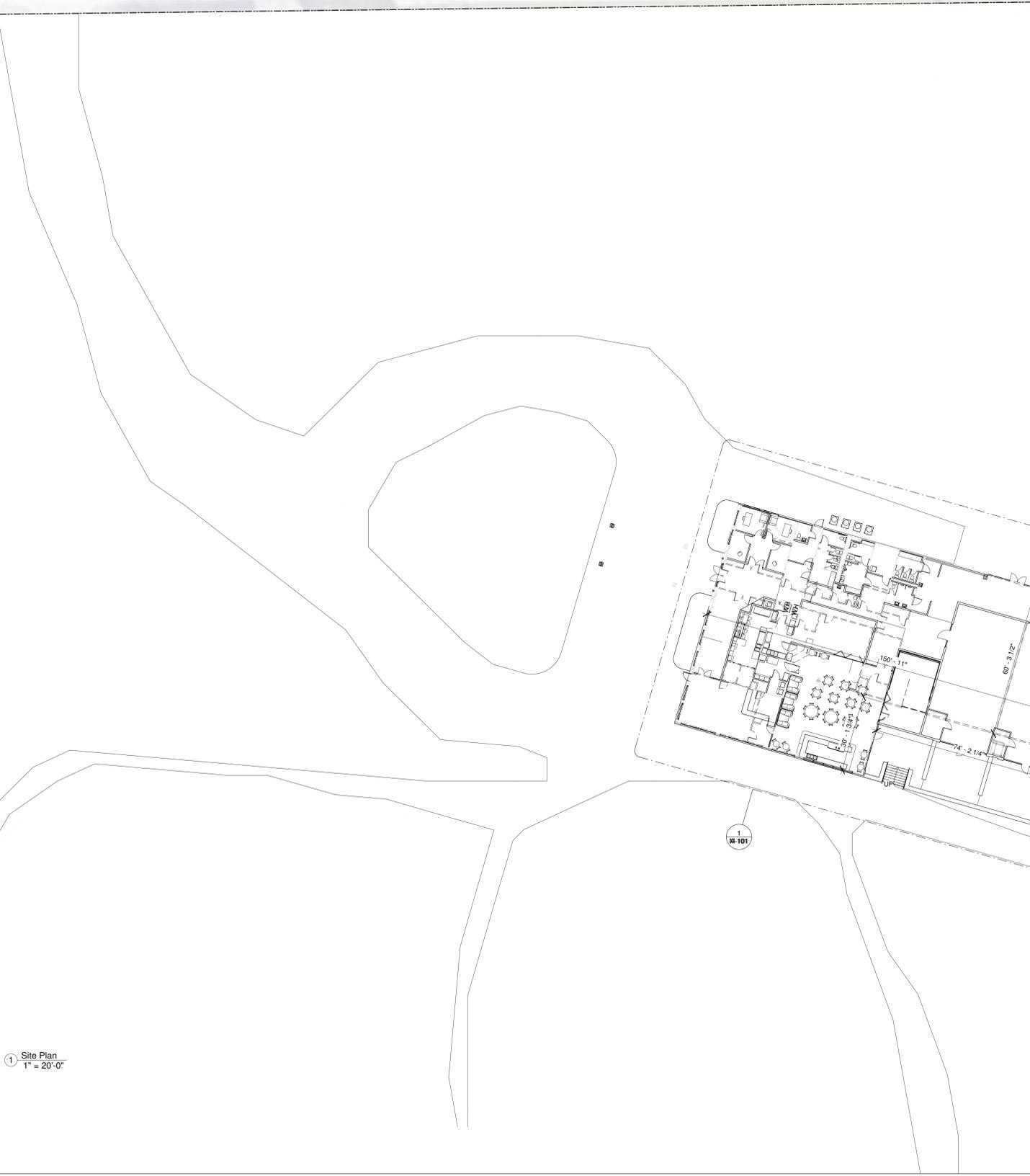
Reference & Life Safety

A 101 **G**

Bay Pointe Dr.

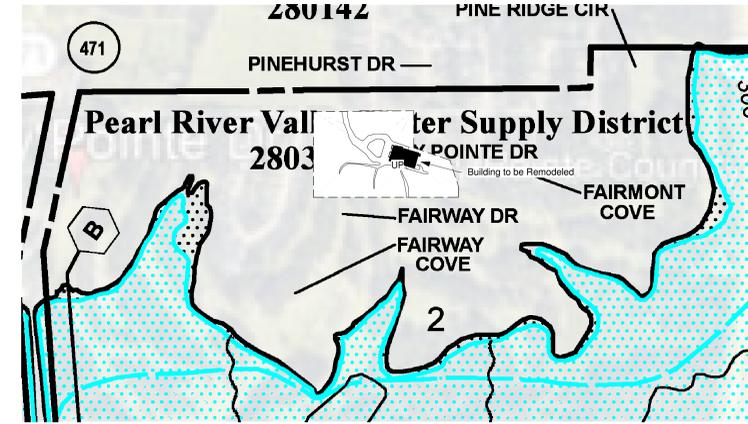
Pinehurst Dr.

Pine Ridge Dr.

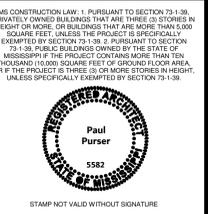


General Notes

1. Legal Description:
135.38A E OF HWY 471, W OF HWY 25
& N OF PEL CREEK
DB 512 PG 0495 0081186
DB 661 PG 0181 0122892
1. No portion of Building Area is located in Flood Zone. See AC101 #2 for nearest flood ways.
2. Finish floor to remain.



2 Site Plan - Flood Ways
1" = 400'-0"



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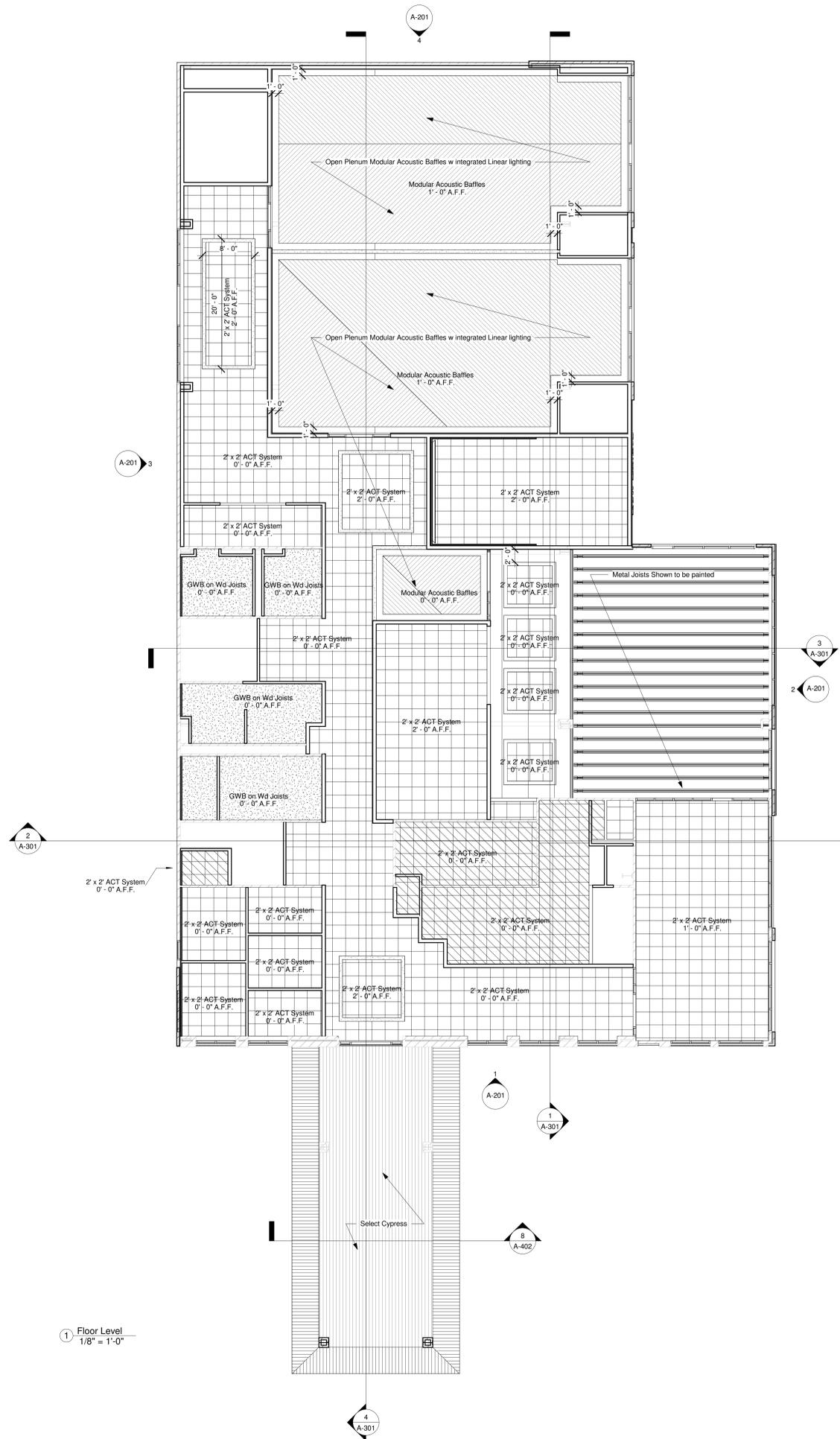
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Site Layout

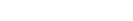
C 101 A



General Ceiling Notes

1. Anywhere listed as open to structure shall be painted including all items attached to structure above 8'-0" AFF horizontal line UNO.
2. All drywall furr downs shall extend 2" above and below adjacent ceilings.

Ceiling Legend

-  2x2 Grid Ceiling
-  (Empty) Open to Structure [painted]
-  Drywall/gypsum Painted
-  2x2 Vinyl Grid Ceiling



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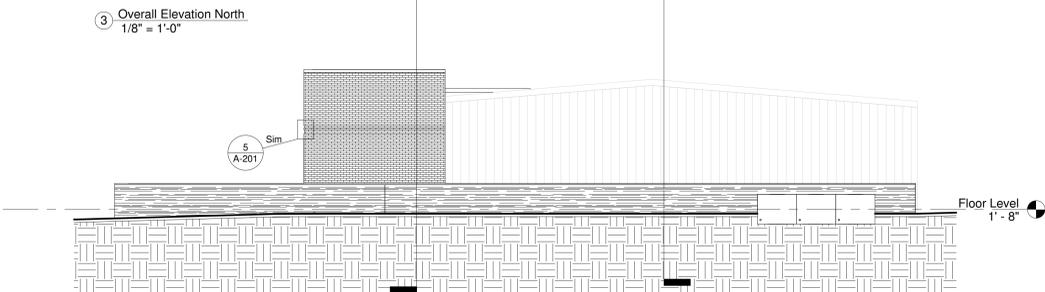
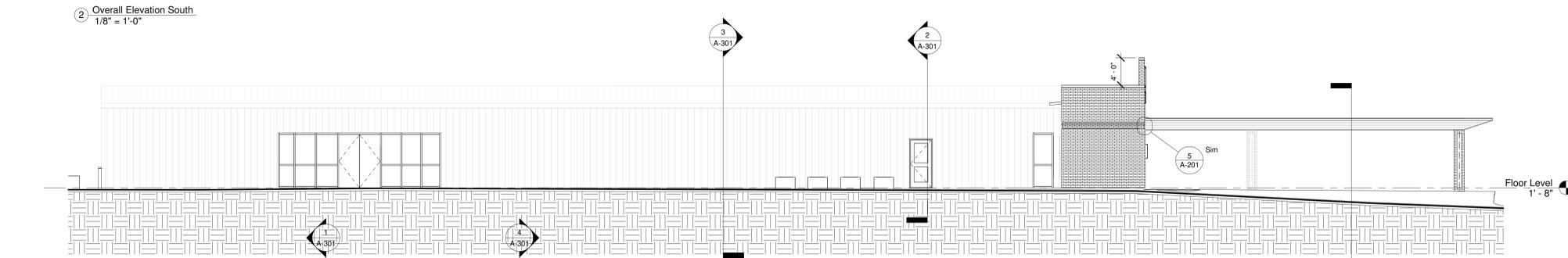
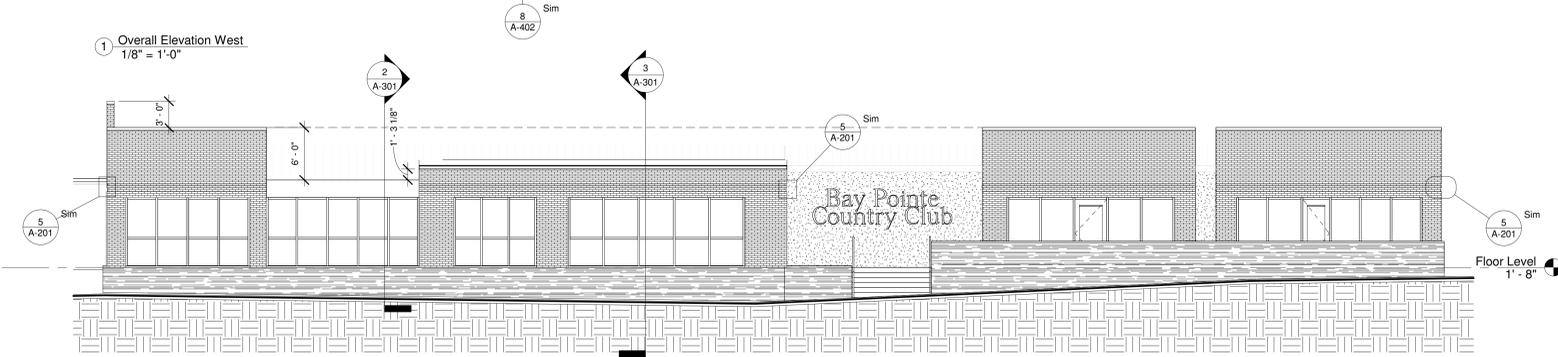
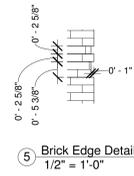
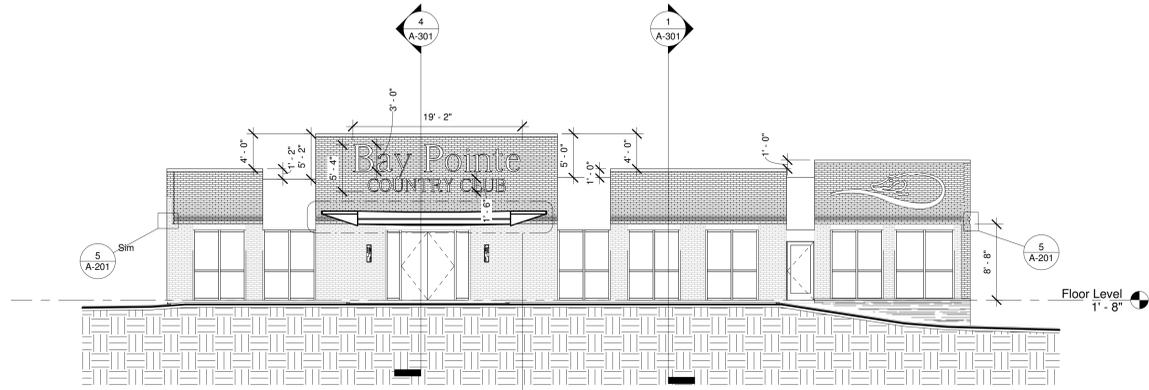
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Reflected Ceiling Plan

141 A

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General Notes

1. Include Bug screen at all operable window units.
2. Coordinate window material with owner.
3. Coordinate door hardware with owner.
4. Include 4" round vents at soffit underside @ 36" CC for entire perimeter. Center vents from front to back and make even from end to end so that the dimensions on either end from the soffit edge are equal.
5. Coordinate railing design with owner; match existing house railing.

Elevation Legend

- Brick (painted white)
- Horizontal Ledger Style Natural Stone (white)
- Stucco (painted black)
- Metal Wall Panel



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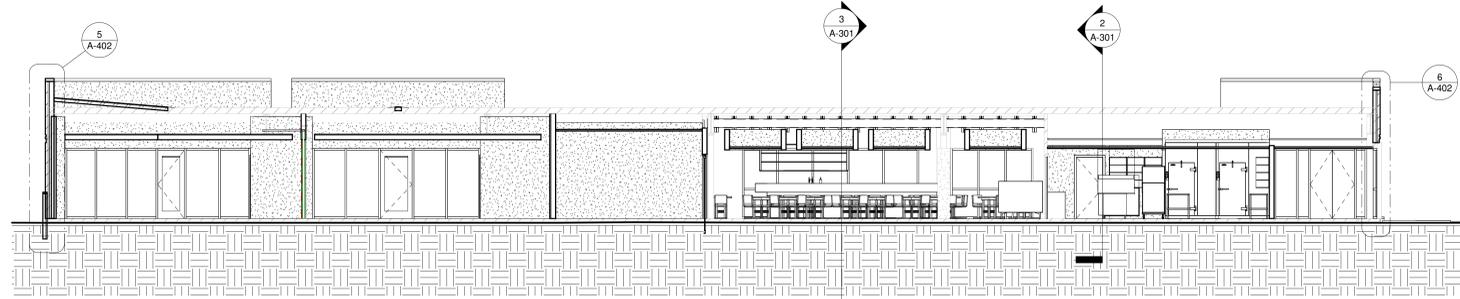
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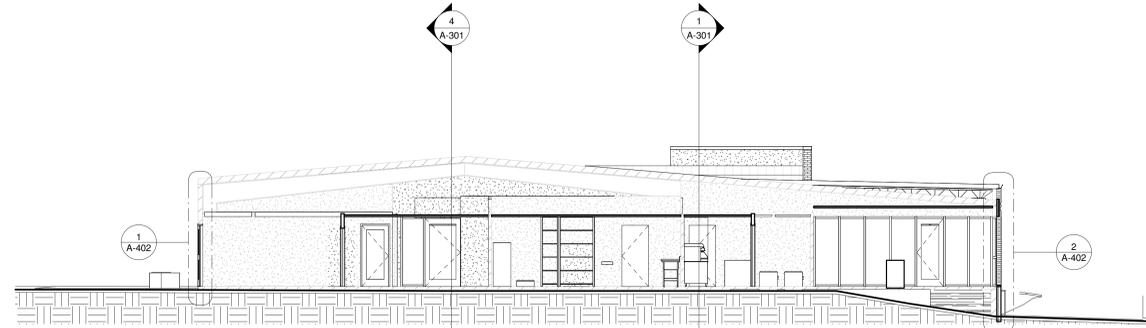
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Building Elevations

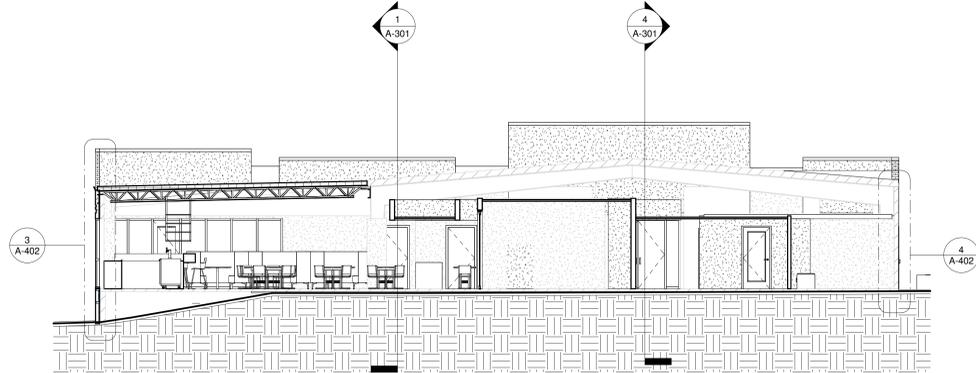
201 A



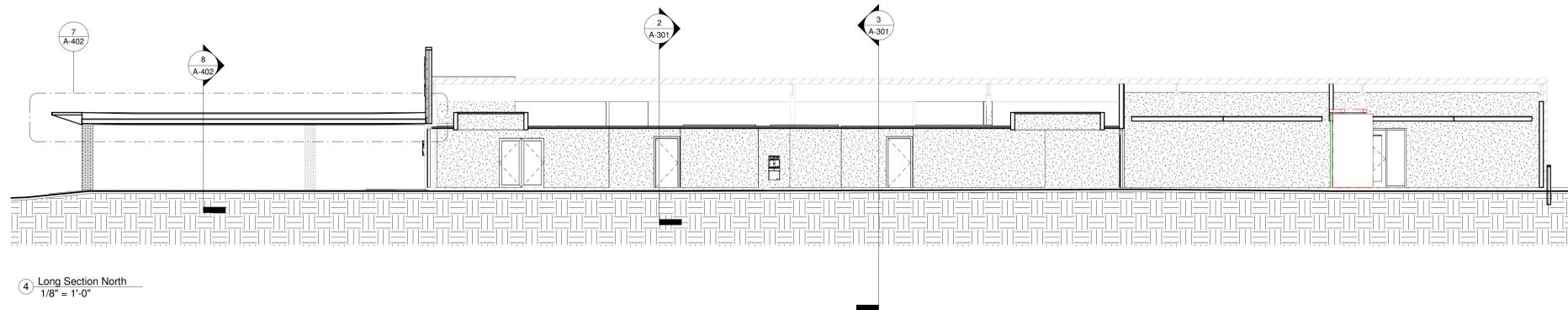
1 Long Section South
1/8" = 1'-0"



2 Cross Section at Kitchen
1/8" = 1'-0"



3 Cross Section at Restaurant
1/8" = 1'-0"



4 Long Section North
1/8" = 1'-0"

General Section Notes

1. Exterior air/water barrier and thermal insulation to be installed so as to provide a continuous separation of the building exterior from all interior occupied or conditioned spaces.
2. All anchors, fasteners, relief angles and attachment devices to be hot dipped galvanized steel.

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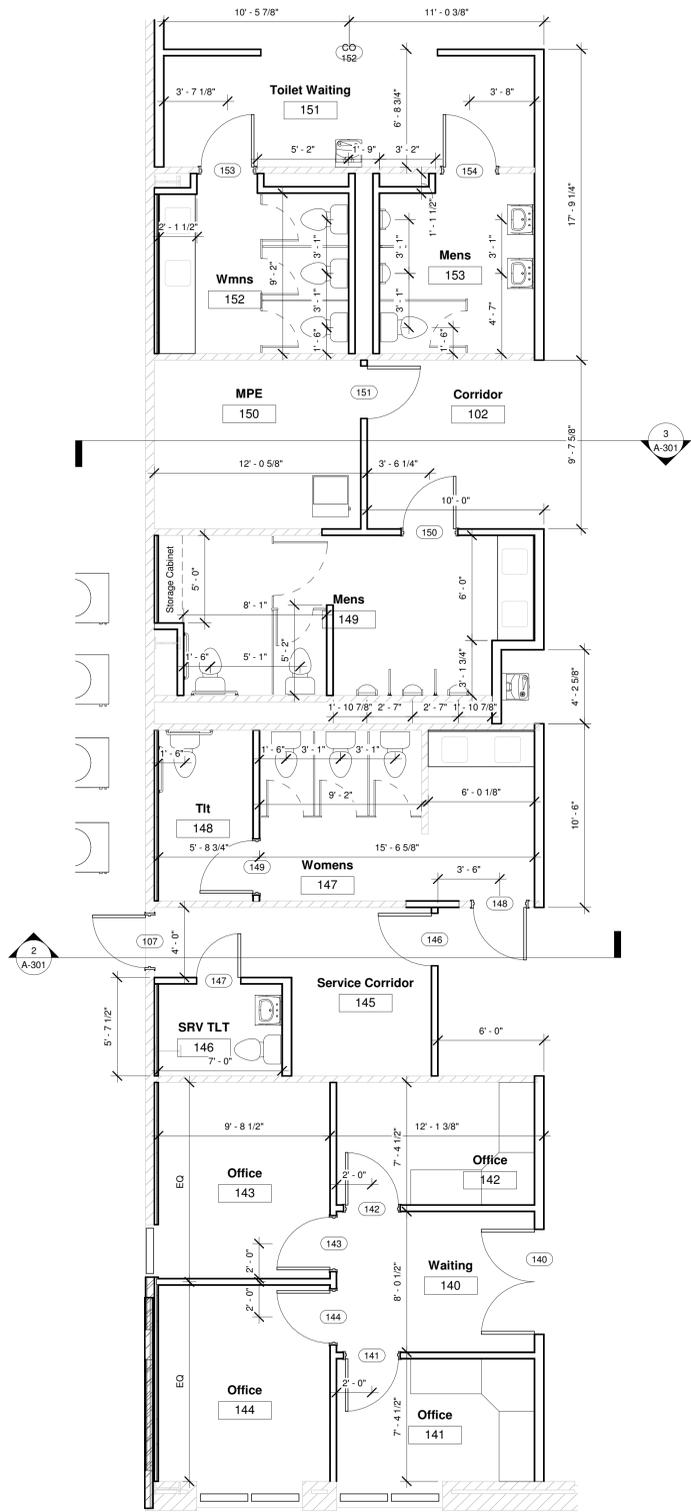
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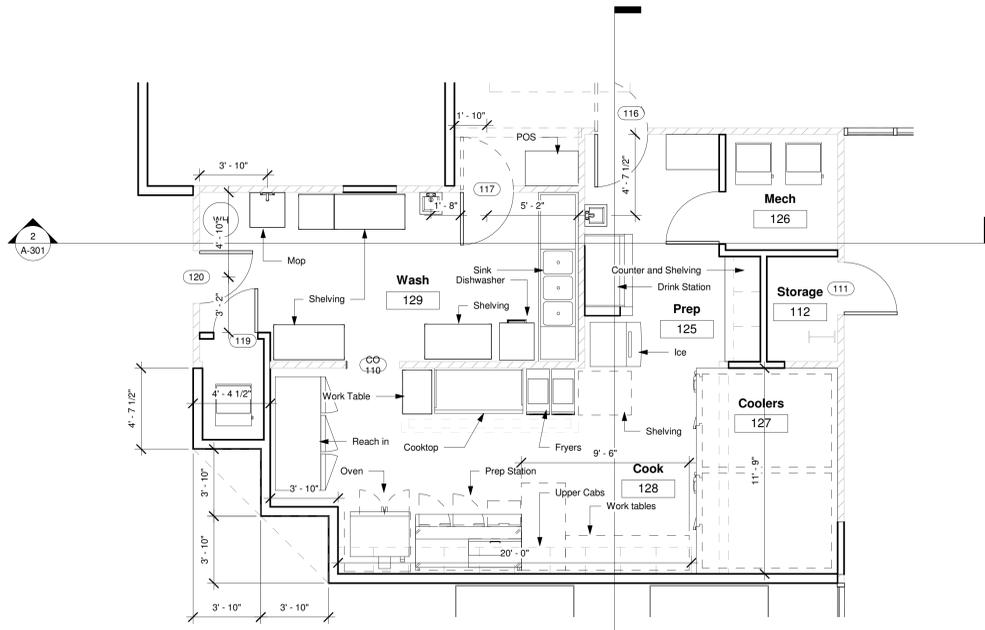
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Building Sections

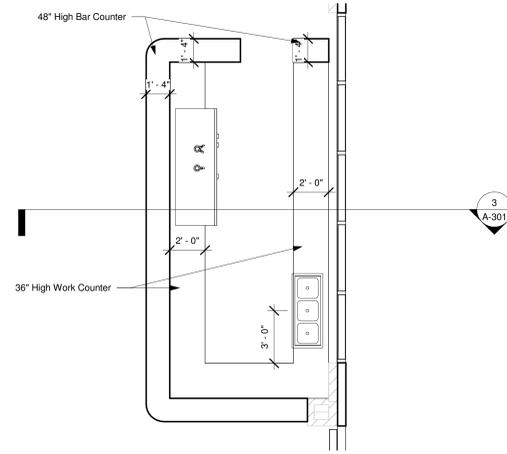
301 A



1 LVL 1 - Toilets
1/4" = 1'-0"



2 LVL 1 Kitchen
1/4" = 1'-0"



3 Restaurant Bar
1/4" = 1'-0"

General Finish Notes

- All flooring is to extend underneath casework.
- All door frames in masonry wall to be located 8" off perpendicular wall (typ.) unless indicated otherwise. All door frames in metal stud walls to be located 4" off perpendicular walls (typ.) unless indicated otherwise. Provide MIN clearances required per section 404 of the 2010 ADA standard for accessible design at all doors. Provide MIN clear 4" from door frames and millwork.
- Reference building elevations (A-200 Sheets) for exterior control joint locations.
- All DS tie into boot and underground water line unless otherwise noted, see Civil.
- See A-600s series sheets for floor finish patterns.
- All CMU wall corners & window sills to have 1" diameter radius. Bottom course of CMU corners are not to be radiused to receive finish base as scheduled.
- All backsides of bathroom partition doors and single unit restroom doors to have a Coat Hook (CH) installed.
- All dimensions are to interior finish face U.N.O.
- FE - Fire Extinguisher Cabinet
- KB - Knox Box



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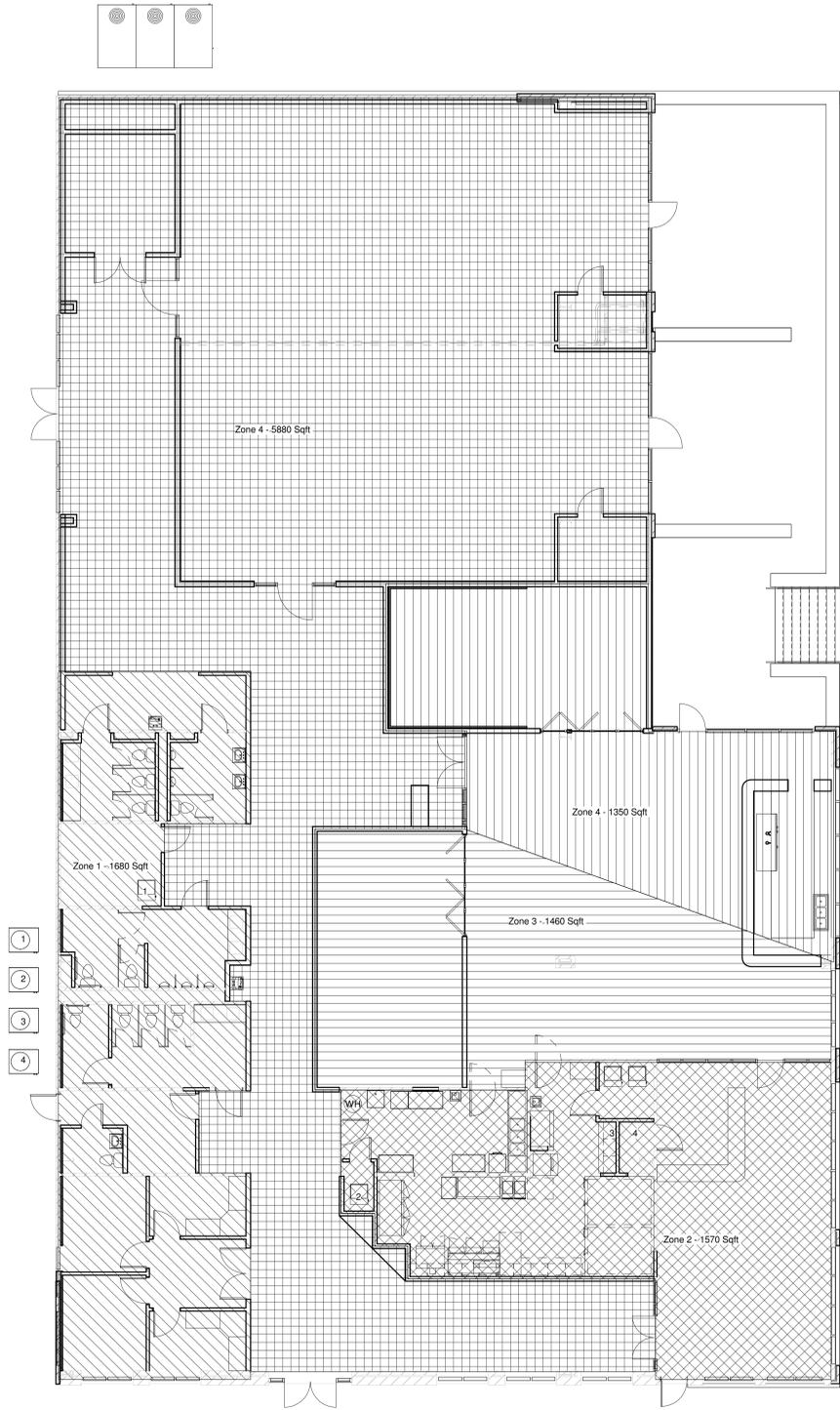
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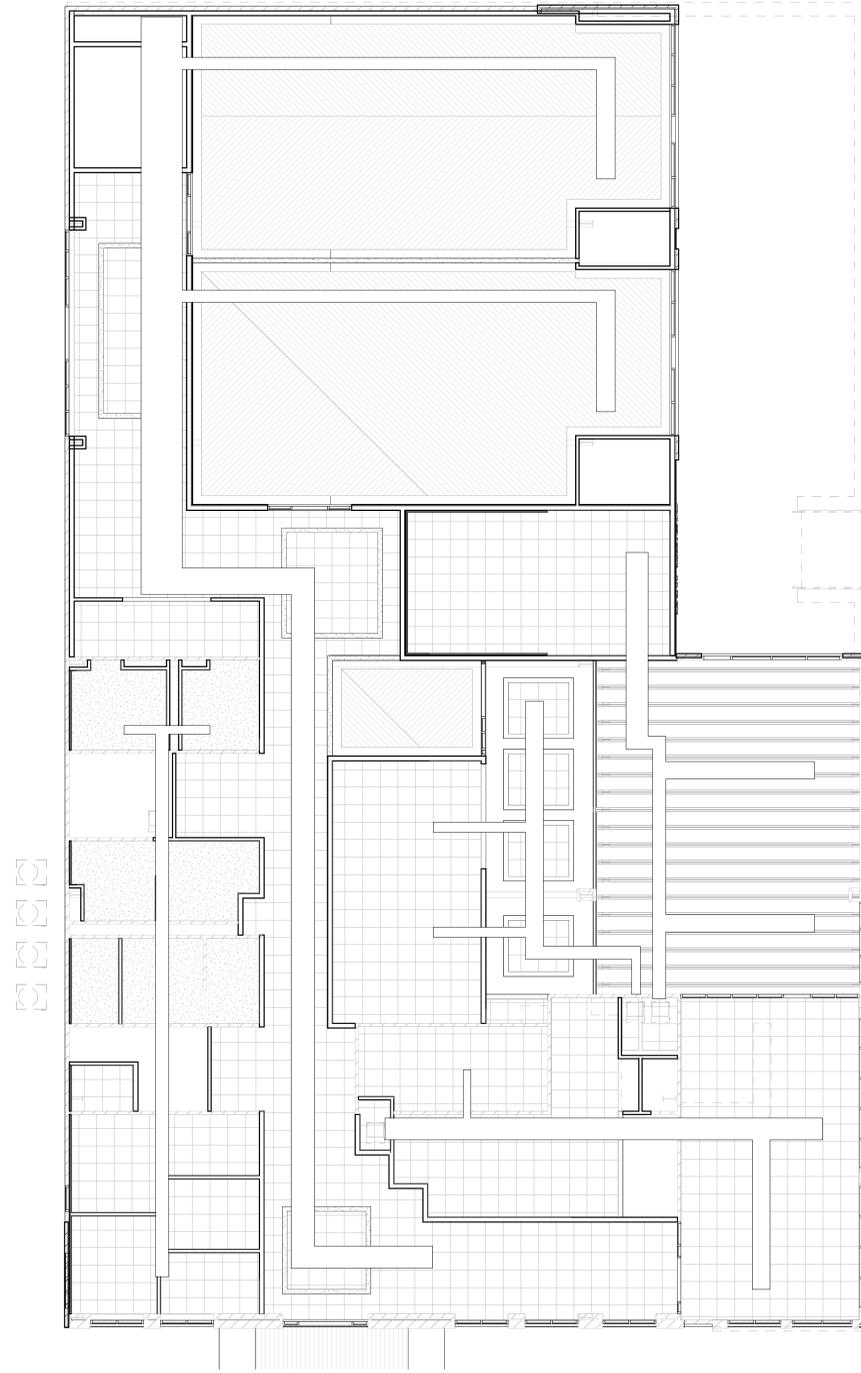
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Enlarged Details

401
A



① LVL 1 - HVAC Equipment
1/8" = 1'-0"



② HVAC Ducting
1/8" = 1'-0"

General Plumbing Notes

- All condensate lines shall be insulated.
- Provide drain pan at all water heating equipment with gravity drainage to nearest vent stack. Refer to architectural drawings for exact locations of fixtures.
- Individual supply cold water branch piping shall be 1/2" throughout.
- Use Manifolds where possible to eliminate in wall pex junctions.
- All drainage pvc shall include long sweep elbows for any 90 degree turn.
- Supply plumbing shall be pex piping throughout.
- All waste pipe shall be Schedule 40 PVC.
- Insulate HW pex piping at all Attic locations.
- Conceal all supply plumbing in wall or attic.
- Provide Cutoffs at all Fixtures.
- All Piping below cabinetry serving fixtures shall include P-Traps.
- Clean outs @ grade level shall be installed flush with dirt.
- All plumbing work shall conform to the current building code adopted by the jurisdiction's building department or to the International Plumbing Code, 2015 Edition, whichever is more stringent.
- Coordinate locations of at least 2 hose bibs with owner.
- Provide hot & cold supplies to all fixtures except toilets which shall have only cold.
- H&C denotes hot and cold connections with cutoffs (3/8" typical).
- 1/4" C denotes 1/4" cutoff for cold water supply only.
- All new piping to be typical PEX installation.
- Heavy dash denotes PVC waste line with notations for diameter on drawing. Include long sweep connections at all PVC 90 degree turns.

General HVAC Notes

- Drain condensate to sewer.
- All round ducting to be snap lock galvanized metal.
- Provide return plenum under equipment so that return grill can be installed at foyer wall as indicated. Plenum shall be built out of plywood construction and fully sealed from crawlspace & wall cavities.
- Duct sizing noted on plans.
- Seal all ducting with duct seal mastic.
- Provide strapping to secure ducting.
- Provide insulated duct register boots at all registers.