



**HISTORIC PRESERVATION COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - HISTORIC PRESERVATION COMMISSION
THURSDAY, AUGUST 13, 2026 - 6:00 PM**

1. Call Meeting to Order

2. Approval of Minutes

- a. June 11, 2026
- b. June 15, 2026 - SPECIAL CALL
- c. July 16, 2026

3. Old Business

- a. 110A Shearwater Drive - PIDN: 60130590.072 - Owen White - Request for a Certificate of Appropriateness (COA) to construct an 18' diameter, round sitting area with gravel, grey pave stones, and grey stone border as shown in the site plan along with a 4' x 24' pathway leading to existing driveway - **Approved at August 4, 2026 Board of Aldermen Meeting**
- b. 110A Shearwater Drive – PIDN: 60130590.072 – Owen White – Requesting approval of a Certificate of Appropriateness (COA) to install a 12' x 24' swimming pool in the rear yard, including a concrete pool deck and a 4' black aluminum fence surrounding the pool area - **Approved at August 4, 2026 Board of Aldermen Meeting**
- c. 306 Shearwater Dr – PIDN: 60130610.025 – Craig Smith on behalf of Stuart and Ann Weidie – Requesting approval of a Certificate of Appropriateness (COA) to construct a 4' tall, black painted, wooden and wire fence beginning at the side of the existing brick columns and run east and west to the side property lines

4. New Business

- a. Election of Officers
- b. Discussion of Historic Preservation Commission By-Laws
- c. 502 Jackson Ave – PIDN: 60137198.000 – Starks Contracting Co., on behalf of St. Alphonsus Catholic Church – Requesting approval of a Certificate of Appropriateness (COA) to revise the window configuration for the previously approved covered entry located on the west side of the building along Jackson Ave.

- d. 319 Washington Ave – PIDN: 60137386.000 – James Hase with Versamax, LLC, on behalf of Curt & Ellen Gabardi – Requesting approval of a Certificate of Appropriateness (COA) to:
 - 1.Remove and replace approximately 60 feet of existing 5-foot tall dog-eared wooden fence along the south property line and extend the fence approximately 70 feet to the rear property line, including the installation of a 30-inch wide gate.
 - 2.Repaint the existing rear deck Sherwin-Williams SW 7076 – Cyberspace.

5. Audience Request

6. Administrative

7. Adjourn

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, June 11, 2026

1. Call Meeting to Order

Members present were Owen White, Robert Brown, and Karen Chewning. Members absent were Susan Wooten, Kathy Stafford, Bonnie Munro and Charles Fowler. Also present was Amanda Crose, Planning Director.

Following roll call, Commissioner White declared that a quorum of members was not present. Due to the absence of a quorum no official business was transacted, no votes were taken, and no decisions were finalized.

Commissioner White explained that city staff would attempt to schedule a Special Call Meeting. If a Special Call meeting cannot be scheduled, the applications would be considered at the next regularly scheduled Historic Preservation Commission meeting on July 16, 2026.

2. Adjourn

The meeting was adjourned at 6:05 p.m. due to a lack of quorum pursuant to the Mississippi Code § 25-41-1.

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Special Call Meeting - Monday, June 15, 2026 @ 10:30 a.m.

1. Call Meeting to Order

Commissioner Owen White called the Special Call Meeting of the Historic Preservation Commission to order on Monday, June 15, 2026, at 10:30 a.m. at City Hall Boardroom, 1018 Porter Avenue, Ocean Springs, Mississippi. Members present in person were Owen White and Robert Brown. Commissioners Karen Chewning and Susan Wooten attended the meeting by teleconference pursuant to Mississippi Code § 25-41-5. A speakerphone was present in the meeting room and all persons in attendance were able to hear the Commissioners. Absent were Bonnie Munro, Charles Fowler, and Kathy Stafford. Also present were Amanda Crose, Planning Director, and Rae Williams, Planning Technician.

2. Approval of Minutes

- a. May 14, 2026

A motion was made by Robert Brown, seconded by Susan Wooten, to approve May 14, 2026, meeting minutes as presented. The motion carried unanimously (4-0).

3. Old Business

- a. **110A Shearwater Drive - PIDN: 60130590.072 - Owen White - Request for a Certificate of Appropriateness (COA) to construct an 18' diameter, round sitting area with gravel, grey pave stones, and grey stone border as shown in the site plan along with a 4' x 24' pathway leading to existing driveway**

Commissioner White announced that he would recuse himself from consideration of Item 3(a) due to his ownership interest in the application. Following the recusal, the remaining Commission members did not constitute a quorum necessary to consider the request. Therefore, the item was deferred to a future meeting of the Historic Preservation Commission.

4. New Business

- a. **801 Porter Ave – PIDN: 60137010.000 – St. John's Episcopal Church – Request for Certificate of Appropriateness (COA) for construction of a new front entry porch; construction of a new wood/composite ADA accessibility ramp at the rear entrance; construction of a new concrete parking pad, handicap parking signage, and striping; paint the exterior with Sherwin Williams colors consisting of Banana**

Cream for the main body, Extra White trim, and Underseas for existing wood window accents

The applicant's representative, Dennis Cowart, was present to answer questions from the Commission.

Mr. Cowart explained that St. John's Episcopal Church entered into an agreement with The Art House to utilize the building as its new downtown location. He stated the proposed improvements included construction of a new front porch to create a more prominent entrance, installation of an ADA-accessible ramp, a handicap parking space at the rear of the building, minor modifications to rear windows to provide additional interior wall space, removal of storm windows, and restoration of the original wood windows.

Commissioner Wooten asked whether the rear improvements would be visible from Porter Avenue.

Mr. Cowart stated that the rear improvements would not be visible from Porter Avenue and only the front porch would be visible from the public right-of-way.

A motion was made by Karen Chewning, seconded by Robert Brown, to recommend approval of the Certificate of Appropriateness as presented. The motion carried unanimously (4-0).

- b. **915 Ocean Ave – PIDN: 60137400.000 – First Presbyterian Church of Ocean Springs – Request for Certificate of Appropriateness (COA) for 5' expansion of an existing rear deck on the northeast side of the building and screen the enclosure with like finishes; Replace the screens on the existing porch with windows to match the existing**

Planning Director Amanda Crose advised the Commission that the applicant, Greg Worch, was unable to attend the meeting; however, Clay Brown, a designated representative was present to answer any questions.

No concerns or questions were raised by the Commission.

A motion was made by Susan Wooten, seconded by Owen White, to recommend approval of the Certificate of Appropriateness as presented. The motion carried unanimously (4-0).

- c. **422 Martin Ave – PIDN: 60137604.000 – Stephen Attaya, Sara Attaya, & Dinah Payne – Request for Certificate of Appropriateness (COA) to install an elevator for accessibility purposes at the rear of the existing residence**

Planning Director Amanda Crose advised the Commission that the applicant was unable to attend due to a medical appointment. She stated that all information related to the request had been provided in the application packet.

Commissioner Wooten questioned a rendering included with the application, noting that it appeared to depict stairs leading to the elevator entrance.

Ms. Crose clarified that the rendering was conceptual in nature and intended only to illustrate the appearance of the structure. She explained that the final design would not require stairs to access the elevator.

A motion was made by Karen Chewning, seconded by Owen White, to recommend approval of the Certificate of Appropriateness as presented. The motion carried unanimously (4-0).

- d. **604 Porter Ave – PIDN: 60137620.000 – Big Yella, LLC – Request for Certificate of Appropriateness (COA) for demolition of an existing dumpster enclosure approximately 14' x 14', Construction of a new 18' x 27' laundry building with attached dumpster enclosure for The Roost Boutique Hotel**

The applicant Adam Dial was present to answer questions from the Commission; however, the commissioners had no questions or concerns regarding the request.

A motion was made by Karen Chewning, seconded by Susan Wooten, to recommend approval of the Certificate of Appropriateness as presented. The motion carried unanimously (4-0).

- e. **620 Porter Ave – PIDN: 60137614.000 – Big Yella, LLC on behalf of Six Two Zero Porter, LLC – Request for Certificate of Appropriateness (COA) for expansion of the existing white gravel driveway to a width of 24'; Installation of an additional white gravel overflow parking area approximately 55' x 65' in size for use by Maringouin at the Roost; Installation of a parking sign measuring approximately 18" x 24" for the Maringouin at the Roost**

The applicant Adam Dial was present to answer questions from the Commission.

Commissioner Wooten expressed concern regarding the visibility of the proposed overflow parking area and inquired about measures that would be taken to screen the parking area from public view.

Mr. Dial explained that landscaping had been incorporated into the proposal to create a visual buffer along Porter Avenue. He stated that existing magnolia trees would be supplemented with additional landscaping to screen the parking area from the street and noted that the proposed gravel surface would match existing gravel parking areas on nearby properties.

Following review of the site plan, Commissioner Wooten acknowledged the proposed landscape buffer shown in the application materials.

Commissioner White stated that his primary concern was ensuring that the landscaped area remained in place and was not utilized for additional parking.

Mr. Dial confirmed the landscaped area would remain as a buffer and would not be used for parking.

A motion was made by Owen White, seconded by Karen Chewning, to recommend approval of the Certificate of Appropriateness for the parking area expansion, subject to the installation and maintenance of the landscape buffer shown on the site plan, with the landscaped area remaining dedicated to landscaping and not being utilized for overflow parking. The motion carried unanimously (4-0).

5. Audience Request

None.

6. Administrative

None.

7. Adjourn

A motion was made by Karen Chewning, seconded by Owen White, to adjourn the meeting. The motion carried unanimously (4-0).

The meeting adjourned at 10:43 a.m.

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, July 16, 2026

1. Call Meeting to Order

Members present were Owen White, Robert Brown, and Kathy Stafford. Members absent were Susan Wooten, Karen Chewning, Bonnie Munro, and Charles Fowler. Also present were Amanda Crose - Planning Director, Rae Williams – Planning Technician, and Kayla Stringer – Planning Office Administrator.

Following roll call, Commissioner White declared that a quorum of members was not present. Due to the absence of a quorum no official business was transacted, no votes were taken, and no decisions were finalized.

Commissioner White explained that city staff would attempt to schedule a Special Call Meeting. If a Special Call meeting could not be scheduled, the applications would be considered at the next regularly scheduled Historic Preservation Commission meeting on August 13, 2026.

2. Adjourn

The meeting was adjourned at 6:04 p.m. due to a lack of quorum pursuant to the Mississippi Code § 25-41-1.

**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: August 13, 2026
(Deferred from July meeting due to no quorum)

APPLICANT: Craig Smith

OWNER: Stuart & Ann Weidie

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: June 1, 2026

LOCATION: 306 Shearwater Drive - Ward 2
Shearwater Historic District

PARCEL NUMBER: 60130610.025



Figure 1: Historic Preservation Commission Meeting Property Signage

I. REQUEST SUMMARY:

The applicant, Craig Smith on behalf of Stuart and Ann Weidie, is requesting approval of a Certificate of Appropriateness (COA) to construct a 4' tall, black painted, wooden and wire fence beginning at the side of the existing brick columns and run east and west to the side property lines. The proposed fence location is highlighted in yellow on the site plan below.

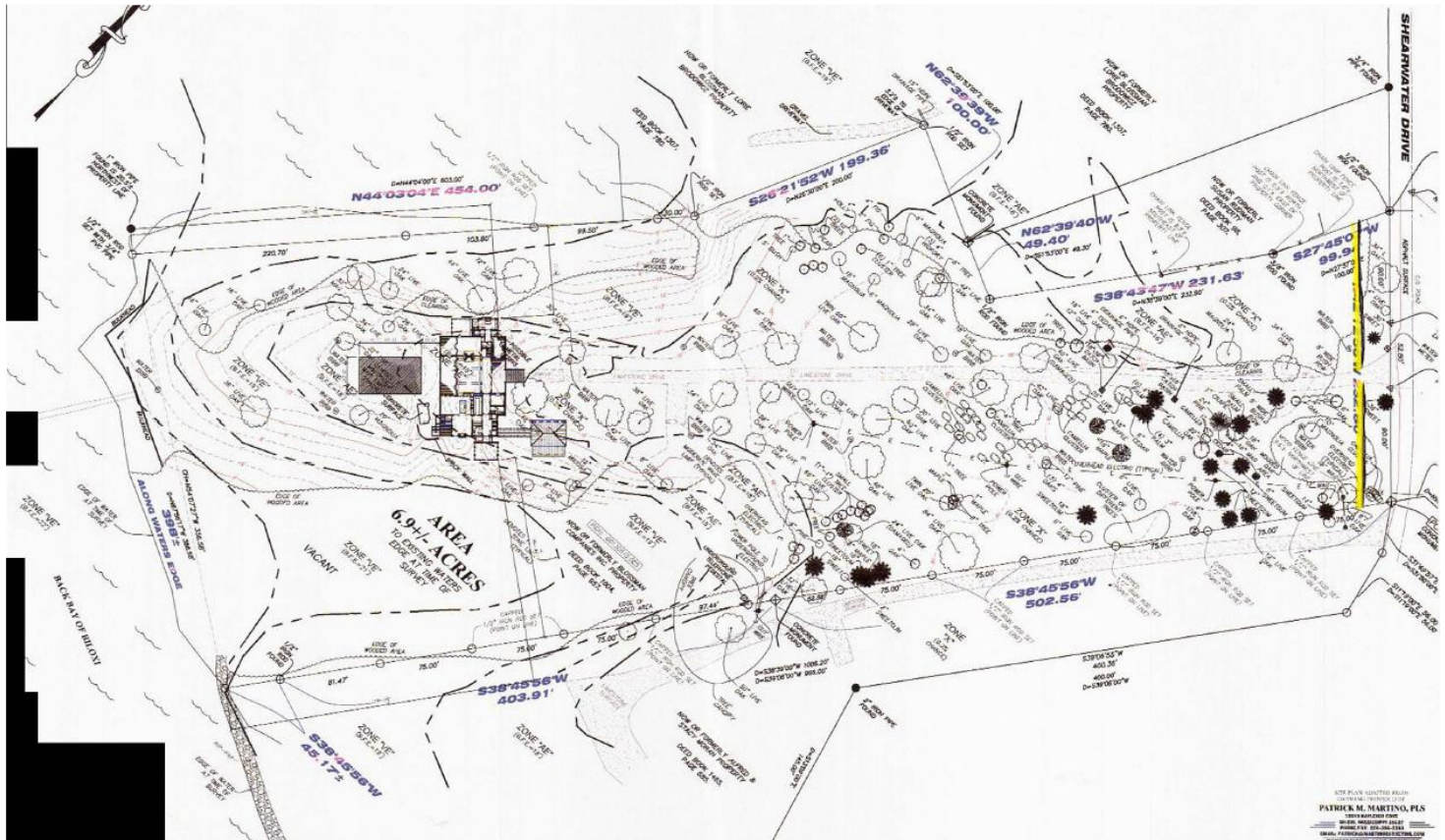


Figure 2: Proposed Site Plan

II. ZONING/LAND USE:

The subject property is zoned R-1, Low Density Single Family Residential with a single-family dwelling.



Figure 3: Adjacent Property Zoning

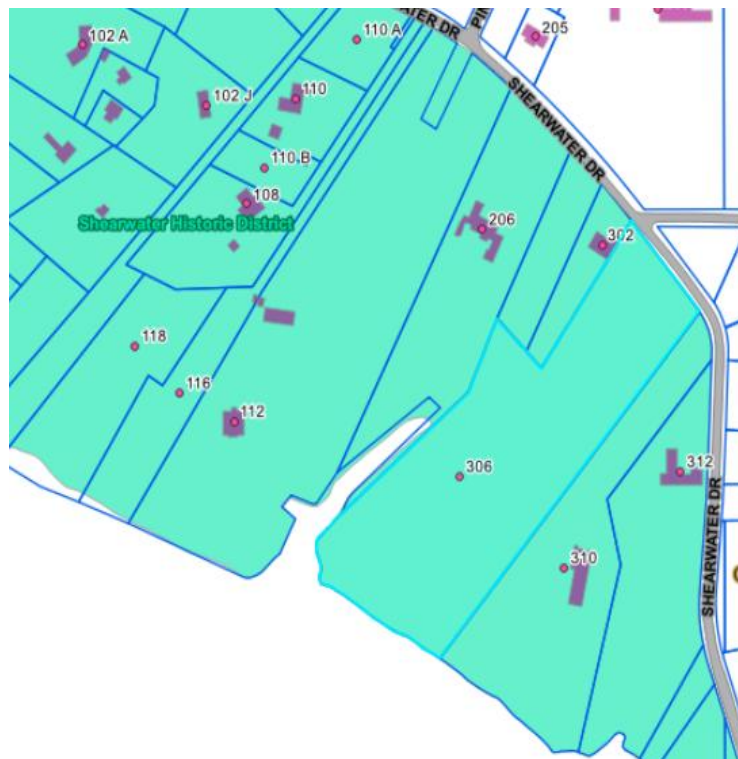


Figure 4: Shearwater Historic District

III. SHEARWATER HISTORIC DISTRICT:

The Shearwater Historic District is a significant waterfront residential area overlooking the Mississippi Sound, characterized by its scenic bluffs, mature vegetation, and historic architectural development. Continuously occupied since the early 1800s, the district contains remnants of early estates and reflects Ocean Springs' growth through a collection of residential structures built primarily between 1937 and 1978. Newer construction has generally respected the district's historic setting and waterfront character. The district is best known as the home of Shearwater Pottery, a nationally recognized artistic and cultural landmark associated with Walter Inglis Anderson and the Anderson family. More than the individual buildings themselves, the district's significance lies in the relationship between the pottery complex, its natural setting, and the surrounding historic residences. Architectural styles found throughout the district include Southern farmhouse, bungalow, French Provincial farmhouse, and Colonial Revival, all of which contribute to its unique historic and cultural identity.

IV. OCEAN SPRINGS HISTORIC DESIGN GUIDELINES:

- **Fences:** Traditionally, fences and walls served several purposes ranging from marking boundaries, keeping animals in or out, and stopping erosion. Picket fences are the most common fence type within Ocean Springs' historic districts, with some examples of wrought iron fencing and masonry retaining walls. Historically, fence purposes have remained largely consistent, with the primary contemporary exception being privacy. New fences should closely reflect established district precedents; front yard fences should not exceed four feet in height and should feature open, non-solid designs, while backyard privacy fences are acceptable.

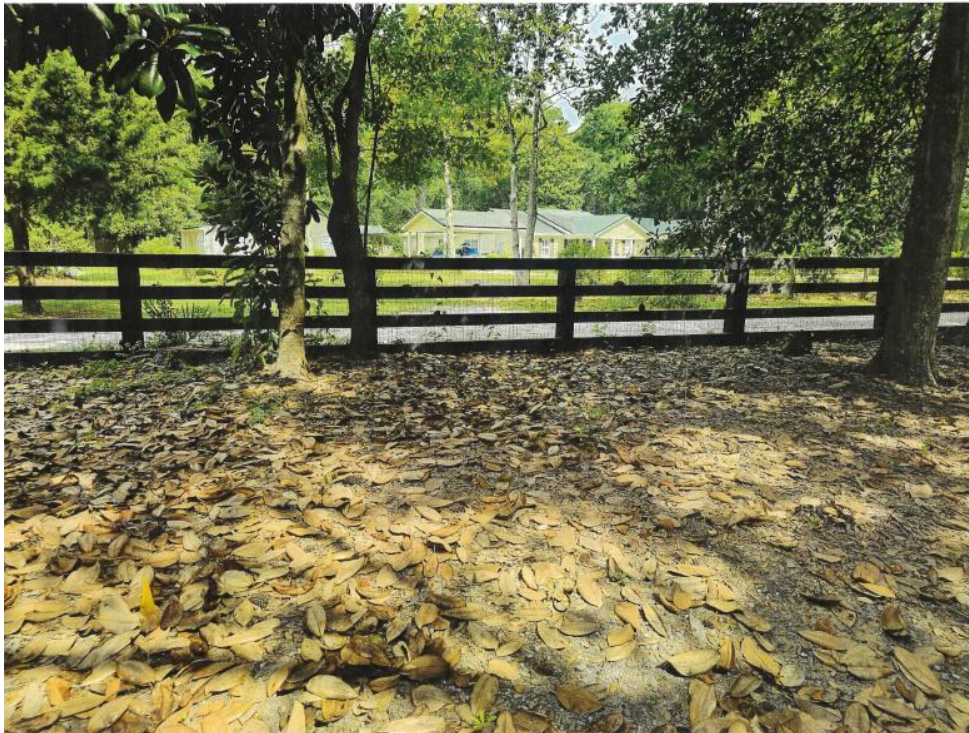


Figure 5: Proposed Fencing

V. FINDINGS:

- The principal structure is not classified as a contributing resource within the Shearwater Historic District.
- The proposed fence is four feet in height and is consistent with the maximum fence height recommended by the UDC and Historic Design Guidelines.
- The fence utilizes an open wood-and-wire design rather than a solid privacy fence.
- The proposed fence is visible from the public right-of-way and is limited to the driveway entrance.
- Similar open fencing styles exist throughout the district.

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted on June 26, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on June 26, 2026.

VII. PUBLIC FEEDBACK

Letter received from Marco Berrocal on July 16, 2026.

VIII. POTENTIAL MOTION

A motion to recommend **approval** of Certificate of Appropriateness (COA) to construct a 4' tall, black painted, wooden and wire fence beginning at the side of the existing brick columns and run east and west to the side property lines.

-OR-

A motion to recommend **denial** of Certificate of Appropriateness (COA) to construct a 4' tall, black painted, wooden and wire fence beginning at the side of the existing brick columns and run east and west to the side property lines.



City of Ocean Springs
Historic Preservation Commission
1018 Porter Ave /PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: _____

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******* APPLICANT MUST ATTEND HEARING *******

applicant responsible for all public mailer fees

Property Address: 306 SHEARWATER

Property Owner(s): STUART & ANN WELCH

Parcel ID Number: _____ **Approximate Age of Home:** 2 yrs

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ **Check here** if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant [Check one]: ☐ Architect ☒ Contractor ☐ Owner ☐ Other _____

Name: CRAIG SMITH

Address: 7216 OCEAN SPRINGS ROAD

City: OCEAN SPRINGS **State:** MS **Zip:** 39564

Phone: 228-327-2727 **Email:** SMITH3272727@GMAIL.COM

Property Owner [if Different]:

Name: STUART WELCH

Address: 306 SHEARWATER

City: OCEAN SPRINGS **State:** MS **Zip:** 39564

Phone: ~~228-327-2727~~ **Email:** SEWBOLGEBLOSSMANGAS.COM
~~228~~ 228-872-8747

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

☐ New Construction, Additions, Extensive
Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

☒ Landscaping and Site
Improvements (i.e. Fencing)

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|--|--|
| ☐ BOWEN | ☐ MARBLE SPRINGS | ☒ SHEARWATER |
| ☐ INDIAN SPRINGS | ☐ OLD OCEAN SPRINGS | ☐ SULLIVAN-CHARNELY |
| ☐ LOVER'S LANE | ☐ RAILROAD | ☐ INDIVIDUAL LISTING |

Requirements:

- PROOF OF OWNERSHIP REQUIRED
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

STUART WELIE

Printed Name of Owner



Signature of Owner

CRAIG SMITH

Printed Name of Authorized Agent



Signature of Authorized Agent

3/27/2026

Date

******* APPLICANT MUST ATTEND HEARING *******

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR REPAIR

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. For work which includes changes to the exterior of existing buildings, the following is required:
 - a. _____ Elevations;
 - b. _____ Floor Plans; and
 - c. _____ Photographs of each face of the building to be renovated with details of the areas of work.

Description: _____

ADD FENCE TO SWG OF EXISTING BRICK COLUMNS RUNNING
EAST AND WEST

— Attach Additional Sheets if Needed —



SITE PLAN

GENERAL NOTES:

- ARCHITECTURAL SITE PLAN IS FOR LOCATION PURPOSES ONLY & DOES NOT INCLUDE DRAINAGE, WHICH IS NOT THE RESPONSIBILITY OF THE ARCHITECTURAL SITE PLAN. THE ARCHITECTURAL SITE PLAN IS BASED UPON THE SURVEY DRAWING PROVIDED BY THE SURVEYOR IDENTIFIED HEREIN.

SITE PLAN ADAPTED FROM
DRAWING PROVIDED BY
PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILLO, MISSISSIPPI 39207
PHONE/FAX: 228-266-2585
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR



OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: \$26.00
#202011470 BK:1979 PG:312-313
06/15/2020 09:49:26 AM 2 PGS
CSHOWS,DC Rcpt#12175



202011470 2 PGS

Index as: **Section 30, Township 7 South, Range 8 West, Jackson County, Mississippi**

Prepared By and Return To:

Sarah D. Rimes
1000 North Halstead Road, Suite B
Ocean Springs, MS 39564
(228) 875-2307
MS Bar No. 101555

State of Mississippi
County of Jackson

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **The Blossman Companies, Inc., a Mississippi Corporation**, 809 Washington Avenue, Ocean Springs, MS 39564, 228-875-2261, do hereby sell, convey and warrant unto **Stuart E. Weidie and Ann P. Weidie, as joint tenants with full rights of survivorship and not as tenants in common**, PO Box 1110, Ocean Springs, MS 39566, 228-875-2261, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

That certain tract or parcel of land situated in fractional Section 30, Township 7 South, Range 8 West, Jackson County, Mississippi, more particularly described as commencing at an iron pipe (formerly on the center line of Anola Avenue) which is 211 feet South and 55 feet West of the Northeast corner of U.S. Government lot 4, of said fractional Section 30, run thence south 38 degrees 39' West a distance of 27 feet to a point on the South margin of Shearwater Drive and the point of beginning, from said point of beginning run thence North 42 degrees 12' West along the South margin of Shearwater Drive 232.9 feet, run thence South 27 degrees 37' West 100 feet to a point, run thence South 38 degrees 39' West 232.9 feet to a point, run thence North 61 degrees 53' West a distance of 49.3 feet to a monument marking a corner of the Blossman property, run thence North 61 degrees 53' West 100 feet to a point, run thence South 26 degrees 30' West 200 feet, run thence South 44 degree 04' West 603 feet, more or less, to a point on the shore of the Mississippi Sound, run thence Easterly along the meanderings of said shore 430 feet, more or less, to a point which is South 38 degrees 39' West 1006.2 feet more or less, from the point of beginning, run thence North 38 degrees 39' East 1006.02 feet, more or less, to the point of beginning. Together with all riparian and/or litoral rights thereunto belonging. Being a part of the property conveyed by Sara McQ. Taylor to Camille M. Ruddiman by deed dated December 17, 1947, recorded in Book 98, Page 307 of the Deed Records of Jackson County, Mississippi.

The above described property constitutes no part of the homestead of the Grantor(s) above.

This conveyance is subject to any and all covenants, rights of way, easements, oil, gas, and other mineral reservations, restrictions and other reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 11th day of June, 2020

THE BLOSSMAN COMPANIES, INC.

David M. Reynolds
David M. Reynolds
Vice President and Chief Operations Officer

State of Mississippi
County of Jackson

PERSONALLY appeared, before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named David M. Reynolds, who acknowledged to me that he is Vice President and Chief Operations Officer of The Blossman Companies, Inc., a Mississippi Corporation, and for and on behalf of said corporation and as its act and deed he signed, executed, and delivered the above and foregoing instrument of writing for the purposes mentioned on the day and year therein mentioned after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 11th day of June, 2020

[Signature]
Notary Public

My Commission expires: 4/17/2024

Parcel Number: 60129810.000



**This notice is being mailed to you as the owner of property near the project described below.
Copies are sent via standard mail at the cost of the applicant.**

City of Ocean Springs
Planning Department
P.O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the City of Ocean Springs Historic Preservation Commission will hold a public meeting in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue
Ocean Springs, MS, 39564

Thursday, July 16, at 6:00 p.m.

Regarding the following:

306 Shearwater Dr – PIDN: 60130610.025 – Craig Smith on behalf of Stuart and Ann Weidie – Requesting approval of a Certificate of Appropriateness (COA) to construct a 4' tall, black painted, wooden and wire fence beginning at the side of the existing brick columns and run east and west to the side property lines

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to acrose@oceansprings-ms.gov or rwilliams@oceansprings-ms.gov

All parties of interest shall have an opportunity to be heard at the public meeting.

Amanda Crose

From: Jane Meynardie <ejm@wisecarter.com>
Sent: Thursday, July 16, 2026 4:20 PM
To: Amanda Crose; Rae Williams
Cc: Mike Lincoln
Subject: 306 Shearwater Drive - PIDN 60130610.025

This firm represents Mr. Marco Berrocal who just received notice of your hearing tonight regarding a certificate of appropriateness for a fence at 306 Shearwater Drive. He cannot attend your hearing tonight and neither can I. Mr. Berrocal is the owner of Parcels 60129180.000, 60129360.000 and 60132030.000. He asks that you verify, or require the applicant to verify, that the proposed fence will not encroach on his parcels.

Thank you for your consideration of this request,

Jane Meynardie
Wise Carter Child & Caraway, P.A.
228-867-7141

**CITY OF OCEAN SPRINGS
HISTORIC PRESERVATION COMMISSION BY-LAWS**

**ARTICLE I
Name**

The name of this organization is the Ocean Springs Historic Preservation Commission, herein referred to as "Commission".

**ARTICLE II
PURPOSE**

SECTION 1. ORGANIZATION: The Commission is established by the ordinances of the City of Ocean Springs , **including the applicable provisions of the City's Unified Development Code ("UDC"), and applicable state law. Section 17 - 41 Ordinance No. 9-1989**

~~**Section 2. PURPOSE:** The purpose of the Commission is to preserve, promote, and develop the historical resources of the City of Ocean Springs; to advise the Mayor and Board of Aldermen ("board") as to the designation of historic districts, landmarks, and landmark sites; and to perform such other functions as may be provided by law.~~

SECTION 2. PURPOSE: The purpose of the Commission is to preserve, promote, and develop the historic resources of the City of Ocean Springs and to accomplish the purposes set forth in the Mississippi Local Government Historic Preservation Act of 1978; to advise the Mayor and Board of Aldermen ("Board") regarding the designation of historic districts, landmarks, and landmark sites; and to perform such other functions as may be provided by law or ordinance.

SECTION 3. ORGANIZATION YEAR: The Commission operating year will be from July 1 to June 30 of the next year.

**ARTICLE III
POWERS AND RESPONSIBILITIES**

SECTION 1. HISTORIC RESOURCE INVESTIGATION: The Commission shall initiate, or receive from the owners of record of a proposed landmark or landmark site, or a majority of the owners of record in a proposed historic district, a thorough investigation of historic, architectural, archaeological, and/or cultural significance of the buildings, structures, features, sites, and surroundings of such districts, landmarks, and landmark sites. The findings shall be collected and/or received in a cohesive printed format, made a matter of public record, and made available for public inspection. This survey will be maintained in a file and updated a minimum of every five (5) years.

SECTION 2. DESIGNATIONS AND REGULATIONS: The Commission shall recommend to the board the adoption of ordinances designating landmarks, landmark sites, and historic districts, and regulations, guidelines, and criteria for their maintenance, preservation, and alteration of structures within them.

SECTION 3. CERTIFICATES OF APPROPRIATENESS: The Commission shall review applications proposing erection, alteration, restoration, demolition, or moving of any landmark or building located on a landmark site or within a historic district so designated by the board and shall issue or deny certificates of appropriateness accordingly.

Where final approval is reserved to the Mayor and Board of Aldermen by the UDC or other applicable law, the Commission's action shall constitute a recommendation to the Mayor and Board of Aldermen.

SECTION 4. INTERIORS: The Commission shall not consider interior arrangements or interior use except for interiors that have been designated architecturally or historically significant after written consent has been obtained from the owner of the property.

SECTION 5. RULES AND PROCEDURES: The Commission shall promulgate and publish such standards and rules of procedure as are necessary to carry out the provisions of this article, **provided such standards and rules are consistent with applicable federal and state law, City ordinances, and the UDC.**

SECTION 6. FUNDS: The Commission is authorized to apply for, receive, hold, and spend funds from private and public sources, in addition to appropriations made by the city for the purpose of carrying out provisions of this article subject as applicable to all federal, state, and local laws, rules, ordinances, and standard accounting practices.

SECTION 7. TECHNICAL ASSISTANCE: The Commission, through the staff of the city, and with approval of the board, is authorized to consult with technical experts or other persons as may be required for the performance of its duties, and to obtain the equipment, supplies, and other materials necessary for its effective operation.

SECTION 8. ENTRY UPON PRIVATE PROPERTY: Solely in performance of its official duties and only at reasonable times, the Commission, or its duly authorized agents, are authorized to enter upon private land for examination or survey thereof with the express written consent of the owner of record of occupant thereof. **Section 17-48 Powers of the Commission Ordinance No. 9-1989, Ordinance No. 4-1990**

SECTION 9. RECOMMENDING AUTHORITY: **The Commission shall serve as a recommending body where required by the UDC, with final decisions to be made by the Mayor and Board of Aldermen where provided by applicable ordinance.**

ARTICLE IV MEMBERSHIP

SECTION 1: ~~MEMBERSHIP QUALIFICATION: Members must be residents of the city.~~
COMPOSITION AND RESIDENCY: The Commission shall consist of seven (7) members. All members shall be residents of the City of Ocean Springs.

SECTION 2: APPOINTMENT: ~~A total of nine (9) members will be appointed.~~ Members will be appointed by the Mayor and Board of Aldermen. Each member will be appointed for a term of four (4) years. Members shall be eligible for reappointment upon expiration of their term.

SECTION 3: ATTENDANCE: A member who is absent from two (2) consecutive meetings or a total of five (5) per year without leave of the Commission, or without reason satisfactory to the Commission, will be reported to the Mayor and Board of Aldermen.

SECTION 4: VACANCY: The Mayor and Board of Aldermen will appoint a new member to fill a vacancy for the unexpired term of that vacancy.

SECTION 5: CONFLICT OF INTEREST: When a member feels that he may have a conflict of interest in a particular case before the Commission, he may so state for the record and vacate his chair. A member so vacating his chair shall not vote on that case. If the vacation of a chair due to conflict of interest will eliminate a quorum, the Commission shall continue that case to the next regular meeting.

ARTICLE V OFFICERS

SECTION 1: OFFICERS: The officers of the Commission are Chairman, ~~Chairman-Emeritus~~, Vice-Chairman, and Secretary.

SECTION 2: DUTIES:

A. CHAIRMAN: The Chairman shall preside over the roll call, approval of minutes, discussion of old and new business, and other discussion items at all meetings of the Commission, and shall serve in the absence of the Chairman Emeritus.

~~**B. CHAIRMAN EMERITUS:** The Chairman Emeritus shall call each meeting to order and shall adjourn each meeting.~~

C. VICE-CHAIRMAN: The Vice-Chairman shall serve in the absence of the Chairman.

D. SECRETARY: The Secretary shall serve in the absence of both the Chairman and Vice-Chairman. The Secretary shall also keep an accurate record of the proceedings in the absence of the Recording Secretary (provided by the Planning Department).

SECTION 3. ELECTION OF OFFICERS: The Commission members will elect the Chairman, ~~Chairman Emeritus~~, Vice-Chairman, and Secretary by a majority vote of the full Commission. This election shall be in the month following the annual appointment of Commissioners by the Board of Aldermen unless one is required at some other time in order to fill a vacancy. Should an office become vacant, the members of the Commission shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. The officers terms will last one (1) year, July 1 to the following June 30. Section 17-44 Rules of procedure Ordinance No. 9-1989, Ordinance No. 4-1990

ARTICLE VI MEETINGS

SECTION 1. REGULAR MEETING: The Commission will generally meet monthly on a date established by the Chairman. Members must be notified of a meeting not later than seven (7) days prior to the scheduled meeting.

SECTION 2. SPECIAL MEETINGS: The Commission will meet at the call of the Chairman by written request, or two (2) of its members, or the ~~Planning and Grants-Administrator~~ **Planning Director**, with at least five (5) days' notice.

SECTION 3. QUORUM: A quorum shall consist of one more than half the number of the Commission. **For a seven-member Commission, four (4) members shall constitute a quorum.** In situations where there is not a quorum due to the absence of no more than one member, an absent Commission member may vote via electronic means (for ex. conference call, e-mail or similar method), subject to the Chairman's acceptance. **No official action shall be taken by the Commission without a quorum present.**

SECTION 4. RECORDS AND MINUTES: **Minutes shall be maintained for meetings of the Commission in accordance with applicable law and City procedures. The minutes shall reflect members present and absent, matters considered, actions taken, motions and votes, and such other information as required by law.**

ARTICLE VII PARLIAMENTARY PROCEDURE

SECTION 1. PROCEDURE: **Meetings shall be conducted in an orderly manner under the direction of the Chairman. Where these By-Laws, the UDC, City ordinances, or applicable law do not prescribe a procedure, the Commission may follow generally accepted rules of parliamentary procedure to facilitate the orderly conduct of business.**

Nothing in this Article shall be interpreted to supersede applicable federal or state law, the UDC, or other ordinances or policies of the City of Ocean Springs.

ARTICLE VIII AMENDMENTS

SECTION 1. AMENDMENT OF BY-LAWS: The Commission's by-laws may be amended by two-thirds vote of its members. Proposed amendments will be distributed to the members for consideration thirty (30) days prior to the vote on the amendment(s). Any member may propose an amendment to the by-laws, and such an amendment will be submitted in writing to the Chairman for action.

**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: August 13, 2026

APPLICANT: Starks Contracting Company, Inc. on behalf of St. Alphonsus Catholic Church

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: June 26, 2026

LOCATION: 502 Jackson Ave – Ward 2
Old Ocean Springs Historic District

PARCEL NUMBER: 60137198.000



Figure 1: Historic Planning Commission Signage

I. REQUEST SUMMARY:

The applicant, Starks Contracting Co., on behalf of St. Alphonsus Catholic Church – Requesting approval of a Certificate of Appropriateness (COA) to revise the window configuration for the previously approved covered entry located on the west side of the building along Jackson Ave.



Figure 2: Previously Approved Rendering



Figure 3: Revised Rendering

II. ZONING/LAND USE:

The subject property is zoned R-1 Low Density Single Family Residential



Figure 4: Adjacent Property Zoning

III. OLD OCEAN SPRINGS HISTORIC DISTRICT:

The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.

The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.



Figure 5: Old Ocean Springs Historic District

IV. **MISSISSIPPI DEPARTMENT OF ARCHIVES & HISTORY INFORMATION:**

NR Status: Contributing

St. Alphonsus Catholic Church has been a part of the Ocean Springs religious life since 1859 when its first church was constructed on Porter Avenue where City Hall now stands. The first church was sold in 1873 and the proceeds were used for construction of a new church at 502 Jackson Avenue in 1882. The second chapel stood in its original location on this lot until 1960 when it was moved to make way for the construction of the current chapel. The second chapel remained on site and was used as the parish hall until it was demolished in 1972.

V. **OCEAN SPRINGS HISTORIC DESIGN GUIDELINES:**

Windows: Windows are a defining architectural feature that contribute significantly to the historic character of a building. The Historic District Design Guidelines encourage the preservation and repair of existing historic windows whenever feasible. Where replacement or new window openings are proposed, they should be compatible with the building's architectural style through similar size, proportions, placement, materials, and design. New window openings should not alter the character-defining features of a primary façade, and replacement windows should maintain the appearance and configuration of traditional historic windows. Window modifications visible from the public right-of-way should be designed to complement the overall architectural character of the structure and the surrounding historic district.

VI. FINDINGS:

- NR Status: Contributing - Contributing buildings are essential to the district’s sense of place and help maintain the architectural and historic significance of the district.
- The Historic Preservation Commission approved a Certificate of Appropriateness for campus improvements in 2025, which was subsequently approved by the Board of Aldermen on June 17, 2025. The approved project included construction of a covered church entrance, enclosed breezeway addition, adoration chapel improvements, maintenance building, courtyard improvements, restroom additions, and other associated campus improvements.
- The only proposed revision requiring Historic Preservation Commission review is a modification to the window configuration on the west elevation of the previously approved enclosed breezeway addition.
- The proposed modification does not alter the previously approved building footprint, height, roof form, or overall massing of the enclosed breezeway addition.
- The applicant has indicated that all previously approved exterior materials, finishes, storefront system, and glazing will remain unchanged. The proposed modification is limited solely to the configuration and arrangement of the window openings on the west elevation.

VII. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted on property on July 24, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on July 24, 2026.

VIII. PUBLIC FEEDBACK

None received as of August 7, 2026.

IX. POTENTIAL MOTION

A motion to recommend **approval** of Certificate of Appropriateness (COA) to revise the window configuration for the previously approved covered entry located on the west side of the building along Jackson Ave.

-OR-

A motion to recommend **denial** of Certificate of Appropriateness (COA) to revise the window configuration for the previously approved covered entry located on the west side of the building along Jackson Ave.



City of Ocean Springs
Planning Department
PO Box 1800
Ocean Springs, MS 39564
(228) 875-4415

HISTORIC PRESERVATION COMMISSION

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 06-26-26

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

Per the adopted fee schedule, the following application fees apply:

Application Fee Required: \$51.00* (NON-REFUNDABLE)

*Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated, \$1.00 fee included

Applicant is responsible for all public mailer fees. Must be paid prior to the public meeting.

Property Address: 502 Jackson Ave., Ocean Springs, MS 39564

Property Owner(s): Catholic Diocese of Biloxi

Parcel ID Number: 60137198.000 Approximate Age of Home: _____

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ Check here if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant [Check one]: ☐ Architect ☒ Contractor ☐ Owner ☐ Other _____

Name: Starks Contracting Co., Inc.

Address: P.O. Box 7149

City: Biloxi State: MS Zip: 39540

Phone: 228-392-4584 Email: Secmail@starkscontracting.com

Property Owner [if Different]:

Name: Catholic Diocese of Biloxi

Address: 1790 Papp's Ferry Rd.

City: Biloxi State: MS Zip: 39532

Phone: 228-702-2160 Email: bishop@biloxidiocese.org

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

☒ New Construction, Additions, Extensive
Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

☒ Landscaping and Site
Improvements (i.e. Fencing)

☐ Signage

☒ Demolition

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|---|---|
| ☐ BOWEN | ☐ MARBLE SPRINGS | ☐ SHEARWATER |
| ☐ INDIAN SPRINGS | ☒ OLD OCEAN SPRINGS | ☐ SULLIVAN-CHARNELY |
| ☐ LOVER'S LANE | ☐ RAILROAD | ☐ INDIVIDUAL LISTING |

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Printed Name of Owner

ROBERT M. SPARKS

Printed Name of Authorized Agent

6/26/26

Date

Signature of Owner



Signature of Authorized Agent

***** APPLICANT MUST ATTEND HEARING *****



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

New Construction, Additions, Extensive Renovation / Repair

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. **Two (2)** sets of scaled drawing, which shall include:
 - a. _____ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
 - b. _____ A floor plan, with dimensions as it impacts the exterior of the structure;
 - c. _____ A drawing with dimensions of all affected exterior elevations;
 - d. _____ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
 - e. _____ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
 - f. _____ Paint samples and plan keyed to location of each color (*Pivotal Structures Only*).
2. Photographs of the subject structure to be worked on, and adjacent property structures.
 - a. _____ Subject property; and
 - b. _____ Adjacent property structures.

Description: Interior Church renovation; new Church covered entry; new Adoration Chapel/Sacristy with roof extension;

new maintenance & storage building; new courtyard; new church restroom addition/renovation; renovate existing

Adoration Chapel space into extension of Sacristy; enclosed addition at school/cafeteria.

— *Attach Additional Sheets if Needed* —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. _____ Drawing or photograph of the type of fence, wall, or gate proposed;
- b. _____ Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and
- c. _____ A description of the materials to be used.

Description: Removal of existing planters and or plant beds for new brick patio/courtyard.

— Attach Additional Sheets if Needed —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. _____ Photographs of all sides of the structure to be removed;
- b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;
- c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:
 - 1. The individual historical or architectural significance of the resource;
 - 2. The importance or contribution of the resource to the aesthetics of the district;
 - 3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
 - 4. The proposed replacement structure and the future utilization.

Description: _____

Demolition work to include removal of existing concrete walkway, ramps, railings, existing stairs and existing brick sign

around the Church entry way as required to construct new Church covered entry and approach ramp.

— Attach Additional Sheets if Needed —

St. Alphonsus
CATHOLIC CHURCH



ST ALPHONSUS - CAMPUS IMPROVEMENTS

ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

PROJECT TEAM

ARCHITECT OF RECORD:

ALLRED STOLARSKI ARCHITECTS, PA
711 CHURCH STREET
OCEAN SPRINGS, MS 39564
(228) 762-1975

CIVIL / STRUCTURAL:

SIMPKINS & COSTELLI, INC.,
401 32ND 1/2 ST.
GULFPORT, MS 39507
(228) 864-6289

MECHANICAL:

STEPHENS MECHANICAL ENGINEERING, LLC.
925 TOMMY MUNRO DRIVE, SUITE B
BILOXI, MS 39532
(228) 207-3322

ELECTRICAL:

WELCON ELECTRICAL CONSULTANTS, PLLC
9414 THREE RIVERS ROAD, SUITE #4
GULFPORT, MS 39503
(228) 822-8000

DRAWING INDEX

GENERAL

G100	COVER SHEET
G100 (A)	COVER SHEET
G100 (B)	COVER SHEET
G200	NOTES, REFERENCES & STANDARDS
G300	MASTER PLAN
G400	SURVEY

ARCHITECTURAL

A001	SCHEDULES - PARTITION TYPES
A1.00	SITE PLAN - EXISTING
A1.01	SITE PLAN - NEW WORK
A002	SCHEDULES - OPENINGS
A2.00	FLOOR PLAN - EXISTING
A2.01	FLOOR PLAN - DEMO
A2.02	FLOOR PLAN - NEW WORK
A2.2.1	ROOF DETAILS
A2.10	RCP
A2.20	ROOF PLAN
A3.00	ELEVATIONS - EXISTING
A3.10	ELEVATIONS - NEW
A3.11	ELEVATIONS - NEW
A5.1.1	FRONT ENTRY - DEMO PLANS
A5.1.2	FRONT ENTRY - NEW WORK PLANS
A5.1.3	FRONT ENTRY - RCP
A5.2.1	FRONT ENTRY - ELEVATIONS
A5.3.1	FRONT ENTRY - SECTIONS
A5.3.2	FRONT ENTRY - SECTIONS
A5.3.3	FRONT ENTRY - SECTIONS
A5.4.1	FRONT ENTRY - DETAILS
A5.4.2	FRONT ENTRY - DETAILS
A6.1.1	BREEZEWAY - DEMO
A6.1.2	BREEZEWAY - NEW WORK
A6.1.3	BREEZEWAY - RCP
A6.2.1	BREEZEWAY - ELEVATIONS
A7.1.1	ADORATION CHAPEL - DEMO PLANS
A7.1.2	ADORATION CHAPEL - NEW PLANS
A7.1.3	ADORATION CHAPEL - RCP
A7.3.1	ADORATION CHAPEL - SECTIONS
A7.3.2	ADORATION CHAPEL - SECTIONS
A7.4.1	ADORATION CHAPEL - DETAILS
A8.0.1	ENLARGED PLANS - EXISTING - SANCTUARY
A8.0.2	ENLARGED PLANS - SANCTUARY - CHOIR LOFT
A8.1.1	ENLARGED PLANS - DEMO - SANCTUARY
A8.2.1	ENLARGED PLANS - NEW WORK - SANCTUARY
A8.3.1	DETAILS - SANCTUARY
A8.3.2	DETAILS - SANCTUARY
A9.1.1	MAINTENANCE BUILDING - PLANS

G100 (A)

COVER SHEET

ARCHITECT OF RECORD :

allred
ARCHITECTURAL GROUP

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:

9-FEB-2026

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

2024-73

DRAWING TITLE:

COVER SHEET

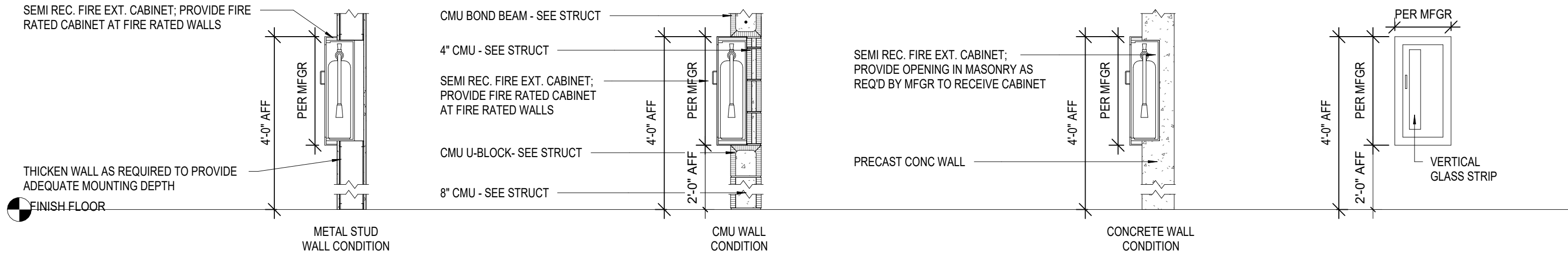
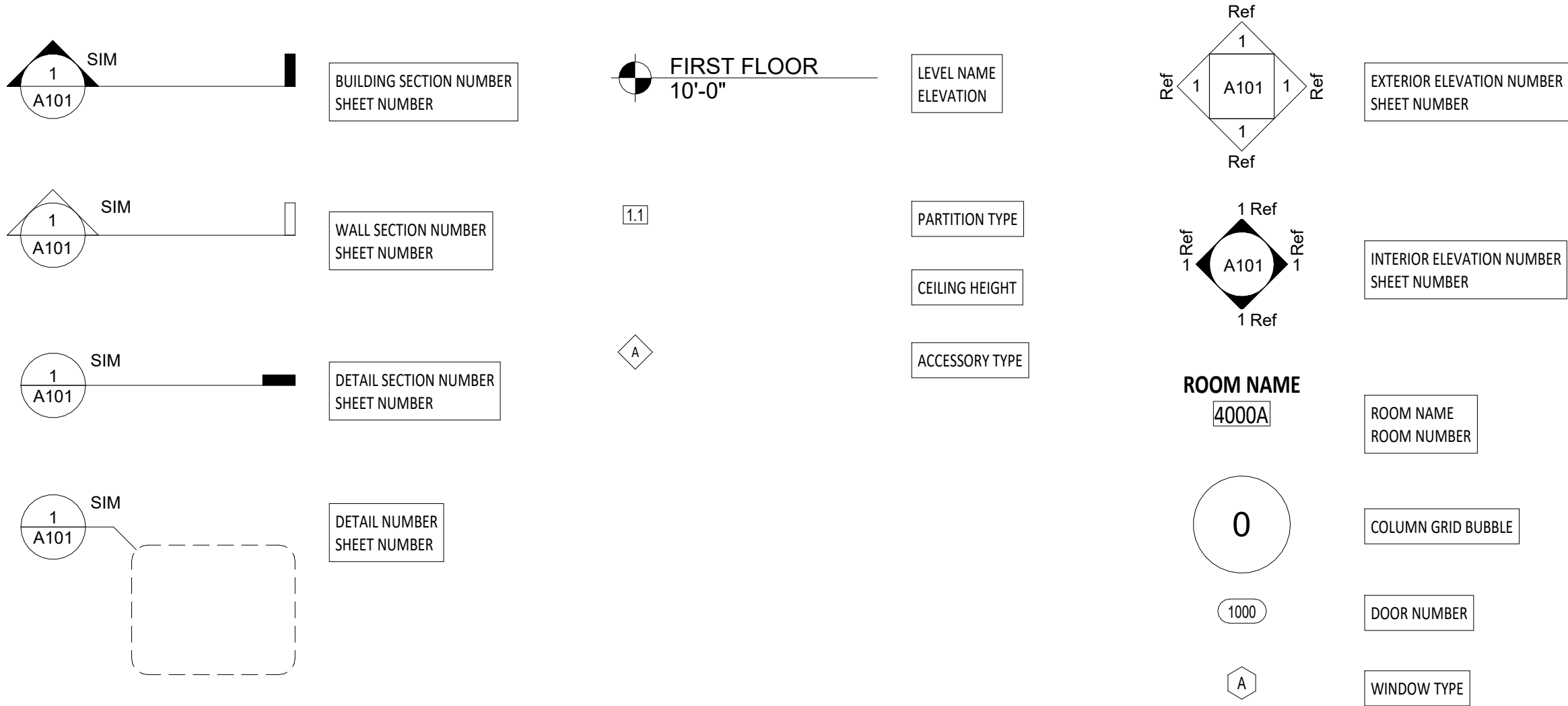
SHEET NUMBER:

G100

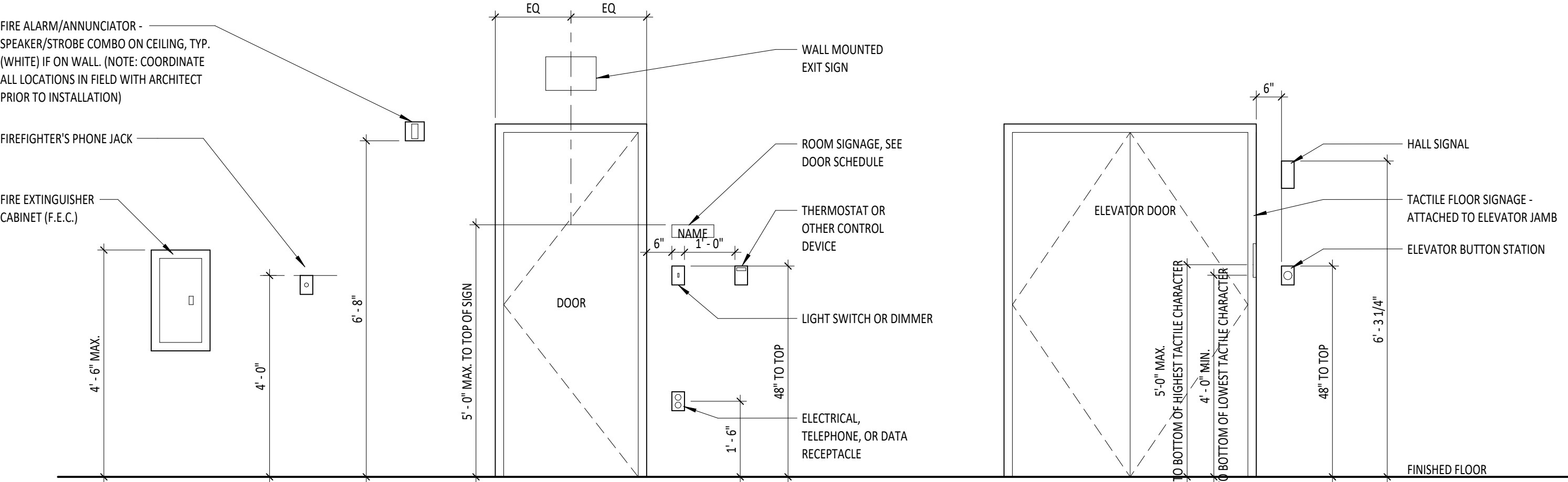
GENERAL NOTES

1. **BIDDING REQUIREMENTS:** THE ENTIRE PROJECT IS TO BE BID & BUILT BY A GENERAL CONTRACTOR. THE CONTRACTOR AND TRADE CONTRACTORS ARE TO REFERENCE ALL OF THE DRAWINGS AND SPECIFICATIONS IN THEIR ENTIRETY AS A COMPLETE SET OF CONTRACT DOCUMENTS AND BID THE PROJECT TO INCLUDE ALL REQUIREMENTS SHOWN AND SPECIFIED.
2. **CODE:** THE PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND OTHER ASSOCIATED ICC CODES AMONG RESPECTIVE DISCIPLINES. THE AUTHORITIES HAVING JURISDICTION IS THE MISSISSIPPI BUREAU OF BUILDINGS, WHICH IS ENFORCING THE PROJECT UNDER THE 2015 IBC.
3. **COMPLIANCE:** THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL LAWS AND CODES. THE CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH RESPECTED UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED BUILDING PERMITS AND INSPECTIONS. SEE THE LIFE SAFETY PLANS FOR APPLICABLE CODES.
4. **PROJECT SITE LIMITS:** THE PROJECT SITE LIMITS ARE SHOWN ON THE ARCHITECTURAL SITE PLAN AND CIVIL SITE PLAN. THE CONTRACTOR IS TO CAREFULLY REVIEW THIS INFORMATION, INCLUDING OWNER RESTRICTIONS, FOR INCORPORATION OF COORDINATION AND OVERHEAD REQUIREMENTS INTO THE CONTRACTOR'S BID NECESSARY TO MEET THESE REQUIREMENTS.
5. **SAFETY:** THE CONTRACTOR IS RESPONSIBLE FOR SAFETY OF THE PUBLIC AND THE PROPERTY WITHIN THE CONTRACTOR'S SITE LIMITS DURING CONSTRUCTION.
6. **ARCHITECT'S STATUS:** THE ARCHITECT SHALL NOT CONTROL OR BE IN CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK.
7. **DIMENSIONS:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS OF THE JOB SITE.
a. DATA HAS BEEN OBTAINED FROM SOURCES THE ARCHITECT BELIEVES ARE RELIABLE, BUT THE ACCURACY OF SUCH DATA IS NOT GUARANTEED.
b. THE CONTRACTOR SHALL VERIFY DIMENSIONS WITH THE FIELD CONDITIONS. UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN DRAWINGS & THE FIELD CONDITIONS OR UPON DISCOVERY OF UNKNOWN CONDITIONS DETRIMENTAL TO THE COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF THE CONDITION IN QUESTION BEFORE PROCEEDING WITH THE WORK IN THAT AREA.
c. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
d. EXTERIOR DIMENSIONS ARE SHOWN FROM CENTERLINE OF COLUMNS TO FACE OF EXTERIOR STUD OR IN THE CASE OF MASONRY OPENINGS, FROM FACE OF FINISH VENEER TO FACE OF VENEER MATERIAL. INTERIOR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH AND TO COLUMN CENTERLINES AS SHOWN.
8. **COORDINATION:**
a. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE C, A, S, MEP, & FP SYSTEMS WITH EXISTING SITE AND INFRASTRUCTURE AND NEW CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING WITH THE WORK. ALL TRADE CONTRACTORS ARE TO REFERENCE ARCHITECTURAL DRAWINGS FOR ANY SPECIFIC REQUIREMENTS THAT MAY AFFECT THEIR WORK, INCLUDING LOCATIONS, PLACEMENT, HEIGHTS, ETC. OF EQUIPMENT, FIXTURES, ETC.
b. ANY AUTOMATIC SPRINKLER HEADS SHOWN ON REFLECTED CEILING PLANS INDICATE DESIRED LOCATIONS. CONTRACTOR SHALL INCLUDE SUFFICIENT HEADS TO PROVIDE A TOTALLY 100% AUTOMATIC SPRINKLER SYSTEM THROUGHOUT THE NEW CONSTRUCTION AREA PER NFPA CHAPTER 13. SPRINKLER HEAD LOCATIONS ARE SUBJECT TO ARCHITECT COORDINATION AND ADJUSTMENT DURING SHOP DRAWING SUBMITTAL PROCESS AS REQUIRED TO COORDINATE WITH OTHER TRADES.
c. THE INSTALLATION OF EQUIPMENT, HARDWARE, PIPING, CONDUIT, ETC. THAT OBSTRUCTS ACCESSIBILITY FOR NEW OR EXISTING EQUIPMENT IS NOT ACCEPTABLE.
d. THE CONTRACTOR SHALL VERIFY LOCATIONS AND REQUIREMENTS FOR ALL OWNER SUPPLIED FIXED EQUIPMENT AND COORDINATE WITH CONSULTANTS DRAWINGS AND THE CONTRACT DOCUMENTS.
e. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SIGNAGE AND BARRICADES FOR SIDEWALK AND STREET CLOSING.
f. SEE DRAWINGS FOR FINISH LEGEND, TOILET ACCESSORY LEGEND, DOOR AND FRAME SCHEDULE, VIEW WINDOWS SCHEDULE AND FIXED EQUIPMENT SCHEDULE.
g. ALL PIPING SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED WITH THE EXCEPTION OF MECHANICAL ROOMS OR AS NOTED. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.
h. ALL CONTRACTORS ARE TO REFERENCE ARCHITECTURAL PLANS FOR ROOM NAMES AND NUMBERS.
9. **GEOTECHNICAL/TESTING REQUIREMENTS:** A GEOTECHNICAL REPORT HAS BEEN PROVIDED IN THE PROJECT MANUAL. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES REVIEW OF THE GEOTECHNICAL CONDITIONS AND ACCEPTS THE SCOPE OF WORK REQUIRED OF THE PROJECT BY THE GEOTECHNICAL, CIVIL & STRUCTURAL REQUIREMENTS.
10. **EXISTING GRADES:** EXISTING GRADES ARE SHOWN FROM SURVEY INFORMATION PROVIDED IN THE DRAWING SET. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO REVIEW THE FIELD CONDITIONS. SUBMITTAL OF A BID INDICATES ACCEPTANCE OF THE EXISTING CONDITIONS ON SITE IN CONJUNCTION WITH THE SCOPE OF WORK REQUIRED AND NEW CONSTRUCTION IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
11. **UTILITY DISRUPTIONS, SCHEDULED AND UNANTICIPATED:** UTILITY OUTAGES, SHUT DOWNS, OR CUT OVERS ARE TO BE SCHEDULED IN ADVANCE OR AS APPROVED IN ADVANCE BY THE OWNER. PREVENT ACCIDENTAL DISRUPTIONS OF UTILITIES SERVING OPERATING FACILITIES WITHOUT STANDBY POWER SYSTEMS.
12. **FIRE RATINGS:**
a. STAIR / ELEVATOR SHAFTS, MECHANICAL & ELECTRICAL ROOMS ARE TO BE RATED AS INDICATED IN THE DRAWINGS.
b. ALL ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, GAS SHUT OFF VALVES, ETC. LOCATED IN RATED PARTITIONS SHALL BE BACKED WITH GYPSUM BOARD AS REQUIRED TO RETAIN RATING, SEE DRAWINGS FOR DETAILS.
13. **FIRESTOPPING AND FIREPROOFING:**
a. INFILL ALL OPENINGS THROUGH FIRE RATED PARTITIONS WITH FIRESTOPPING AS REQUIRED TO MAINTAIN PARTITION RATING.
b. INFILL ALL INTERSTITIAL SPACES BETWEEN STRUCTURE AND CURTAINWALL WITH FIRESTOPPING AS REQUIRED.
c. CONTRACTOR TO INCLUDE ALL FIRESTOPPING REQUIREMENTS NECESSARY FOR VARIOUS PENETRATION CONDITIONS IN COMPLIANCE WITH RATED MEMBRANES/SURFACES BEING PENETRATED. SHOULD A PENETRATION REQUIREMENT NOT BE DETAILED, THE CONTRACTOR IS RESPONSIBLE FOR BIDDING THE PROJECT TO INCLUDE A REASONABLE FIRESTOPPING SYSTEM TO MEET THE RATING NEEDS.
14. **GYPSUM BOARD ASSEMBLIES:**
a. TOILET AND BATHROOM WALLS SHALL HAVE 5/8" MOISTURE RESISTANT TYPE 'X' GYPSUM BOARD TO ABOVE CEILING.
b. PROVIDE 20 GAUGE, 6" OR 8" METAL RUNNER TYPE BLOCKING IN WALLS FOR DOOR STOPS AND STOPS AND CASEWORK. PROVIDE FIRE RATED TREATED (FRT) WOOD BLOCKING AT ALL TOILET ACCESSORIES, AND ALL OTHER WALL-MOUNTED ITEMS.
c. PROVIDE SOUND ATTENUATION BATTS AS PER MANUFACTURER'S RECOMMENDATION AND ARCHITECT'S APPROVAL AS INDICATED ON THE PLANS.
15. **CORRIDOR ACCESS DURING DEMOLITION & CONSTRUCTION:** MAINTAIN CORRIDORS CLEAN, FREE AND CLEAR OF DEBRIS AT ALL TIMES. MAINTAIN EGRESS WIDTHS AND ACCESS TO ALL FIRE EXITS/STAIRS DURING CONSTRUCTION.
16. **WET FLOOR INSTALLATION:** THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW FLOORING IN WET AREAS IS INSTALLED WITH POSITIVE DRAINAGE TO FLOOR DRAINS OR FLOOR SINKS.
17. **ROOFING INSTALLATION:** THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW ROOFING IS INSTALLED WITH POSITIVE DRAINAGE TO GUTTERS & ROOF DRAINS.
18. **BUILDING ENVELOPE:** THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ENVELOPE SYSTEMS INCLUDING AIR BARRIER, FLASHING SYSTEMS, SEALANTS, WINDOWS, DOORS, ETC ARE COMPLETELY WATERTIGHT AT THE BUILDING 'DRY LINE' WITHOUT THE REQUIREMENT FOR THE VENEER SYSTEM TO BE IN PLACE.

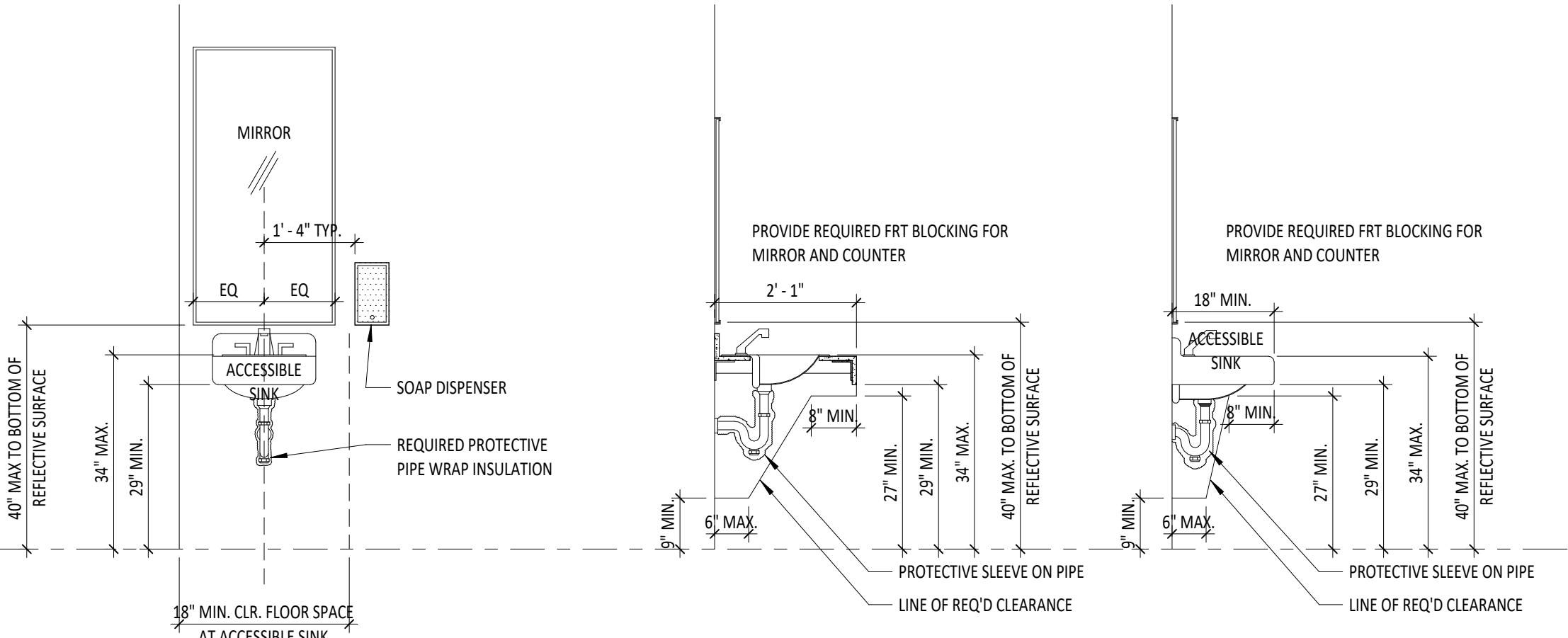
SYMBOL LEGEND



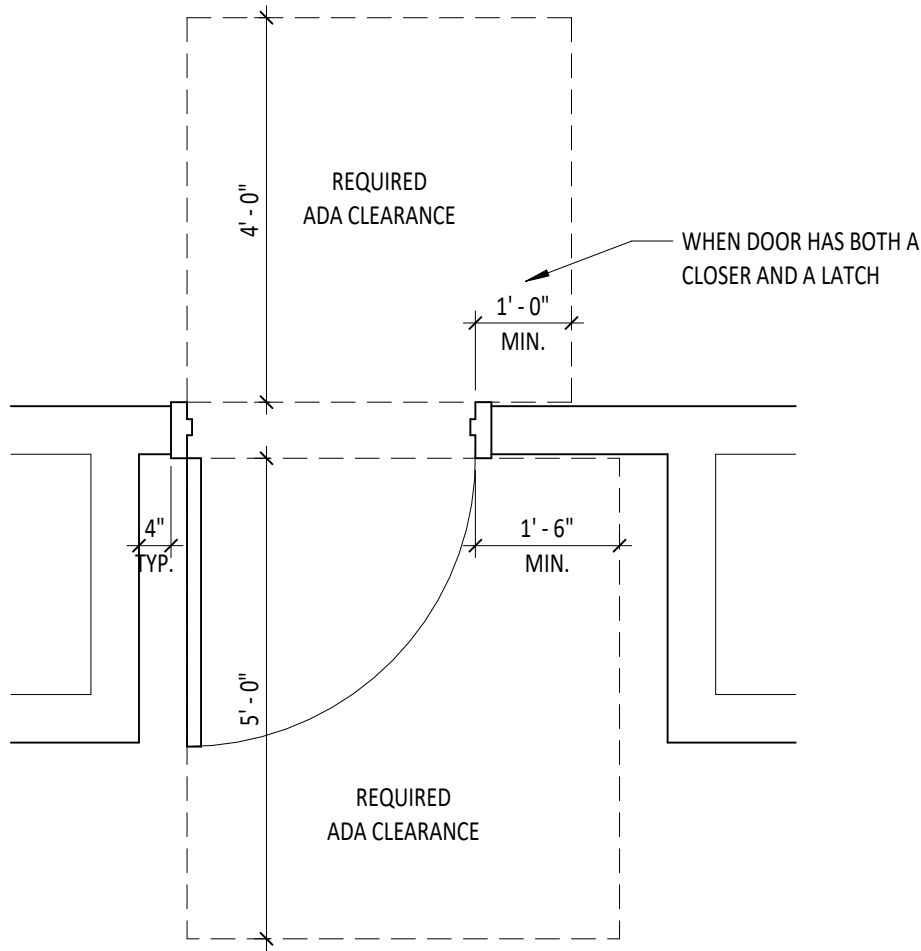
1 FIRE EXTINGUISHER CAB DETAILS
1/2" = 1'-0"



2 TYP. MOUNTING HEIGHTS
1/2" = 1'-0"



4 TYP. PLUMBING FIXTURE HEIGHTS & CLEARANCES
1/2" = 1'-0"



3 TYP. PLAN - DOOR CLEARANCES
1/2" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD :

allred
ARCHITECTURAL GROUP

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE :

9-FEB-2026

REVISIONS :
NO. DATE DESCRIPTION

PROJECT NUMBER :

2024-73

DRAWING TITLE :

NOTES,
REFERENCES &
STANDARDS

SHEET NUMBER :

G200

St. Alphonsus
CATHOLIC CHURCH



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH
CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD:
allred
ARCHITECTURAL GROUP
711 CHURCH STREET
OCEAN SPRINGS, MS 39564

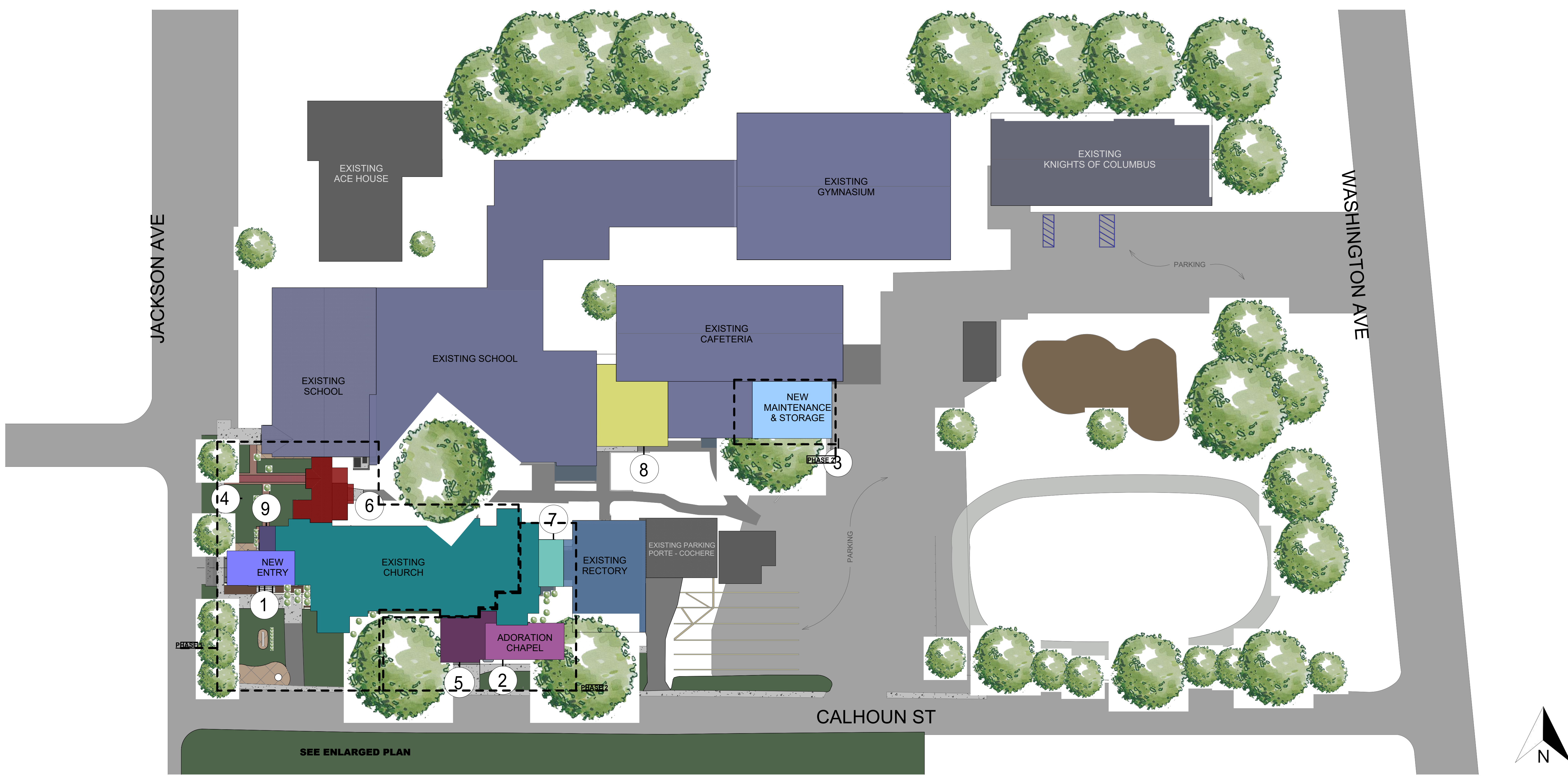
ISSUE DATE:
9-FEB-2026

REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT NUMBER:
2024-73

DRAWING TITLE:
MASTER PLAN

SHEET NUMBER:
G300



MASTER PLAN

- EXISTING CHURCH

EXISTING RECTORY

EXISTING SCHOOL

EXISTING STRUCTURES
- 1

2

3

4

5
- NEW - CHURCH COVERED ENTRY

NEW - ADORATION CHAPEL/ SACRISTY EXTENSION

NEW - MAINTENANCE & STORAGE BUILDING

NEW COURTYARD

NEW ROOF EXTENSION - ADORATION CHAPEL
- 6

7

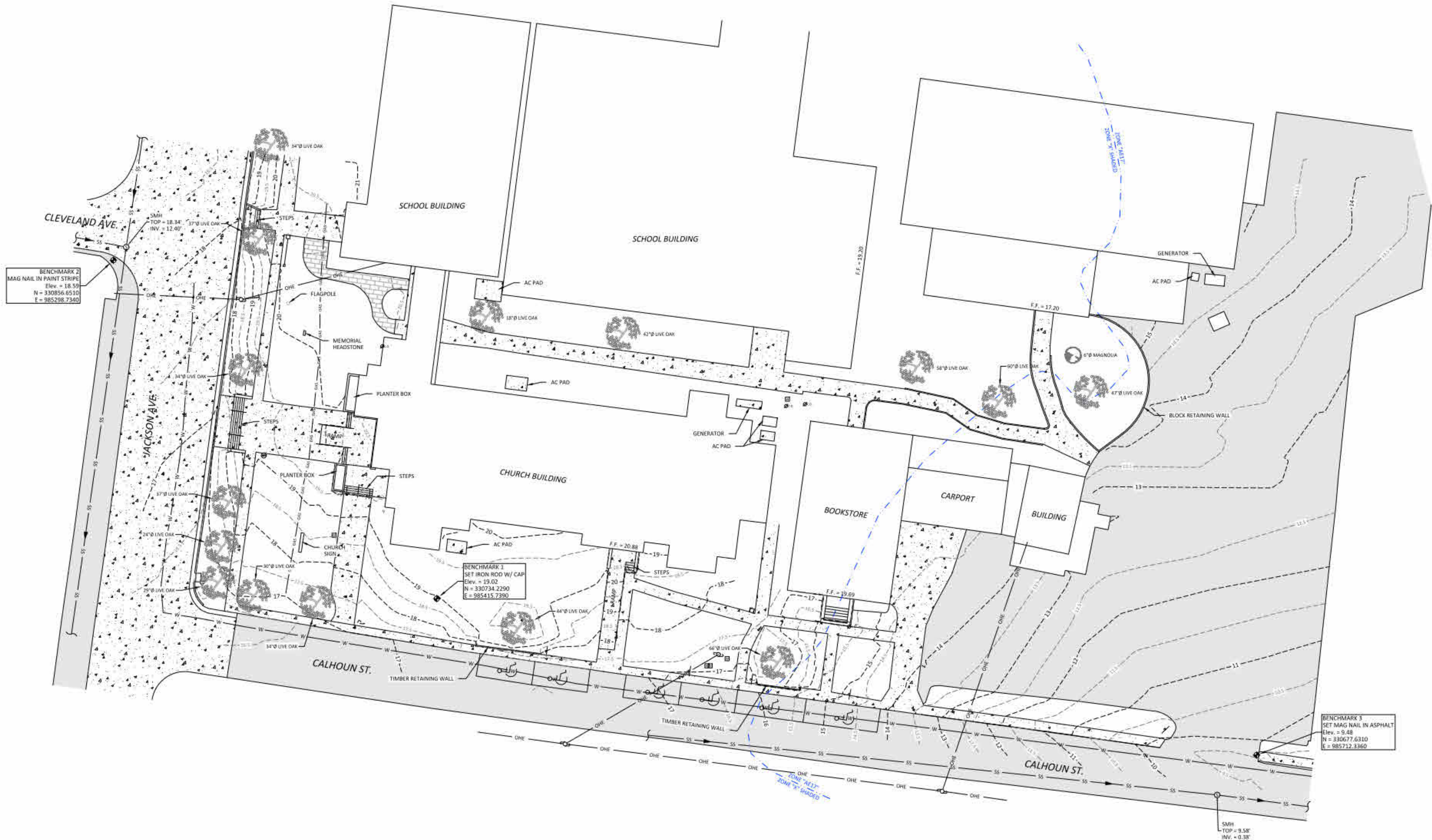
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9
- NEW - CHURCH RESTROOM ADDITION / RENOVATION

RENOVATE EXISTING ADORATION CHAPEL; SPACE INTO EXTENSION OF SACRISTY.

SCHOOL / CAFETERIA ENCLOSED ADDITION

NEW CRY ROOM EXTENSION



LEGEND	
LINE TYPES	
W	WATER MAIN
SS	GRAVITY SEWER MAIN
OHE	OVERHEAD ELECTRIC
UGS	UNDERGROUND GAS LINE
SYMBOLS	
●	IRRIGATION VALVE
⊠	WATER METER
⊙	SEWER MANHOLE
⊗	SEWER CLEANOUT
⊕	POWER POLE
⊖	ANCHOR WIRE (DOWN GUY)
⊙	BENCHMARK
PAVEMENT / DRIVEWAY TYPES	
BRICK PAVERS	BRICK PAVERS
CONCRETE	CONCRETE
ASPHALT ROADWAY	ASPHALT ROADWAY

GENERAL NOTES:

- PROPERTY ADDRESS: 502, 504 & 506 JACKSON AVENUE, CITY OF OCEAN SPRINGS, MS
- THIS PROPERTY IS LOCATED IN ZONE R-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL) AS PER THE OFFICIAL ZONING MAP OF THE CITY OF OCEAN SPRINGS
- THIS PROPERTY IS LOCATED IN FLOOD ZONES "X" SHADED AND "AE 17", AS PER FEMA MAP NUMBER 28059C0287G, DATED MARCH 16, 2009.
- THIS TOPOGRAPHIC SURVEY IS SET TO STATE PLANE COORDINATES USING GPS OBSERVATION ON THE GCGC NETWORK NAD 83 (2011) EPOCH 2010.00, GEOID 18
- THIS TOPOGRAPHIC SURVEY IS SET TO MEAN SEA LEVEL USING GPS OBSERVATION ON THE GCGC NETWORK NAVD88, GEOID 18.
- EXTREME CAUTION IS RECOMMENDED FOR LOCATION OF WATER, GAS, FIBER OPTIC, ELECTRIC AND SEWER LINES DUE TO UNAVAILABILITY OF RECORDED LOCATIONS AND THE UNAVAILABILITY TO LOCATE ALL UTILITY LINES.
- THIS TOPOGRAPHIC SURVEY IS LIMITED TO ABOVE GROUND STRUCTURES ONLY. ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES MAY EXIST WHICH ARE NOT INCLUDED ON THIS DRAWING. W ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF AND/OR UNDERGROUND UTILITIES SHOWN.
- NO EFFORT WAS MADE TO EXCAVATE "POT HOLE" TO LOCATE ANY UNDERGROUND UTILITIES. THE LOCATION AND SIZE OF UNDERGROUND UTILITIES ARE SHOWN AS MARKED ON THE GROUND BY THE UTILITY OWNER OR THEIR REPRESENTATIVES.
- THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- TREE SIZES SHOWN ARE AS DIAMETER MEASURED AT BREAST HEIGHT

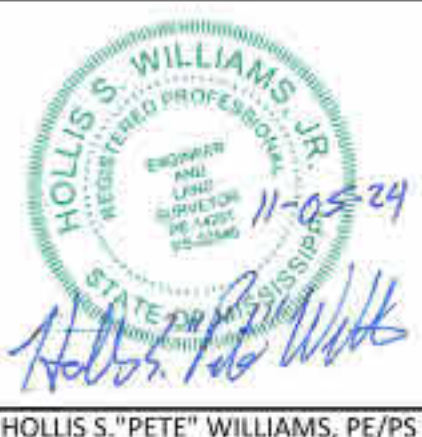
UTILITY OWNERS		MARKED
SEWER -	CITY OF OCEAN SPRINGS	YES
WATER -	CITY OF OCEAN SPRINGS	YES
POWER -	MISSISSIPPI POWER CO COAST	CLEAR
GAS -	CENTERPOINT ENERGY MS	YES
FIBER -	C SPIRE FIBER	CLEAR
PHONE -	AT&T DISTRIBUTION	NO
CABLE -	SPARKLIGHT MS GULF COAST	NO

Topographical survey provided by:

W ENGINEERING, P.A.

301 Central Ave East
Wiggins, MS 39577

Office 601-928-5981
pw@weng-ms.com



REVISIONS

NO.	DATE	DESCRIPTION	BY

Sheet No.

01

W ENGINEERING, P.A.

Project No.: 2386

Date: 11/05/24

Scale: 1" = 20'

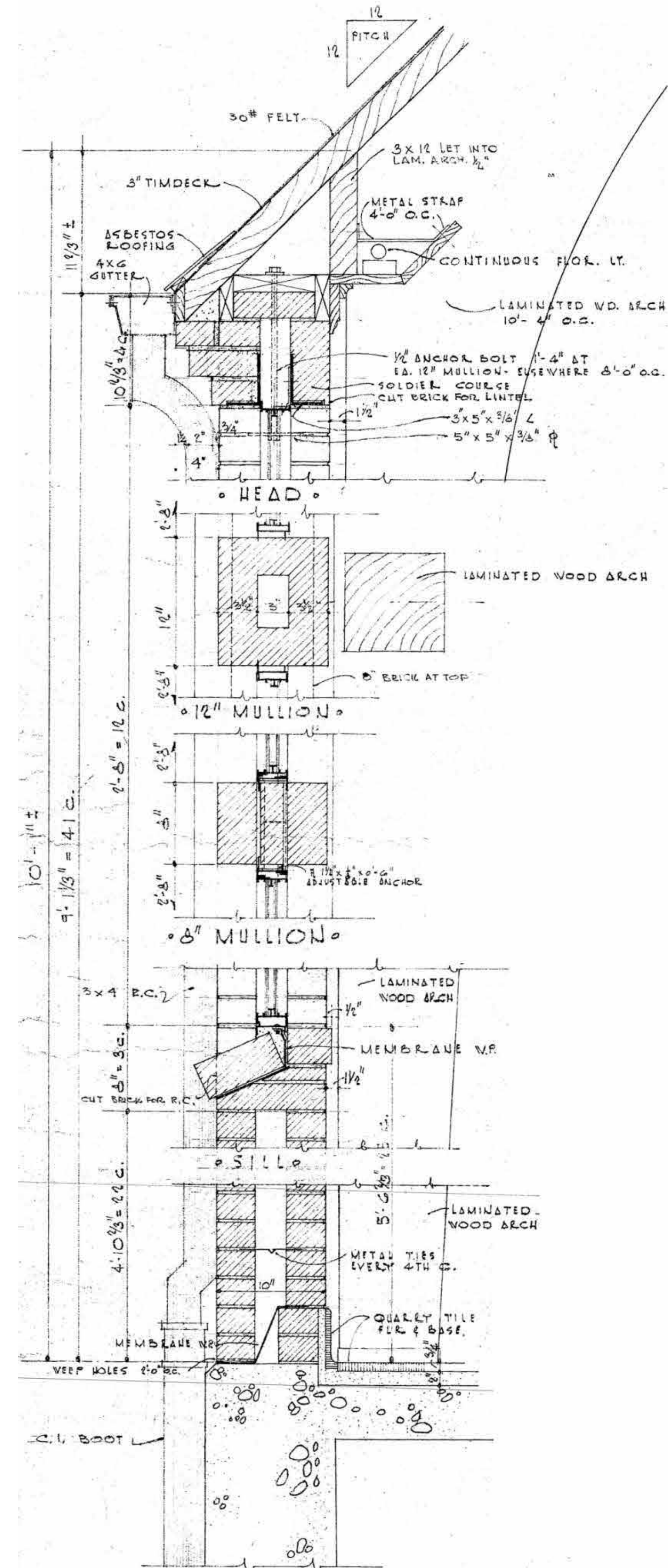
Drawn By: SCL

Checked By: HSW

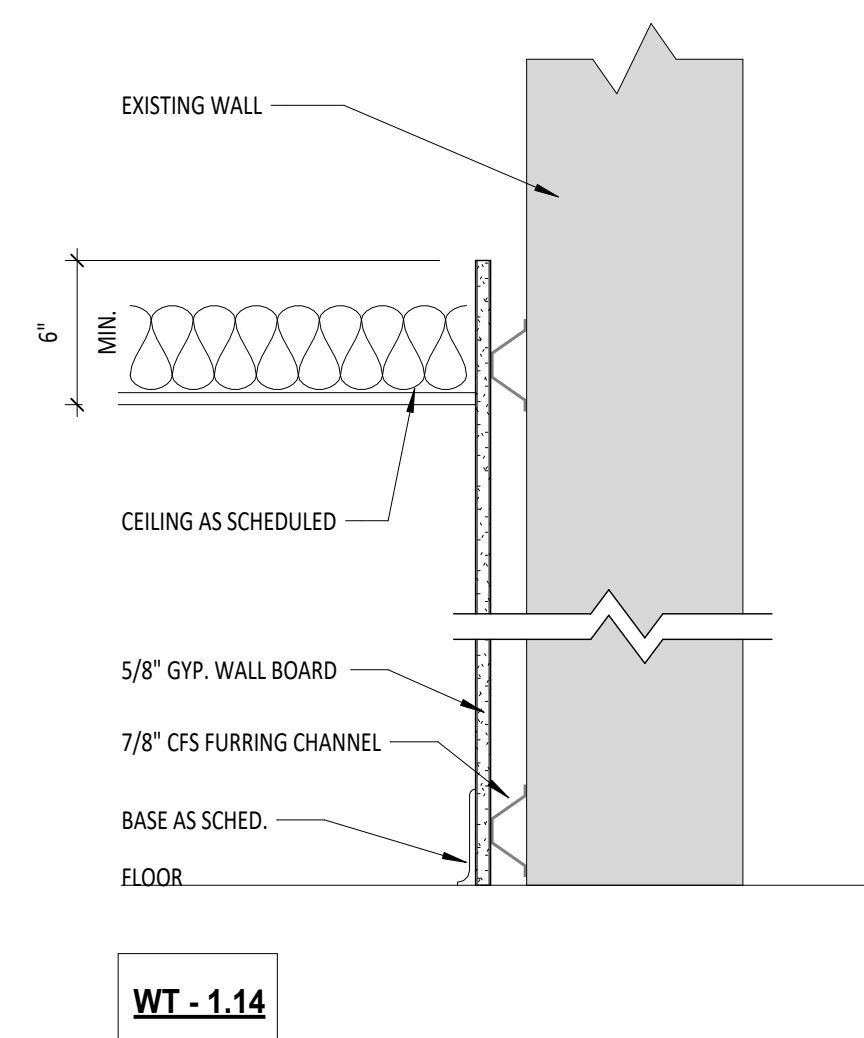
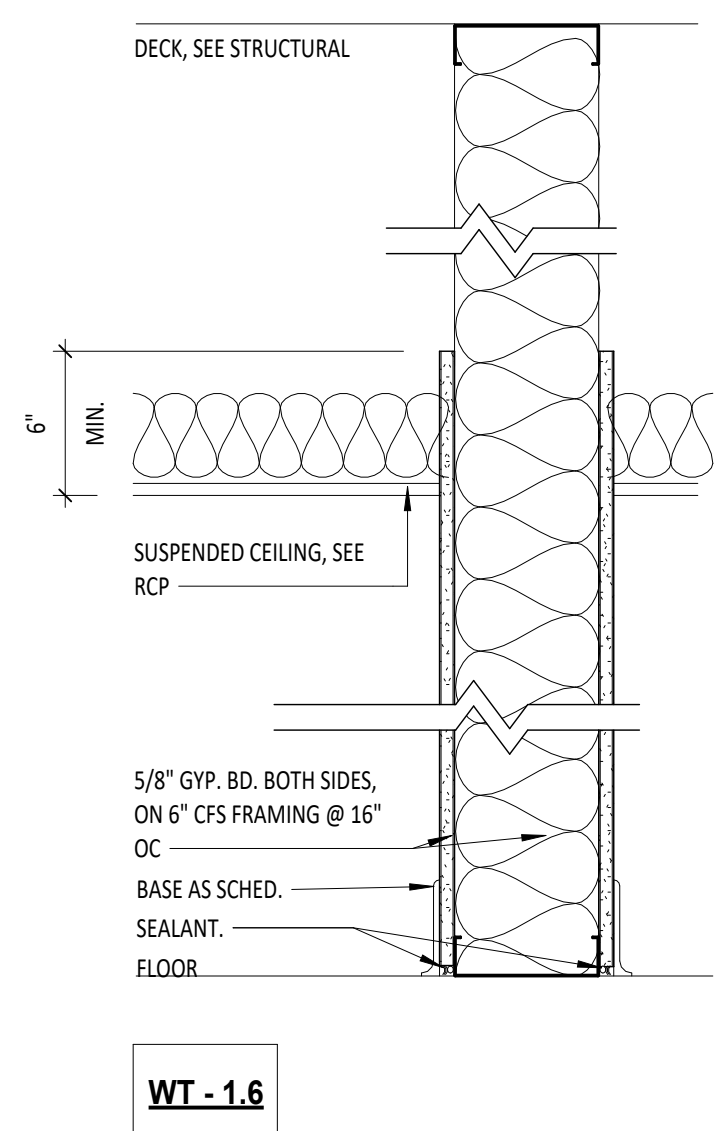
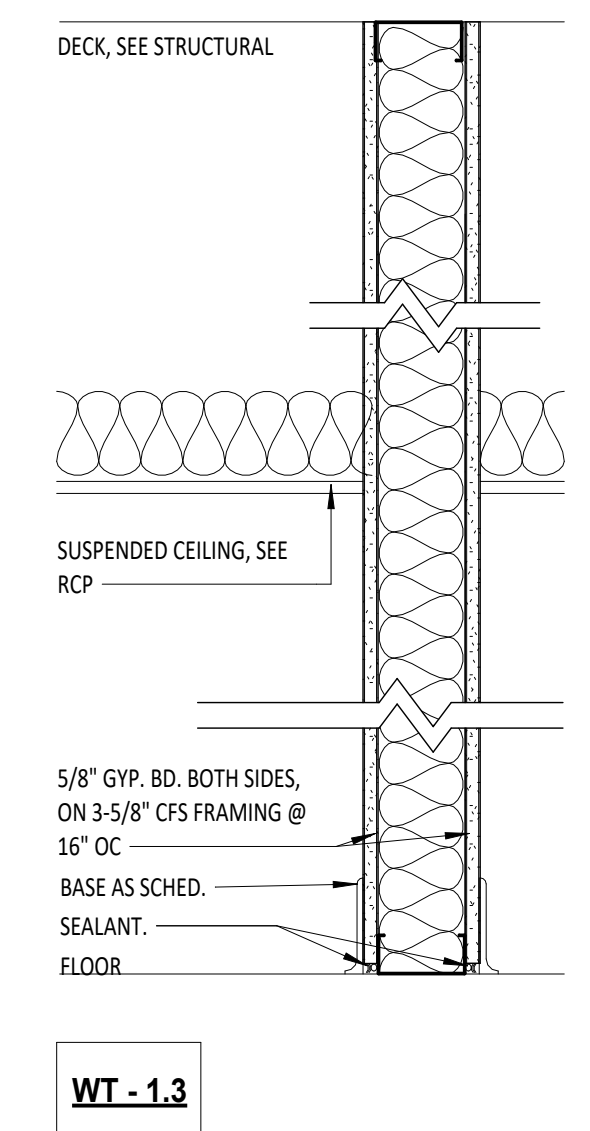
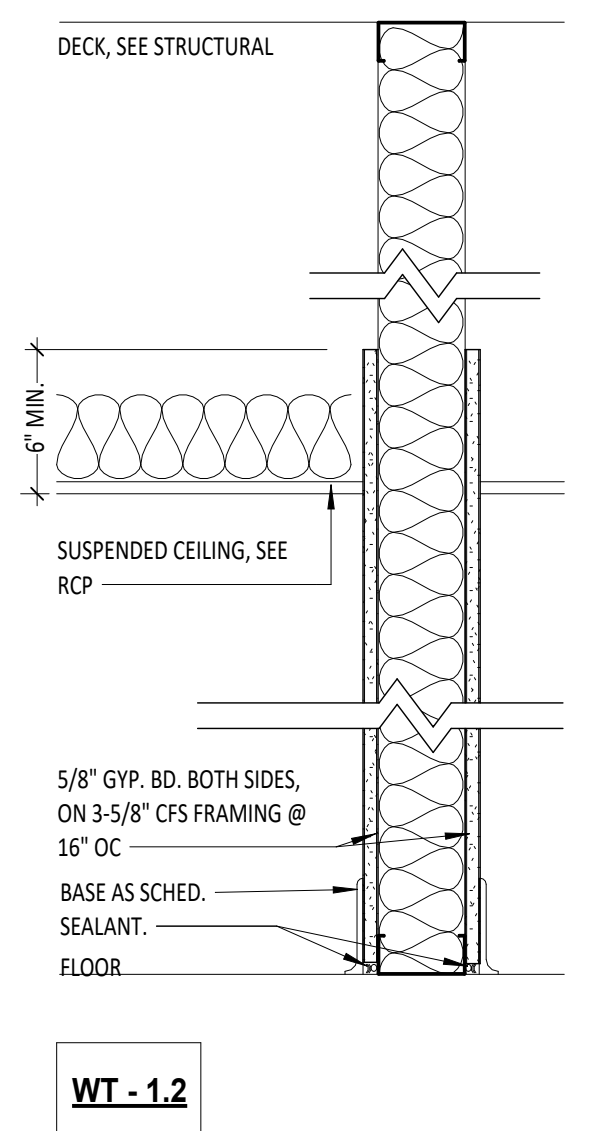
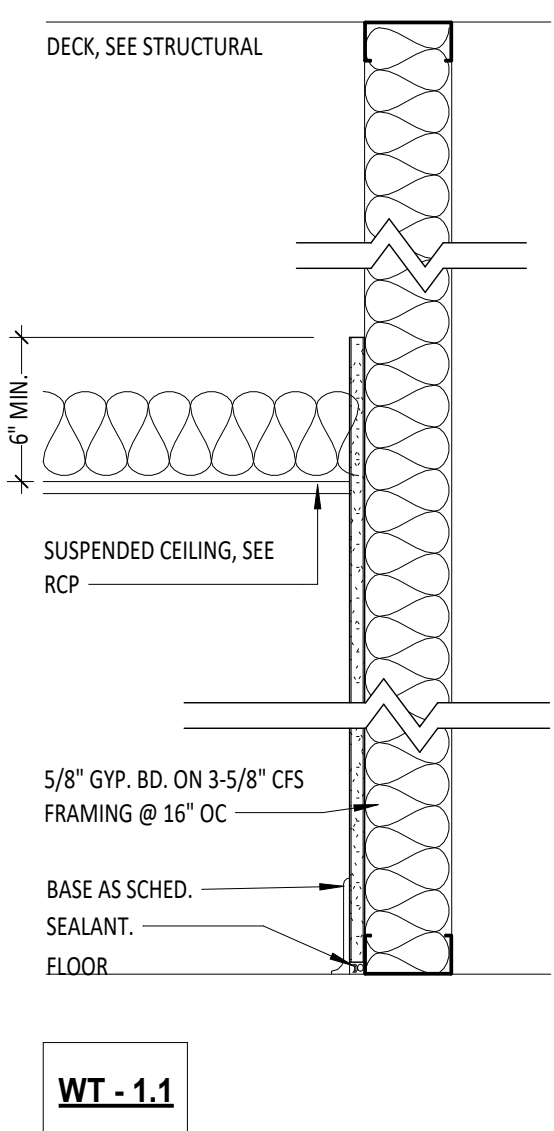
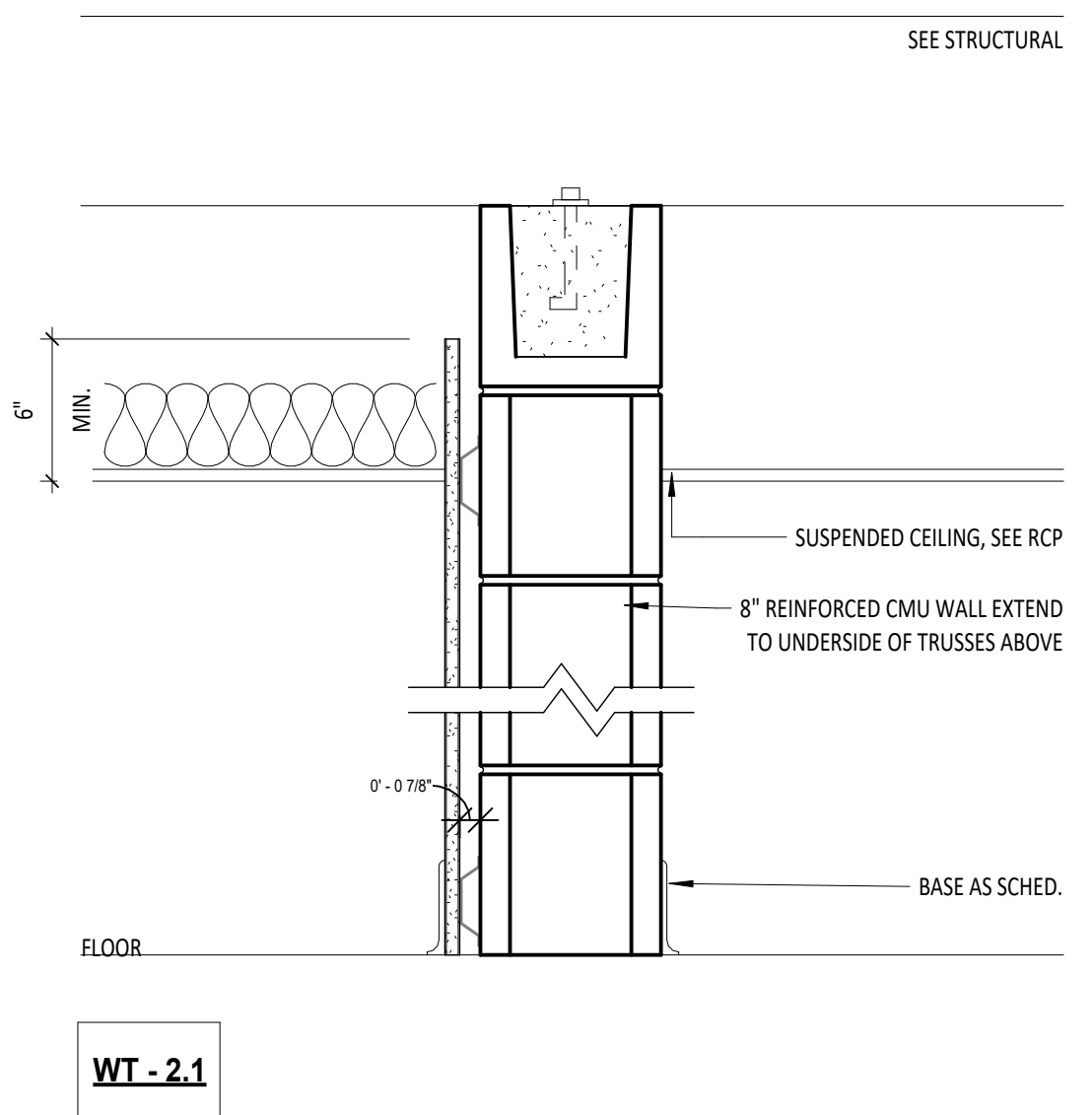
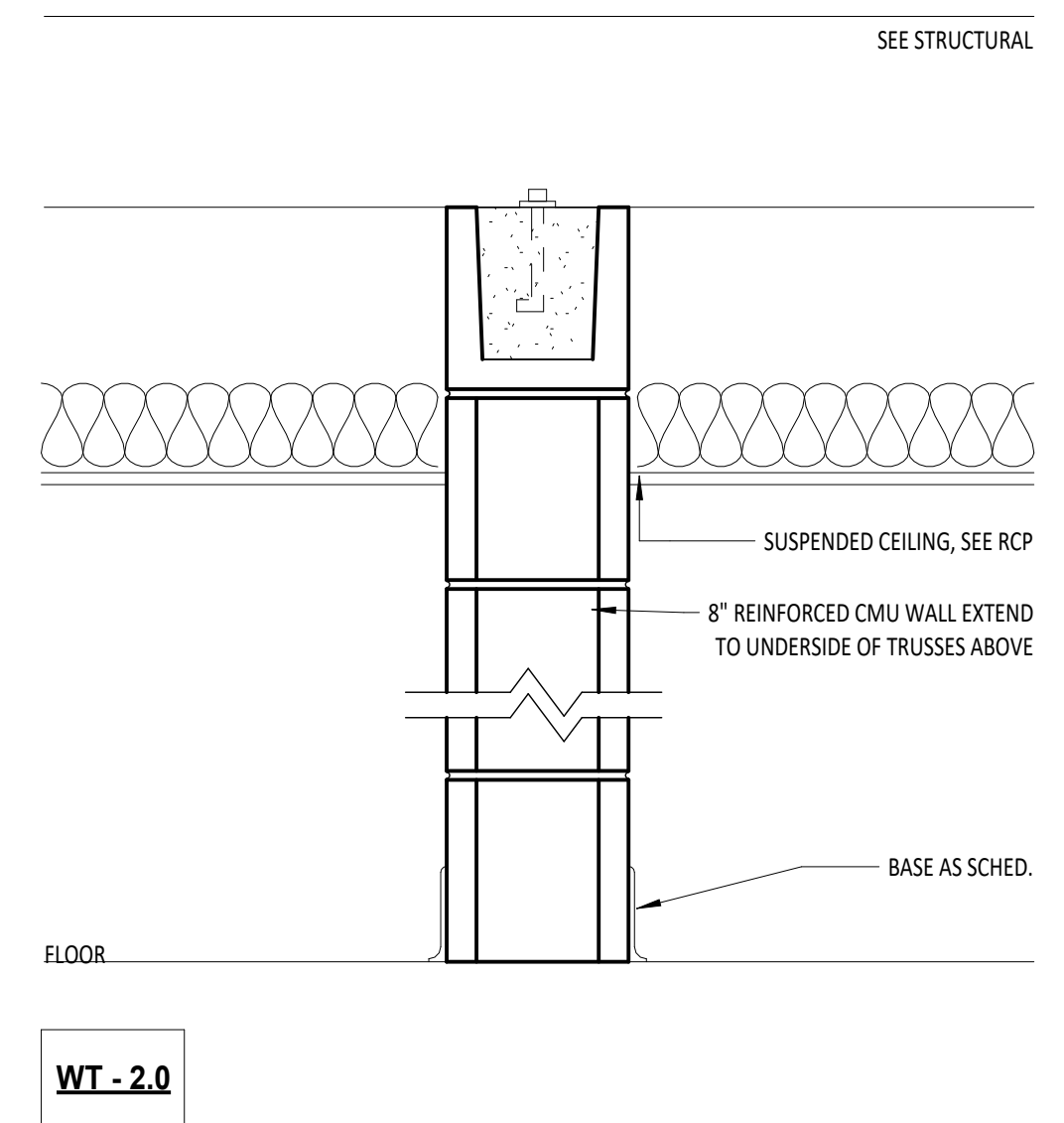
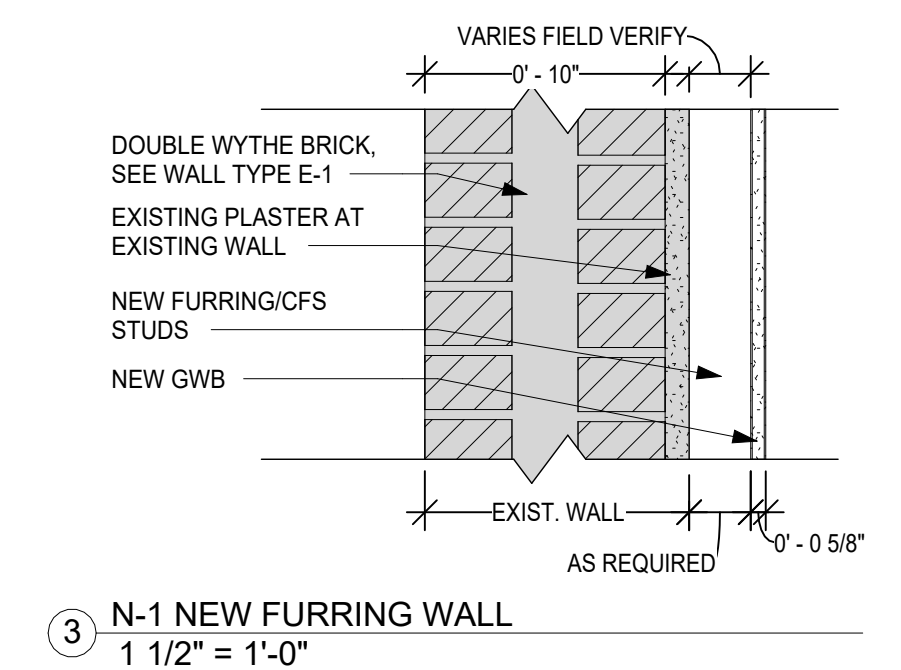
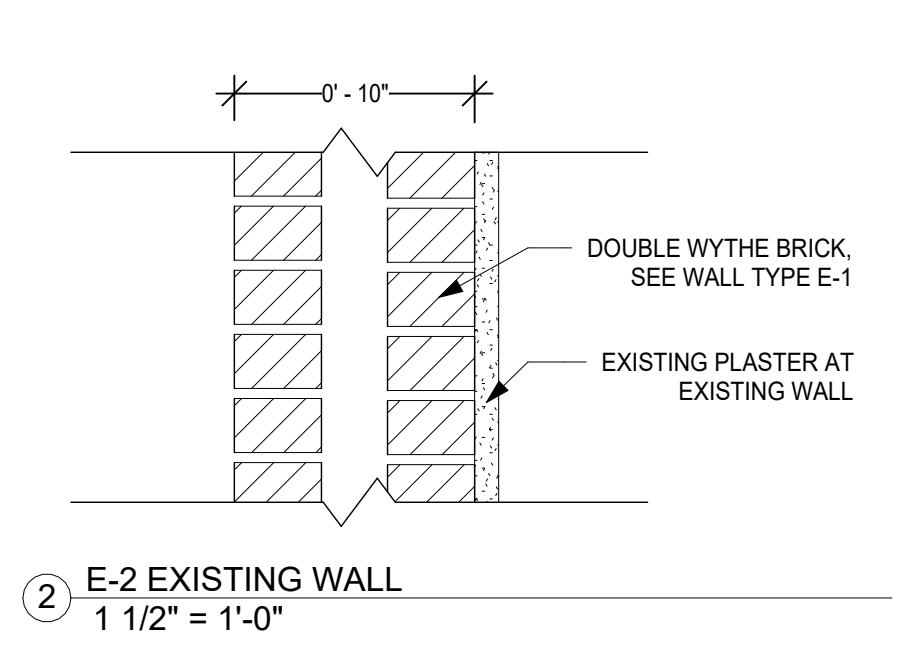
STARKS CONTRACTING

Topographical Survey: St. Alphonsus Catholic Church

\\server-pc\server-pc\data\data\form\dwg\W_Engineering\Drafting by MS Number\2386 St. Alphonsus Remodel.dwg



1 E-1 TYP. EXISTING WALL SECTION
1 1/2" = 1'-0"



REGISTERED ARCHITECT

Charles Hopper, III

1979

Ocean Springs, MS

STATE OF MISSISSIPPI

ST ALPHONSUS - CAMPUS IMPROVEMENTS

ST. ALPHONSUS CATHOLIC CHURCH

CD SET

502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564

2024-73

ARCHITECT OF RECORD :

allred

ARCHITECTURAL GROUP

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:
9-FEB-2026

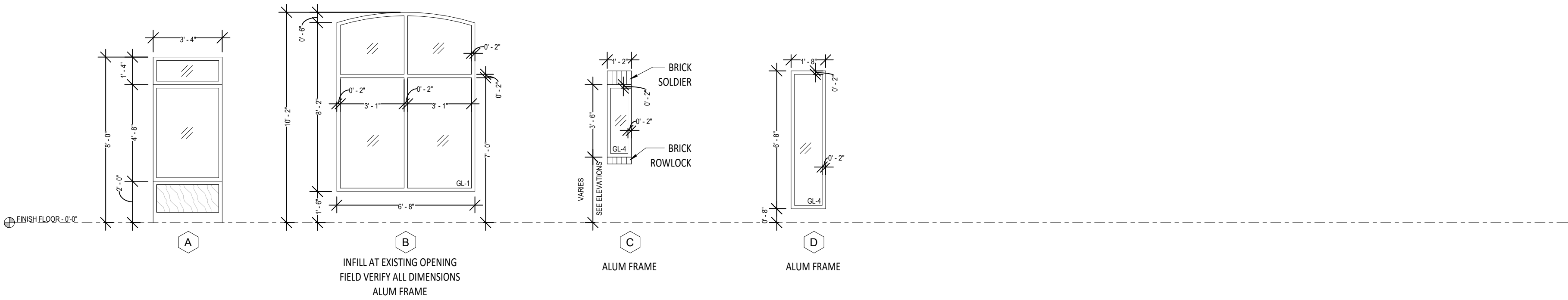
REVISIONS:
NO. DATE DESCRIPTION

PROJECT NUMBER:
2024-73

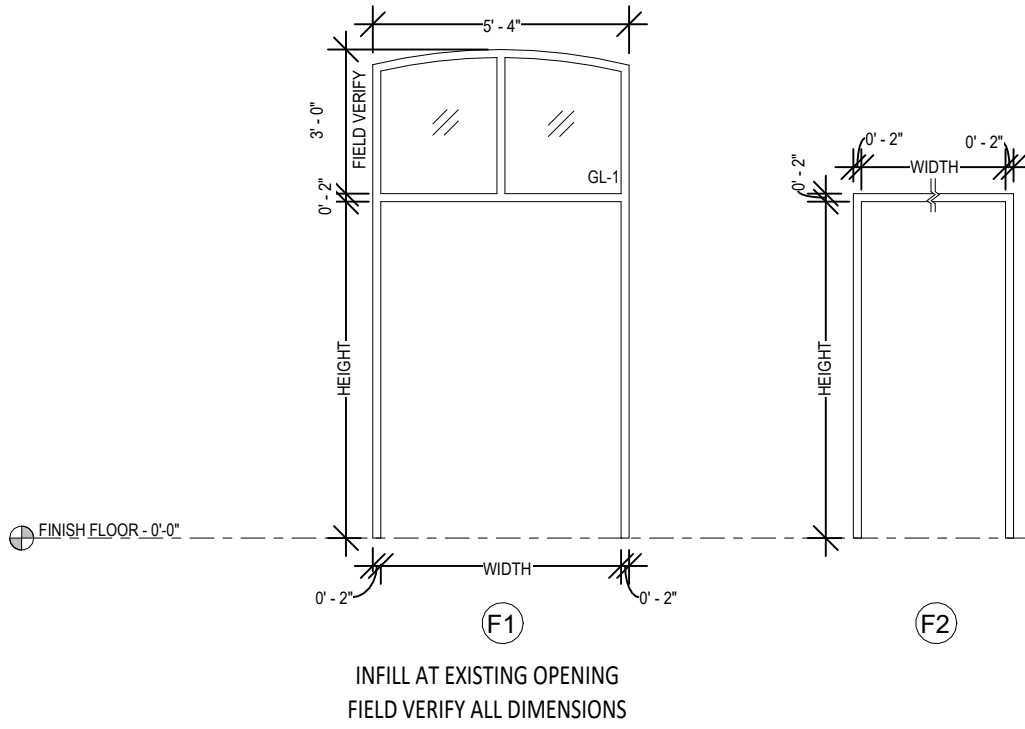
DRAWING TITLE:
SCHEDULES -
PARTITION TYPES

SHEET NUMBER:
A001

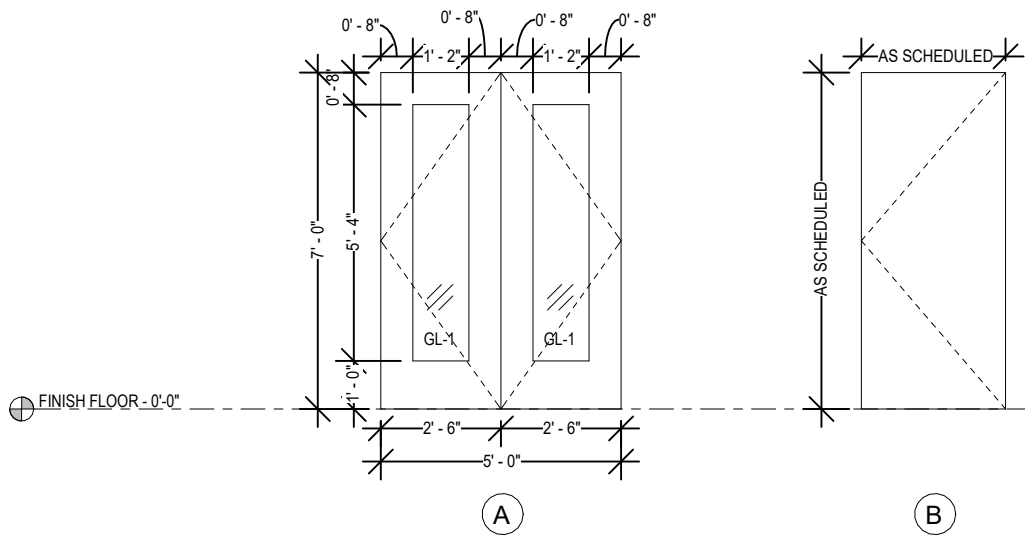
Page 42 of 96



1 WINDOW ELEVATIONS
1/4" = 1'-0"



2 DOOR FRAMES
1/4" = 1'-0"

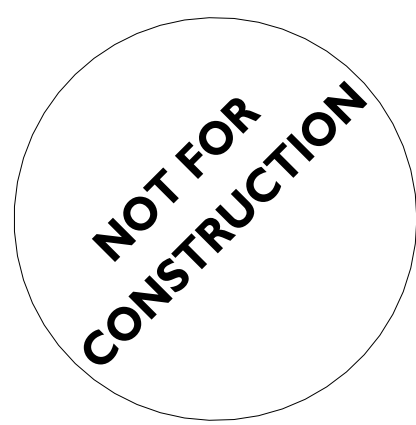


3 DOORS
1/4" = 1'-0"

GLAZING TYPE LEGEND	
TYPE	DESCRIPTION
GL-1	1" INSULATED VISION GLAZING UNIT
GL-2	1" INSULATED SPANDREL GLAZING UNIT
GL-3	1/4" CLEAR TEMPERED GLASS (SAFETY GLASS)
GL-4	CUSTOM STAINED GLASS
GL-5	
GL-6	

OPENING NOTES	
1.	GLAZING TYPE NOTED ONLY ONCE IS APPLICABLE TO ALL PANELS WITHIN THAT OPENING UNLESS NOTED OTHERWISE.
2.	CONTINUOUS BACKER ROD AND SEALANT IS TO BE PROVIDED TO SEAL THE PERIMETER OF THE INTERIOR & EXTERIOR OF OPENINGS.
3.	ALL BLOCKING PROVIDED IS TO BE FIRE RETARDANT & PRESSURE TREATED.
4.	SILL PAN WITH END DAMS ARE TO BE PROVIDED AT ALL EXTERIOR STOREFRONT & CURTAINWALL OPENINGS. SILL PANS ARE TO BE SET IN A BED OF SEALANT. SEE TYPICAL SILL PAN DETAIL. THIS SILL PAN IS IN ADDITION TO THE REQUIRED MANUFACTURERS SUB-SILL.
5.	WEEPS IN THE CASTSTONE ARE TO BE TUBE STYLE WITH ROPES AND WEEPS IN BRICK ARE TO BE CELLULAR STYLE.
6.	SS DRIP PLATES ARE TO HAVE HEMMED DRIP EDGE. DRIP PLATES ARE TO BE SET IN A BED OF SEALANT.

DOOR SCHEDULE - RENOVATION											
DOOR NO.	PAIR	DOOR					FRAME			FIRE RATING	COMMENTS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
7		3'-0"	7'-0"	1							
8		6'-0"	7'-0"	8							
9		5'-4"	6'-8"	75							
10		3'-0"	7'-0"	1							
11		2'-6"	6'-8"	5							
12		5'-8"	6'-8"	10							
13		2'-6"	7'-0"	4							
14		2'-6"	7'-0"	4							
15		2'-6"	6'-8"	5							
16		3'-0"	7'-0"	1							
17		2'-6"	6'-8"	5							
18		2'-6"	6'-8"	5							
19		3'-0"	7'-0"	1							
20		3'-0"	7'-0"	1							
21		3'-0"	7'-0"	1							
22		2'-6"	6'-8"	5							
34		3'-0"	7'-0"	1							
35		3'-0"	7'-0"	1							
36		2'-6"	6'-8"	5							
37		2'-6"	6'-8"	5							
38		2'-6"	6'-8"	5							
39		2'-6"	6'-8"	5							
40		3'-0"	7'-0"	1							
41		3'-0"	7'-0"	1							
42		5'-8"	6'-8"	10							
44		4'-6"	6'-8"	11							
46		4'-6"	6'-8"	11							
47		3'-0"	7'-0"	1							
48		3'-0"	7'-0"	1							
49		3'-0"	7'-0"	1							
59		2'-6"	6'-8"	5							
86		3'-0"	7'-0"	16							
133		6'-0"	7'-0"	33							
501		6'-0"	7'-10"	F							
502		6'-0"	7'-10"	L							
601	Yes	2'-6"	7'-0"	A	ALUM	PREFIN	F1	ALUM	PREFIN	-	
602	Yes	2'-6"	7'-0"	A	ALUM	PREFIN	F1	ALUM	PREFIN	-	
603		3'-0"	7'-0"	B	WOOD	STAINED	F2	HM	PAINTED	-	
604		3'-0"	7'-0"	B	WOOD	STAINED	F2	HM	PAINTED	-	
701		3'-0"	7'-0"	B	WOOD					-	
702		3'-0"	7'-0"	90							
703		3'-6"	8'-0"	C							
704		2'-6"	7'-0"	G	WOOD					-	
705		3'-6"	8'-0"	C							
706		3'-0"	7'-0"	B	WOOD					-	
707		3'-0"	7'-0"	B	WOOD					-	
708		6'-0"	7'-0"	E							
709		6'-0"	8'-0"	D							
901		3'-0"	7'-0"	12							
902		12'-0"	8'-8"	73							
E62		2'-0"	6'-8"	76							
E63		2'-6"	6'-8"	5							
E64		2'-6"	7'-0"	4							
E65		2'-6"	6'-8"	5							
E67		3'-0"	7'-0"	16							
E504		2'-6"	6'-8"	5							
E505		2'-6"	6'-8"	5							
E601	Yes	5'-0"	7'-0"	31	ALUM						
E604		3'-0"	6'-8"	88							
E605		5'-0"	7'-0"	31	ALUM						
E606		6'-0"	7'-0"	35						3/4 HR	
E710		3'-0"	7'-0"	1							
E713		2'-8"	7'-0"	H	WOOD					-	
E714		2'-4"	7'-10"	J							
R204		6'-0"	7'-0"	33							
R205		6'-0"	7'-0"	50							
R208		6'-0"	6'-10"	67							
R211		3'-0"	7'-0"	12							
R212		6'-0"	7'-0"	50							
R213		3'-0"	7'-0"	12							
R221		6'-0"	6'-10"	67							
R222		6'-0"	7'-0"	50							
R229		2'-6"	6'-8"	5							
R234		2'-0"	6'-8"	79							
R247		3'-0"	8'-0"	119							
R248		3'-0"	7'-0"	B	WOOD					-	
R249		3'-0"	7'-0"	B	WOOD					-	
R250		6'-0"	7'-0"	86							



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH
CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD :
allred
ARCHITECTURAL GROUP
711 CHURCH STREET
OCEAN SPRINGS, MS 39564
ISSUE DATE :
9-FEB-2026
REVISIONS :
NO. DATE DESCRIPTION

PROJECT NUMBER :
2024-73
DRAWING TITLE :
SCHEDULES - OPENINGS

SHEET NUMBER :
A002



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD :

allred
ARCHITECTURAL GROUP

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:

9-FEB-2026

REVISIONS:

NO.	DATE	DESCRIPTION
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PROJECT NUMBER:

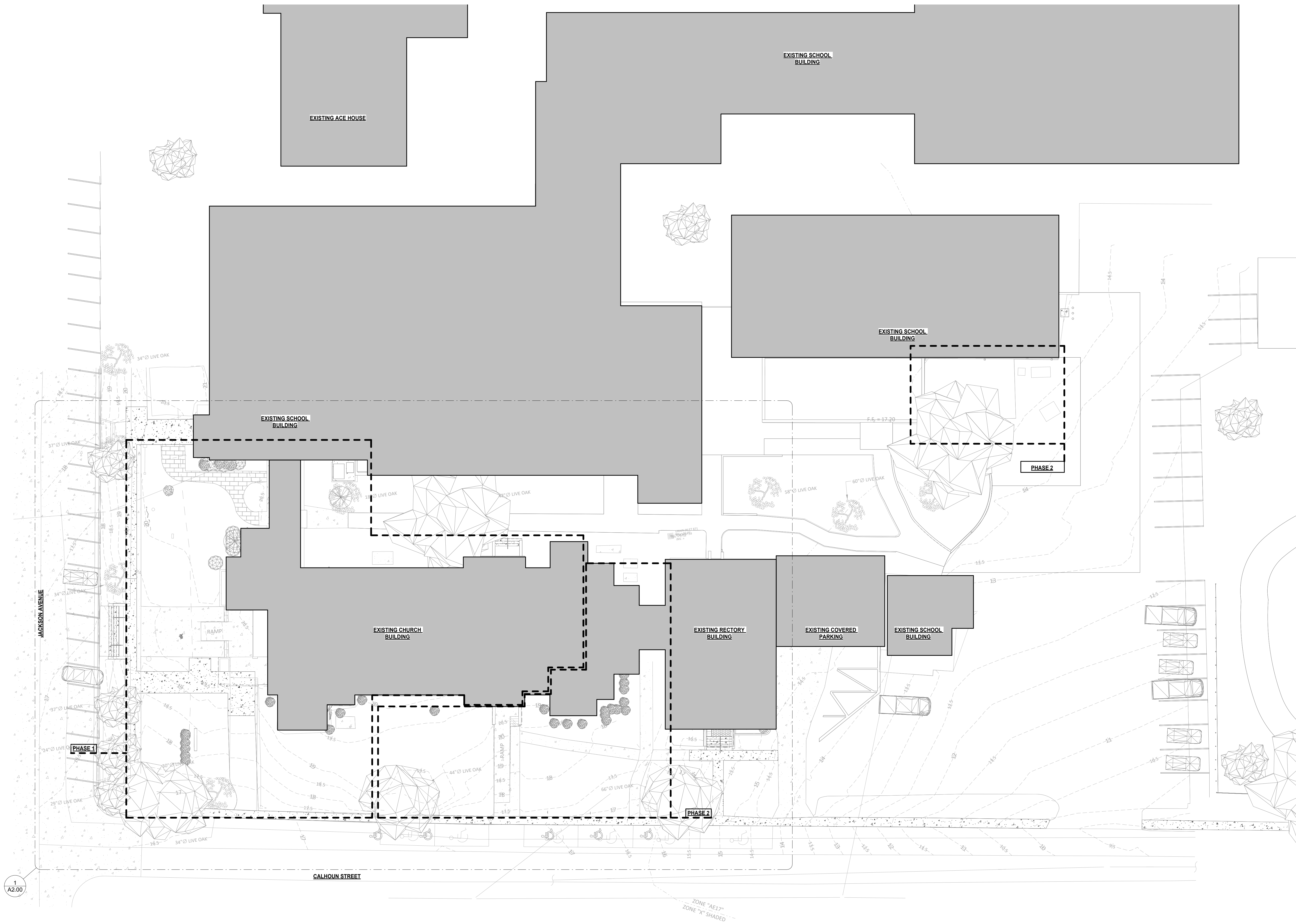
2024-73

DRAWING TITLE:

SITE PLAN -
EXISTING

SHEET NUMBER:

A1.00

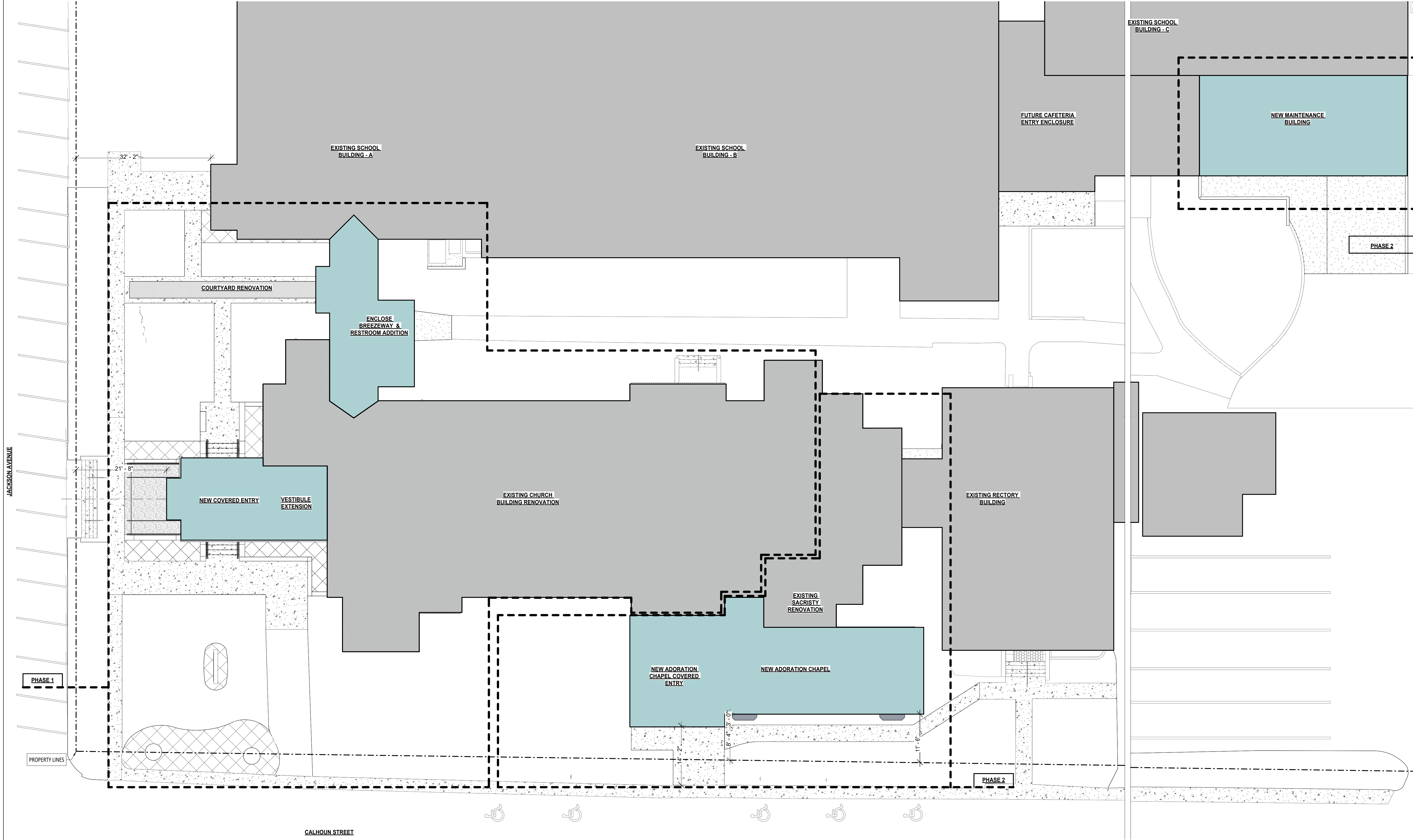


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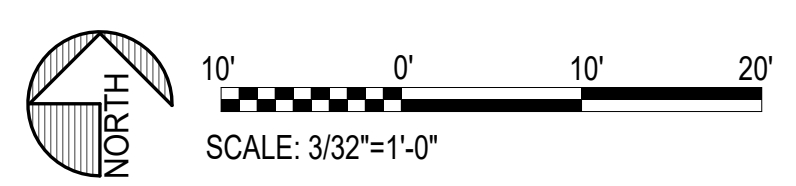
1
A1.00
REFERENCE PLAN PLAN - EXISTING SITE PLAN
1/16" = 1'-0"



16' 0' 16' 32'
SCALE: 1/16"=1'-0"



1 REFERENCE PLAN PLAN - NEW WORK SITE PLAN
A1.01 3/32" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD :
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711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:
9-FEB-2026

REVISIONS:
NO. DATE DESCRIPTION

PROJECT NUMBER:
2024-73

DRAWING TITLE:
SITE PLAN - NEW WORK

SHEET NUMBER:
A1.01

ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH
CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

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ARCHITECTURAL GROUP

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:

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2024-73

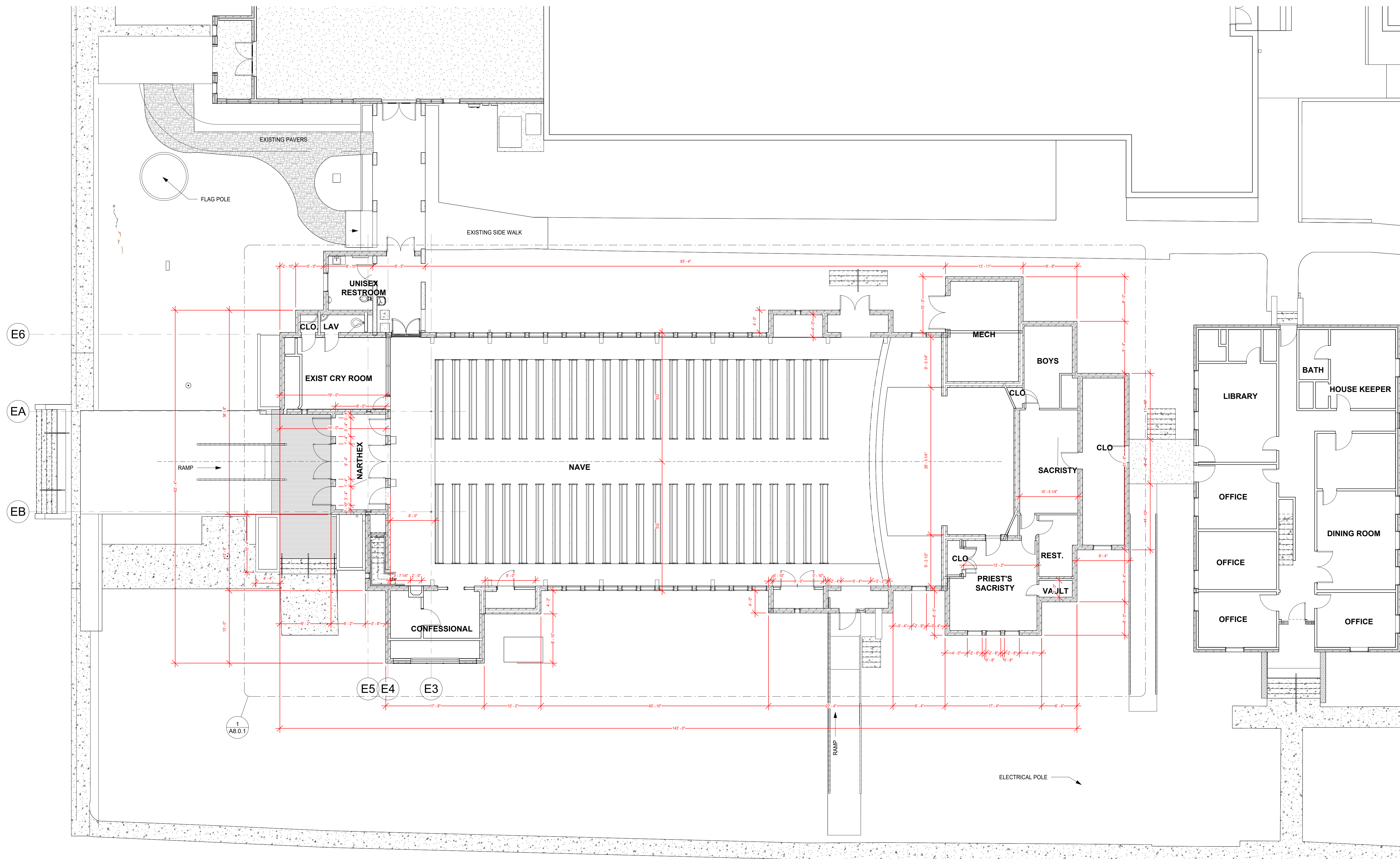
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EXISTING

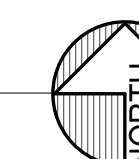
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A2.00

Page 46 of 46

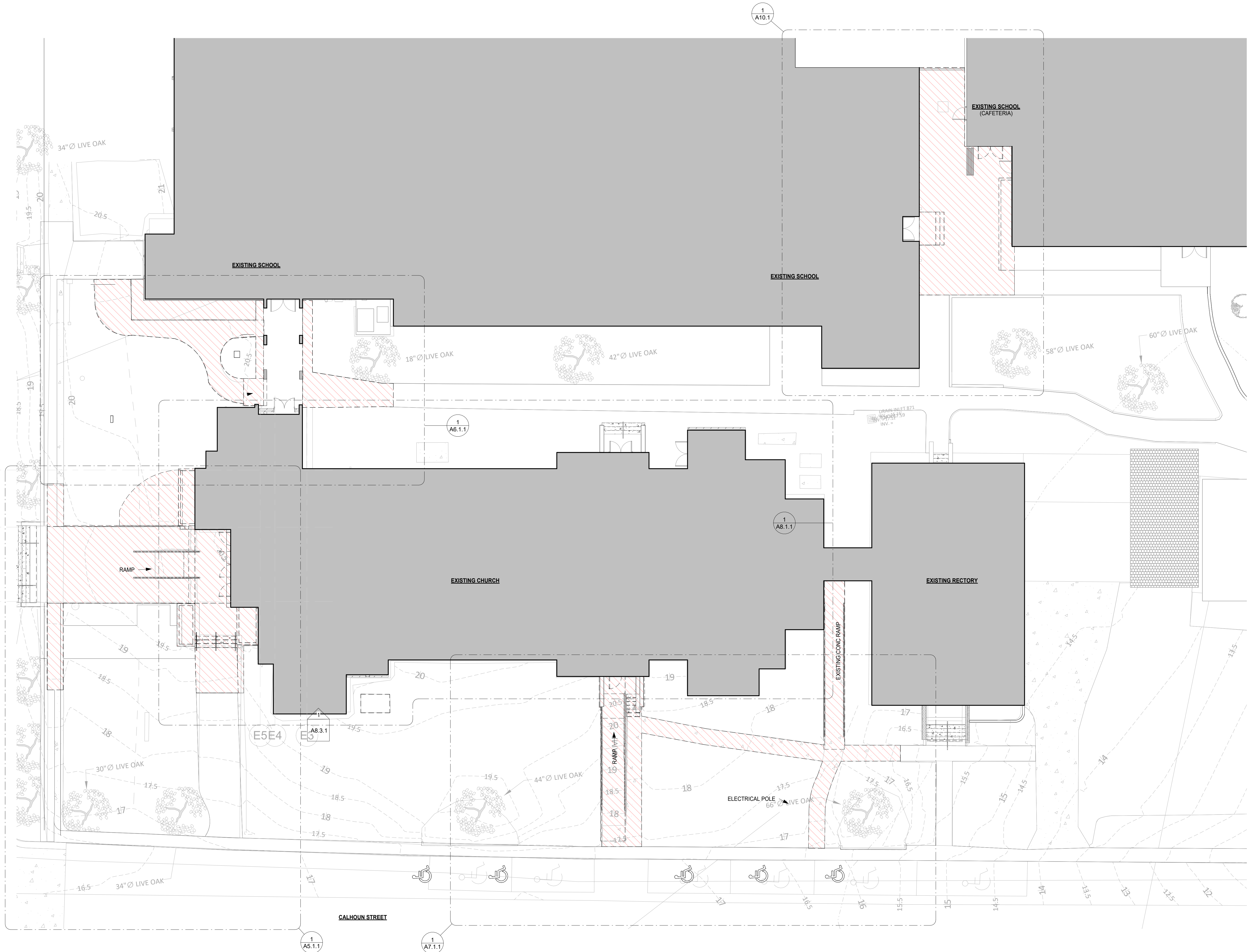


1 FLOOR PLAN - EXISTING
A2.00 1/8" = 1'-0"

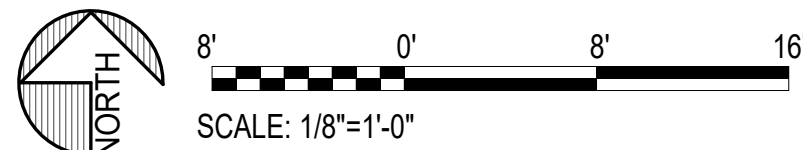


8' 0' 8' 1'

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



1 FLOOR PLAN - DEMO
A2.01 3/32" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD:

allred
ARCHITECTURAL GROUP

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:

9-FEB-2026

REVISIONS:

NO.	DATE	DESCRIPTION
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PROJECT NUMBER:

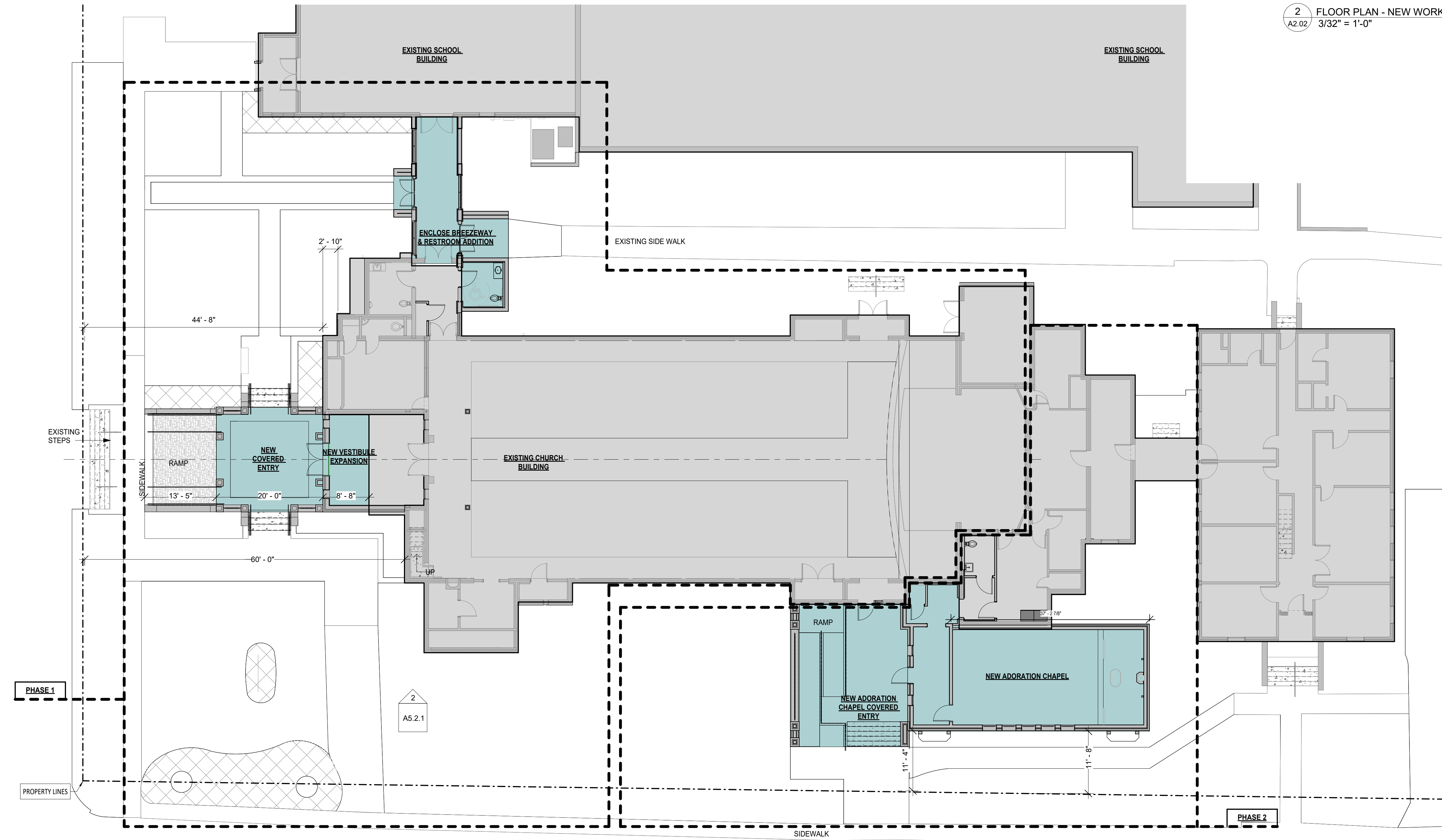
2024-73

DRAWING TITLE:

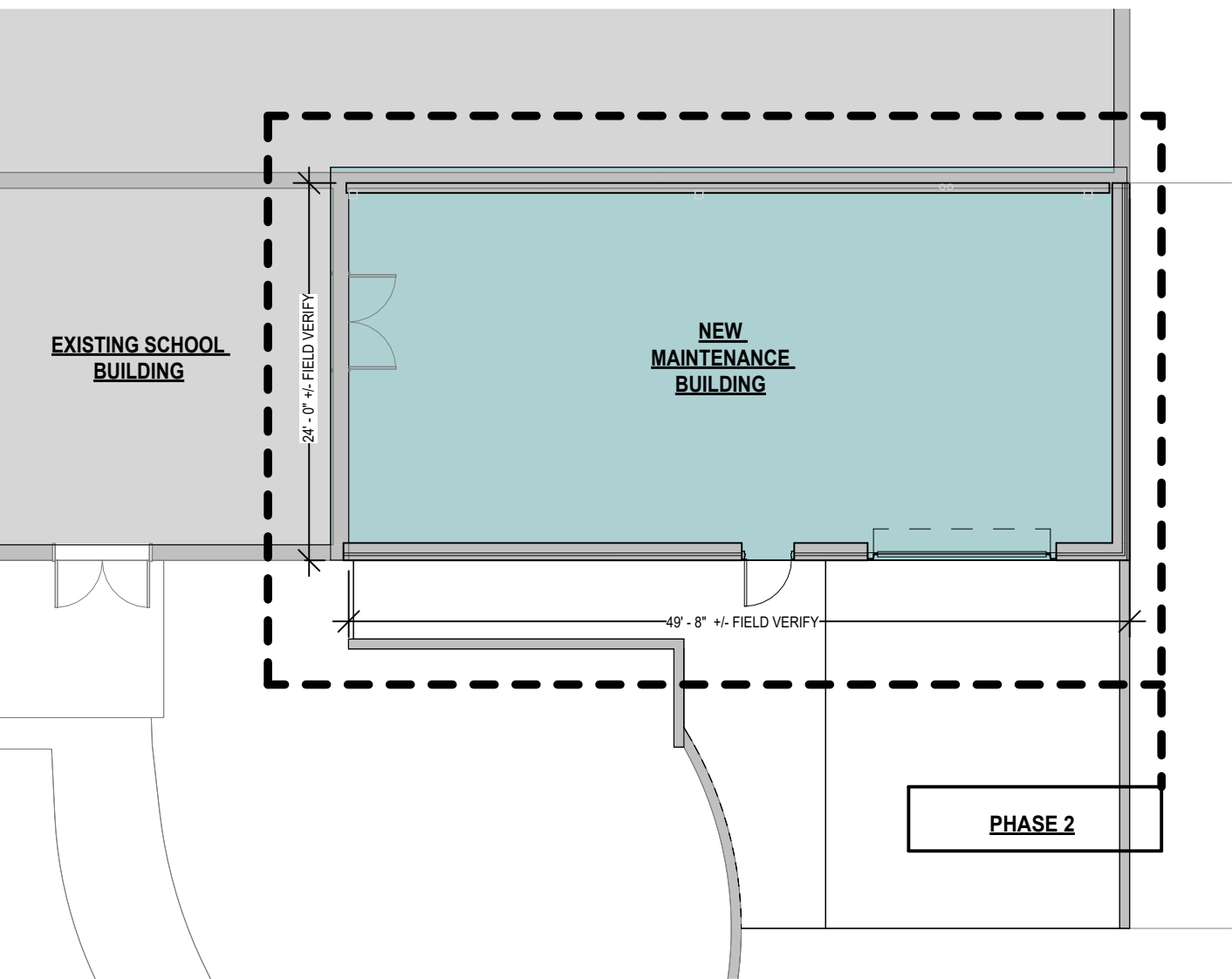
FLOOR PLAN -
DEMO

SHEET NUMBER:

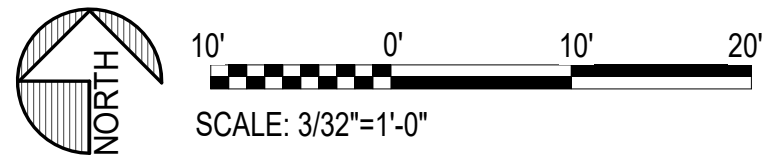
A2.01



2 FLOOR PLAN - NEW WORK MB
A2.02 3/32" = 1'-0"



1 FLOOR PLAN - NEW WORK
A2.02 3/32" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH
CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD:
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ARCHITECTURAL GROUP
711 CHURCH STREET
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ISSUE DATE:
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NO. DATE DESCRIPTION

PROJECT NUMBER:
2024-73

DRAWING TITLE:
**FLOOR PLAN -
NEW WORK**

SHEET NUMBER:
A2.02

NOT FOR
CONSTRUCTION

ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH
CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD:
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711 CHURCH STREET
OCEAN SPRINGS, MS 39564

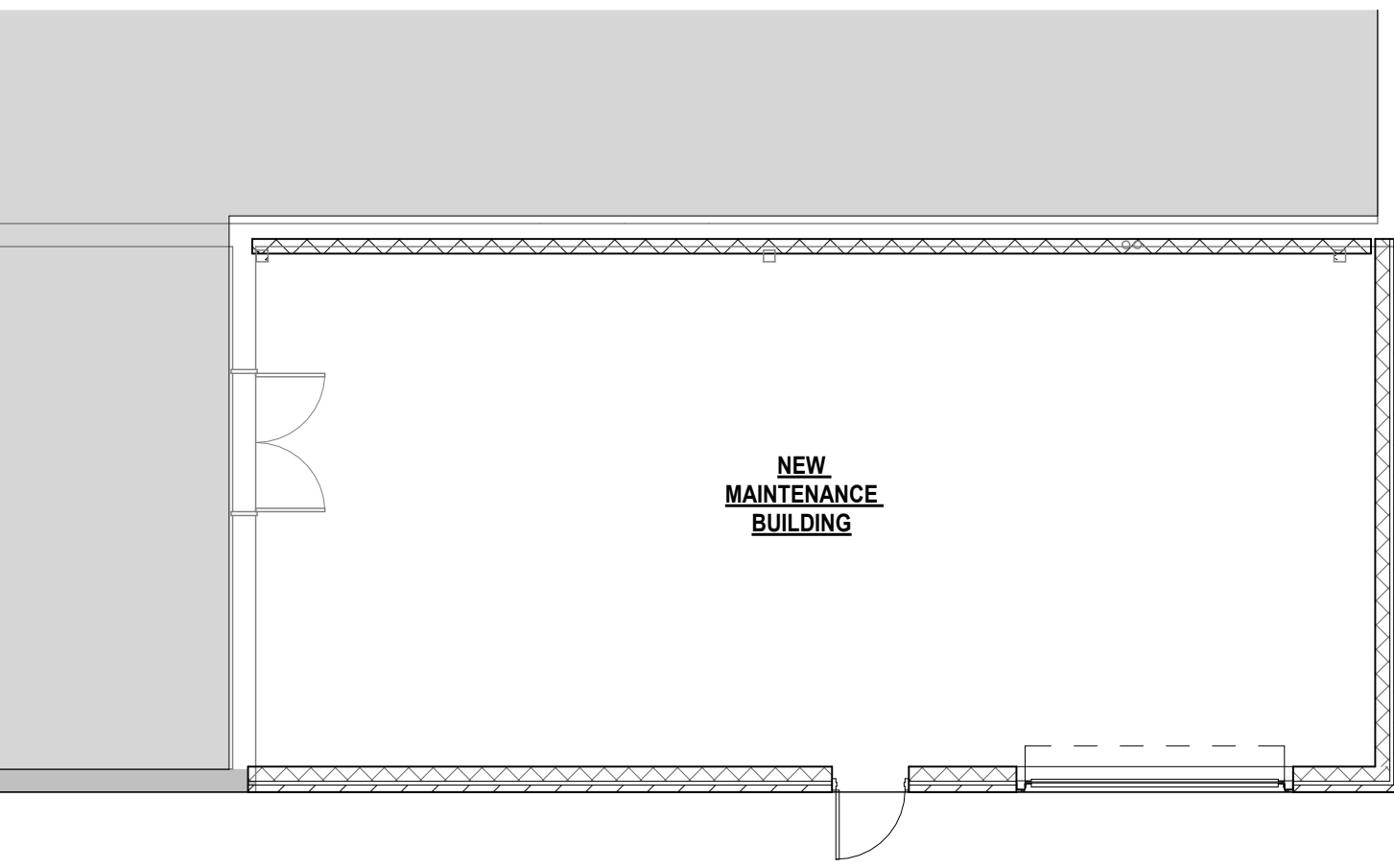
ISSUE DATE:
9-FEB-2026

REVISIONS:
NO. DATE DESCRIPTION

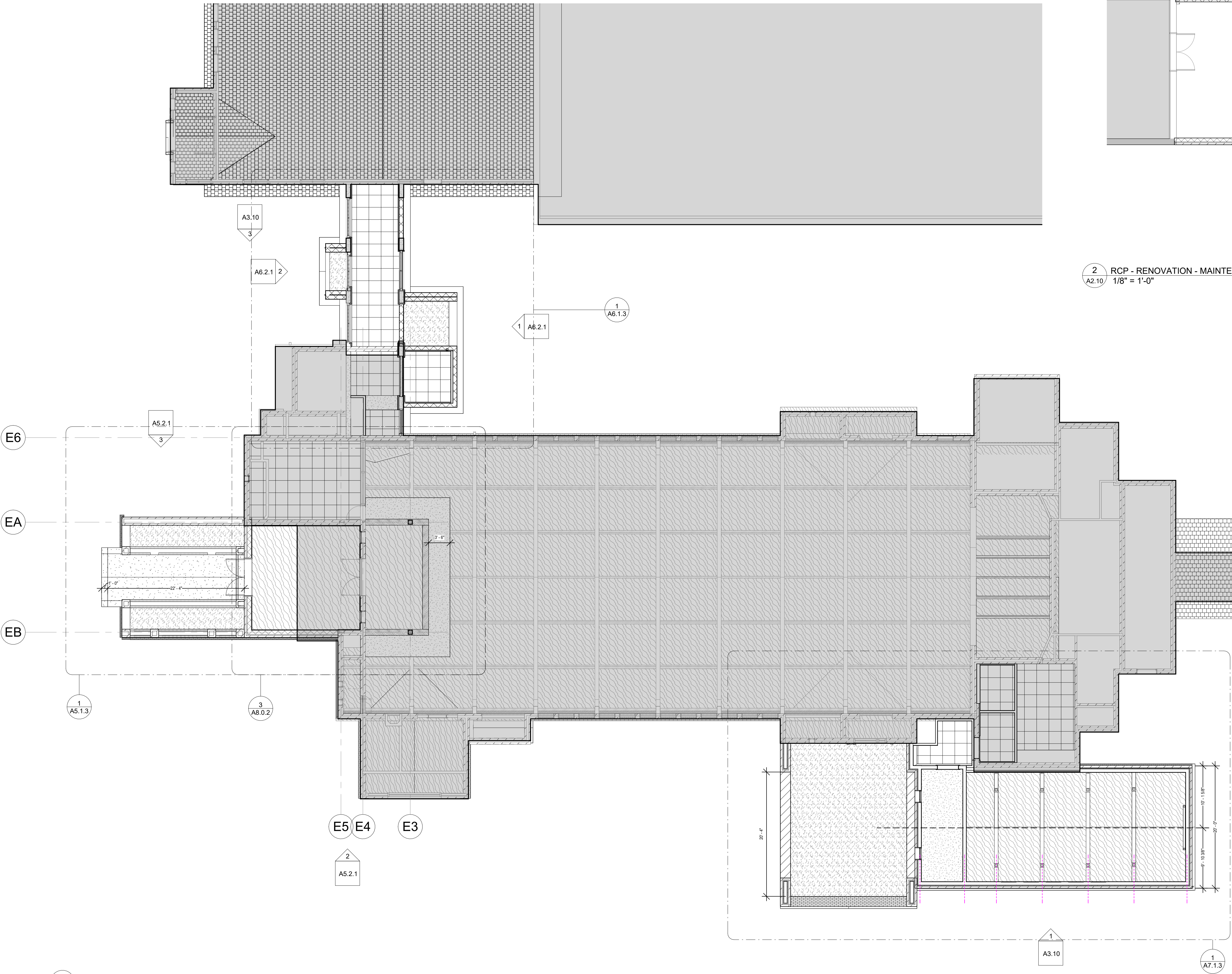
PROJECT NUMBER:
2024-73

DRAWING TITLE:
RCP

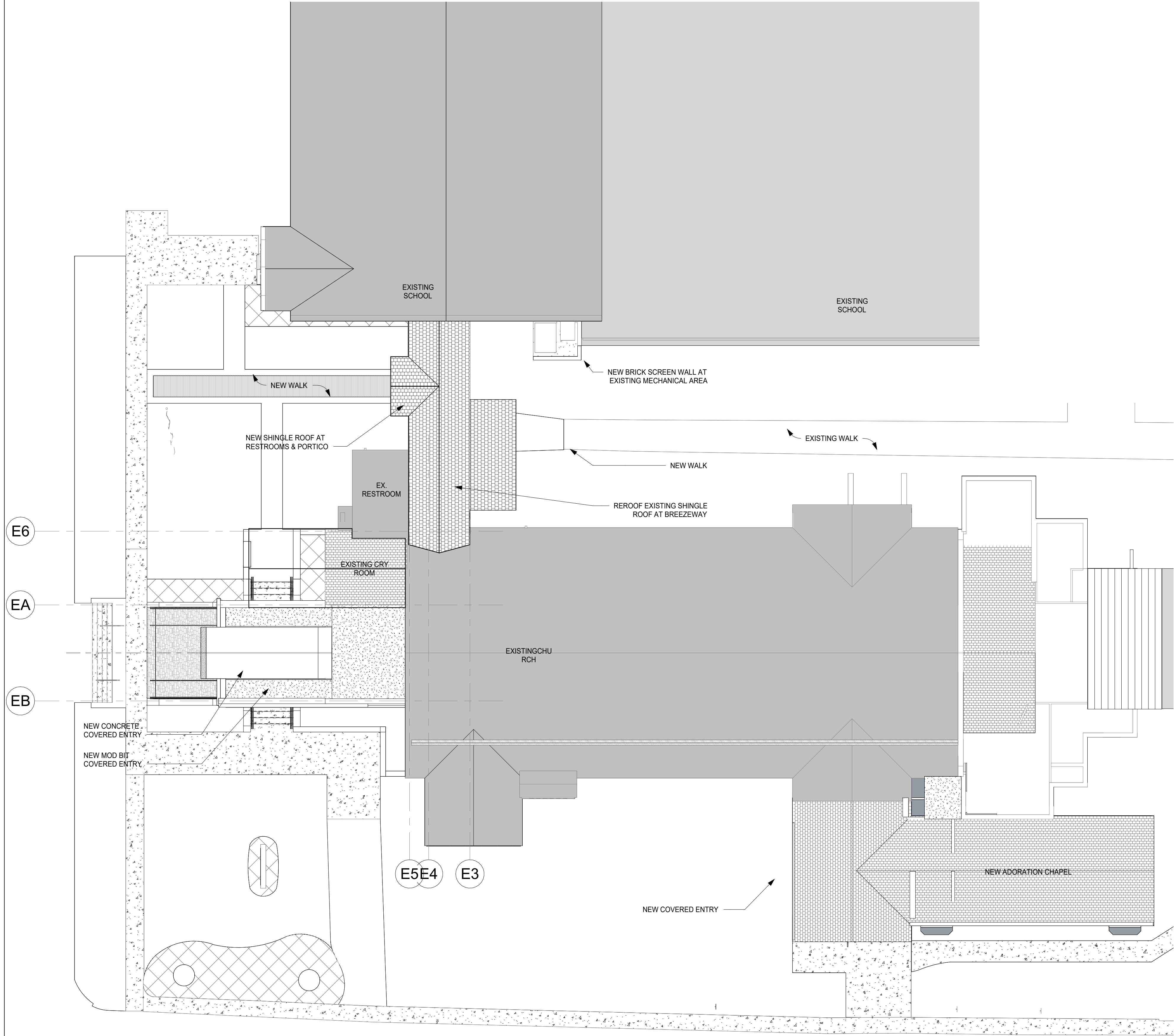
SHEET NUMBER:
A2.10



2 RCP - RENOVATION - MAINTENANCE BLDG
A2.10 1/8" = 1'-0"



1 RCP - RENOVATION
A2.10 1/8" = 1'-0"



1 ROOF PLANS - RENOVATION
A2.20 3/32" = 1'-0"



10' 0' 10' 20'
SCALE: 3/32"=1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

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OCEAN SPRINGS, MS 39564

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PROJECT NUMBER:

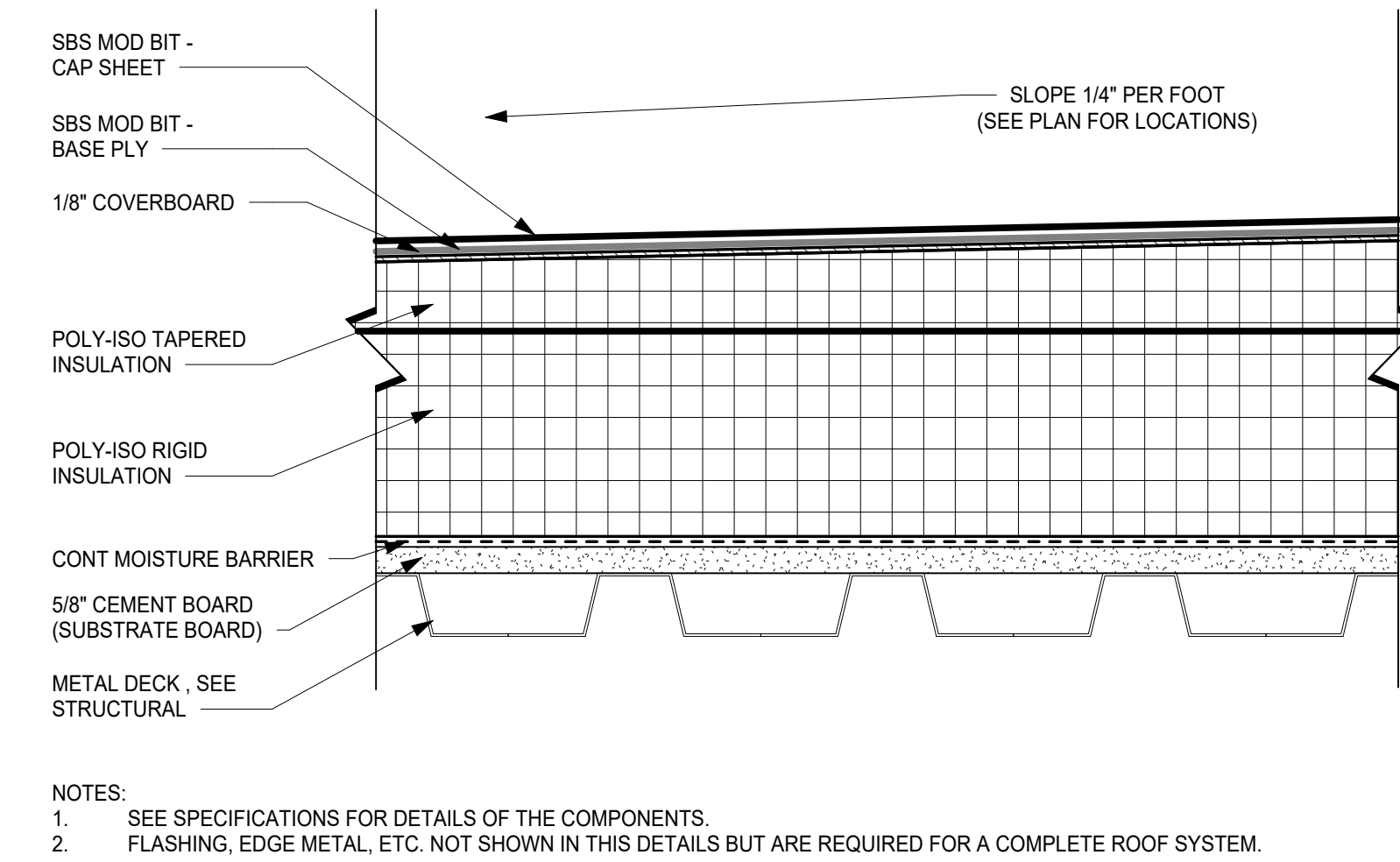
2024-73

DRAWING TITLE:

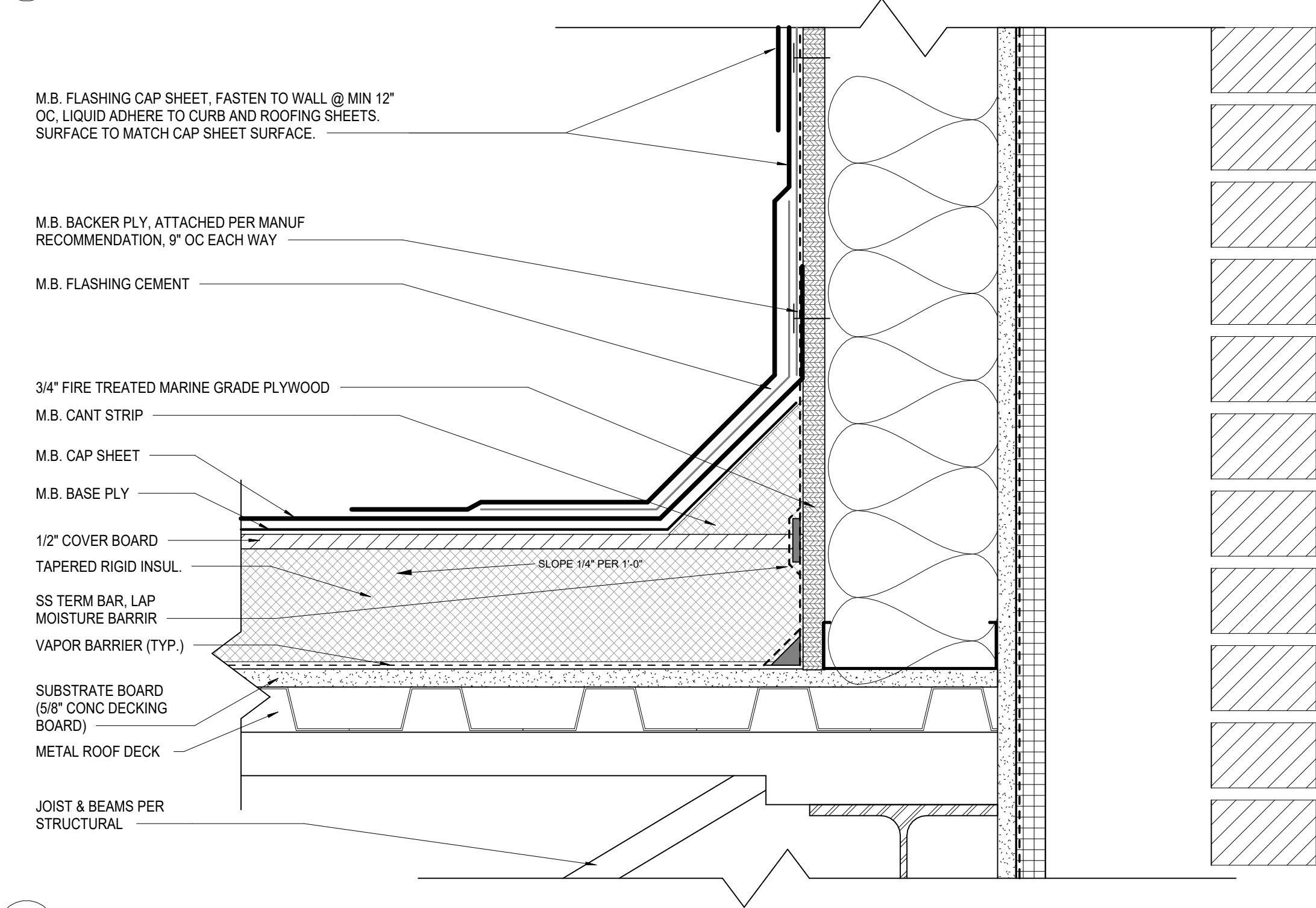
ROOF PLAN

SHEET NUMBER:

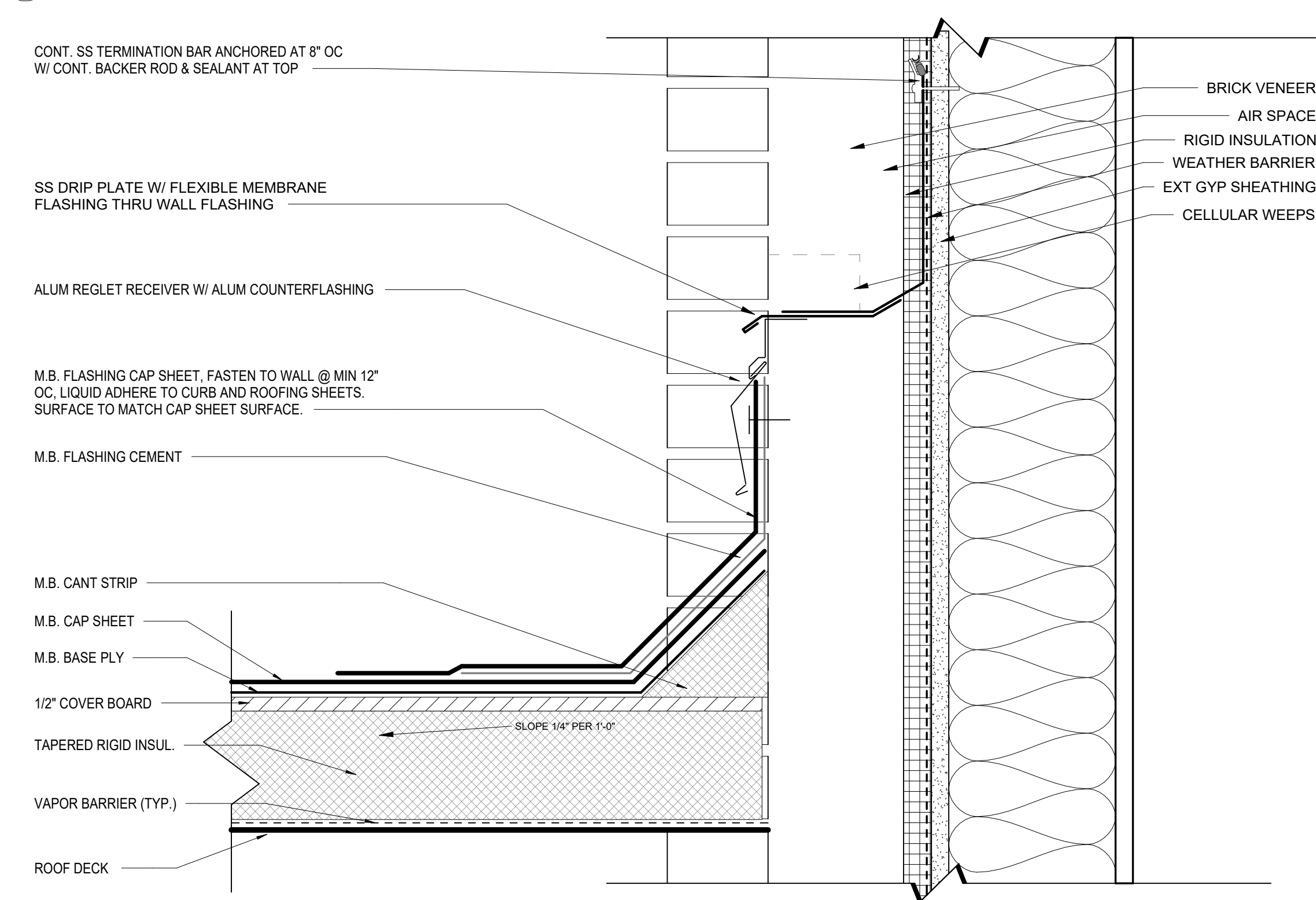
A2.20



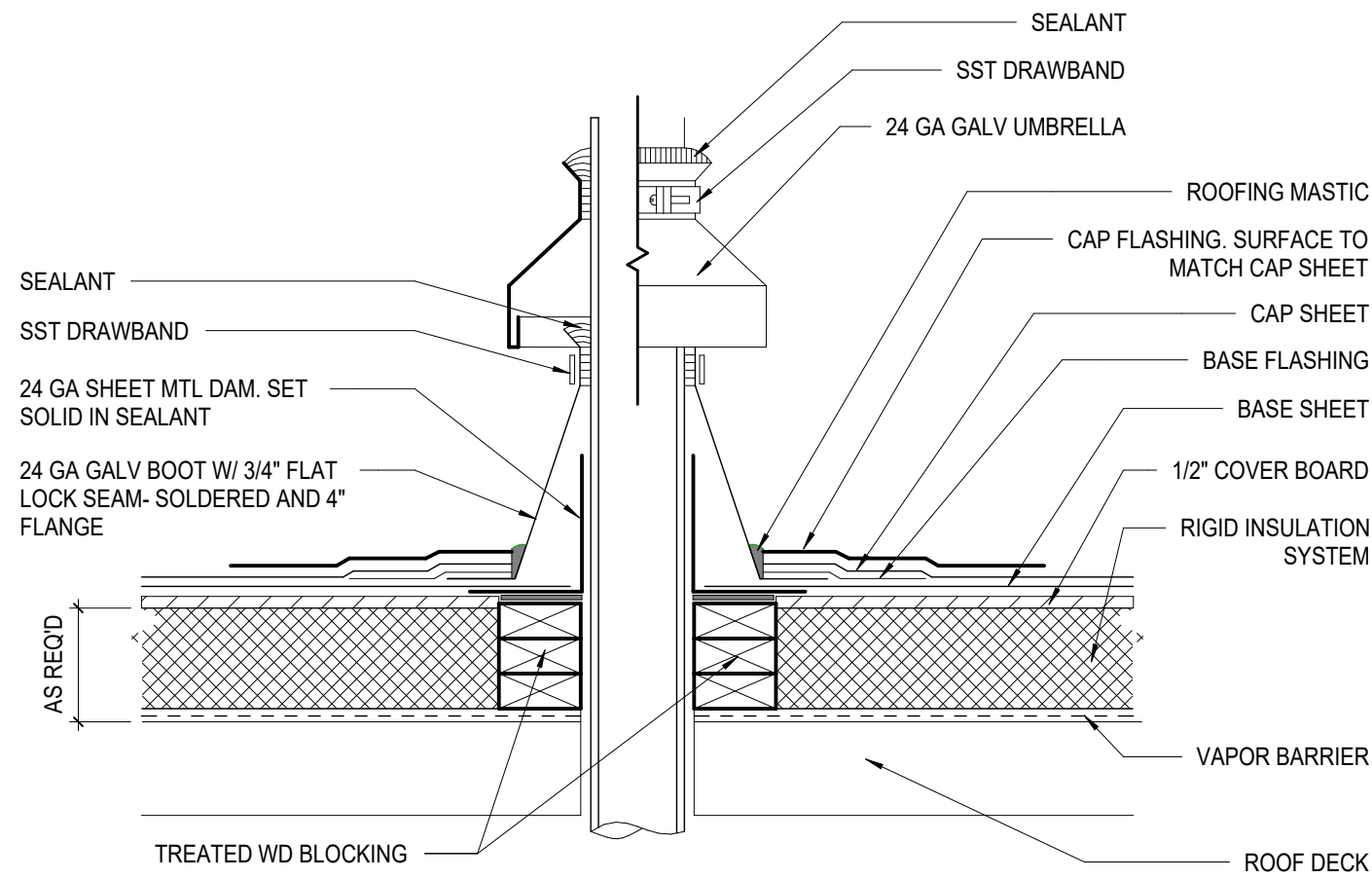
1 DETAIL - TYP. MOD BIT ROOF COMPONENTS
A2.2.1 3" = 1'-0"



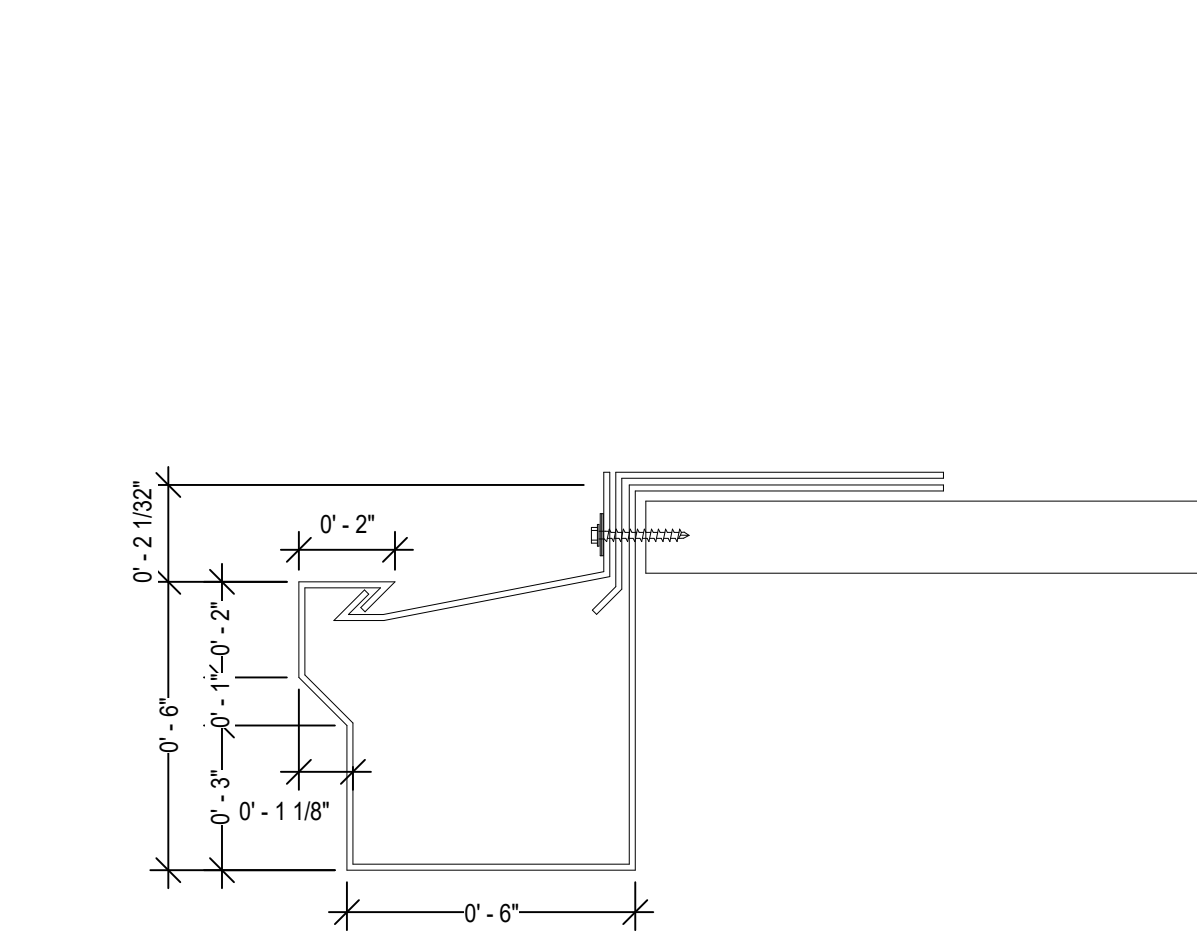
2 MB-FLASHING AT CANT STRIP
A2.2.1 3" = 1'-0"



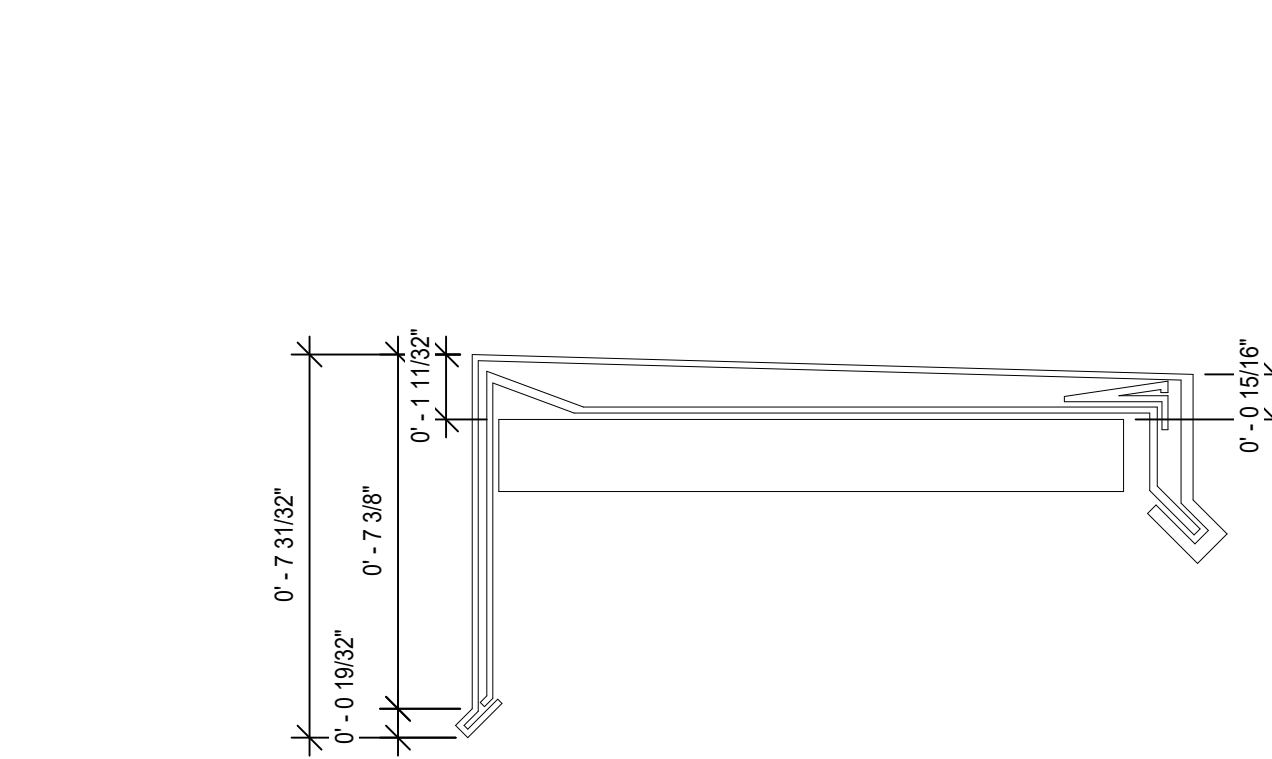
3 MB-FLASHING AT ADJACENT WALL
A2.2.1 3" = 1'-0"



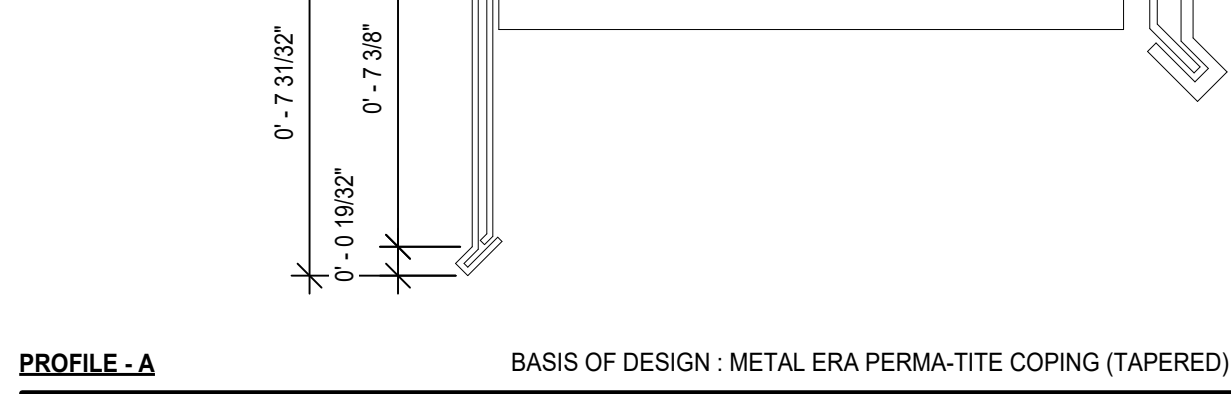
7 EXHAUST VENT OR STACK FLASHING (EV)
A2.2.1 N.T.S.



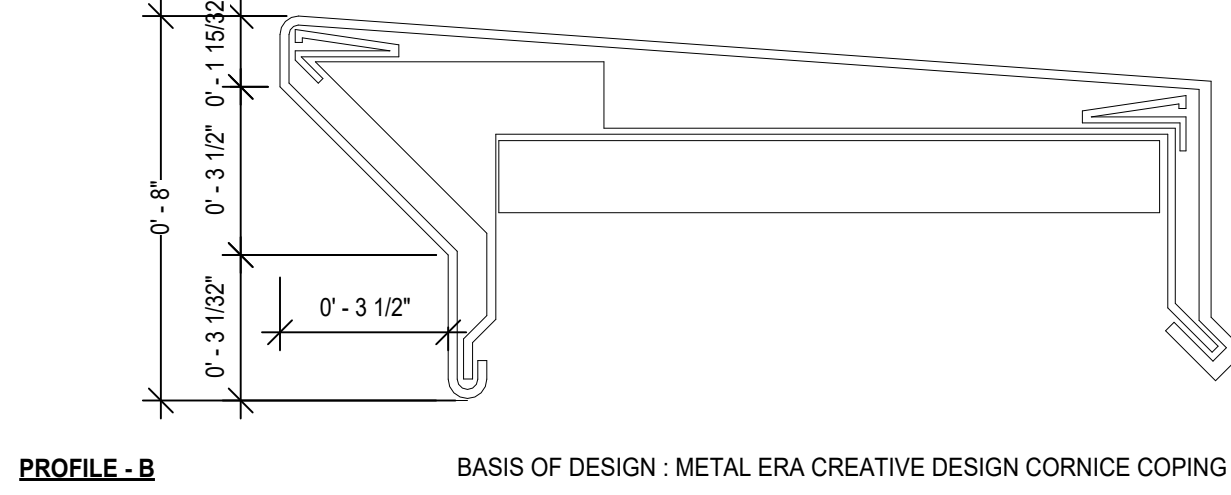
5 DETAIL - M.B. GUTTER PROFILE
A2.2.1 3" = 1'-0"



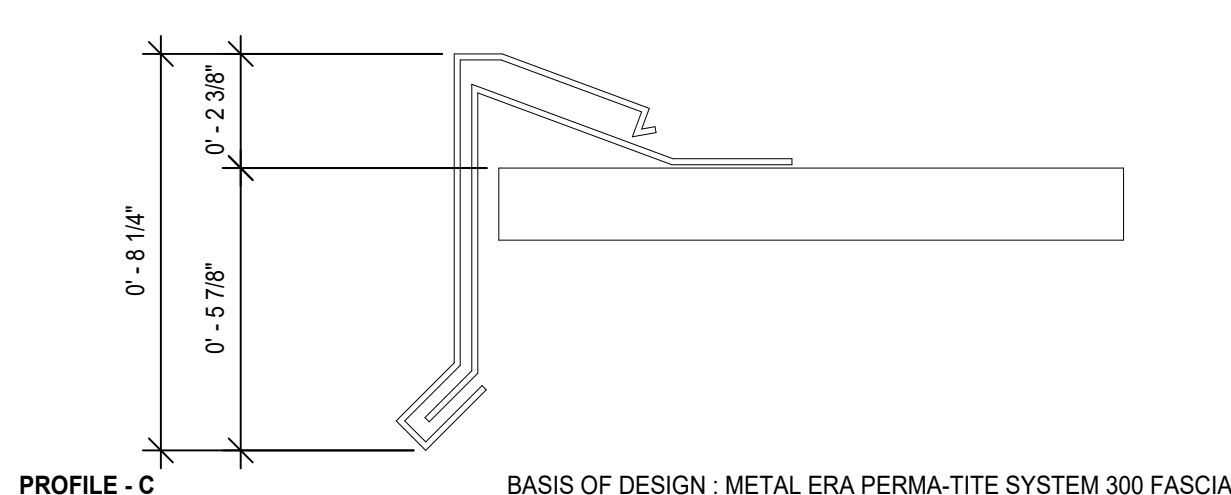
6 DETAIL - GUTTER
A2.2.1 3" = 1'-0"



4 METAL PARAPET COPING PROFILES
A2.2.1 3" = 1'-0"

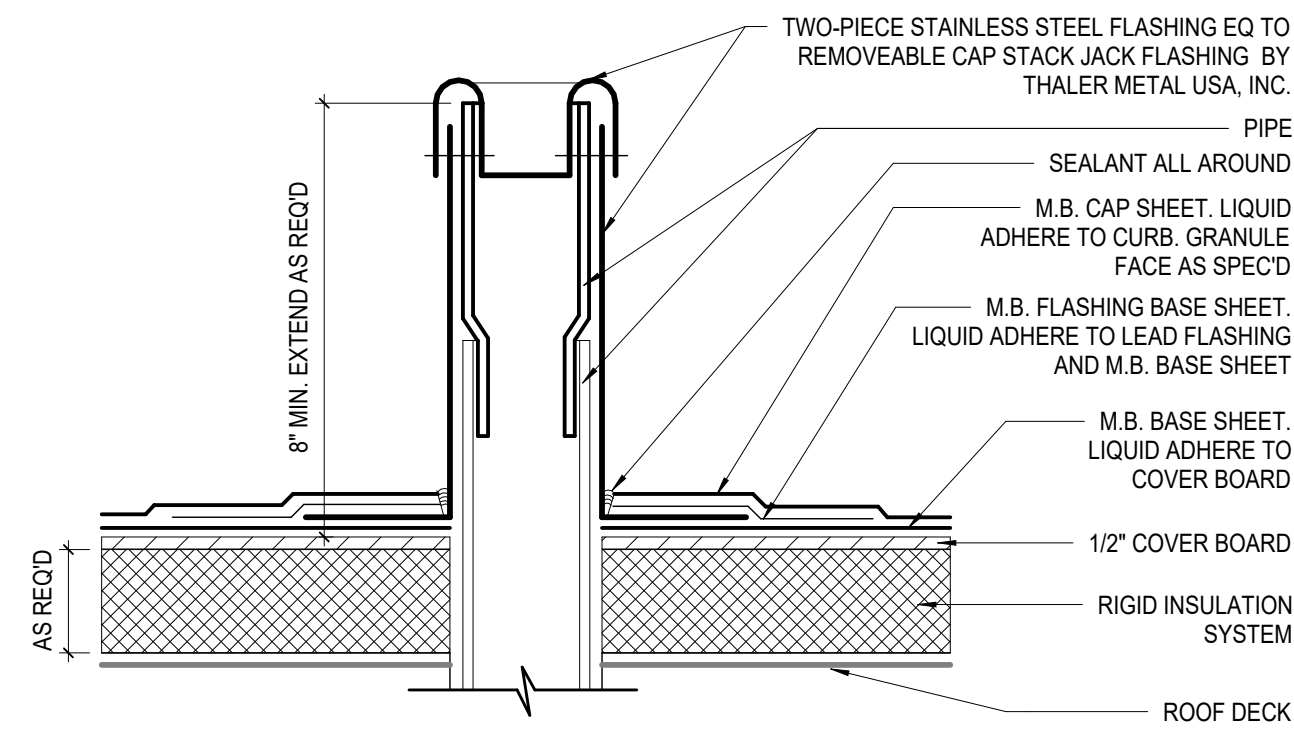


4 METAL PARAPET COPING PROFILES
A2.2.1 3" = 1'-0"



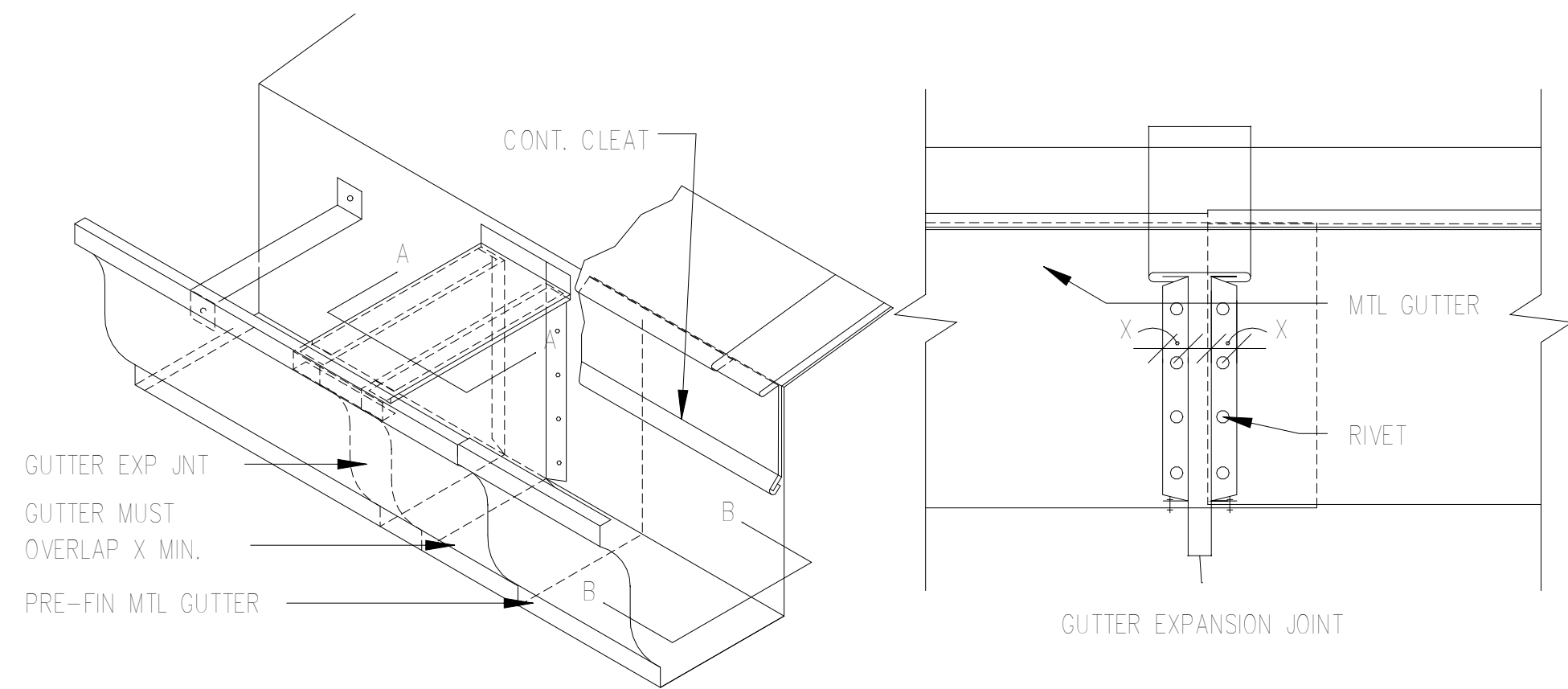
4 METAL PARAPET COPING PROFILES
A2.2.1 3" = 1'-0"

NOTES:
1. USE FOR ALL UN-CAPPED VENT PIPE PENETRATIONS 4" DIA AND LESS.
2. SEE DETAIL FOR EXHAUST VENT OR STACK FLASHING FOR FLASHING FOR PIPES 4" DIA AND GREATER.

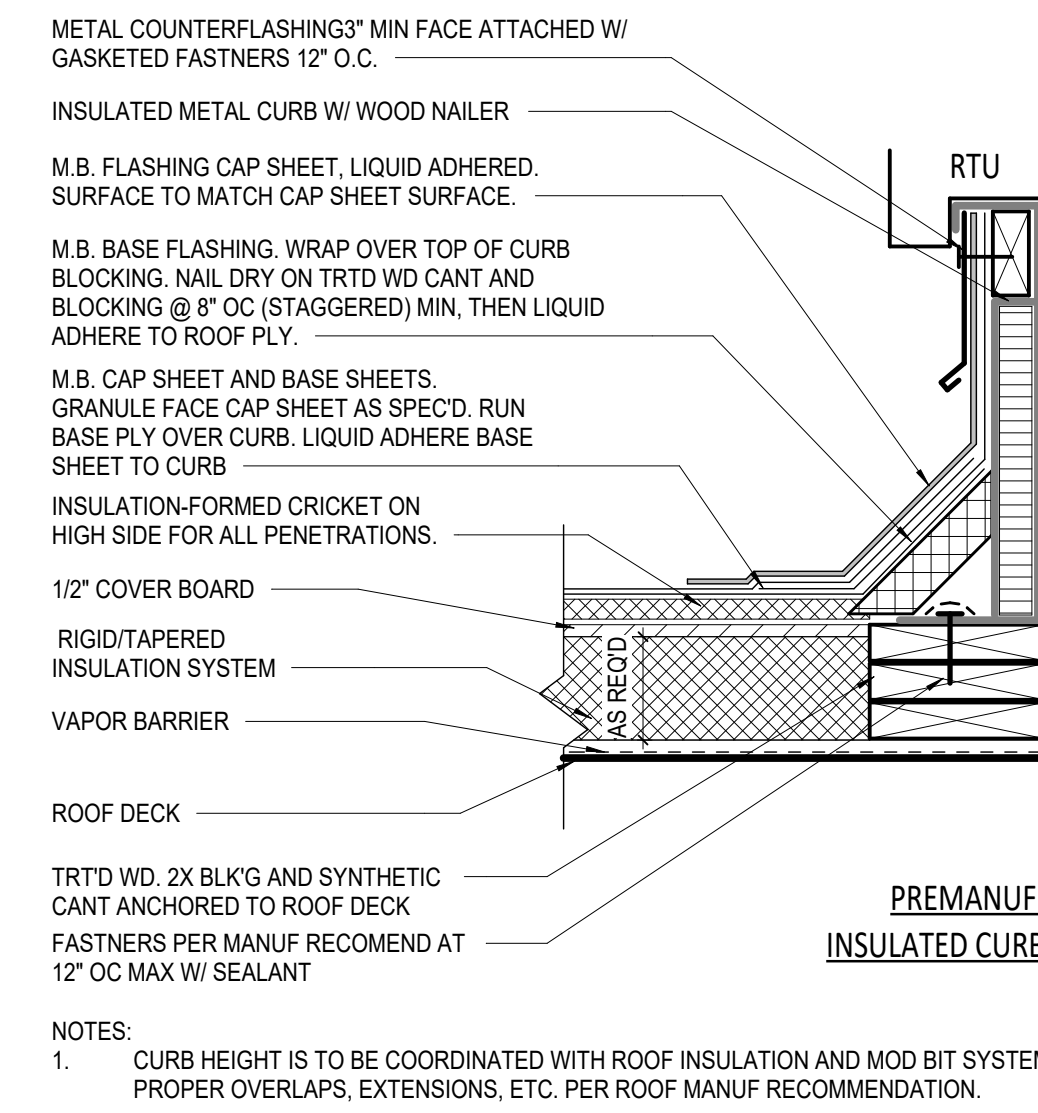


8 PLUMBING VENT FLASHING (PV)
A2.2.1 1 1/2" = 1'-0"

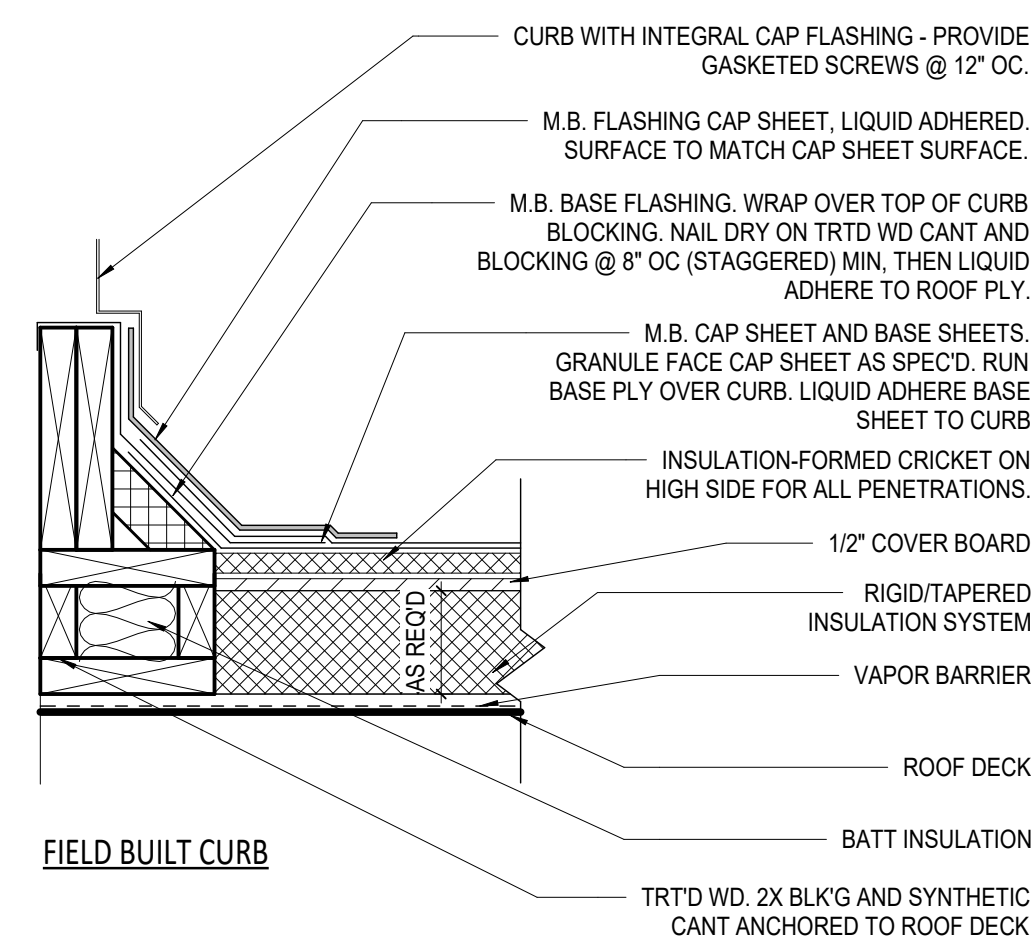
NOTES:
1. GUTTER BRACKETS ARE TO BE ONE GAUGE HEAVIER THAN GUTTER STOCK.
2. GUTTER EXPANSION JOINTS TO BE SPACED AT APPROPRIATE INTERVALS PER SMACNA STANDARDS FOR METAL TYPE. REFERENCE SMACNA MANUAL FOR CRITICAL DIMENSIONS MARKED WITH AN "X"
3. DOWNSPOUTS ARE TO BE 5"x6" - TYPICAL.



6 DETAIL - GUTTER
A2.2.1 3" = 1'-0"



9 ROOF CURB (FAN)
A2.2.1 1 1/2" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH
CD SET

502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

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ARCHITECTURAL GROUP

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE :

9-FEB-2026

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NO. DATE DESCRIPTION

PROJECT NUMBER :

2024-73

DRAWING TITLE :

ROOF DETAILS

SHEET NUMBER :

A2.2.1

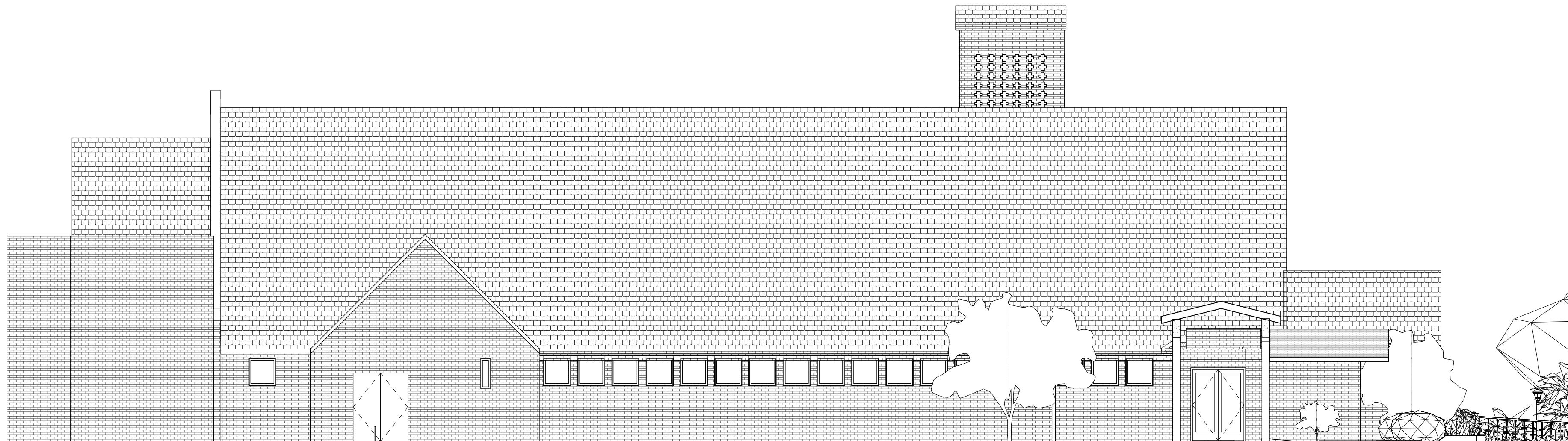
NOT FOR
CONSTRUCTION



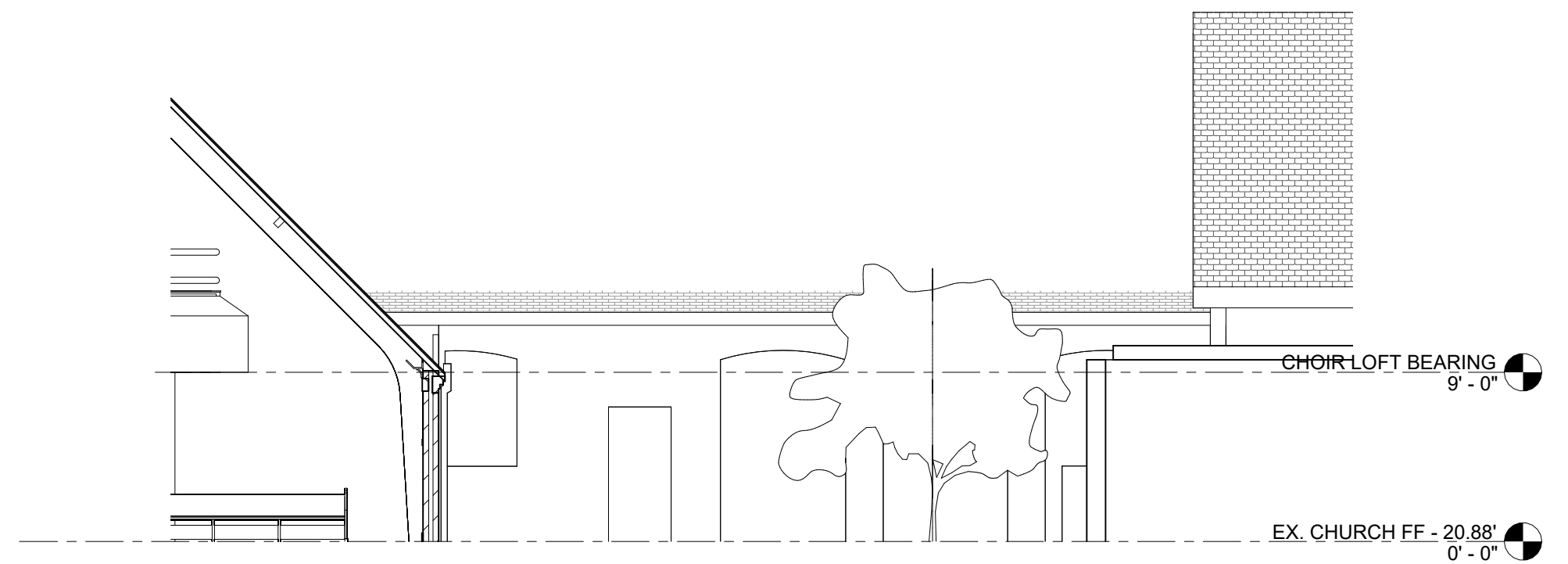
1 ELEVATION - EXISTING - WEST
A3.00 1/8" = 1'-0"



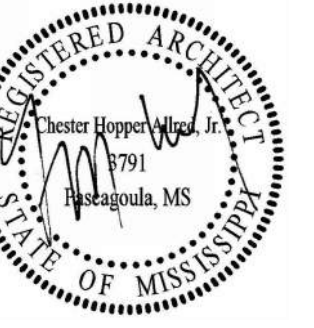
2 ELEVATION - EXISTING - SOUTH
A3.00 1/8" = 1'-0"



3 ELEVATION - EXISTING - NORTH
A3.00 1/8" = 1'-0"



4 ELEVATION - EXISTING - EAST
A3.00 1/8" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD:



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NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER:

2024-73

DRAWING TITLE:

ELEVATIONS -
EXISTING

SHEET NUMBER:

A3.00

NOT FOR
CONSTRUCTION

ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH
CD SET
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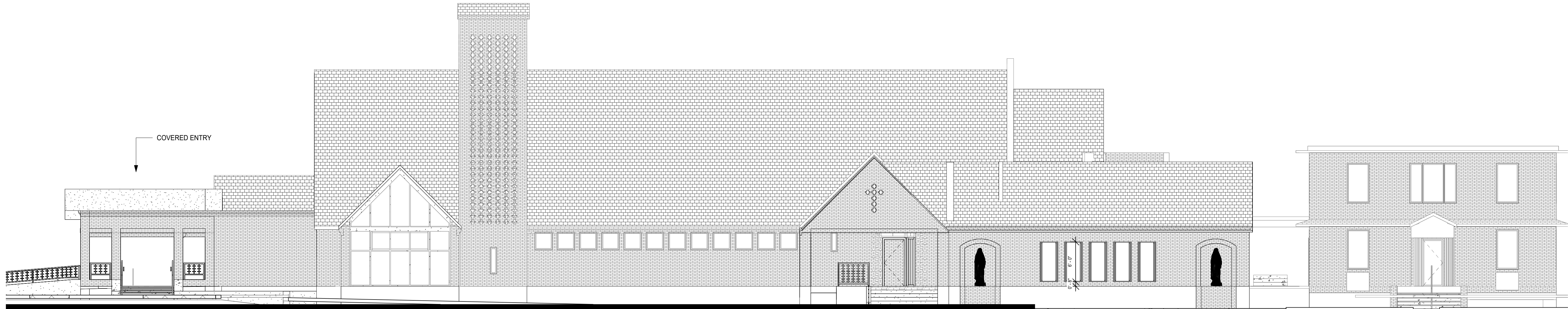
2024-73

DRAWING TITLE :

ELEVATIONS -
NEW

SHEET NUMBER :

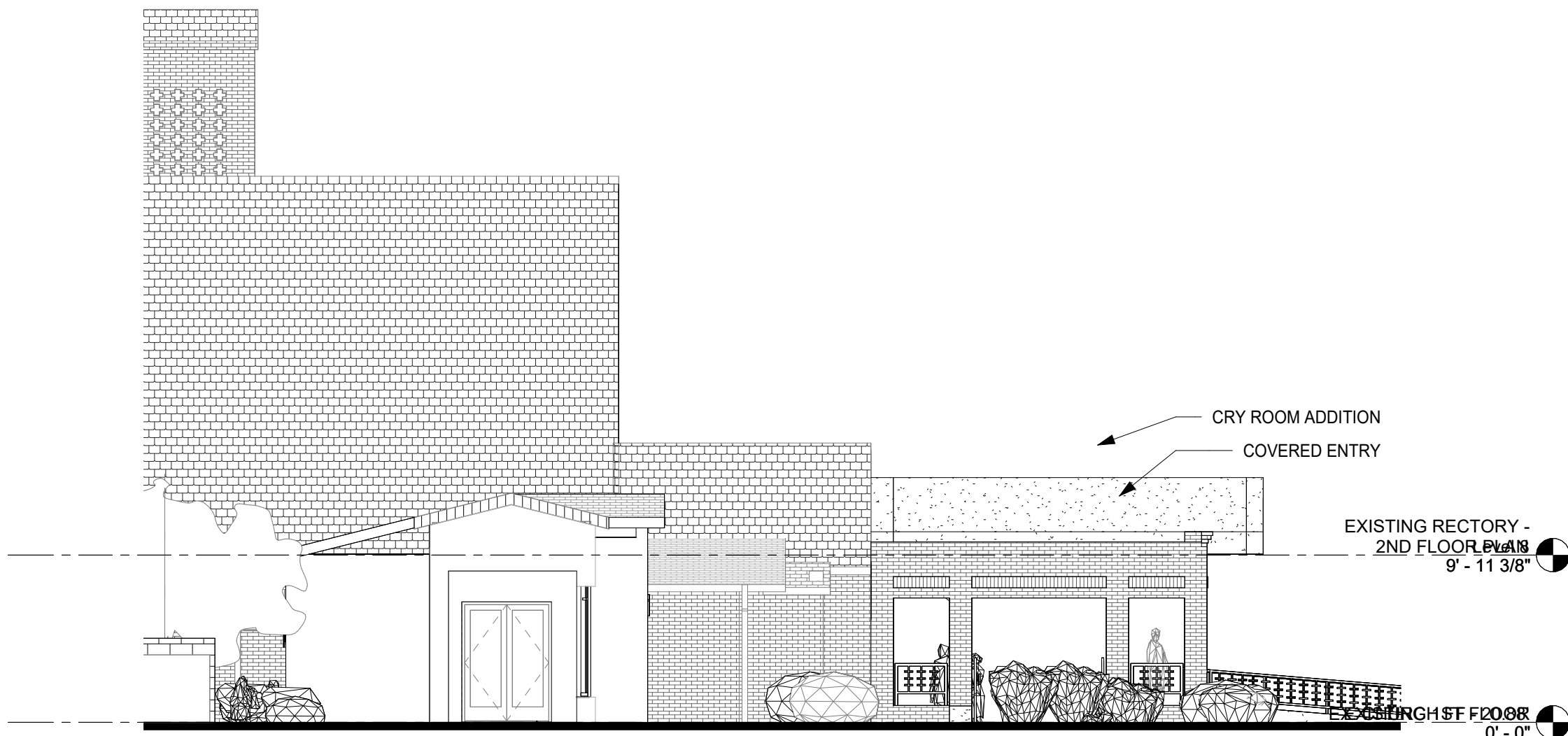
A3.10



1 COVERED ENTRY - EAST ELEVATION
A3.10 1/8" = 1'-0"



2 COVERED ENTRY - FRONT ELEVATION
A3.10 1/8" = 1'-0"



3 COVERED ENTRY - WEST ELEVATION
A3.10 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH
CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

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2024-73

DRAWING TITLE:

ELEVATIONS -
NEW

SHEET NUMBER:

A3.11



1 NEW - FRONT ELEVATION
A3.11 1/8" = 1'-0"



2 NEW CHAPEL - ELEVATION
A3.11 1/8" = 1'-0"



CD SET
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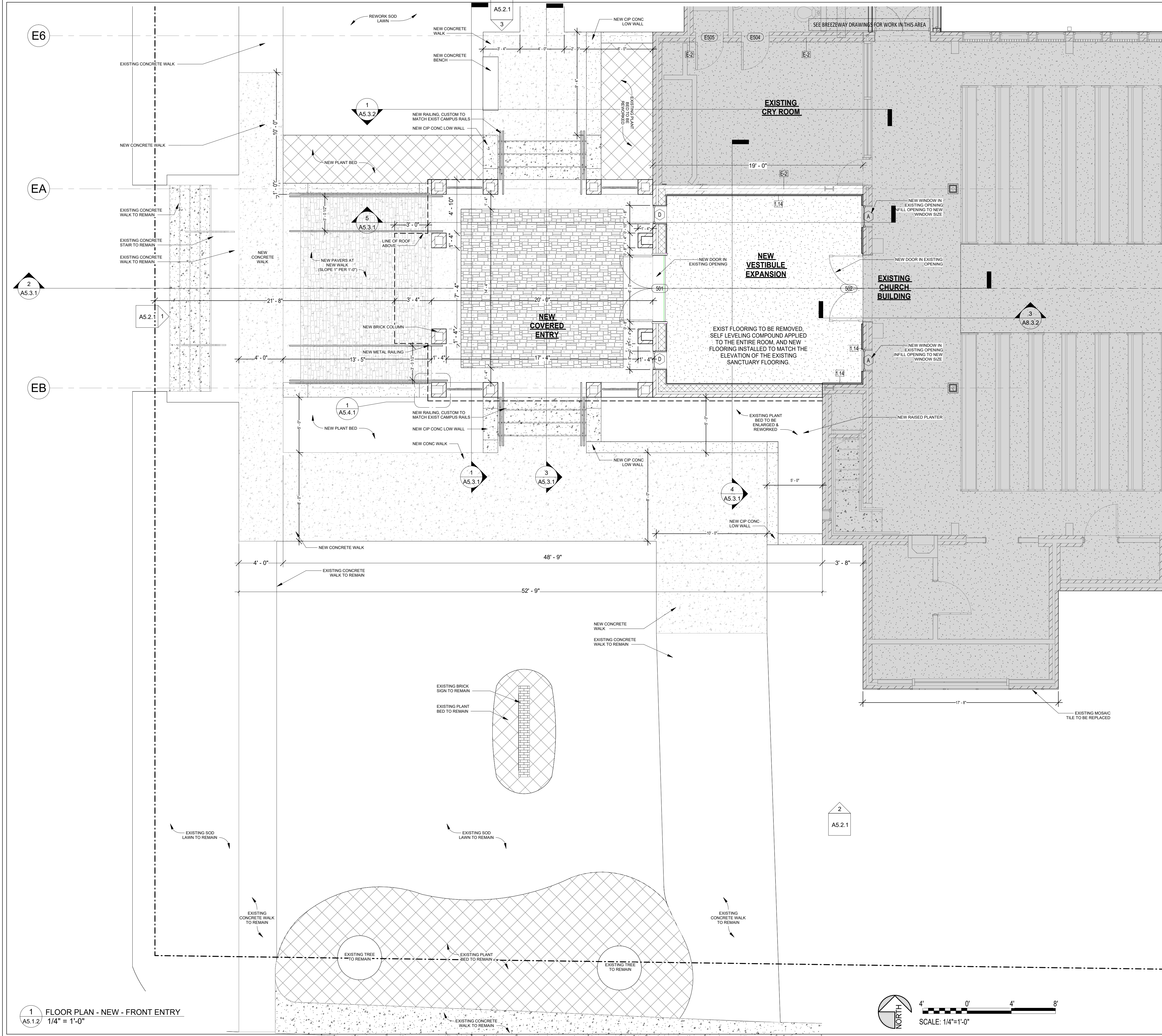
2024-73

DRAWING TITLE:

FRONT ENTRY -DEMO PLANS

SHEET NUMBER:

A5.1.1



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

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ISSUE DATE :

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REVISIONS :

NO.	DATE	DESCRIPTION
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PROJECT NUMBER :

2024-73

DRAWING TITLE :

FRONT ENTRY
-NEW WORK
PLANS

SHEET NUMBER :

A5.1.2



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
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PROJECT NUMBER :

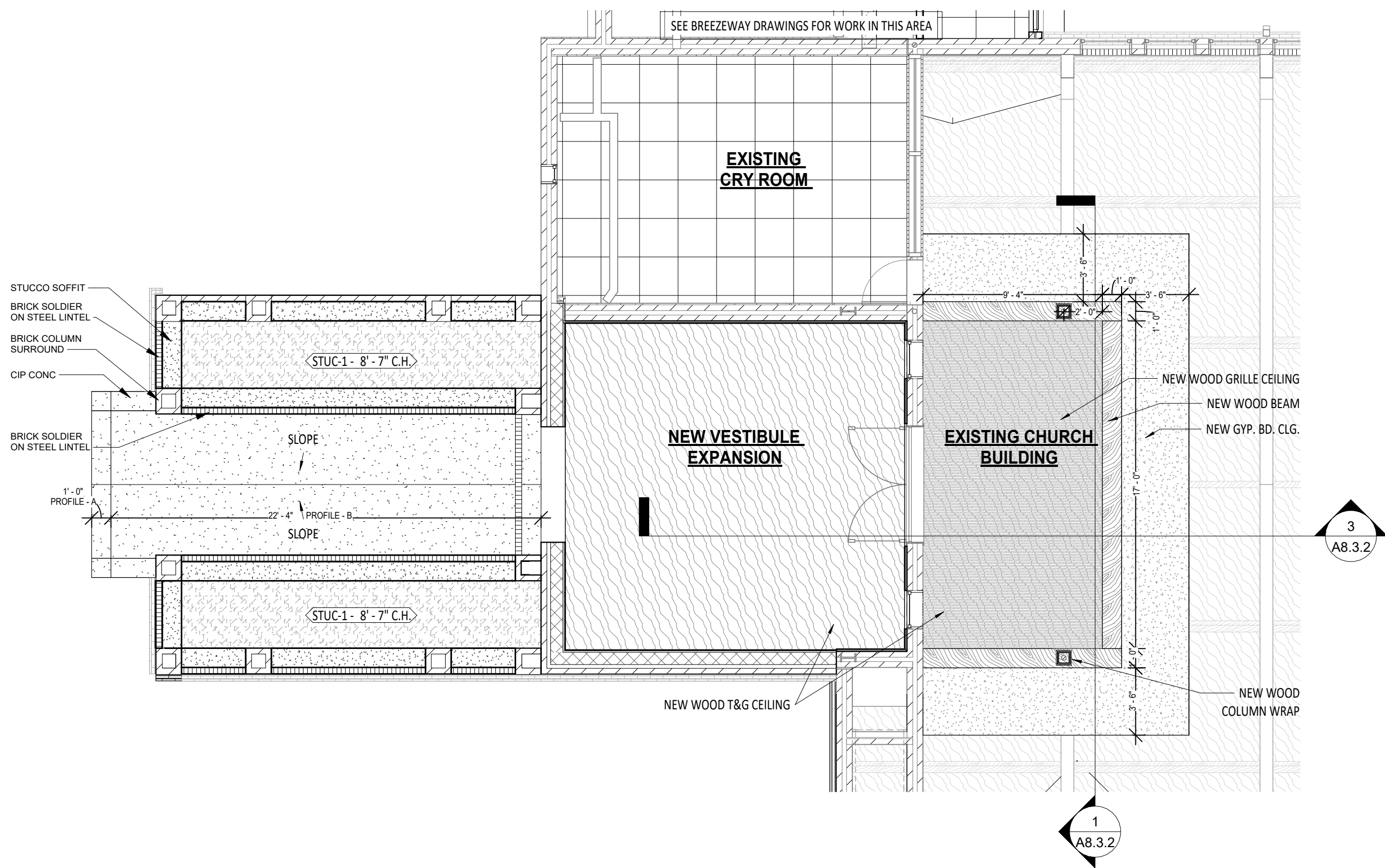
2024-73

DRAWING TITLE :

FRONT ENTRY -
RCP

SHEET NUMBER :

A5.1.3



1 RCP - RENOVATION - FRONT ENTRY CANOPY
A5.1.3 3/16" = 1'-0"

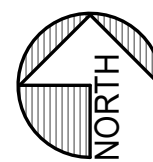
NOTES:

CHOIR RISERS:

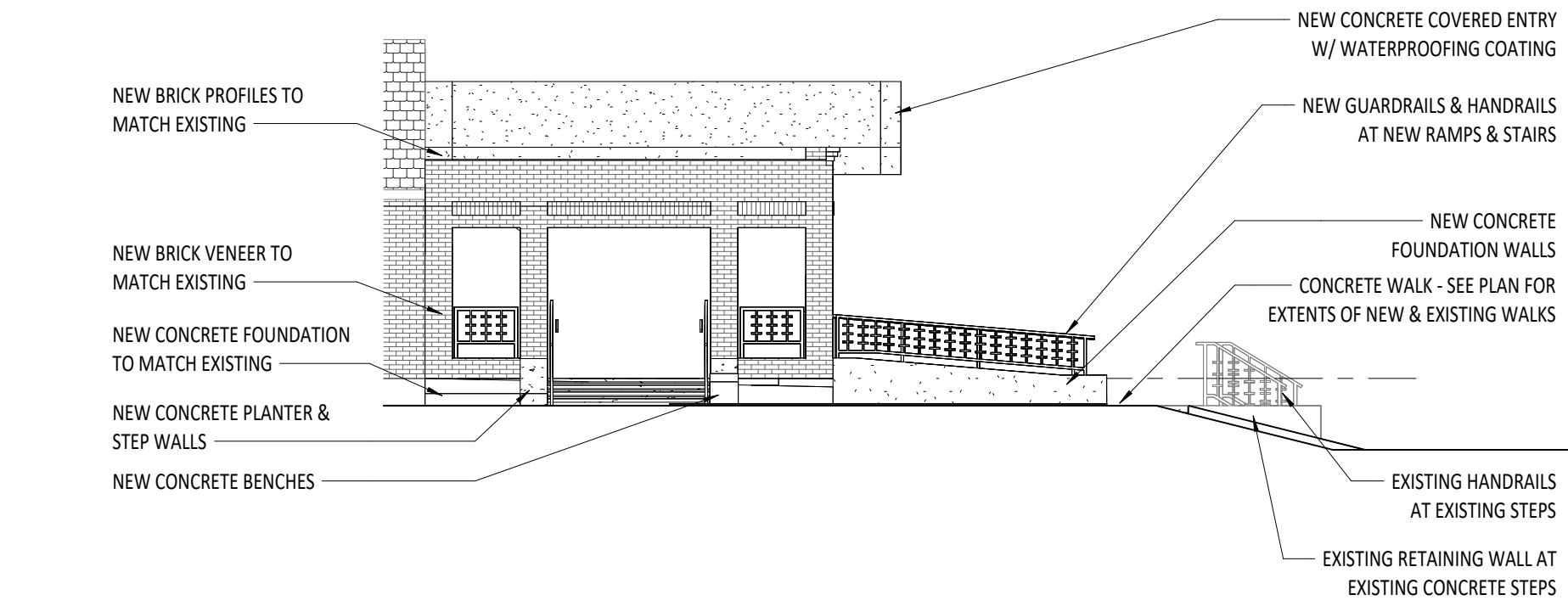
- INFILL THE EXISTING LEVEL - 0 TO BE AT THE SAME HEIGHT AS LEVEL - 1
- EXTEND THE LEVEL - 2 & 3 RISERS TOWARDS THE NAVE 6"
- NEW WOOD FLOORING TO MATCH EXISTING.
- REFINISH ALL WOOD FLOORING

CHOIR RAILING & WALL:

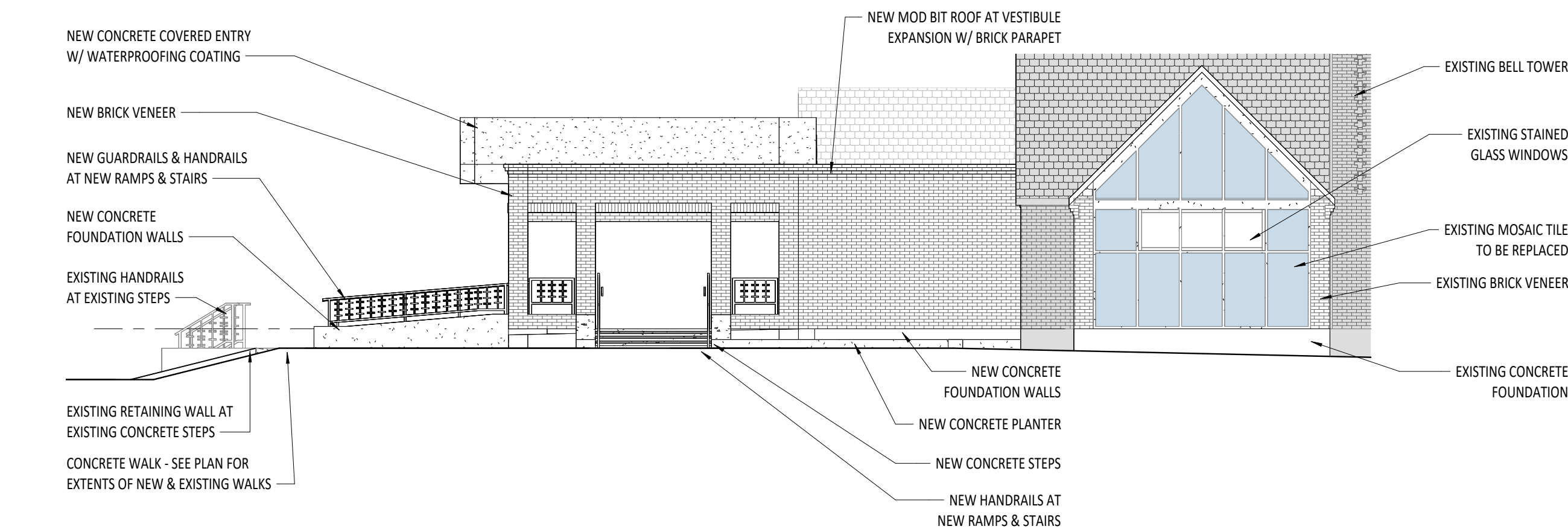
- THE EXISTING BRASS RAILING IS TO BE DEMOLISHED.
- RAISE THE EXISTING GUARD WALL AT BOTH SIDES TO BE 3'-6" ABOVE LEVEL - 2
- EXTEND THE DUCT CHASE AT BOTH SIDES AND BUILD NEW CHASE AT THE FRONT OF THE CHOIR LOFT WITH PROFILE TO MATCH THE EXISTING.
- ADD A GLASS RAIL AT THE TOP OF THE GUARD WALL AT ALL OF LEVEL - 1



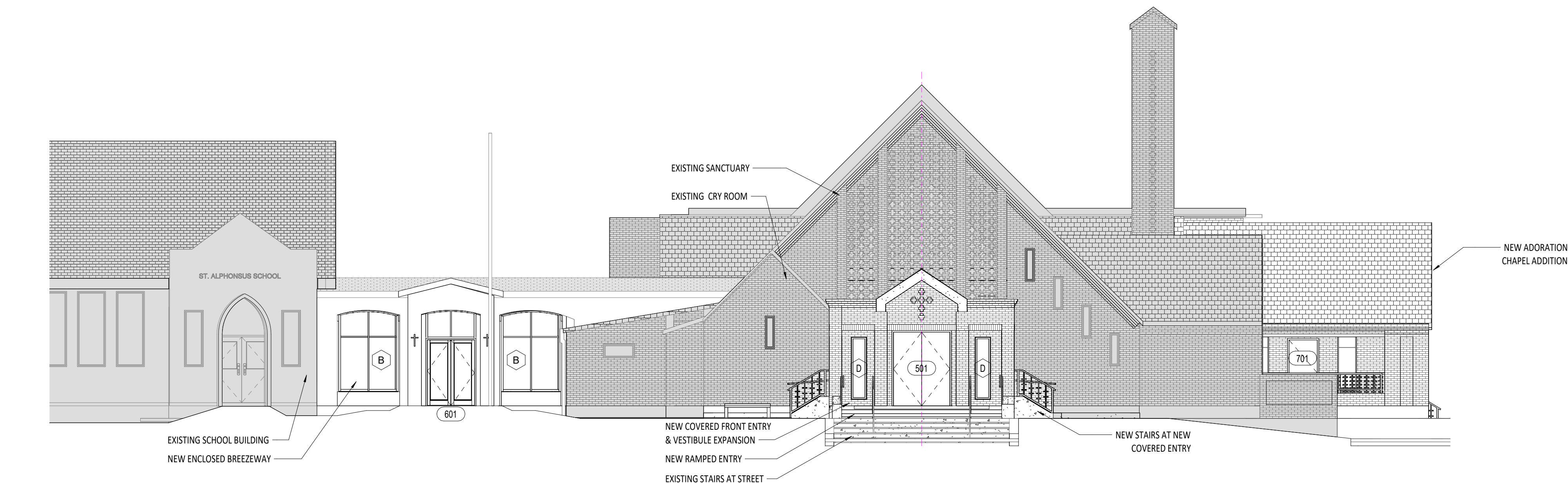
5' 0' 5' 10'
SCALE: 3/16"=1'-0"



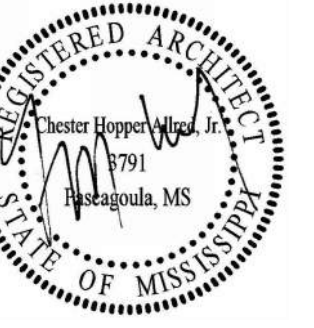
3 FRONT ENTRY - RENOVATION ELEVATION - C
A5.2.1 1/8" = 1'-0"



2 FRONT ENTRY - RENOVATION ELEVATION - B
A5.2.1 1/8" = 1'-0"



1 FRONT ENTRY - RENOVATION ELEVATION - A
A5.2.1 1/8" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD :

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ARCHITECTURAL GROUP

711 CHURCH STREET
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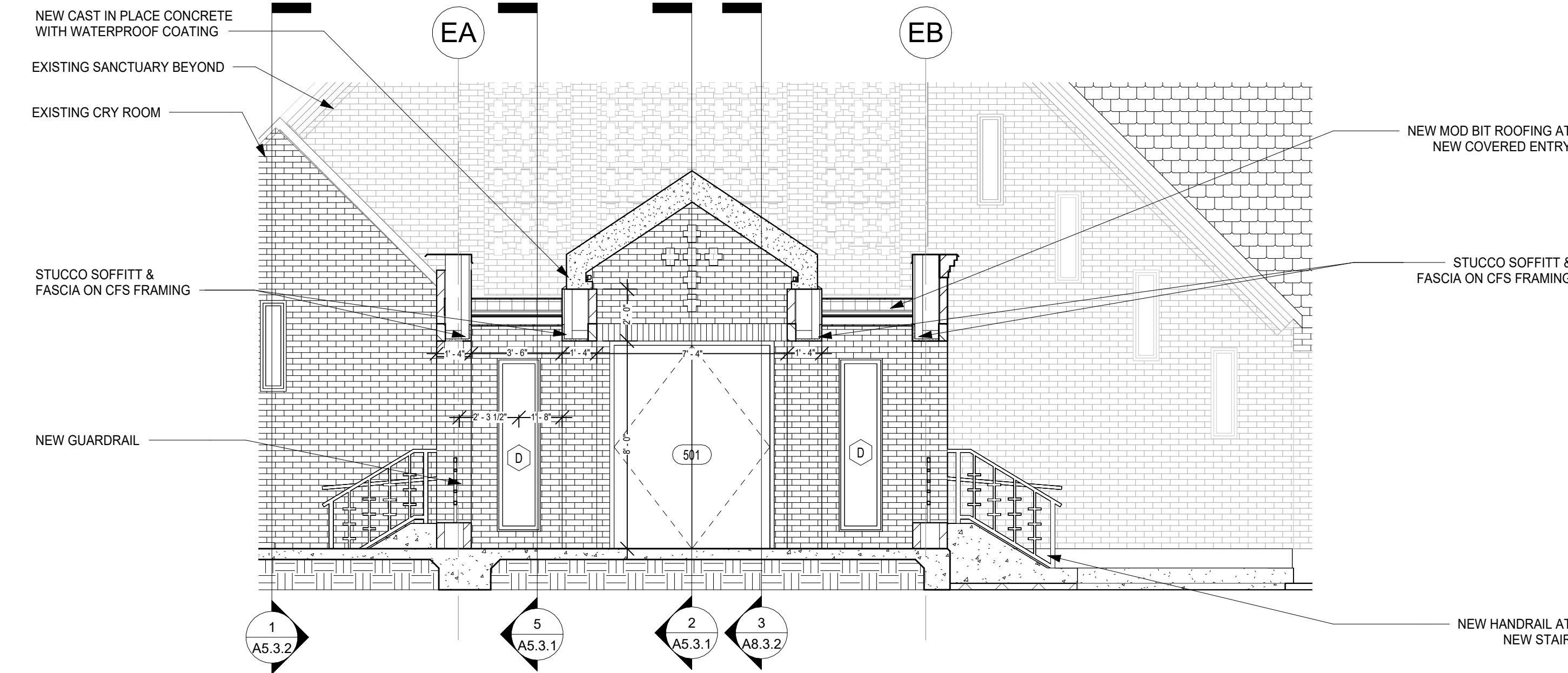
2024-73

DRAWING TITLE:

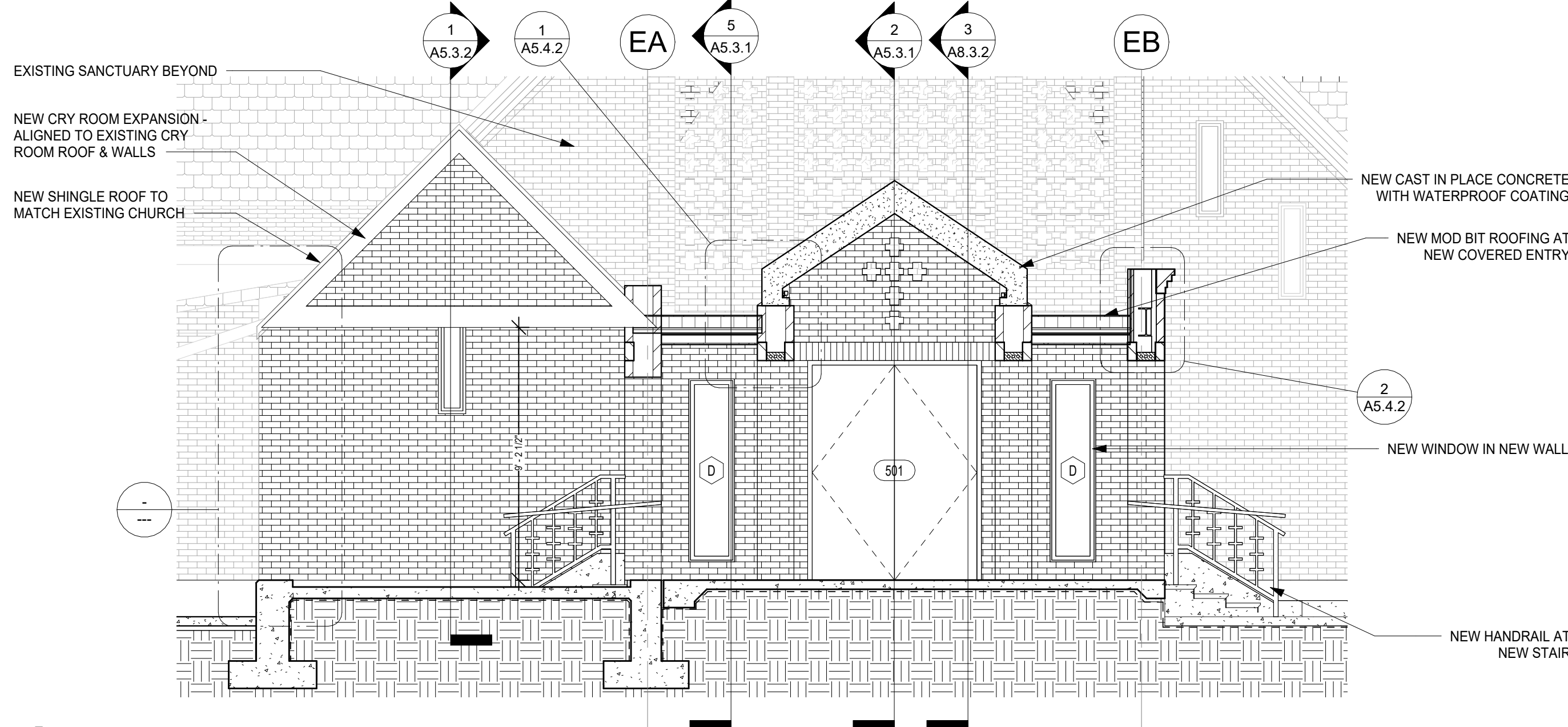
FRONT ENTRY -
ELEVATIONS

SHEET NUMBER:

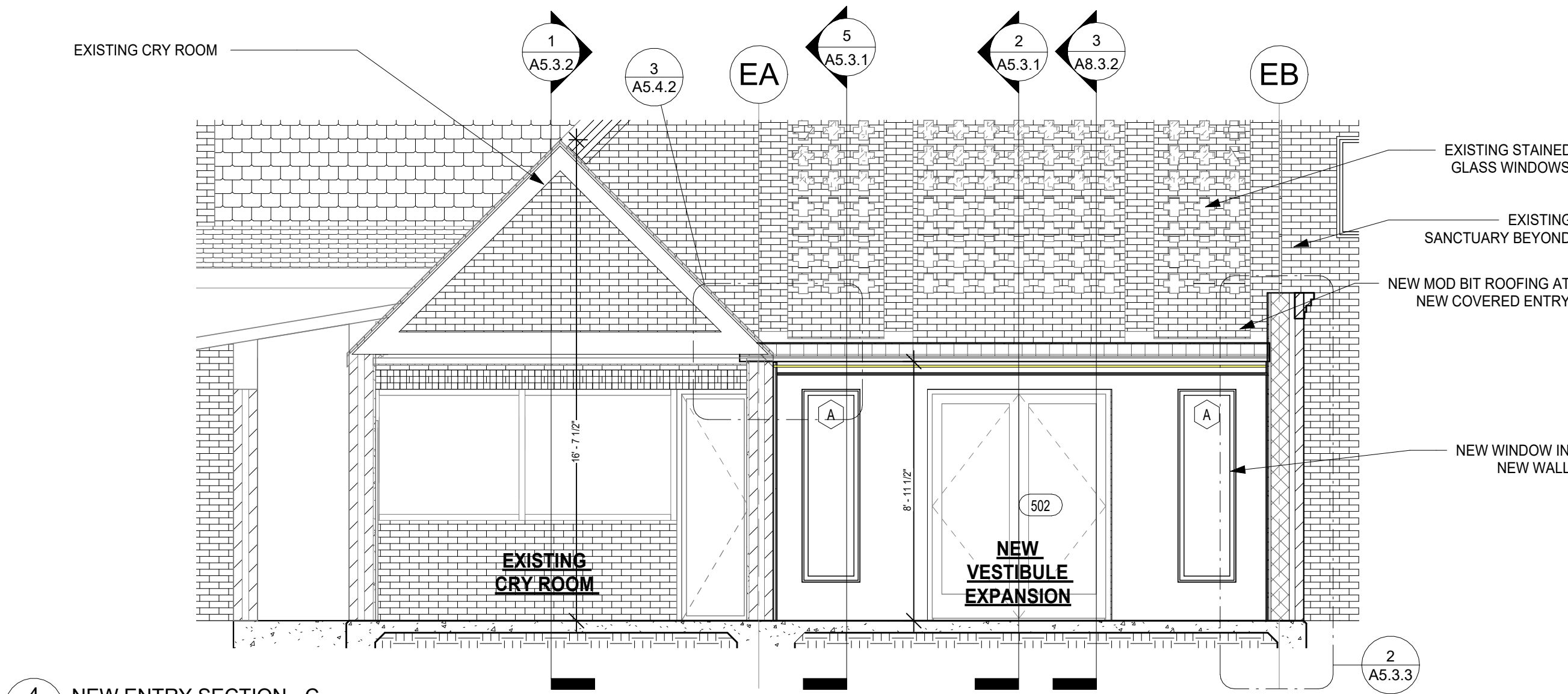
A5.2.1



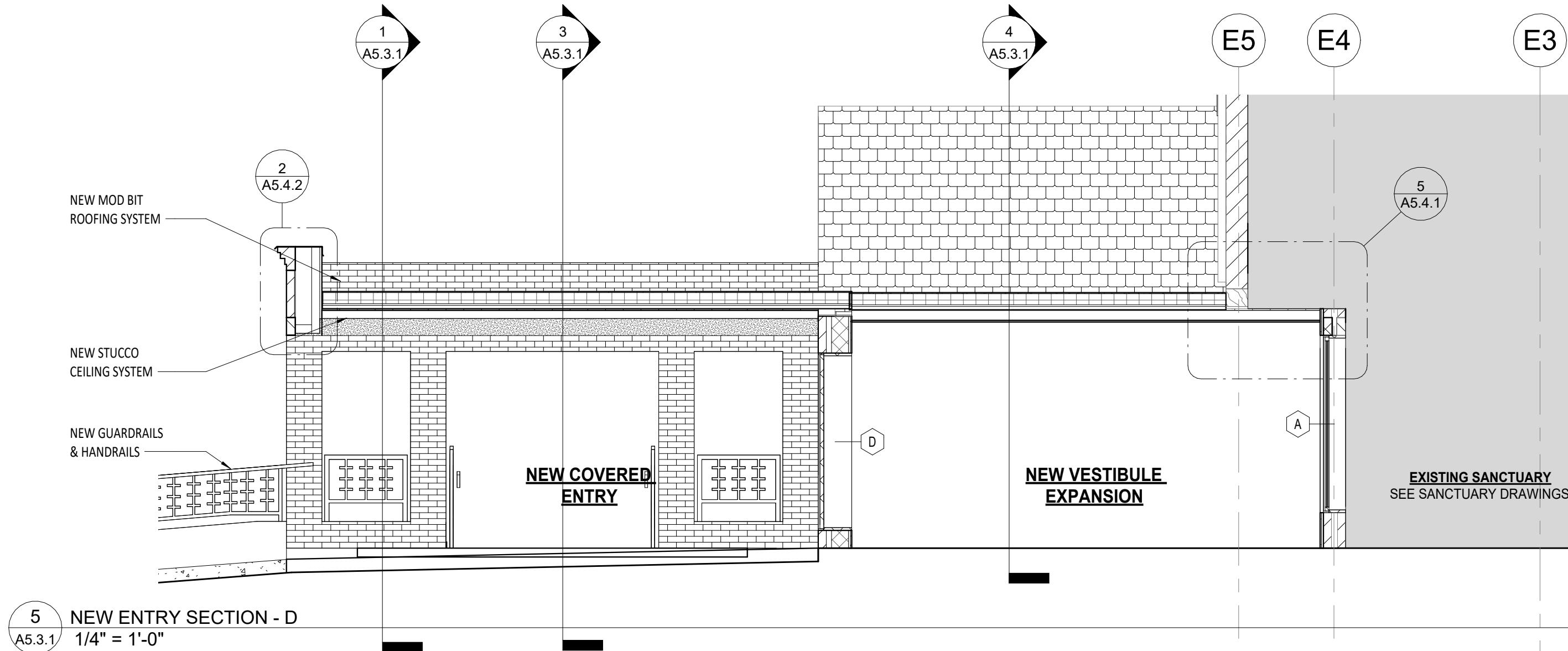
1
A5.3.1
NEW ENTRY SECTION - A
1/4" = 1'-0"



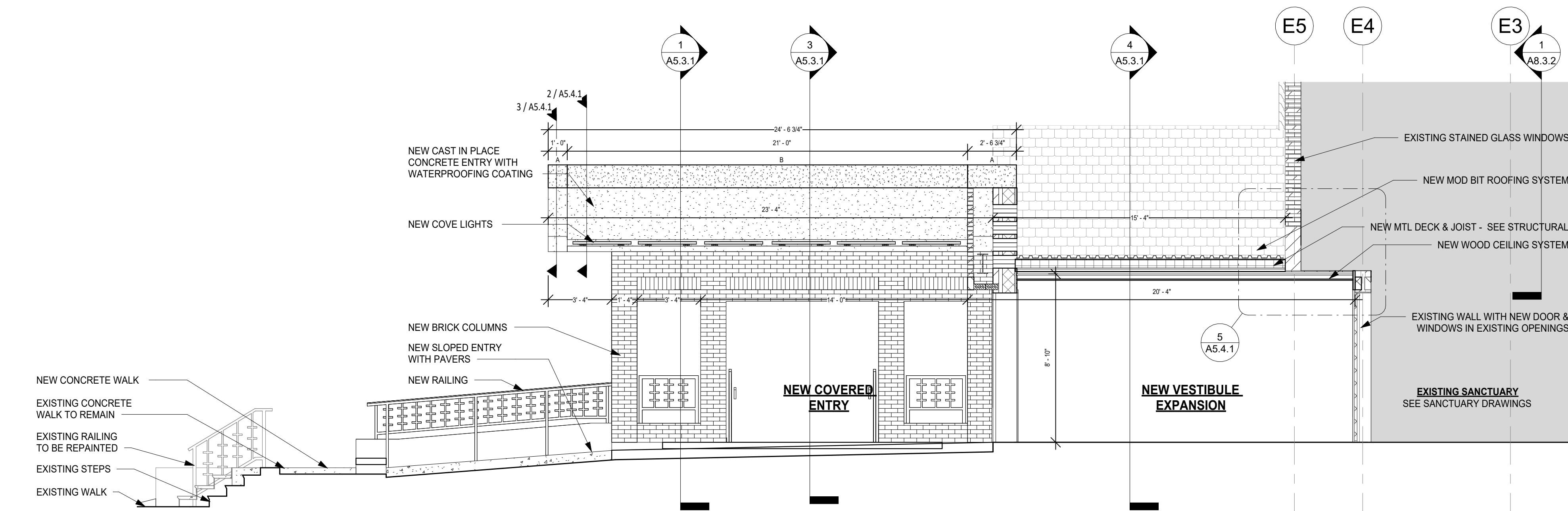
3
A5.3.1
NEW ENTRY SECTION - B
1/4" = 1'-0"



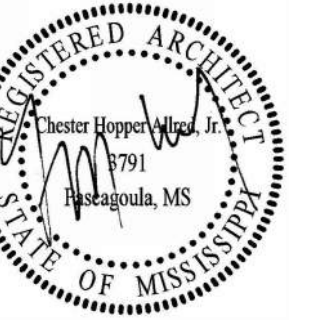
4
A5.3.1
NEW ENTRY SECTION - C
1/4" = 1'-0"



5
A5.3.1
NEW ENTRY SECTION - D
1/4" = 1'-0"



2
A5.3.1
NEW ENTRY SECTION - E
1/4" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
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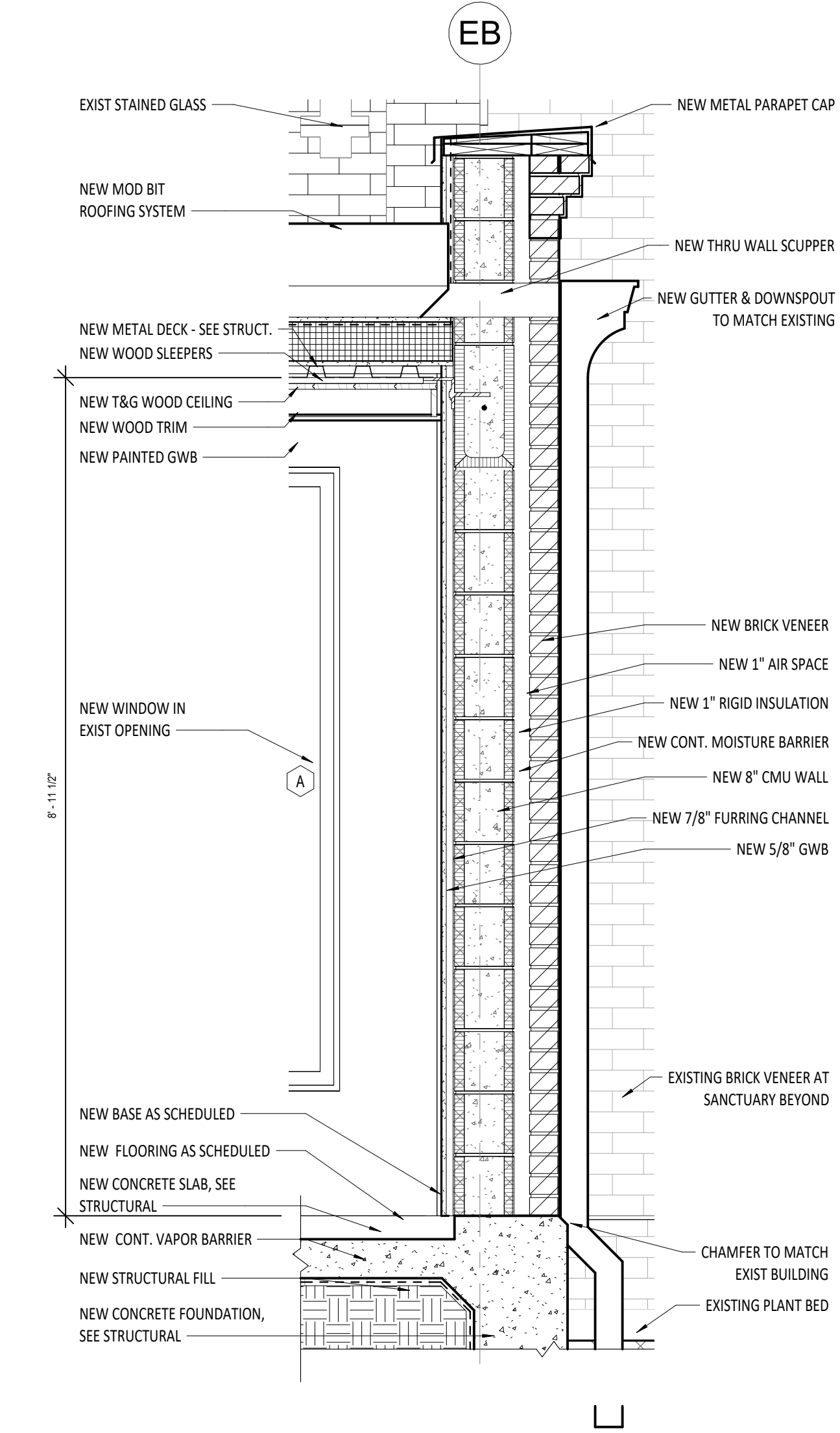
2024-73

DRAWING TITLE:

FRONT ENTRY -
SECTIONS

SHEET NUMBER:

A5.3.1



2 NEW ENTRY - WALL SECTION - B
A5.3.3 3/4" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
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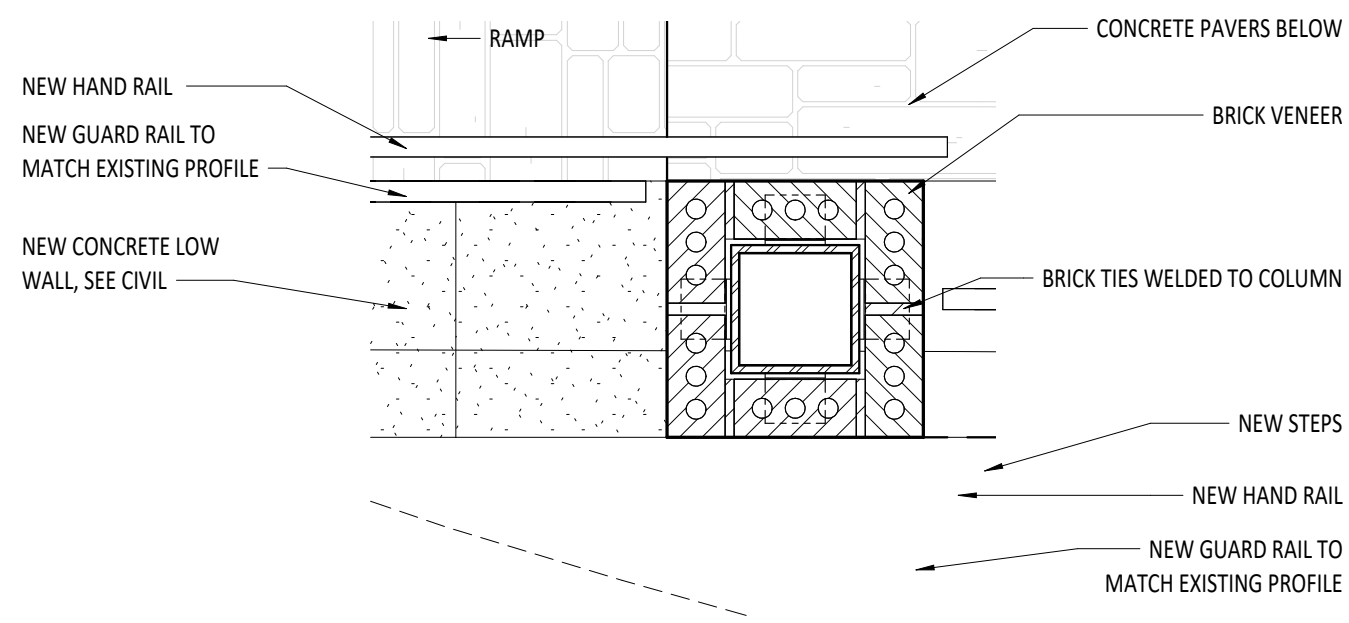
2024-73

DRAWING TITLE:

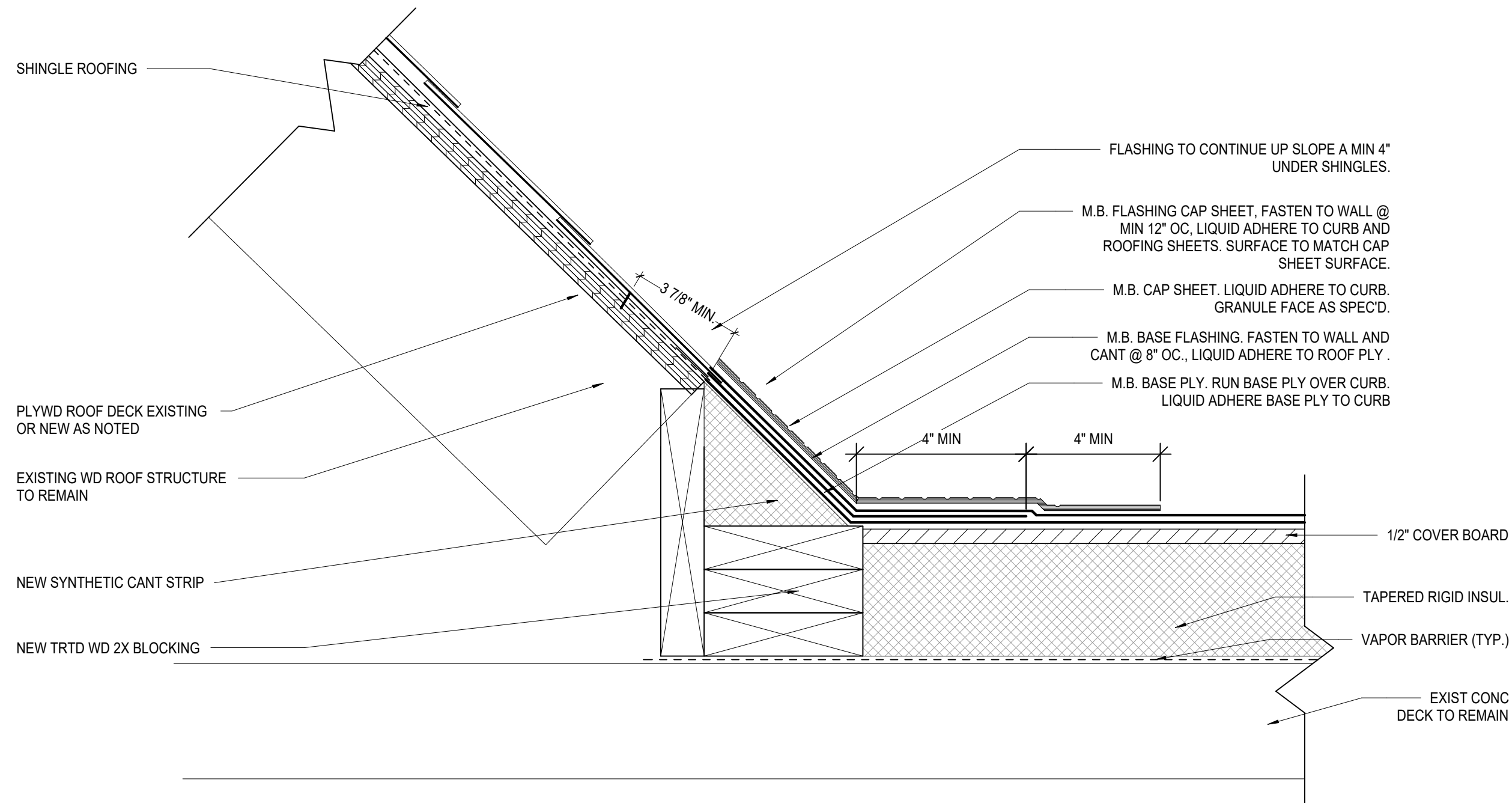
FRONT ENTRY -
SECTIONS

SHEET NUMBER:

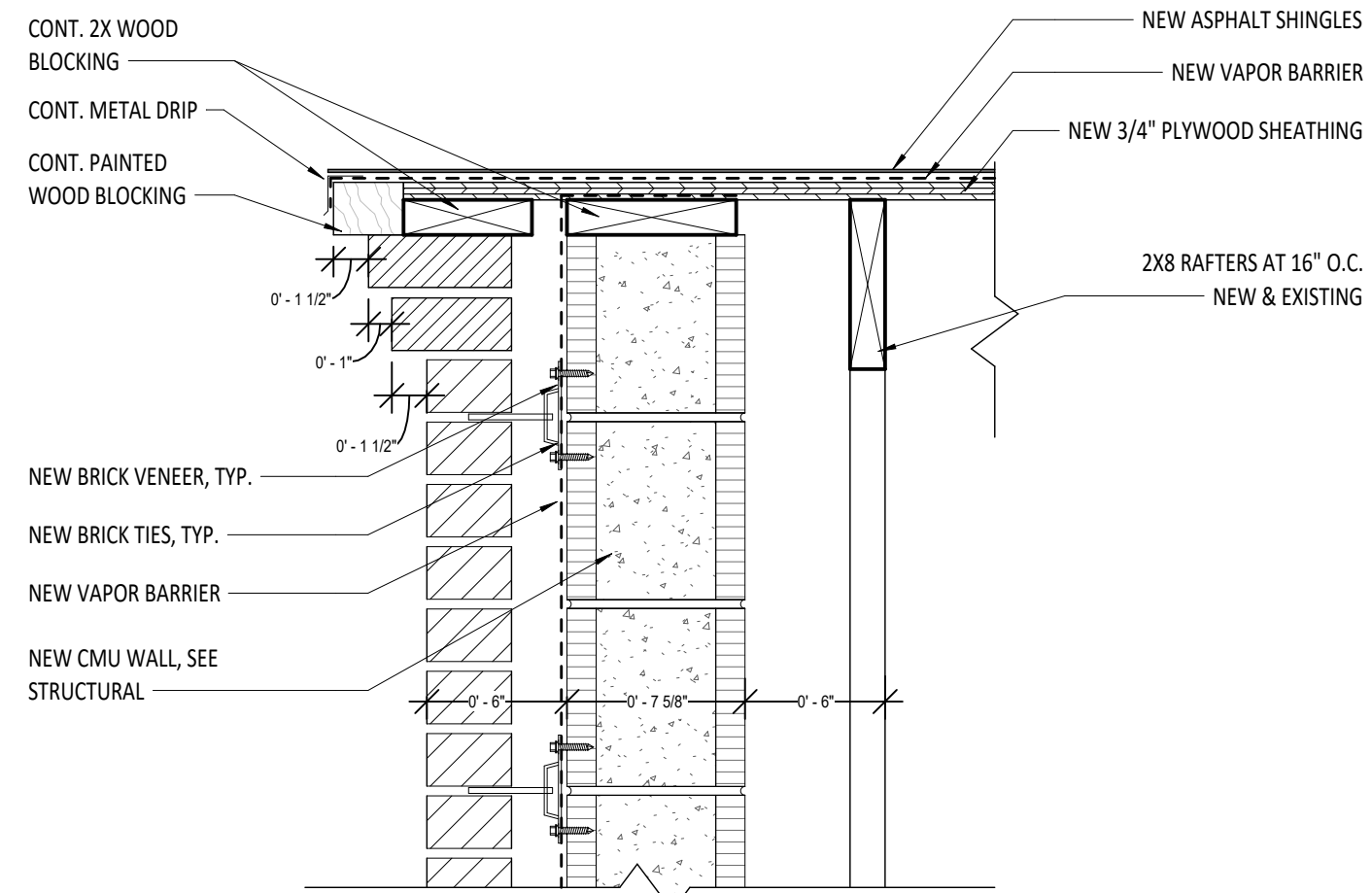
A5.3.3



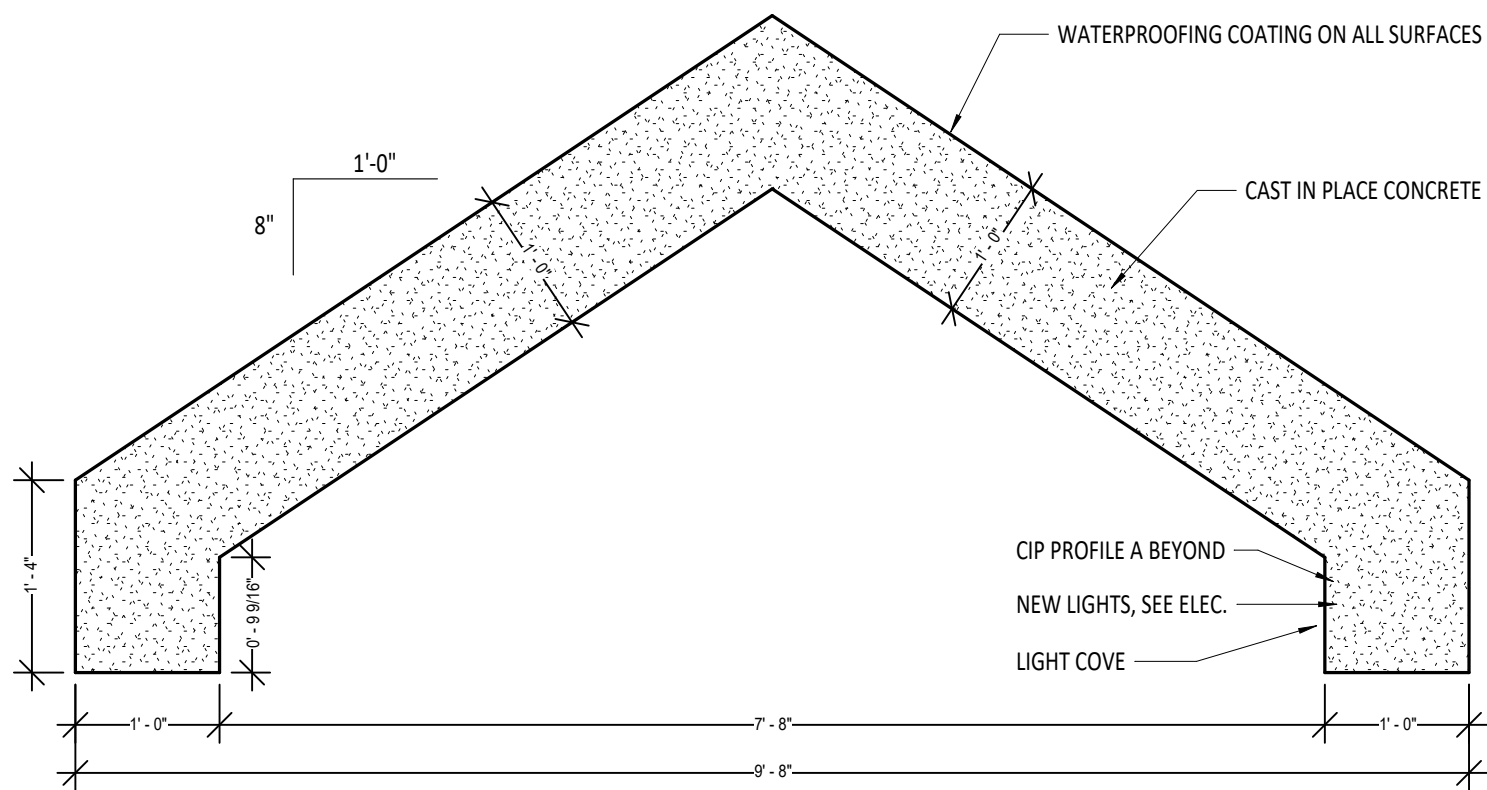
1 FLOOR PLAN - NEW - FRONT ENTRY - COLUMN DETAIL
A5.4.1 1" = 1'-0"



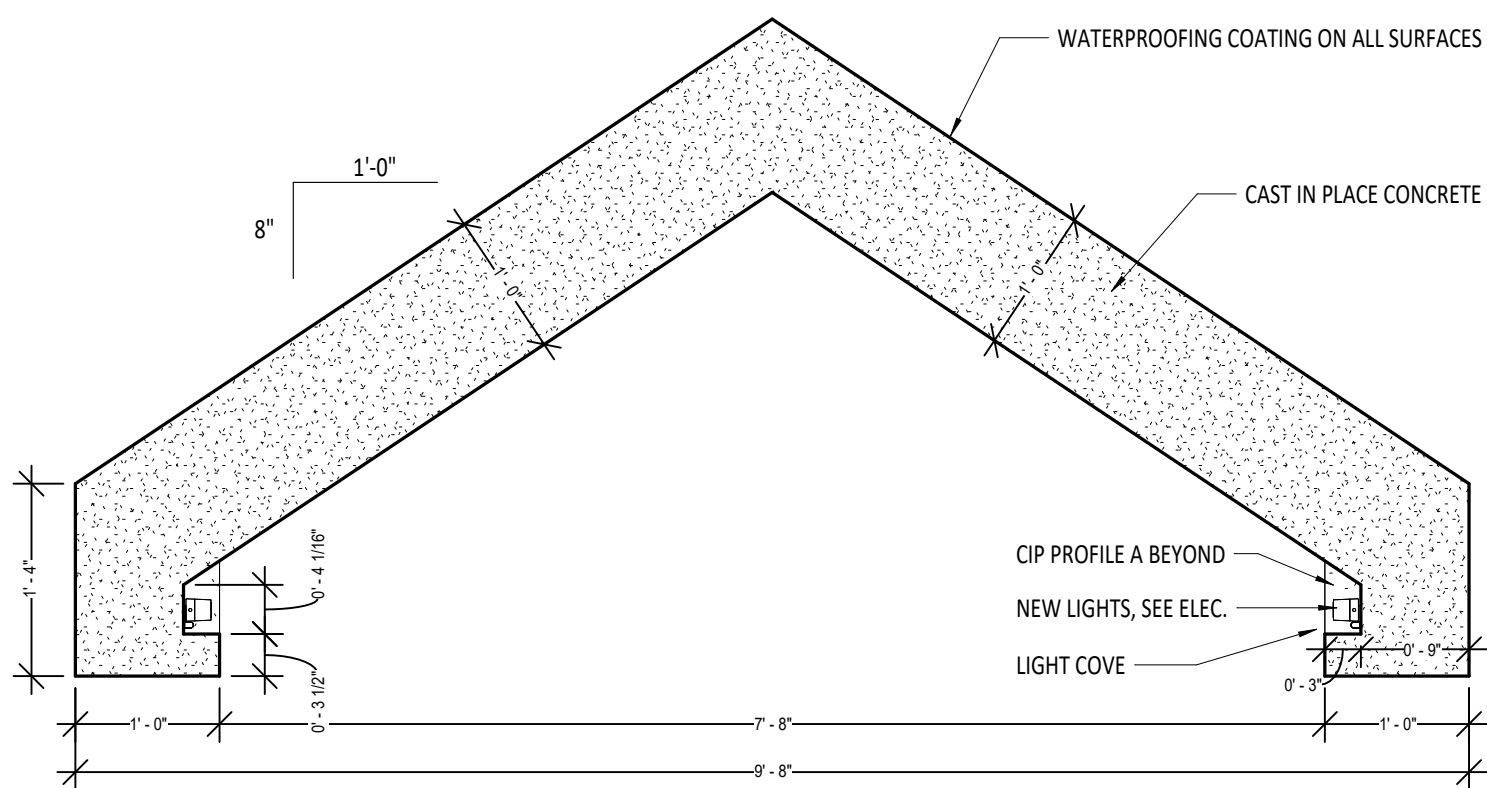
6 MB-FLASHING AT SHINGLE ROOF
A5.4.1 3" = 1'-0"



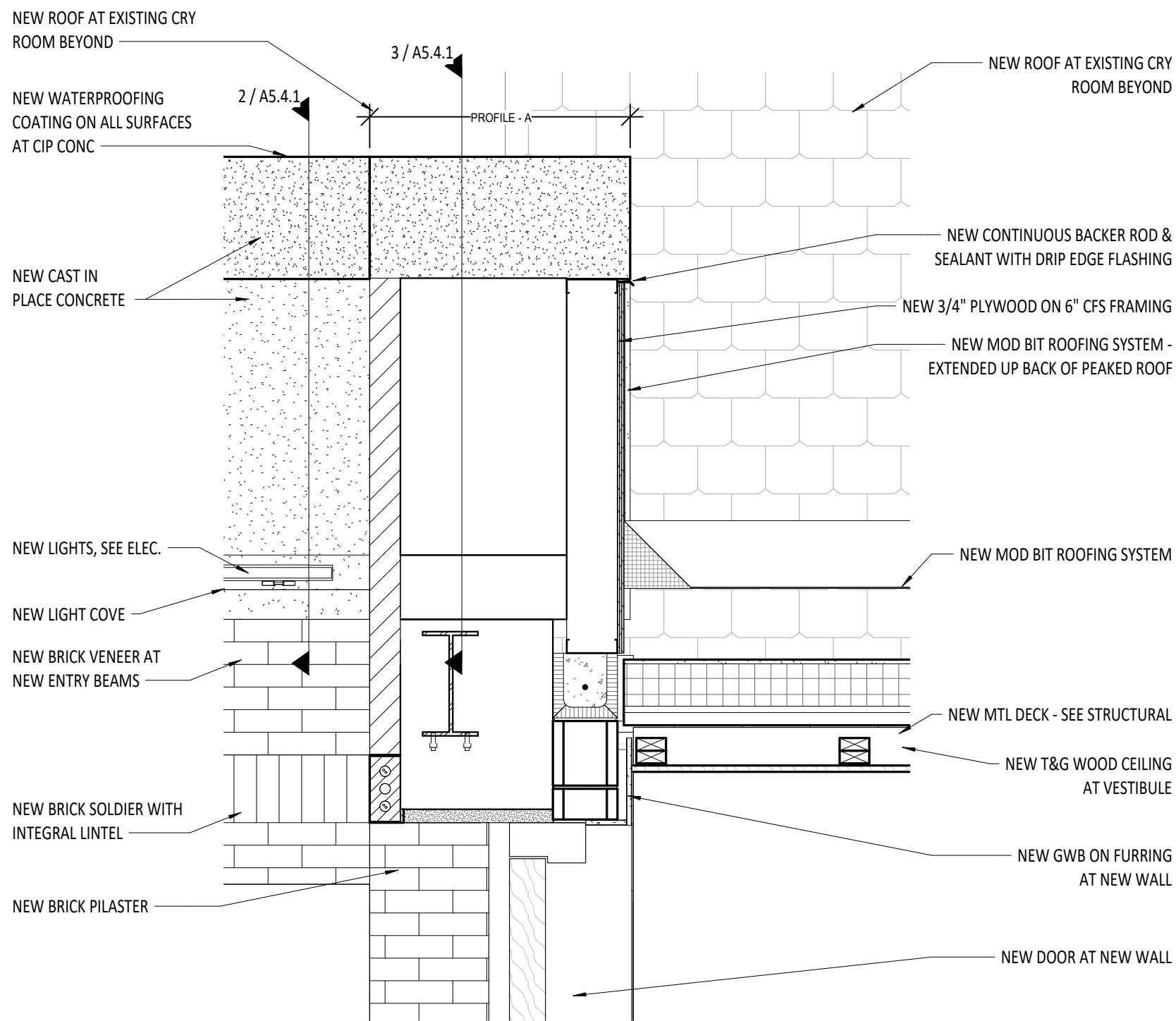
7 CRY ROOM EAVE DETAIL - A
A5.4.1 1 1/2" = 1'-0"



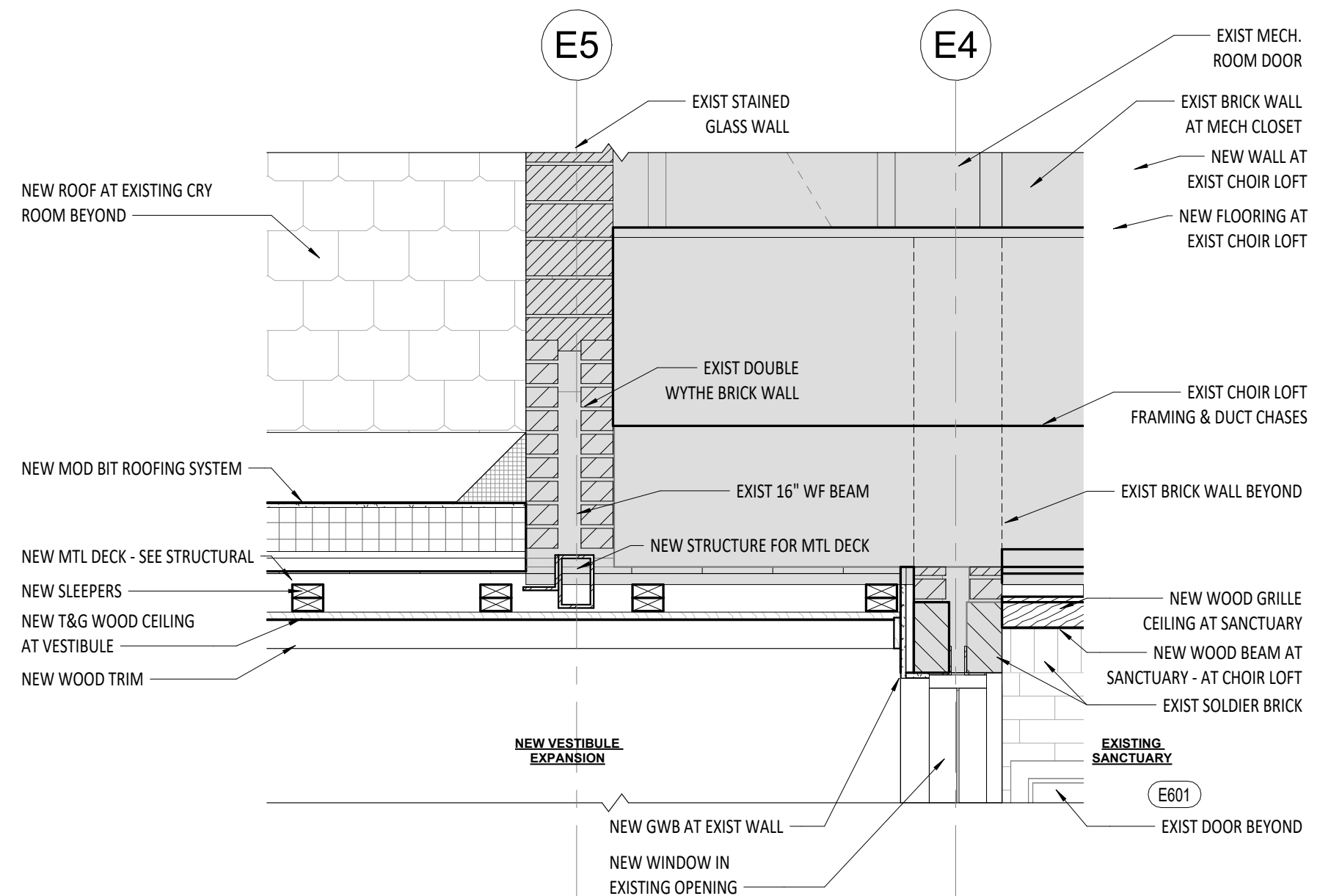
3 COVERED ENTRY - PROFILE - A
A5.4.1 3/4" = 1'-0"



2 COVERED ENTRY - PROFILE - B
A5.4.1 3/4" = 1'-0"



4 NEW ENTRY - DETAIL - B
A5.4.1 3/4" = 1'-0"



5 NEW ENTRY - DETAIL - A
A5.4.1 3/4" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
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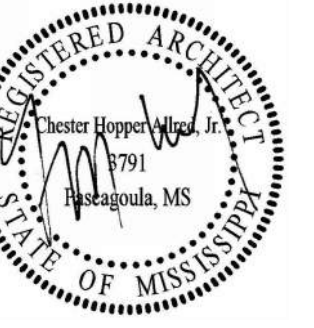
2024-73

DRAWING TITLE:

FRONT ENTRY -
DETAILS

SHEET NUMBER:

A5.4.1



ST ALPHONSUS - CAMPUS IMPROVEMENTS

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD :

allred
ARCHITECTURAL GROUP

711 CHURCH STREET
CEAN SPRINGS, MS 39564

ISSUE DATE:

9-FEB-2026

VISIONS :

NO.	DATE	DESCRIPTION
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PROJECT NUMBER:

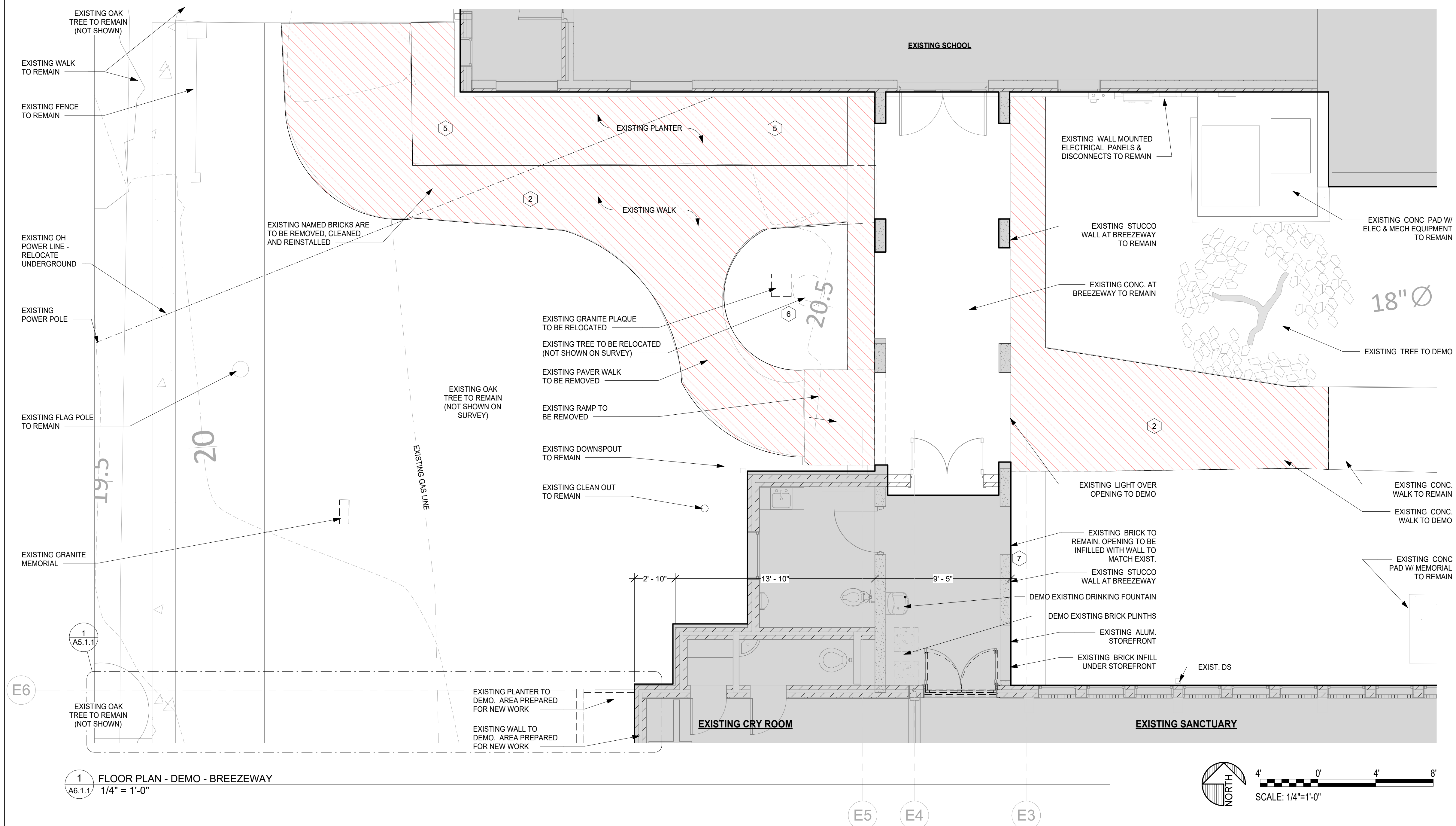
2024-73

DRAWING TITLE:

BREEZEWAY -DEMO

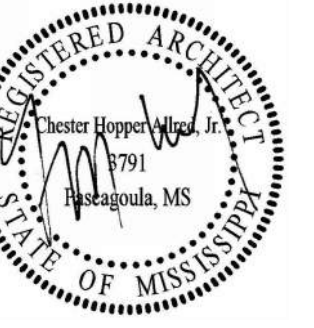
SHEET NUMBER:

A6.1.1



DEMO KEY NOTES

1. EXISTING **DOORS** ARE TO BE REMOVED.
2. EXISTING **EXTERIOR WALK / RAMP / STAIR** ARE TO BE REMOVED.
3. EXISTING **WALL** TO BE REMOVED. EXISTING STRUCTURAL ITEMS I.E. COLUMNS, BEAMS, ETC. ARE TO REMAIN UNLESS NOTED OTHERWISE.
4. EXISTING **MEMORIALS & SIGNS** ARE TO BE REMOVED AND PROTECTED. OWNER TO HAVE FIRST RIGHT OF REFUSAL.
5. EXISTING **PLANTER AND/OR PLANT BED** ARE TO BE REMOVED.
6. EXISTING **MEMORIALS & SIGNS** ARE TO BE REMOVED AND PROTECTED. MEMORIAL TO BE RELOCATED.
7. EXISTING **WINDOWS** ARE TO BE REMOVED.
8. EXISTING FLOORING IS TO BE REMOVED AND AREA PREPARED FOR NEW FLOORING.
9. EXISTING **FLOORING IS TO REMAIN** AND BE REFINISHED.
10. EXISTING **BASE** IS TO BE REMOVED AND REPLACED.



ST. ALPHONSUS - CAMPUS IMPROVEMENTS

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD :

allred
ARCHITECTURAL GROUP

711 CHURCH STREET
CEAN SPRINGS, MS 39564

ISSUE DATE:

9-FEB-2026

REVISIONS :		
O.	DATE	DESCRIPTION

PROJECT NUMBER:

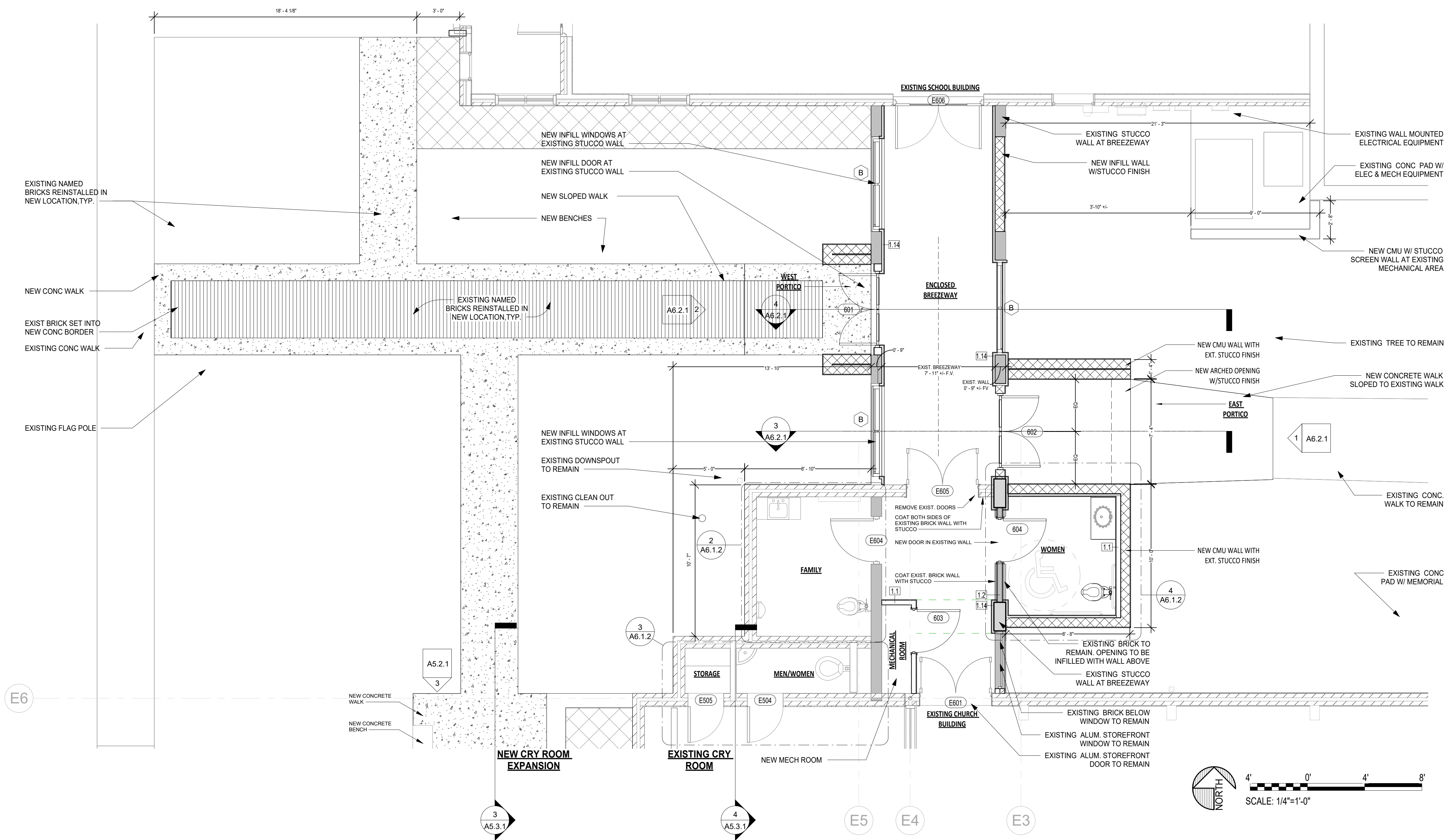
2024-73

DRAWING TITLE:

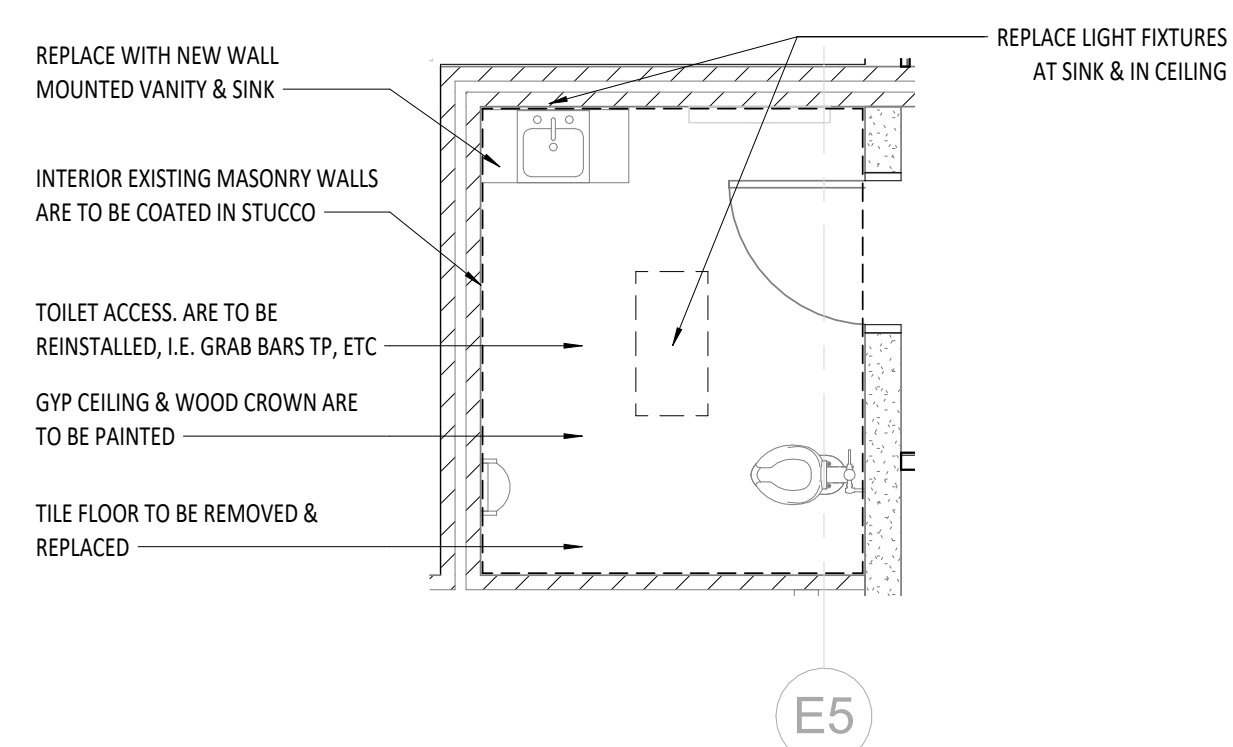
FREEZEWAY -NEW WORK

SHEET NUMBER:

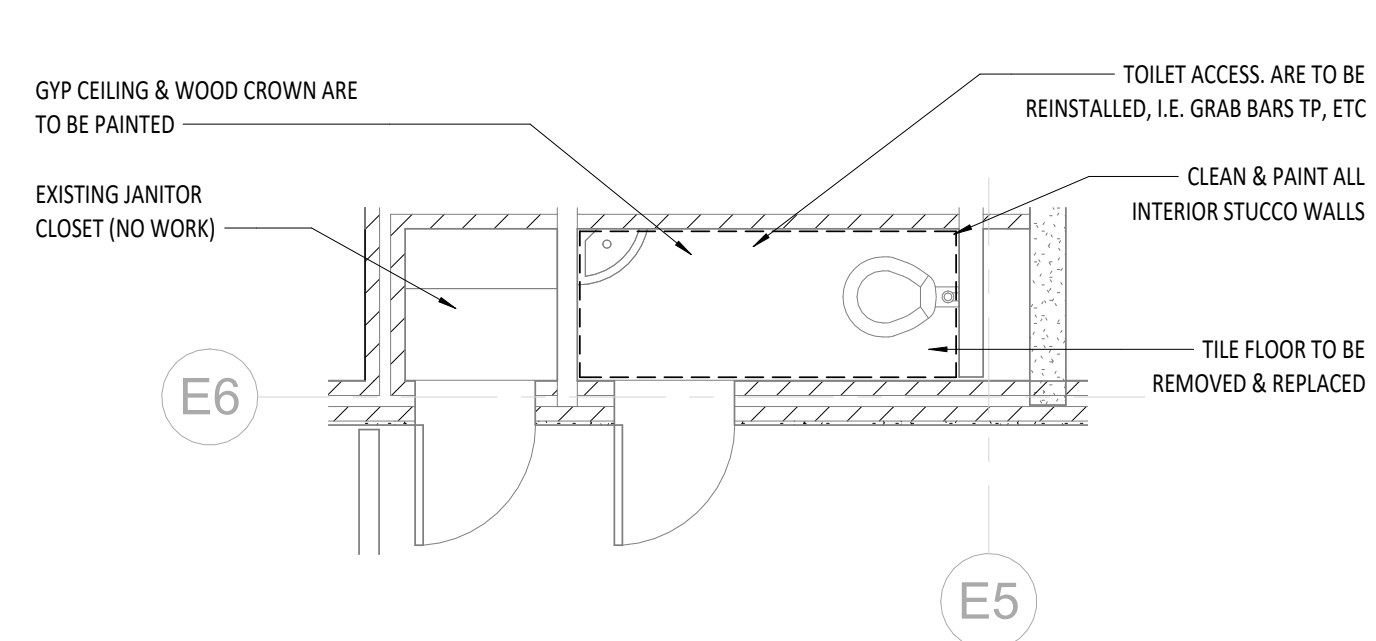
A6.1.2



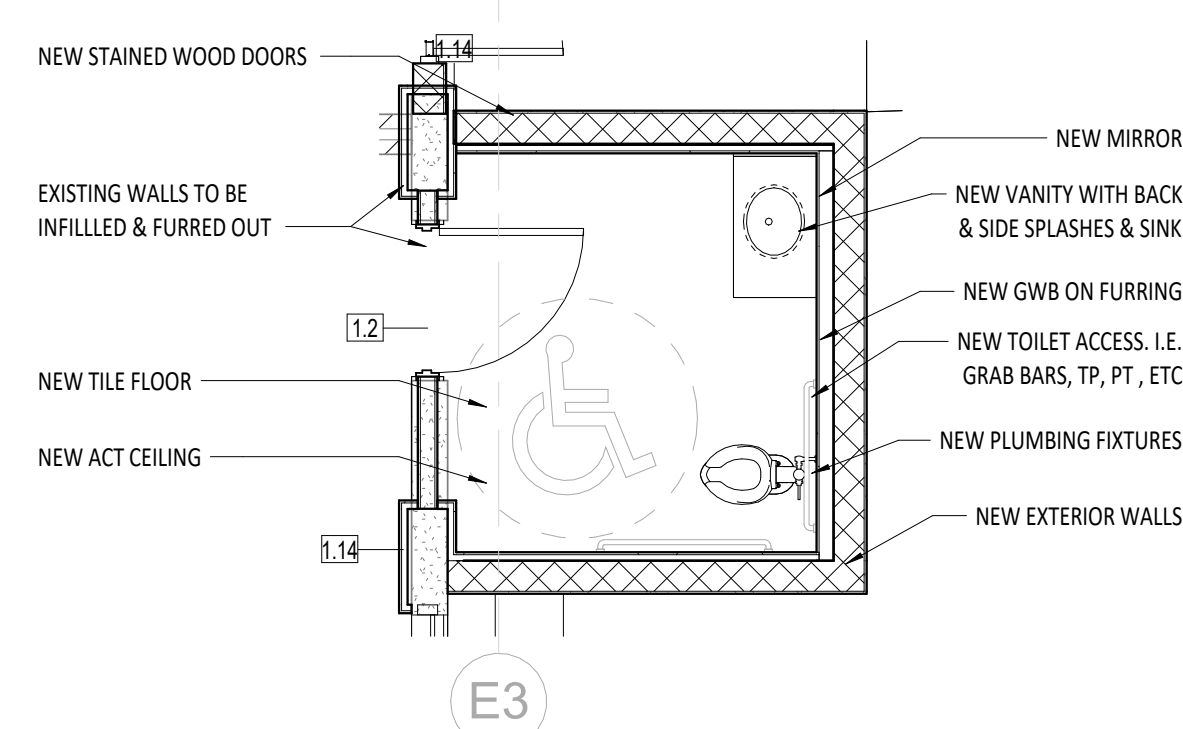
1 FLOOR PLAN - NEW - BREEZEWAY
A6.1.2 1/4" = 1'-0"



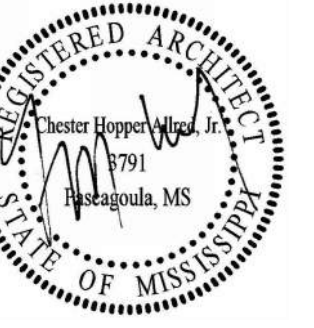
2 FLOOR PLAN - NEW - BREEZEWAY - EXISTING BREEZEWAY R/R RENO
A6.1.2 1/4" = 1'-0"



3 FLOOR PLAN - NEW - BREEZEWAY - EXISTING CRY ROOM RENO
A6.1.2 1/4" = 1'-0"



4 FLOOR PLAN - NEW - BREEZEWAY - NEW RESTROOM - TYP.
A6.1.2 1/4" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD :



711 CHURCH STREET
CEAN SPRINGS, MS 39564

ISSUE DATE:

9-FEB-2026

REVISIONS :

O.	DATE	DESCRIPTION
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PROJECT NUMBER:

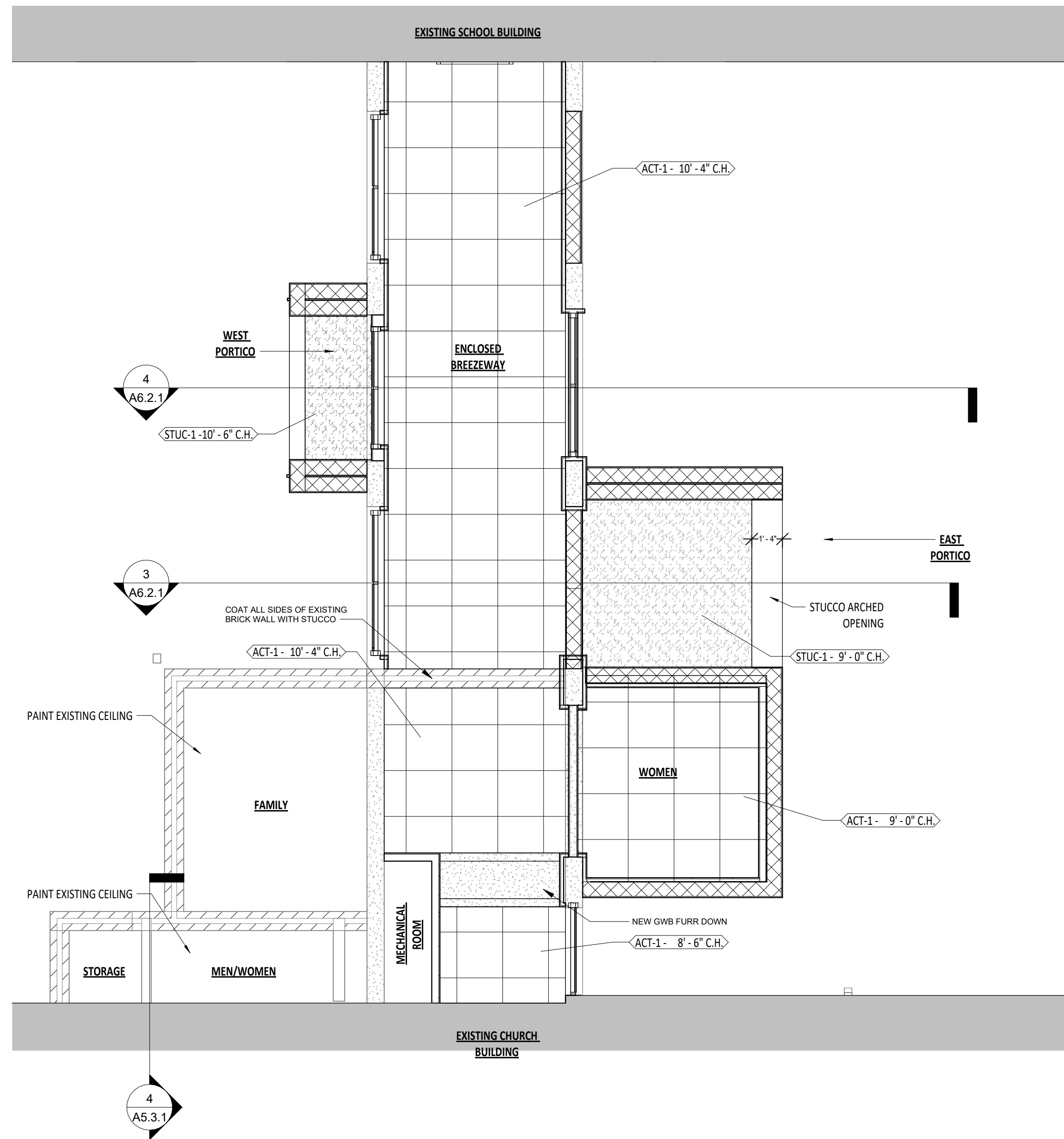
2024-73

DRAWING TITLE:

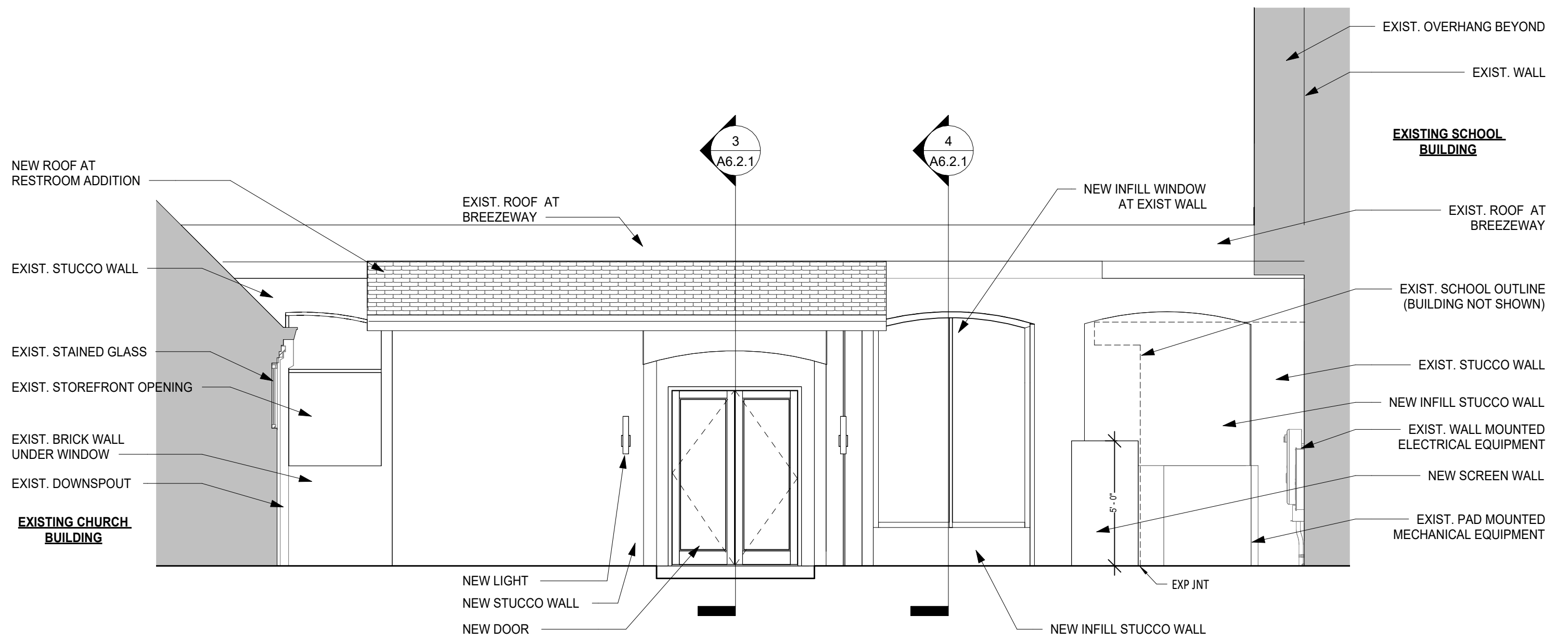
BREEZEWAY - RCP

HEET NUMBER:

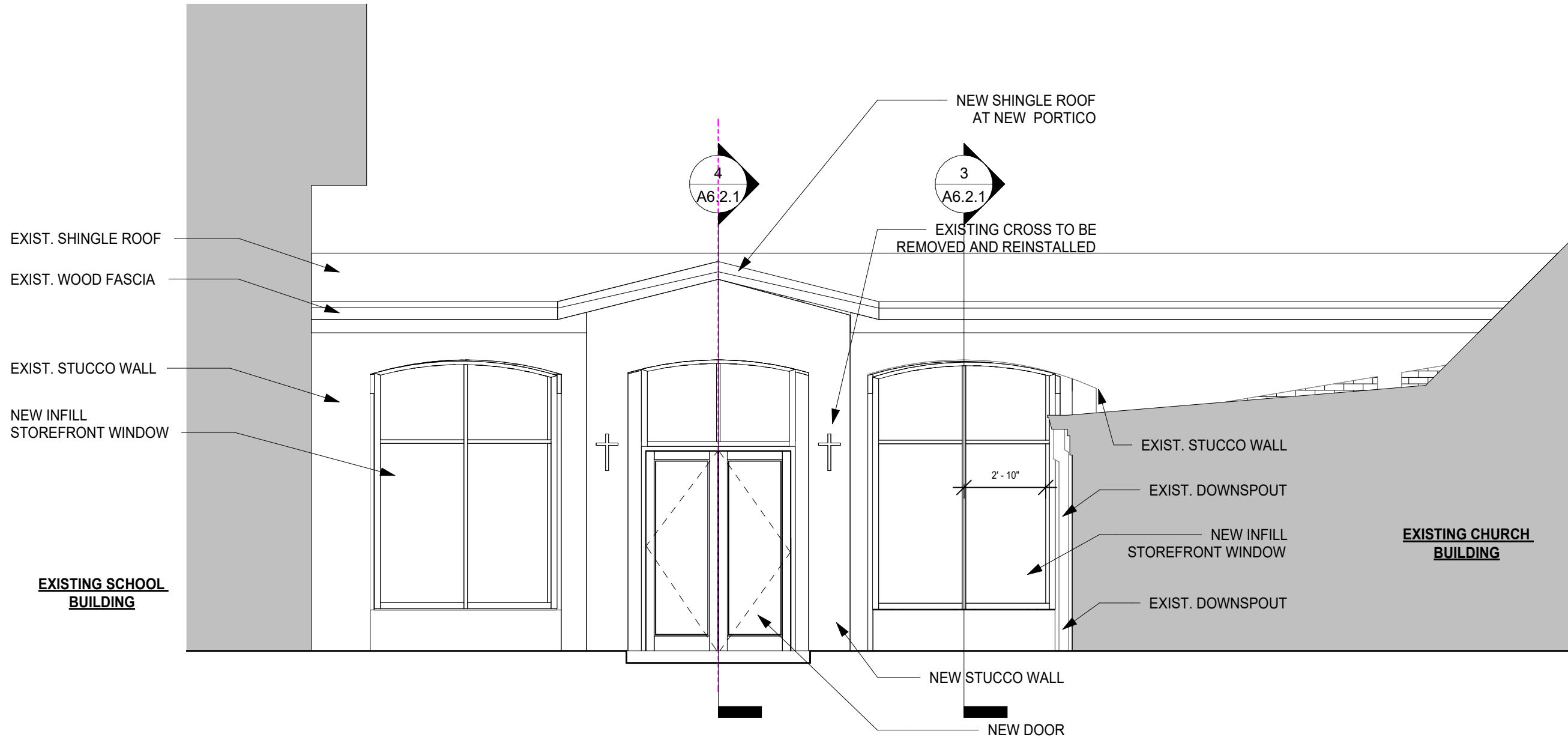
A6.1.3



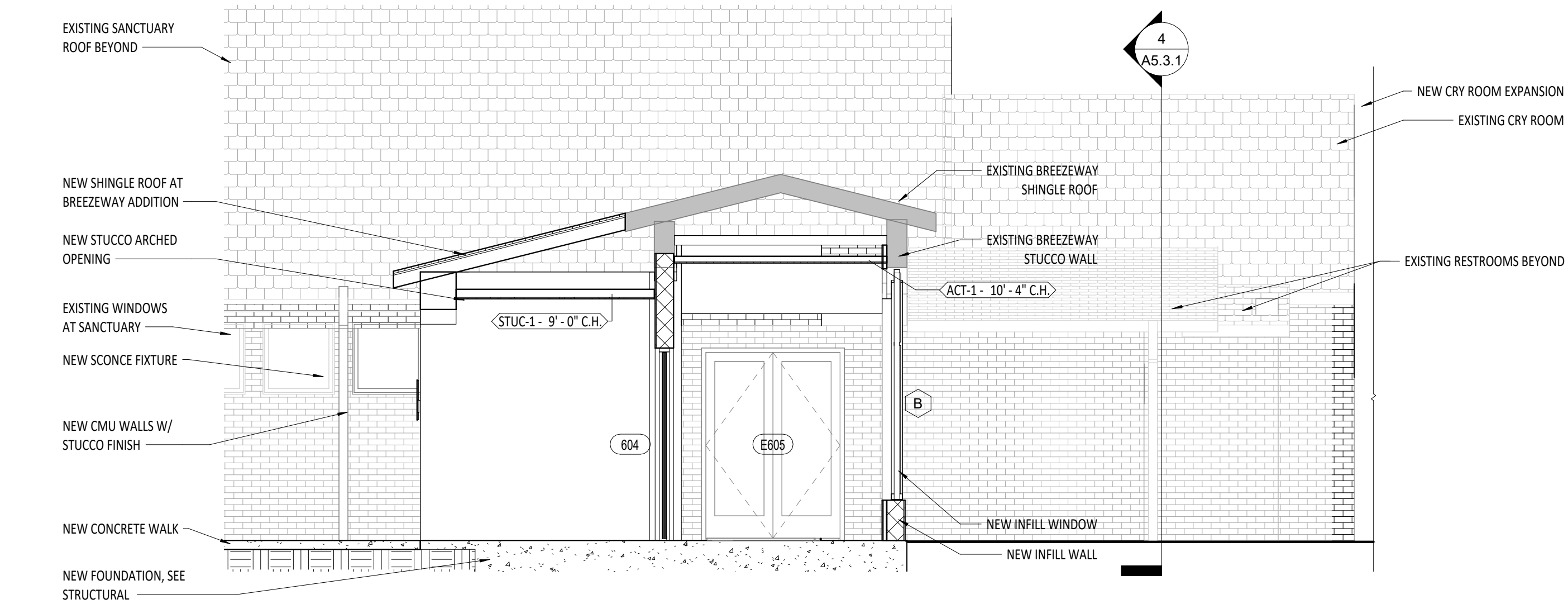
- 1 RCP - RENOVATION - BREEZEWAY
A6.1.3 1/4" = 1'-0"



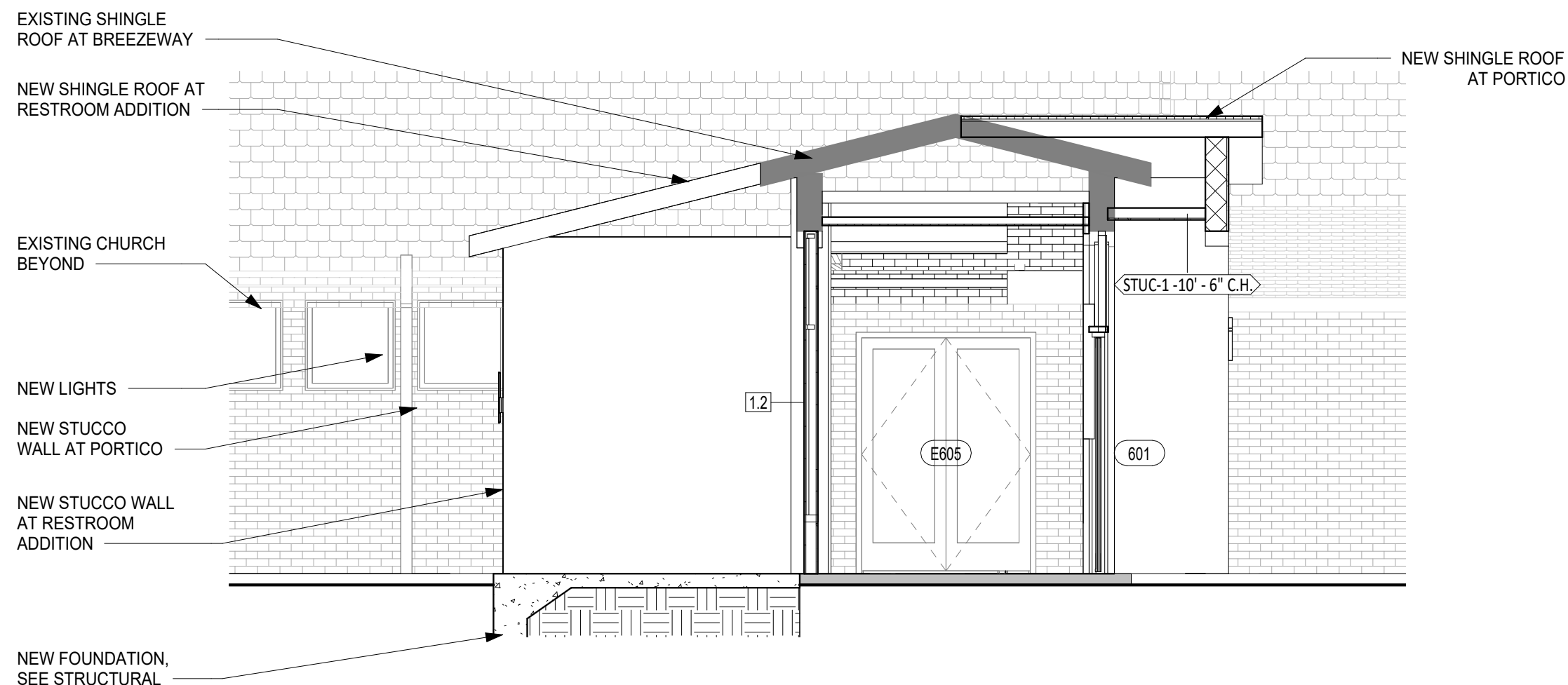
1 BREEZEWAY - EAST ELEVATION
A6.2.1 1/4" = 1'-0"



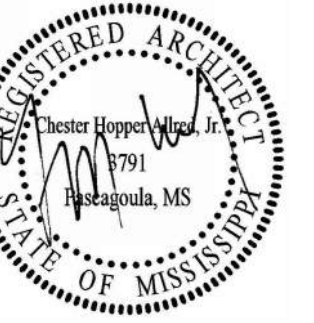
2 BREEZEWAY - WEST ELEVATION
A6.2.1 1/4" = 1'-0"



3 BREEZEWAY - SECTION - A1
A6.2.1 1/4" = 1'-0"



4 BREEZEWAY - SECTION - A
A6.2.1 1/4" = 1'-0"



ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH

CD SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD :

allred
ARCHITECTURAL GROUP

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:

9-FEB-2026

REVISIONS:

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER:

2024-73

DRAWING TITLE:

BREEZEWAY
-ELEVATIONS

SHEET NUMBER:

A6.2.1



St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM NORTHWEST (JACKSON AVENUE)

**allred
stolarski
architects**



St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM WEST (JACKSON AVENUE)

**allred
stolarski
architects**



St. Alphonsus
CATHOLIC CHURCH

**NEW COVERED ENTRY & CONNECTOR:
VIEW FROM NORTHWEST (JACKSON AVENUE)**

allred
ARCHITECTURAL GROUP



St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM WEST (JACKSON AVENUE)

allred
ARCHITECTURAL GROUP

You are receiving this notice as the owner of property located within the required notification area for the project described below.

CITY OF OCEAN SPRINGS

Planning Department

P.O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

Public notice is hereby given that the City of Ocean Springs Historic Preservation Commission will hold a public meeting in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue
Ocean Springs, MS, 39564

on

Thursday, August 13, 2026 @ 6:00 p.m.

Regarding the following:

502 Jackson Ave – PIDN: 60137198.000 – Starks Contracting Co., on behalf of St. Alphonsus Catholic Church – Requesting approval of a Certificate of Appropriateness (COA) to revise the window configuration for the previously approved covered entry located on the west side of the building along Jackson Ave.

Written comments regarding the above request may be submitted by mail to the City of Ocean Springs Planning Department, P.O. Box 1800, Ocean Springs, MS 39566-1800 or by email to Amanda Crose, Planning Director at acrose@oceansprings-ms.gov or Rae Williams, Planning Technician at rwilliams@oceansprings-ms.gov.

All interested parties shall have an opportunity to be heard at the public meeting.



**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: August 13, 2026

APPLICANT: James Hase, Versamax, LLC

OWNER: Curt & Ellen Gabardi

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: June 24, 2026

LOCATION: 319 Washington Ave – Ward 4
Old Ocean Springs Historic District

PARCEL NUMBER: 60137386.000



Figure 1: Historic Planning Commission Signage

I. REQUEST SUMMARY:

The applicant, James Hase with Versamax, LLC, on behalf of Curt & Ellen Gabardi – Requesting approval of a Certificate of Appropriateness (COA) to:

1. Remove and replace approximately 60 feet of existing 5-foot tall dog-eared wooden fence along the south property line and extend the fence approximately 70 feet to the rear property line, including the installation of a 30-inch wide gate.
2. Repaint the existing rear deck Sherwin-Williams SW 7076 – Cyberspace.



Figure 2: Proposed Site Plan

II. ZONING/LAND USE:

The subject property is zoned R-1 Low Density Single Family Residential

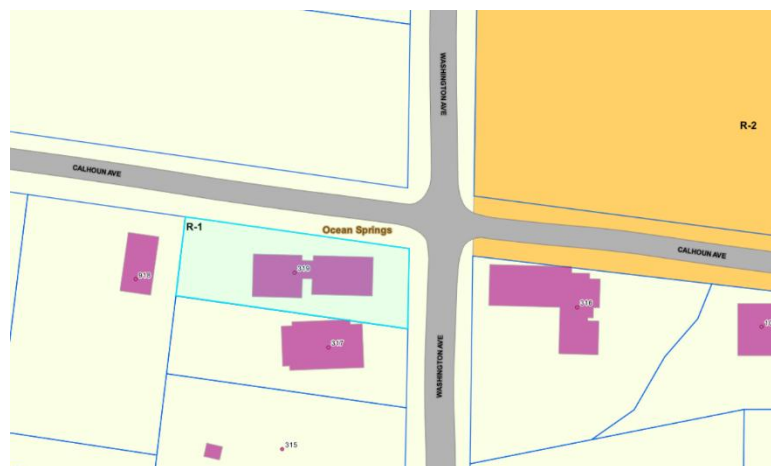


Figure 3: Adjacent Property Zoning

III. OLD OCEAN SPRINGS HISTORIC DISTRICT:

The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.

The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.



Figure 4: Old Ocean Springs Historic District

IV. OCEAN SPRINGS HISTORIC DESIGN GUIDELINES:

- **Walls & Fences:** Walls and fences are important site features that contribute to the historic character of Ocean Springs' historic districts. Existing historic walls and fences should be preserved and repaired whenever feasible, with replacements matching the original in material, height, and basic design. New fences should be compatible with the architectural style of the property and the established character of the district. Front yard fences should generally remain open in design and not exceed four (4) feet in height, while backyard privacy fences are appropriate when located behind the primary structure in a manner that minimizes impacts on the streetscape and adjacent properties.

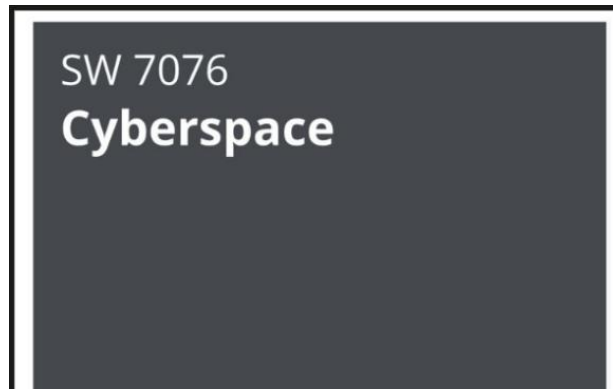


Figure 5: Proposed Paint Color

V. FINDINGS:

- NR Status: Contributing – Contributing buildings are essential to the district's sense of place and help maintain the architectural and historic significance of the district.
- The proposed project includes the replacement of approximately 60' of deteriorated wood fencing with a new fence of like design and materials in the same location.
- The proposal includes approximately 70' of additional wood fencing along the south property line designed to match the existing fence in height, materials, and appearance.
- The proposed gate will be constructed using materials and detailing consistent with the proposed fence.
- The proposed repainting of the existing rear deck walking surface using Sherwin-Williams SW 7076 – Cyberspace, constitutes routine maintenance and does not alter the size, configuration, or architectural character of the existing structure.
- The proposed improvements do not modify the footprint, massing, roofline, architectural style, or primary façade of the residence.

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted on the property July 24, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on July 24, 2026.

VII. PUBLIC FEEDBACK

None received as of August 7, 2026.

VIII. POTENTIAL MOTION

A motion to recommend **approval** of Certificate of Appropriateness (COA) to:

1. Remove and replace approximately 60 feet of existing 5-foot tall dog-eared wooden fence along the south property line and extend the fence approximately 70 feet to the rear property line, including the installation of a 30-inch wide gate.
2. Repaint the existing rear deck Sherwin-Williams SW 7076 – Cyberspace.

-OR-

A motion to recommend **denial** of Certificate of Appropriateness (COA) to:

1. Remove and replace approximately 60 feet of existing 5-foot tall dog-eared wooden fence along the south property line and extend the fence approximately 70 feet to the rear property line, including the installation of a 30-inch wide gate.
2. Repaint the existing rear deck Sherwin-Williams SW 7076 – Cyberspace.



City of Ocean Springs
Historic Preservation Commission
1018 Porter Ave /PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: June 24, 2026

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******* APPLICANT MUST ATTEND HEARING *******

applicant responsible for all public mailer fees

Property Address: 319 Washington Avenue

Property Owner(s): Curt & Ellen Gabardi

Parcel ID Number: 60137386.000

Approximate Age of Home: 1940

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ **Check here** if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant [Check one]: ☐ Architect ☒ Contractor ☐ Owner ☐ Other _____

Name: James C. Hase, Versamax, LLC

Address: 875 Barthes St.

City: Biloxi

State: MS

Zip: 39530

Phone: 228-327-4273

Email: chris@versamaxllc.com

Property Owner [if Different]:

Name: Curt & Ellen Gabardi

Address: 319 Washington Avenue

City: Ocean Springs

State: MS

Zip: 39564

Phone: 901-258-3975

Email: cgabardi@story.bank

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

☐ New Construction, Additions, Extensive
Renovation / Repair

☒ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

☒ Landscaping and Site
Improvements (i.e. Fencing)

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

☐ BOWEN
☐ INDIAN SPRINGS
☐ LOVER'S LANE

☐ MARBLE SPRINGS
☒ OLD OCEAN SPRINGS
☐ RAILROAD

☐ SHEARWATER
☐ SULLIVAN-CHARNELY
☐ INDIVIDUAL LISTING

Requirements:

- PROOF OF OWNERSHIP REQUIRED
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.



Printed Name of Owner

James C. Hase, Versamax, LLC

Printed Name of Authorized Agent

June 23, 2026

Date



Signature of Owner



Signature of Authorized Agent

***** APPLICANT MUST ATTEND HEARING *****

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR REPAIR

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

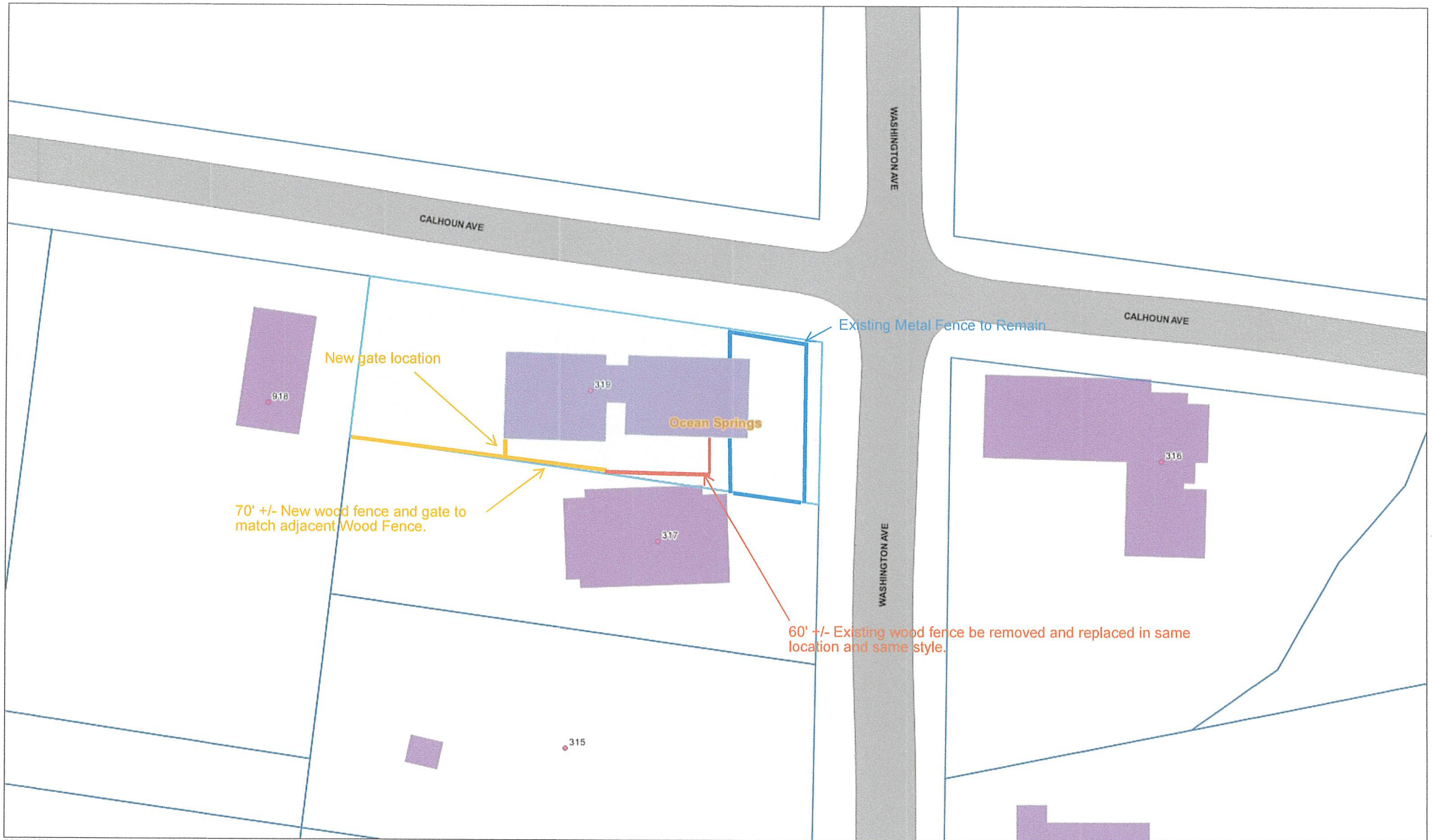
Required Attachments:

1. For work which includes changes to the exterior of existing buildings, the following is required:
 - a. X Elevations;
 - b. Floor Plans; and
 - c. x Photographs of each face of the building to be renovated with details of the areas of work.

Description: See attached photos and scope of work. All work is repair oriented and will
Not change the shape, size or color of the existing home. There are no changes to
floor plan. See attached site plan for fence to be replaced in same location and same
style as existing.

— Attach Additional Sheets if Needed —

Geoportal Map 319 Washington Avenue - Site Plan for Fence



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The City retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the City of Ocean Springs for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the City's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

0 15 30ft

SCOPE OF WORK:

1. Remove for disposal approximately 60 linear feet of existing wooden fencing along south side of property behind house.
2. Labor and materials to furnish and install eighteen (18) pressure-treated 4x4 wood posts along the south side of the residence for new fence. Each post shall be set a minimum of 36 inches below finished grade and encased in concrete.
3. Labor and materials to build approximately 130 linear feet of fence with 2x6 treated runners and 1x6 treated dog ear fence boards. New fence will be located on south side of house in previous location and extend approximately 70 additional linear feet to the end of the property line at the west side of existing driveway, directly in front of the existing neighboring fence to the south of driveway. Existing fence is shown in photos.
4. New fence matches existing fence construction and the existing fence in neighboring property to the South, which is a 5' tall fence with dog eared 1x6 treated fence boards. The existing fence has a double 2x4 top stringer, and double 2x4 bottom stringer. We propose using three 2x6 stringers (bottom, middle, top), and having the finished dog-eared fence board side of the fence face north toward Calhoun Avenue, and the stringers be on the south side. Photos included in the package show the existing fence.
5. Labor and materials to install (1) 30" personnel gate with hardware and latches, style and materials to match new fence. New gate to attach back of house at new fence location.
6. Labor and materials to paint back deck boards, on south side of home, to customer to selected color.

West Elevation





Existing neighbors fence south of driveway.



West Elevation showing existing fence



South Elevation - Skewed





South Elevation - Skewed



North Elevation



North Elevation



North Elevation



SW 7076

Cyberspace

OFFICIAL RECORDS JACKSON COUNTY
 Josh Eldridge
 CHANCERY CLERK
 RECORDING FEE: \$26.00
 #202604322 BK:2250 PG:41-43
 03/05/2026 10:31:36 AM 3 PGS
 AWELLMAN,DC Rept#7565



202604322 3 PGS

Prepared By:
David B. Pilger
 Attorney at Law
 1406 Bienville Blvd.
 Ocean Springs, MS 39564
 (228) 215-0011

Grantors:
Lee Richard Gabardi
Emily Cutrer Gabardi
 319 Washington Avenue
 Ocean Springs, MS 39564
 (601) 983-6725

Return To:
Pilger Title Co.
 1406 Bienville Blvd.
 Ocean Springs, MS 39564
 (228) 215-0011

Grantees:
Curt Gabardi
Ellen Gabardi
 168 Caroline Pointe Boulevard
 Madison, MS 39110
 (901) 258-3975

File No. O-26-2946

INDEXING INSTRUCTIONS: A parcel of land in Claim Sec. 37, T7S, R8W, Jackson County, MS

STATE OF MISSISSIPPI
 COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **Lee Richard Gabardi and Emily Cutrer Gabardi**, do hereby sell, convey and warrant unto **Curt Gabardi and Ellen Gabardi**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Lee Richard Gabardi and Emily Cutrer Gabardi, by instrument recorded in Deed Book 2006, at Page 420, Land Deed Records of Jackson County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS OUR SIGNATURES, on this the 23rd day of February, 2026.

Lee Richard Gabardi

Emily Cutrer Gabardi

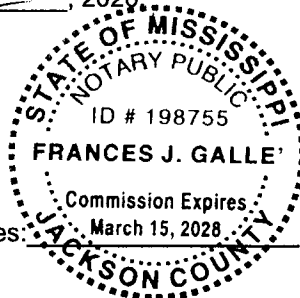
ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Lee Richard Gabardi and Emily Cutrer Gabardi** who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23rd day of February, 2026.

(AFFIX SEAL)



My commission expires:

Frances J. Galle
NOTARY PUBLIC

DEED ACCEPTED BY:

Curt Gabardi

Ellen Gabardi

EXHIBIT "A"

LEGAL DESCRIPTION

That certain real property situated in Claim Section 37, Township 7 South, Range 8 West, Jackson County, Mississippi, more particularly described as follows:

Beginning at the Southwest corner of Washington and Calhoun Avenues in the Town of Ocean Springs, and from thence running West along the South line or margin of said Calhoun Avenue for a distance of 160 feet, more or less, to the property formerly owned by H. Helmers; thence running South along the Eastern boundary line of said Helmers property for a distance of 60 feet, more or less, to the property formerly owned by McFarland; thence running East along the Northern boundary line of said McFarland property for a distance of 160 feet, more or less, to the Western line or margin of Washington Avenue, thence running North along said Western line or margin of Washington Avenue for a distance of 60 feet, more or less, to the Point of Beginning.

You are receiving this notice as the owner of property located within the required notification area for the project described below.

CITY OF OCEAN SPRINGS

Planning Department

P.O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

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on

Thursday, August 13, 2026 @ 6:00 p.m.

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- 1. Remove and replace approximately 60 feet of existing 5-foot tall dog-eared wooden fence along the south property line and extend the fence approximately 70 feet to the rear property line, including the installation of a 30-inch wide gate.**
- 2. Repaint the existing rear deck Sherwin-Williams SW 7076 – Cyberspace.**

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All interested parties shall have an opportunity to be heard at the public meeting.

