

THE RIDGE AT WAVELAND

548 HWY 90 WAVELAND, MISSISSIPPI

PROJECT# 253753



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PARK DEVELOPMENT GROUP

THE RIDGE AT WAVELAND

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SCOPE OF WORK

THIS PROJECT CONSISTS OF A RENOVATION TO 5 APARTMENT BUILDINGS (120 UNITS) AND CLUBHOUSE AT RIDGE AT WAVELAND. THIS EXISTING DEVELOPMENT WAS BUILT IN 2008, AND EXISTING DRAWINGS WERE PROVIDED TO BDG AS A REFERENCE. WORK AREA DOES RECONFIGURE SOME WALLS. THIS IS GENERALLY A FINISH AND APPLIANCE REFRESH.

OWNER & CONSULTANTS

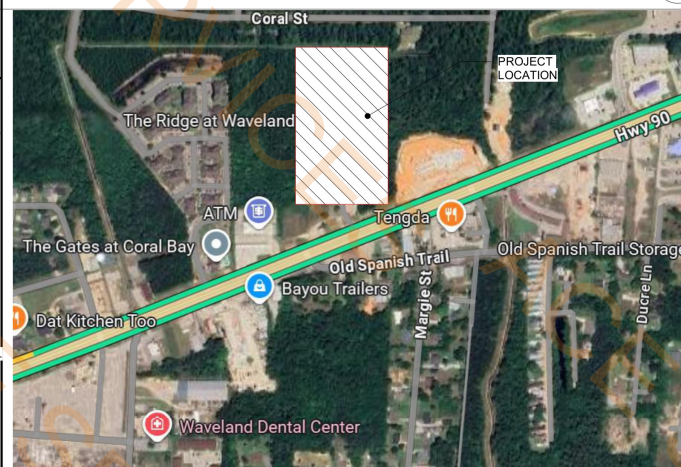
OWNER	ARCHITECT	MECHANICAL / PLUMBING
Park Development Group, LLP 124 One Madison Plaza, Suite 1500 Madison, MS 39110-2021 Mckie Edmonson PHONE: (601) 321-7600 EMAIL: Mckie@thebadcompany.com	BDG Architects 400 North Ashley Drive, Suite 600 Tampa, FL 33602 Anne Marie Ellis PHONE: (813) 232-9233 EMAIL: AnneMarie.Ellis@bdgpl.com	Engineering Design Technologies, Inc 215 19th Street North Suite 201 Birmingham, AL 35203 Darrell Gill PHONE: (205) 942-8630 EMAIL: Darrell.Gill@ednetinc.net

STRUCTURAL	OWNERS CIVIL	ELECTRICAL
Structural Design Group, Inc. 300 Chase Park South, Suite 125 Dover, AL 35244 Mike Jones PHONE: (205) 824-5200 EMAIL: Mjones@sdg-us.com	McMaster & Associates, Inc. 212 Waterford Square, Suite 300 Madison, MS 39110 Ron McMaster Jr. PHONE: (601) 605-1090 EMAIL: Ron@mcmastereng.com	Consulting Construction Engineering, Inc. 1028 23rd Street Birmingham, AL 35205 Jason Blocker PHONE: (205) 352-2500 EMAIL: Jblocker@cce-eng.com

SYMBOL LEGEND

	PARTITION TYPE INDICATOR REFER TO PARTITION SCHEDULE		ELEVATION DATUM TAG
	REVISION NUMBER		DETAIL TAG
	FINISH TAG		INTERIOR ELEVATION TAG
	KEYNOTE		EXTERIOR ELEVATION TAG
Room  150 SF	ROOM TAG		PLAN DETAIL TAG
	DOOR TAG		GRID BUBBLE & CENTER LINE
	WINDOW TAG		BUILDING SECTION TAG

LOCATION MAP



ABBREVIATIONS

AC	AIR CONDITIONING	GALV	GALVANIZED	PT	PAINT / PRESSURE
ACT	ACOUSTICAL CEILING	GYP BD	GYP/SUM BOARD		TREATED
	TILE	HC	HANDICAPPED	R	RISER / RADIUS
AFF	ABOVE FINISH FLOOR	HDW	HARDWARE	REBAR	REINFORCING BAR
AF	AIR HANDLING UNIT	HLLW	HOLLOW METAL	REF	REFERENCE
AL	ALUMINUM	HVAC	HEATING, VENT & AIR CONDITIONING	REINF	REINFORCED
AT	ALUMINUM THRESHOLD			REQ'D	REQUIRED
BD	BOARD	INFO	INFORMATION	RO	ROUGH OPENING
BLKT	BLANKET	INSUL	INSULATION	SB	SPLASH BLOCK
CJ	CONTROL JOINT	MASY	MASONRY	SHLVS	SHELVES
CLG	CEILING	MAX	MAXIMUM	SIM	SIMILAR
CMU	CONCRETE	MECH	MECHANICAL	SPEC	SPECIFICATION
	MASONRY UNIT	MFRG/MFR	MANUFACTURER	SS	STAINLESS STEEL
COL	COLUMN	MIN	MINIMUM	STOR	STORAGE
CONC	CONCRETE	MO	MASONRY OPENING	SUSP	SUSPENDED
CPT	CONTINUOUS	MR	MIRROR / MOISTURE	T	TREAD
CPT	CARPET	MT	RESISTANT	TELE	TELEPHONE
CS	CERAMIC TILE	MTL	MARBLE THRESHOLD	TPD	TOILET PAPER
CBL	CENTER LINE	MTL	METAL		DISPENSER
DL	DOUBLE	NA	NOT APPLICABLE	TPD	TYPICAL
DF	DRINKING FOUNTAIN	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED
DIA	DIAMETER	NOM	NOMINAL		OTHERWISE
DIM	DIMENSION	NTS	NOT TO SCALE	VCT	VINYL COMPOSITE
DN	DOWN	OC	ON CENTER		TILE
EA	EACH	OPP	OPPOSITE	VERT	VERTICAL
EJ	EXPANSION JOINT	PLYWOOD	PLYWOOD	VT	VINYL THRESHOLD
ELEC	ELECTRICAL	PRFAB	PREFABRICATED	WC	WATER CLOSET
ELEV	ELEVATION	PSF	POUNDS PER	WO	WOOD
EQ	EQUAL		SQUARE FOOT	WP	WATERPROOF
EXIST	EXISTING			WWF	WELDED WIRE FABRIC
FD	FIRE DRAIN				
FE	FIRE EXTINGUISHER				
FF	FINISH FLOOR				

GENERAL NOTES

1. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
2. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.
3. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE PROJECT.
4. GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
5. GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE [SUPERVISOR/PROJECT MANAGEMENT] (SPM) AT THE END OF THE PROJECT.
6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
8. THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
9. THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
10. WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
11. GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
13. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
14. ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATION. ANY THINGS FOUND NOT IN COMPLIANCE SHALL BE REPEATED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.
15. GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECT NECESSITATES IT.
16. NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT, ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. COORDINATED WITH PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK. WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT ADAAG GUIDELINES, AND THE CUSTOMER PATH OF TRAVEL REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

[illegible]

SEAL

[illegible]

PROJECT INFORMATION BLOCK

JOB #	253753
DATE:	01/30/2026
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

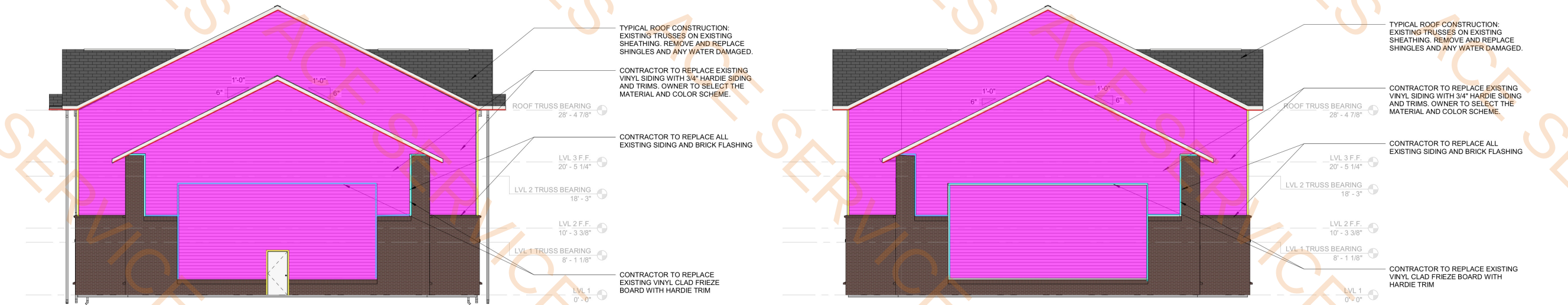
COVER SHEET

SHEET NUMBER

G000



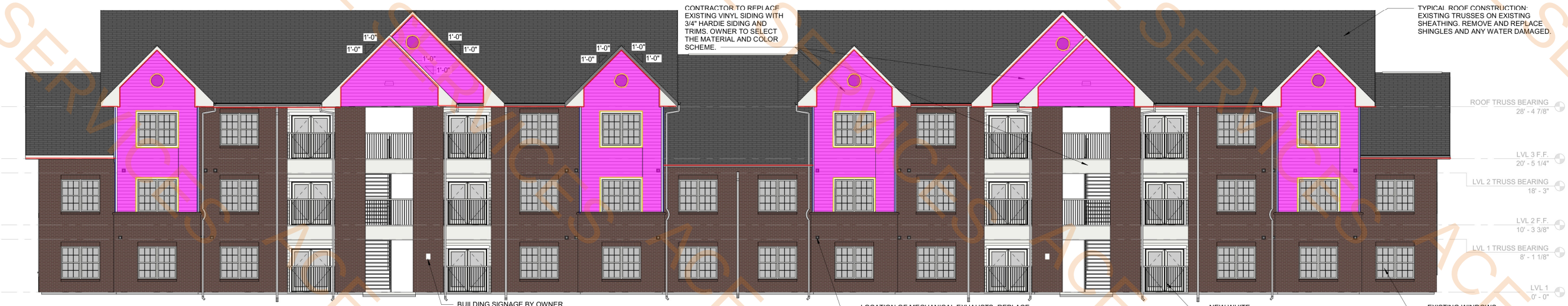
2 TYPE A - SOUTH ELEVATION
1/8" = 1'-0"



3 TYPE A - EAST ELEVATION
1/8" = 1'-0"

Replace Existing Vinyl Siding w/ 3/4" Hardie Siding	5591.5 SQ FT
Replace Trims	490.5 FT
Replace Fascia	936.0 FT
Replace Brick Molding	259.5 FT
Replace Frieze Board	187.7 FT

4 TYPE A - WEST ELEVATION
1/8" = 1'-0"



1 TYPE A - NORTH ELEVATION
1/8" = 1'-0"

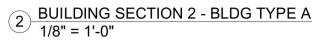
ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK			
JOB #	253753		
DATE	01/30/2026		
DRAWN BY:	BMC		
CHECKED BY:	AME		

SHEET TITLE

EXTERIOR ELEVATIONS - BLDG TYPE A

SHEET NUMBER



1157.4 SQ FT
101.1 FT
57.3 FT



A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

QVVO

JOB #	253753
DATE:	01/30/2026
DRAWN BY:	BMC
CHECKED BY:	AME

BUILDING SECTIONS -
BLDG TYPE A

A300



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THESE DRAWINGS AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS HEREINAFTER "PLANS" ARE THE SOLE AND EXCLUSIVE PROPERTY OF BDG ARCHITECTS. ANY REPRODUCTION, IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS, IS PROHIBITED. THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED ACCEPTANCE OF THE TERMS CONTAINED HEREIN AND THE SATISFACTION AND CONSTRUCTION OF THE PLANS. THE PLANS SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS. ANY CHANGES TO THESE PLANS, REGARDLESS OF HOW MINOR, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, ANY CONSTRUCTION EXECUTED FROM THESE PLANS, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, OR ANY CHANGE IN THE SCOPE, DESIGN, OR INTENT OF THESE PLANS FOR ANY REASON, BY ANY PERSON OTHER THAN BDG ARCHITECTS SHALL AUTOMATICALLY VOID ANY DESIGN RELATED OBLIGATIONS BDG ARCHITECTS HAVE ON THE PROJECT, AND RESULT IN THE FULL AND COMPLETE RELEASE OF BDG ARCHITECTS FROM ANY LIABILITY, CLAIMS, OR DAMAGES INCLUDING BREACH AND CONSEQUENCES ARISING OUT OF OR RELATED TO THE PLANS. ANY DISCREPANCIES OR CONFLICTS IN THE PLANS SHALL BE REFERRED IMMEDIATELY TO BDG ARCHITECTS FOR CLARIFICATION PRIOR TO COMMENCING WITH THE WORK. FAILURE TO REFER DISCREPANCIES OR CONFLICTS TO BDG ARCHITECTS PRIOR TO PERFORMING WORK SHALL RESULT IN THE WAIVER OF ANY CLAIMS OR DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, SCHEDULING AND CONFORMANCE OF ITS WORK AND ALL WORK PERFORMED BY SUBCONTRACTORS OR OTHER TRADES WITH THE DESIGN DOCUMENTS.

A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL



ISSUE	BY	DATE	DESCRIPTION

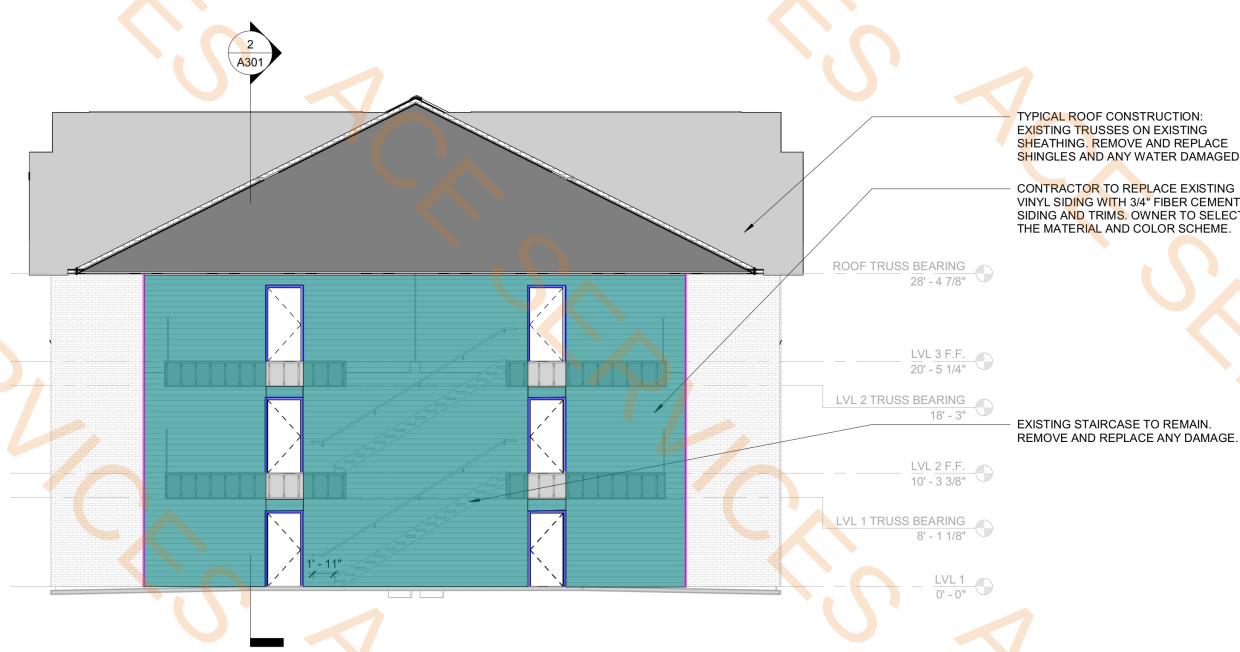
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DRAWN BY:	BMC	CHECKED BY:	AME

SHEET TITLE

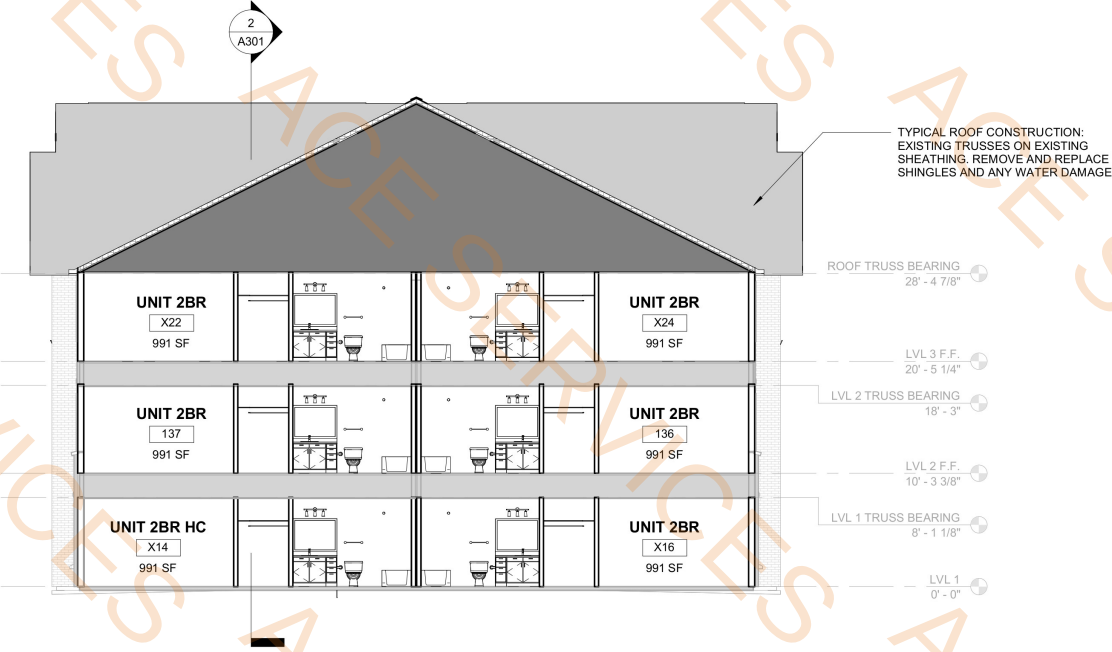
BUILDING SECTIONS -
BLDG TYPE B

SHEET NUMBER

A301



1 BUILDING SECTION 2 - BLDG TYPE B
1/8" = 1'-0"



3 BUILDING SECTION 3 - BLDG TYPE B
1/8" = 1'-0"

Replace Vinyl Siding w/3/4" Fiber Cement Siding @ Breezeway x4
 Replace Trims x4
 Replace Brick Molding x4

1215.3 SQ FT

101.1 FT

56.8 FT



2 BUILDING SECTION 1 - BLDG TYPE B
1/8" = 1'-0"

