

507 on Main

507 Main St Bay St. Louis MS 39520



Project Information

Site Address: 507 Main St Bay St. Louis, MS,
Assessor Parcel Number: 149E-0-29-293.000
Zoning: C2
Setbacks: Side 5', Rear 5', Front 25'
Building Height: 38'-2"

Flood Plain Management: X Flood Zone
Base Flood Elevation: 0'
Occupancy Classification: R-2

Project Team

Property Owner(s):
 Andrew Harwell
 507 Main Street, Bay St. Louis, MS 39520
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 601.966.2454

Architect Point-of-Contact
 Leah Watters
 228.276.9006
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Project Areas

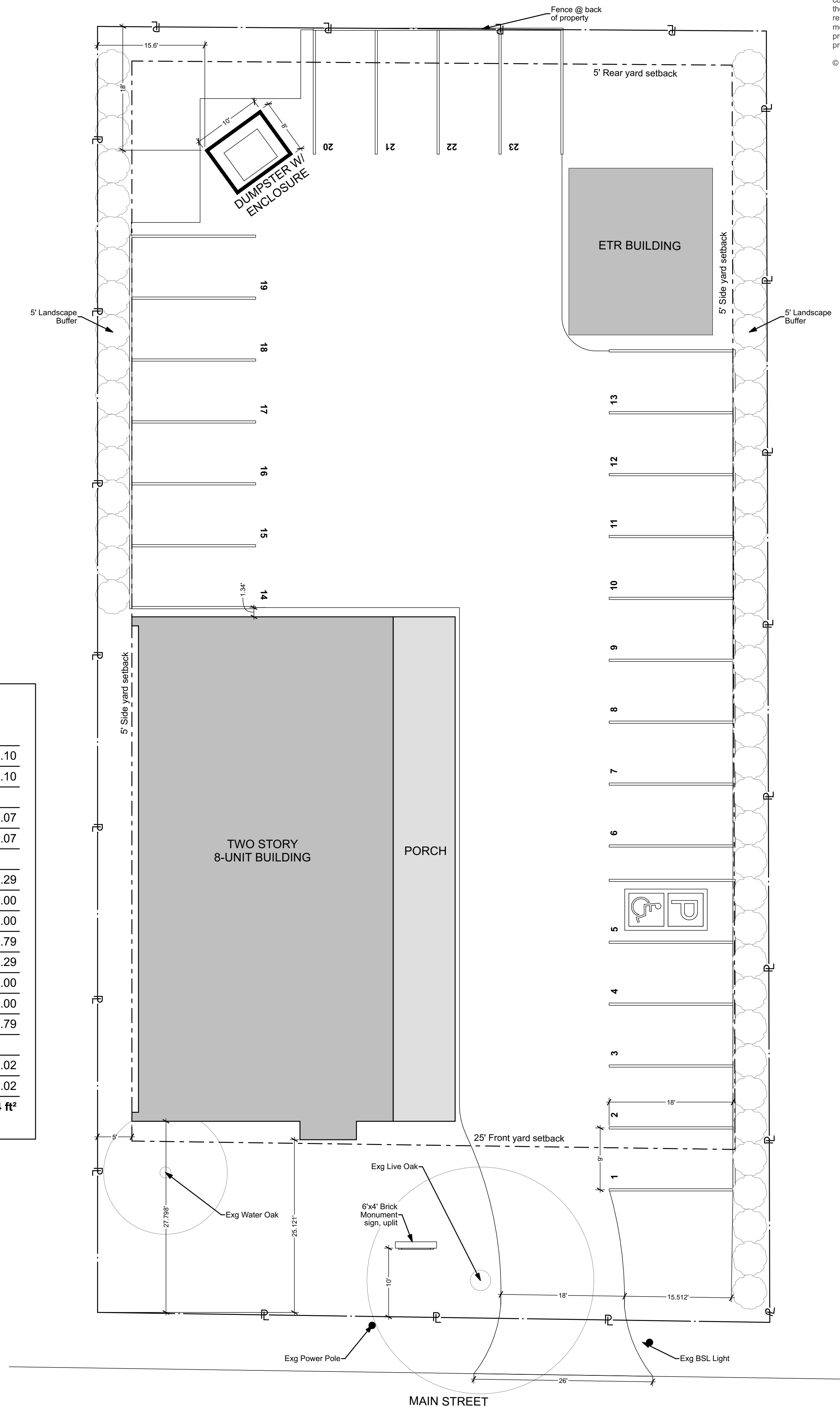
Building Footprint		
	First Floor Under Roof	3,359.10
	Second Floor Under Roof	3,359.10
Conditioned Space		
	First Floor	2,634.07
	Second Floor	2,634.07
Room Name		
	Unit 1	680.29
	Unit 2	648.00
	Unit 3	648.00
	Unit 4	657.79
	Unit 5	680.29
	Unit 6	648.00
	Unit 7	648.00
	Unit 8	657.79
Unconditioned Space		
	First Floor Porch	725.02
	Second Floor Porch	725.02
	Total	18,704.54 ft²

Non-Negotiable Project Specifications

FRAMING	Provide sill-seal below framing. Seal the sill-plate to the foundation. Provide joist tape @ tops of all decking/porch locations.
BOTTOM OF OSB	Seal bottom of OSB to slab with liquid flashing or Tremco ExoAir 110AT
VAPOR BARRIER	Tape seams of Zip. Lap Zip sheathing per manufacture specifications.
COMPLETE AIR BARRIER	Provide a complete air barrier of exterior envelope. Seal walls from foundation to bottom of roof.
WINDOWS	Provide flashing pan per manufacture specs. Tape sides of windows. Lap house-wrap over top of window; tape. Do not tape bottom of window. It is ideal practice to provide a wind skirt where a strip of house wrap laps over lap of siding below.
DOORS	Provide sill pan with side- and back-dam that drains to outdoors. Seal jams and head similar to windows. Provide head flashing
KICK-OUT FLASHING	Provide kick-out flashing at all wall-to-roof intersections
ROOF FLASHING	Provide step-flashing at roof-to-wall transition. Tape top edge of roof-to-wall flashing to wall. Lap house wrap over taped flashing
PENETRATIONS	Wall penetrations shall be taped with flexible tape. Provide through wall flashing boot as applicable.
LEDGER	Ledger shall have continuous house wrap behind and shall have taped flashing above
FIBER CEMENT SIDING	Best practice is to install siding on furring to allow air movement. Simple furring; sill seal @ 16" o.c vertically

Abbreviations

AFF	ABOVE FINISH FLOOR
AFS	ABOVE FINISH SLAB
ALUM	ALUMINUM
BFE	BASE FLOOD ELEVATION
B.O.	BOTTOM OF
BT	BETWEEN
C.O.	CASED OPENING
CL	CLOSET
CLG	CEILING
CONC	CONCRETE
DB	DROPPED BEAM
DP	DESIGN PRESSURE
DS	DOWN SPOUT
DTD	DUSK TO DAWN
EJ	EXPANSION JOINT
ETR	EXISTING TO REMAIN
EXG	EXISTING
F.O.	FACE OF
F.C.	FIBER CEMENT
GB	GYPSUM BOARD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
HT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
OF	OWNER FURNISHED
PEMB	PRE-ENGINEERED METAL BUILDING
PT	PRESSURE TREATED
RO	ROUGH OPENING
SF	SQUARE FEET
STL	STEEL
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WD	WOOD
WH	WATER HEATER
VIF	VERIFY IN FIELD



1 Site Plan
 SCALE: 1" = 10'

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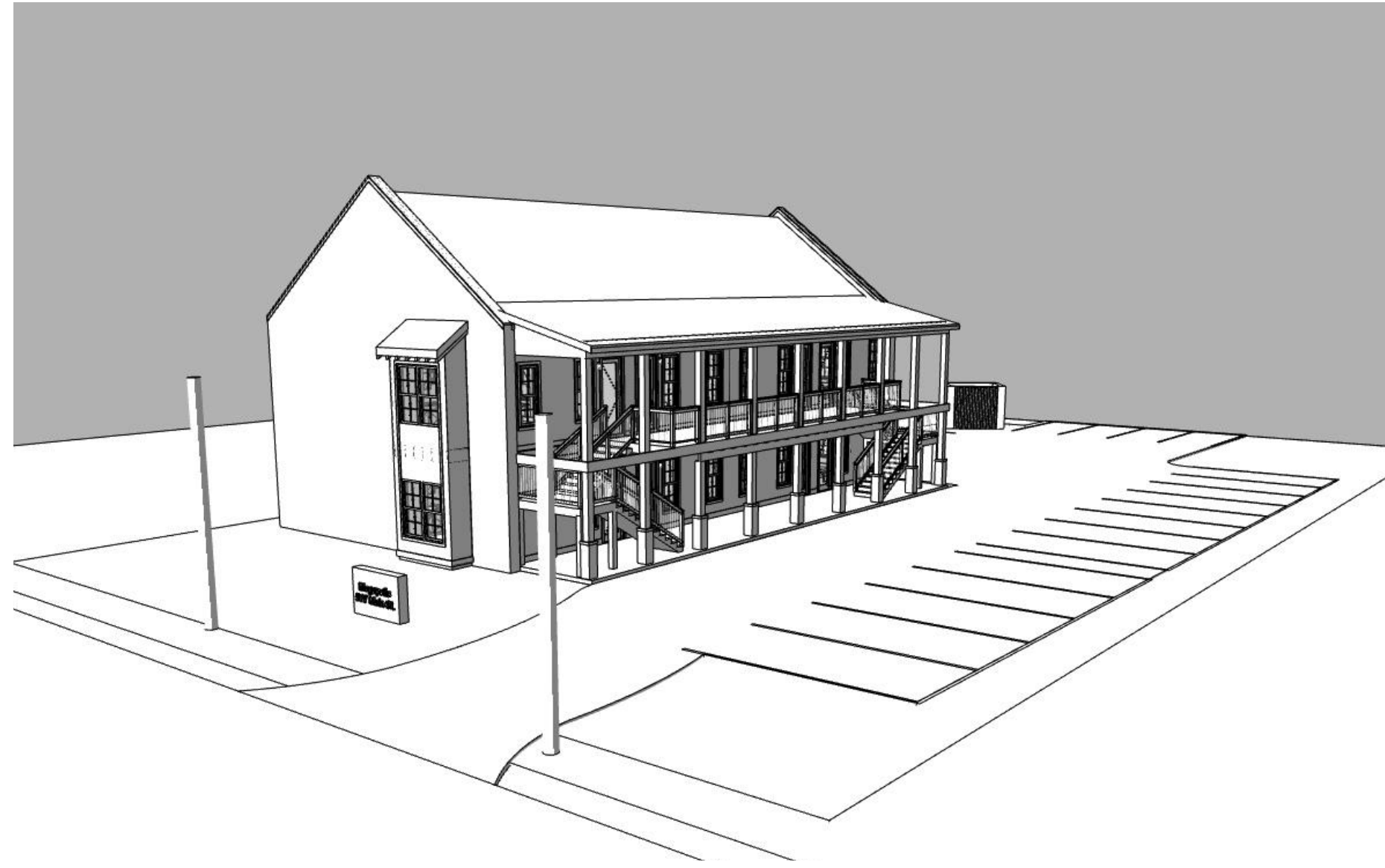
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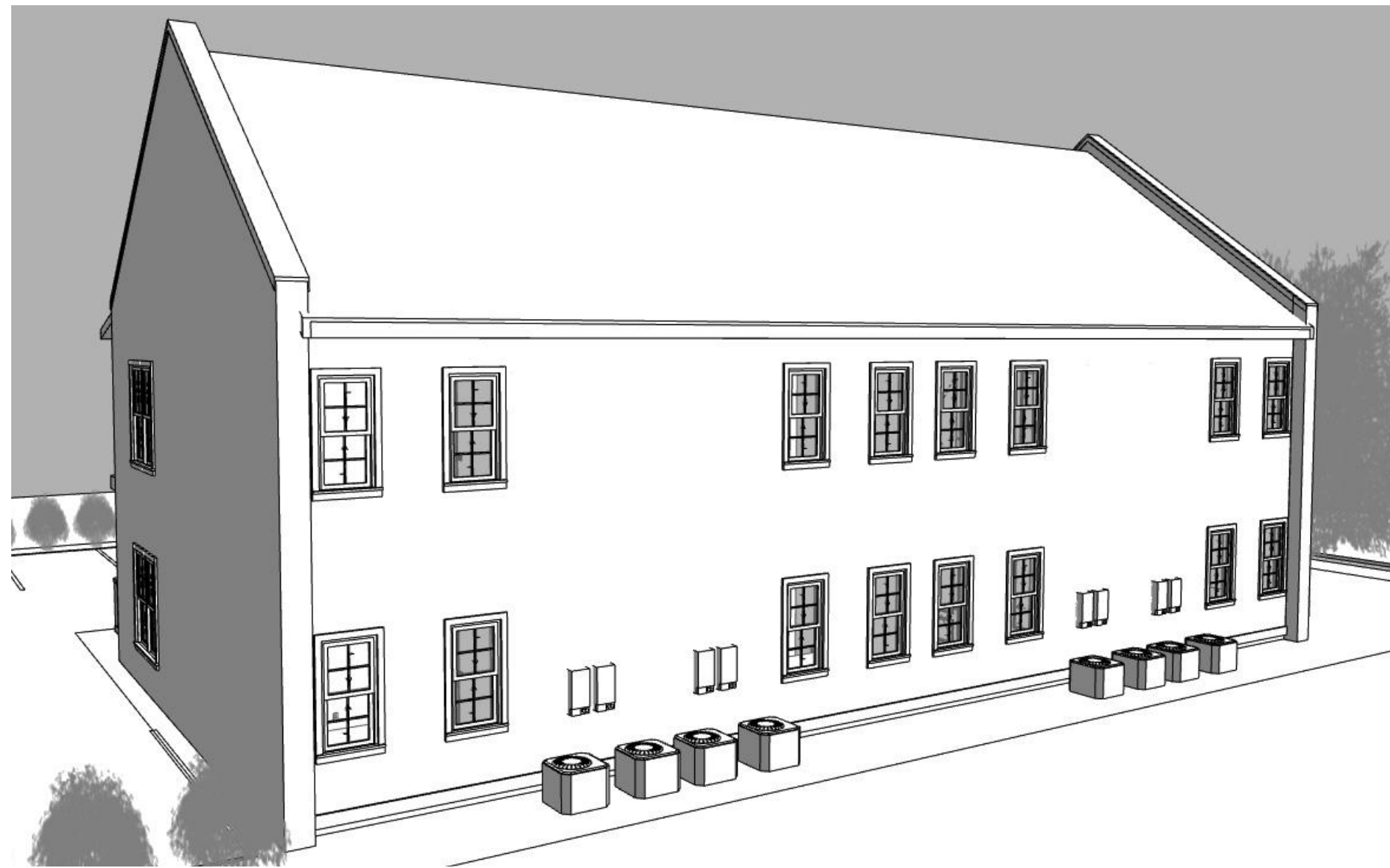
Cover Sheet and Site Plan
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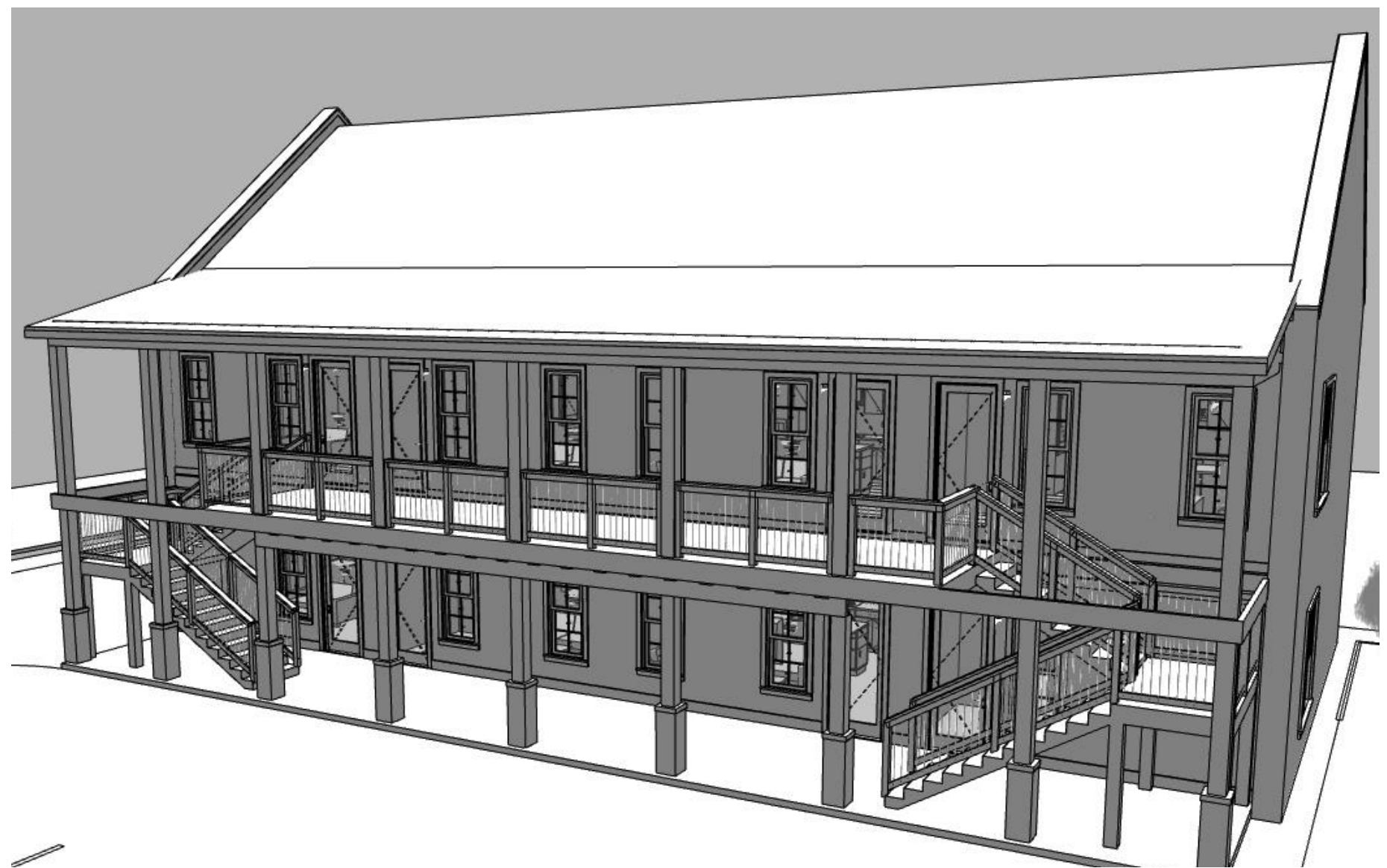
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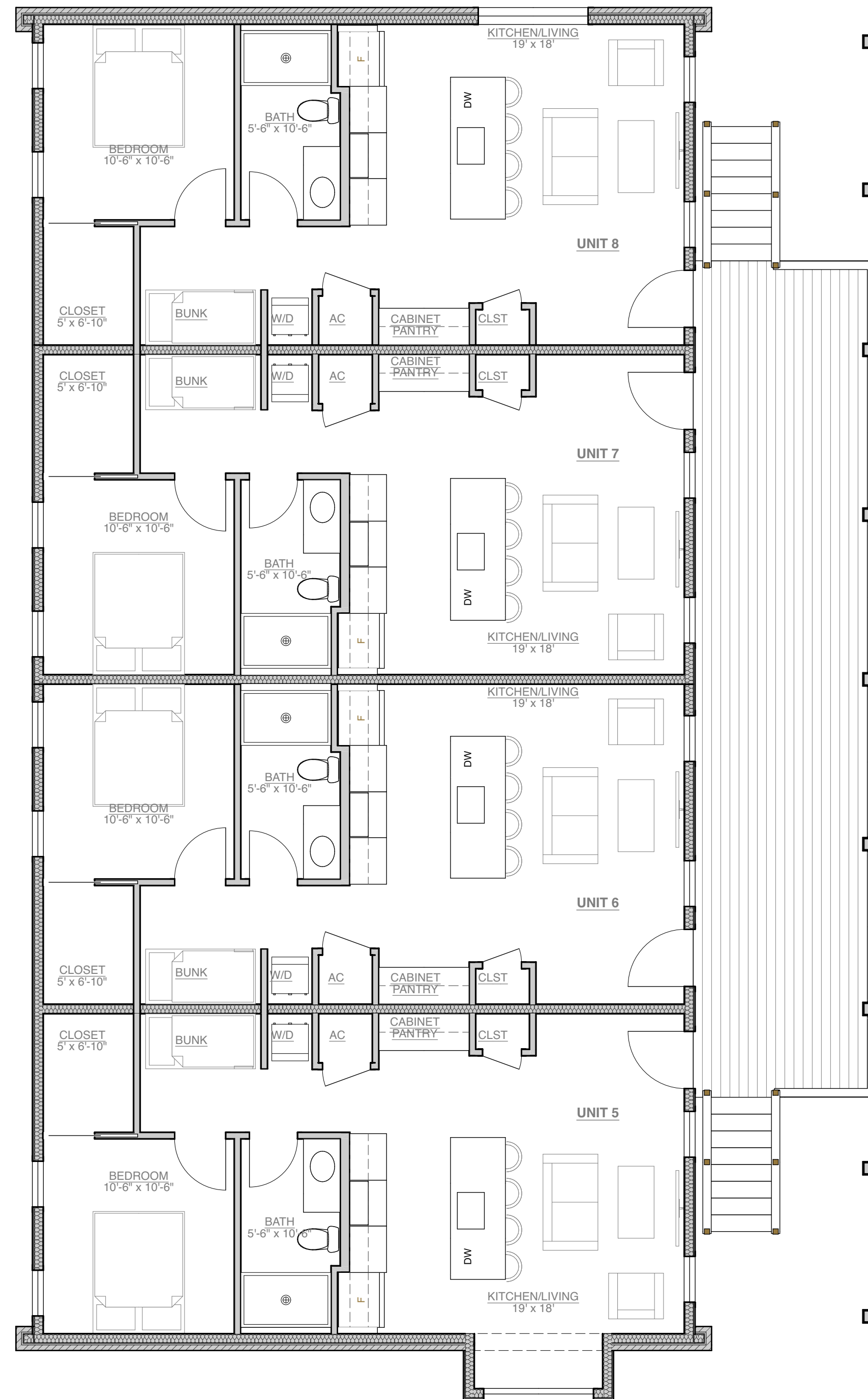
Street View



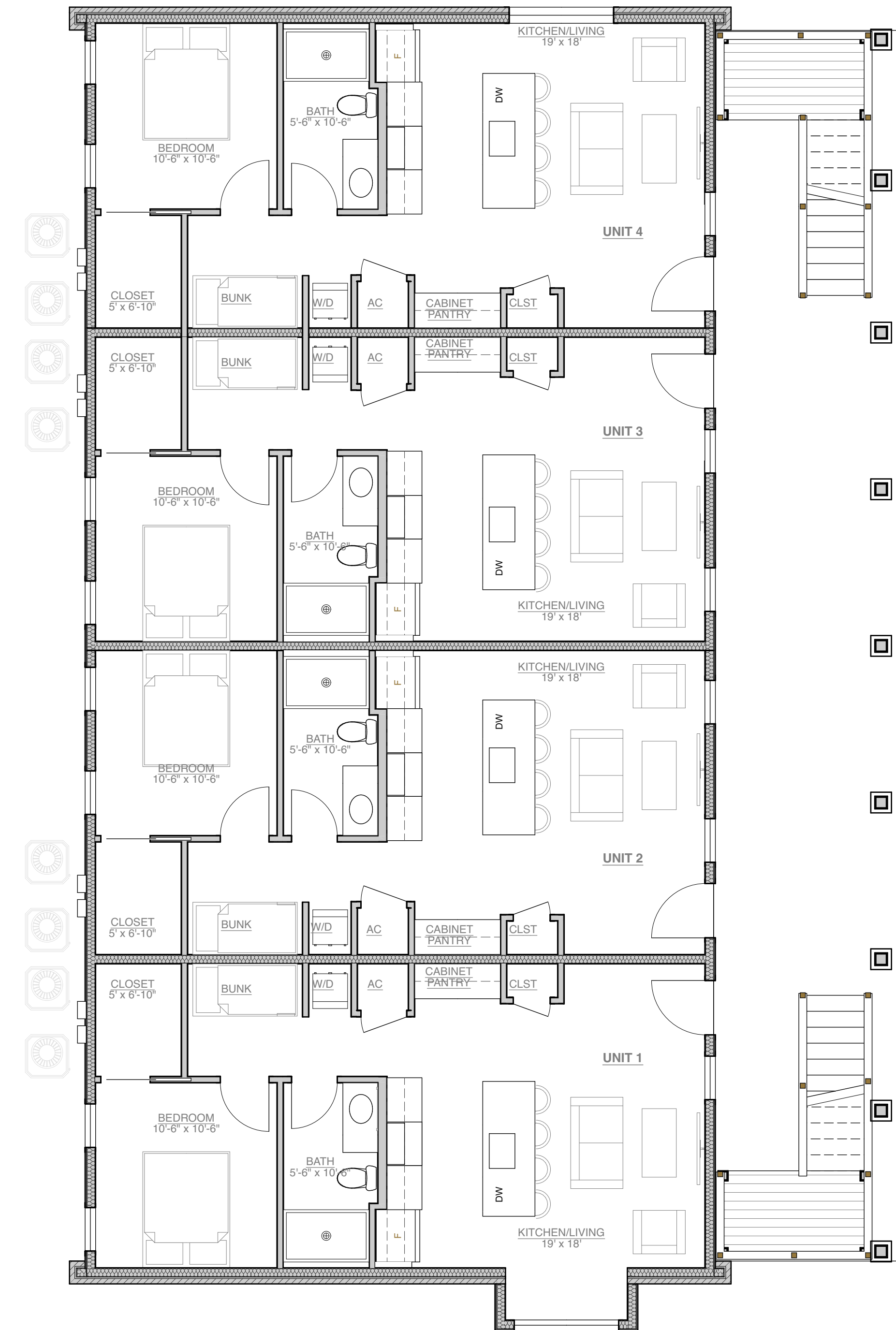
Back of Complex



Front of Complex



2 Second Floor Furniture Plan
SCALE: 3/16" = 1'-0"



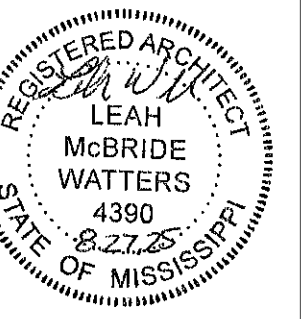
1 First Floor Furniture Plan
SCALE: 3/16" = 1'-0"

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Furniture Plans
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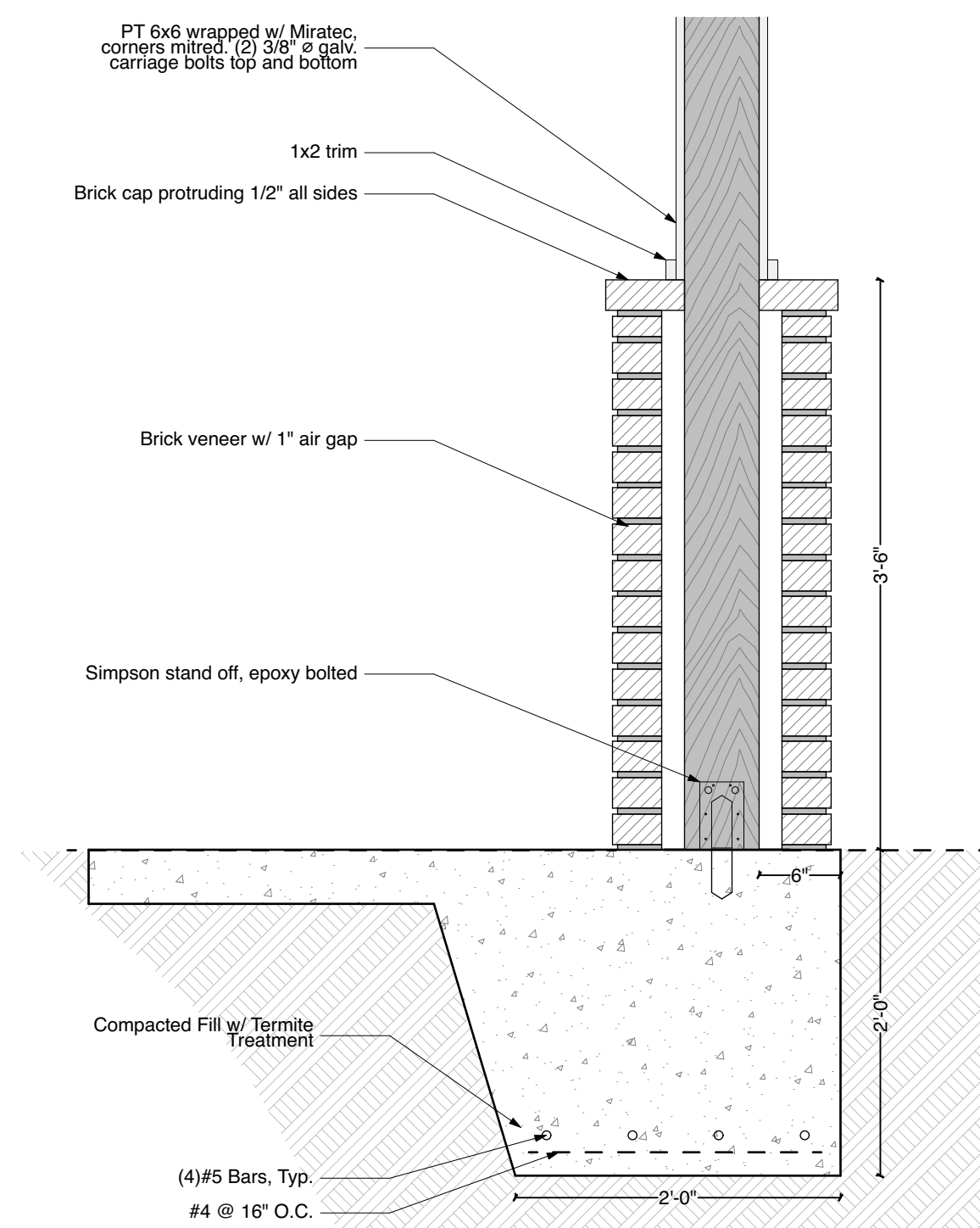
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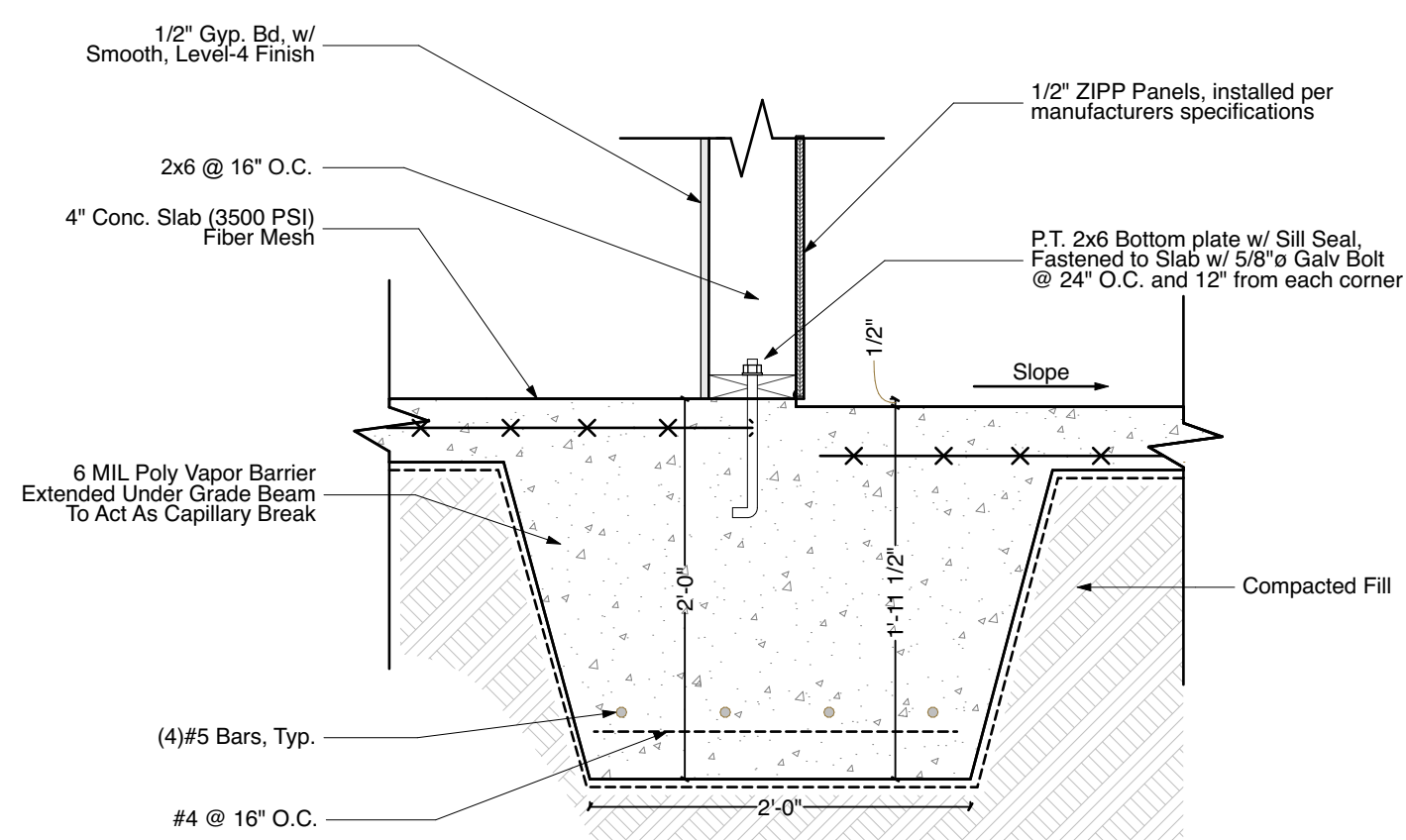


Grade/ Foundation Notes:

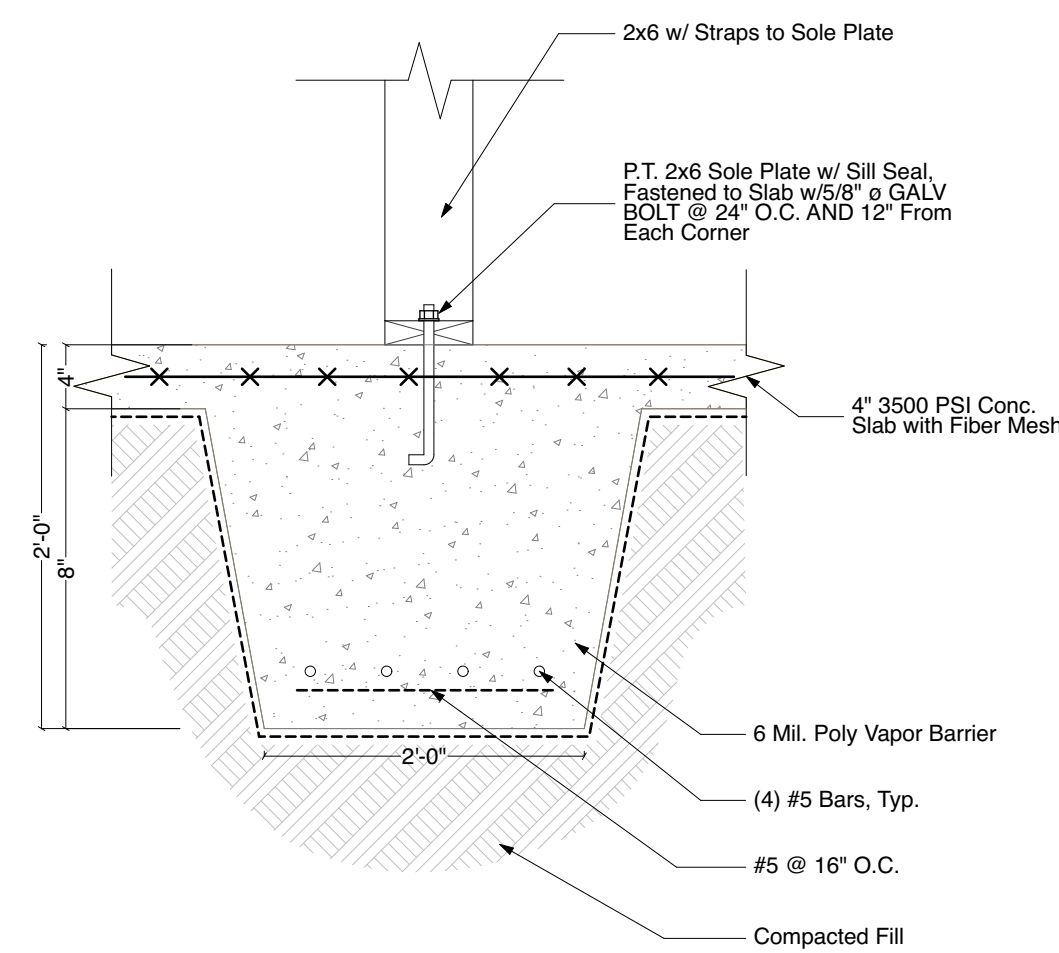
1. All Concrete Shall Be 3500 PSI with Vapor Barrier
2. All Concrete Shall Bear on Either Virgin Soil or 95% Compacted Fill
3. All Concrete Exposed to Weather Shall Have Between 5-7% Air Entrapment
4. Provide **Steel Reinforcement:**
 - Provide 3" Min. Clear Cover When Cast Against Earth
 - Provide 1-1/2" Min. Clear Cover When Cast Against Wood Form
5. Provide **Fiber Mesh Reinforcement**
6. Slab Shall Be **Crowned** to Drain To Outside & Receive a Smooth Finish unless otherwise noted.



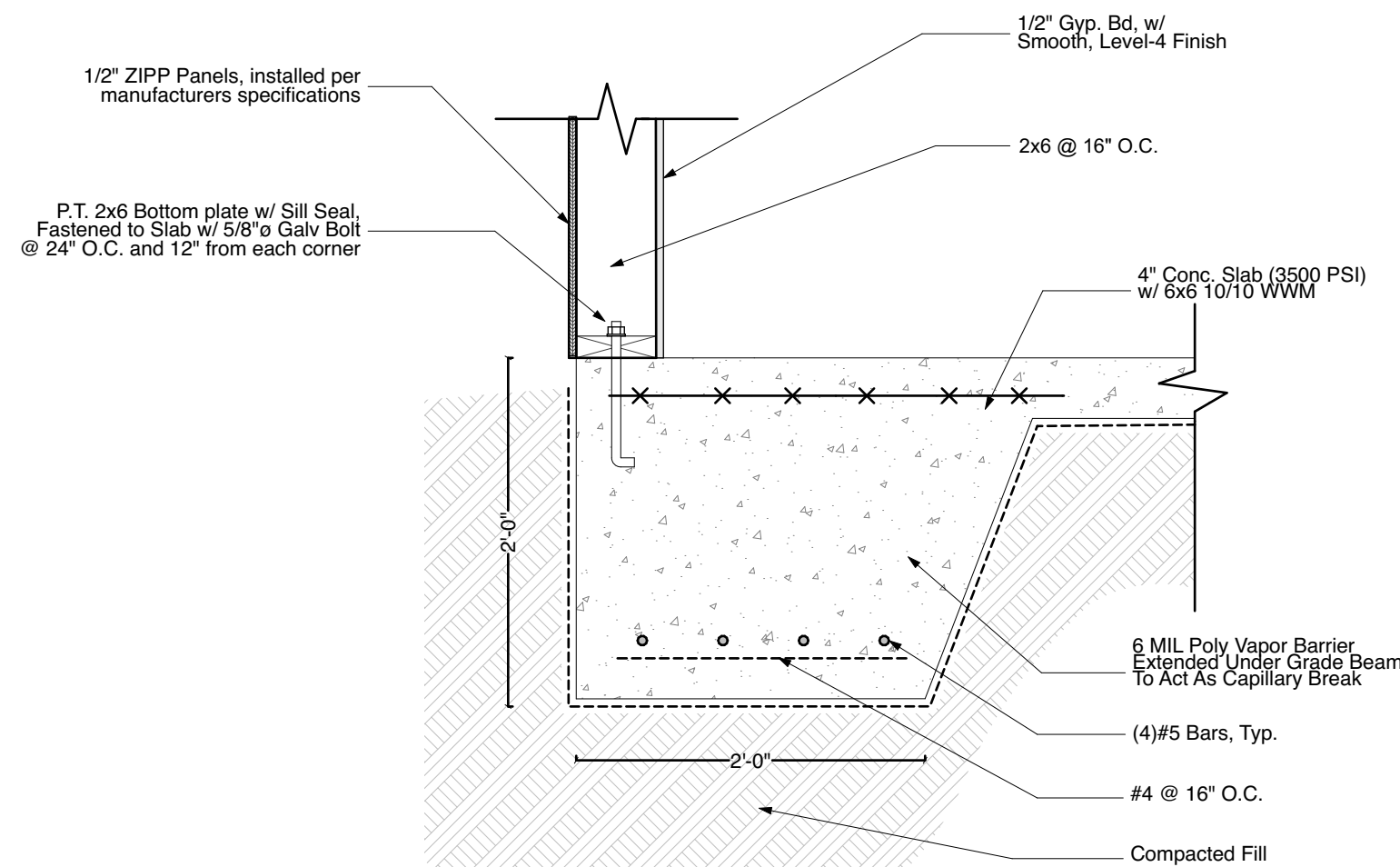
5 Column Footing Detail
SCALE: 1" = 1'-0"



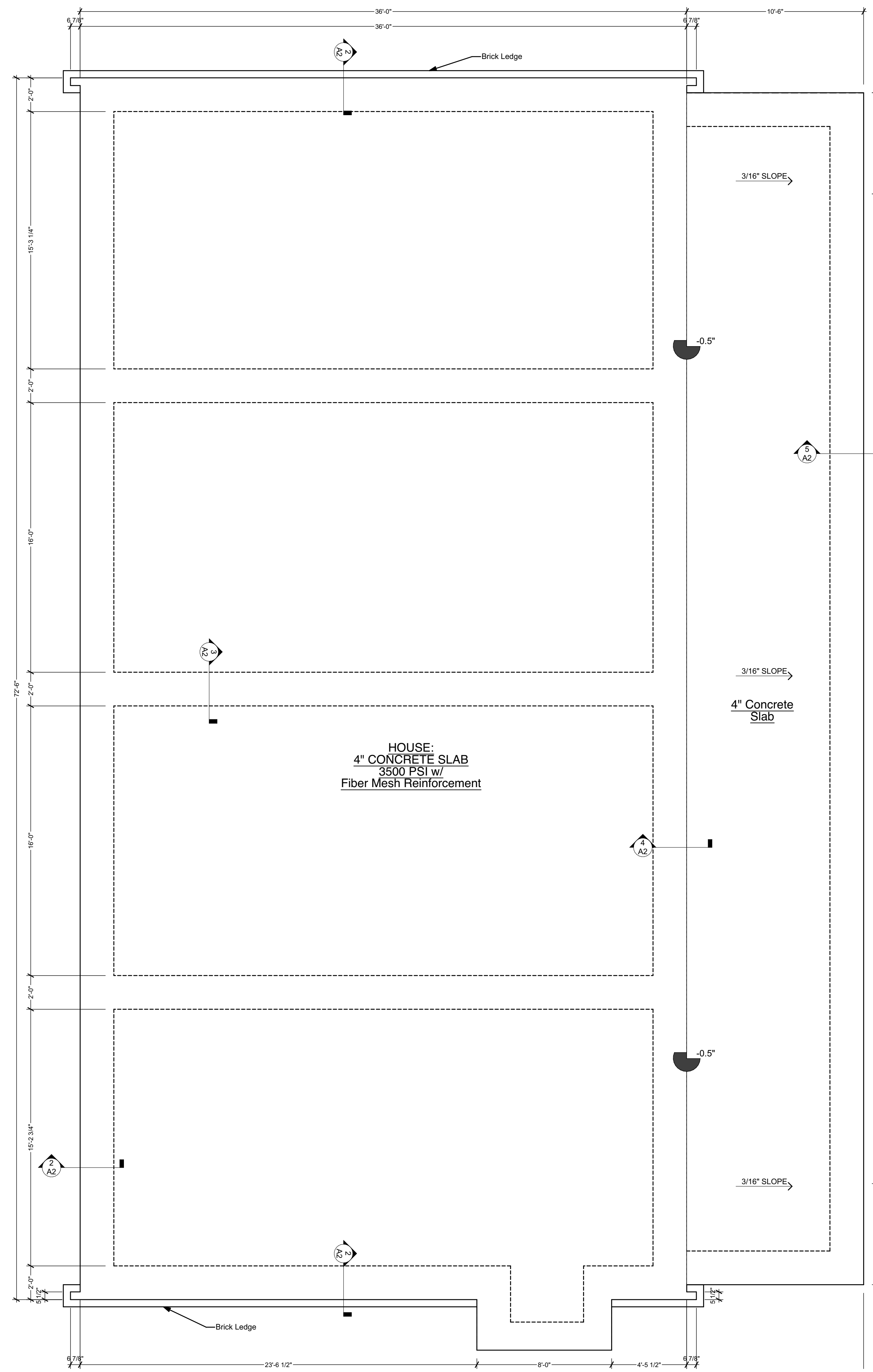
4 Slab Step-down Footing Detail
SCALE: 1" = 1'-0"



3 Grade Beam Footing Detail
SCALE: 1" = 1'-0"



2 Typ. Footing Detail
SCALE: 1" = 1'-0"



1 Foundation
SCALE: 1/4" = 1'-0"

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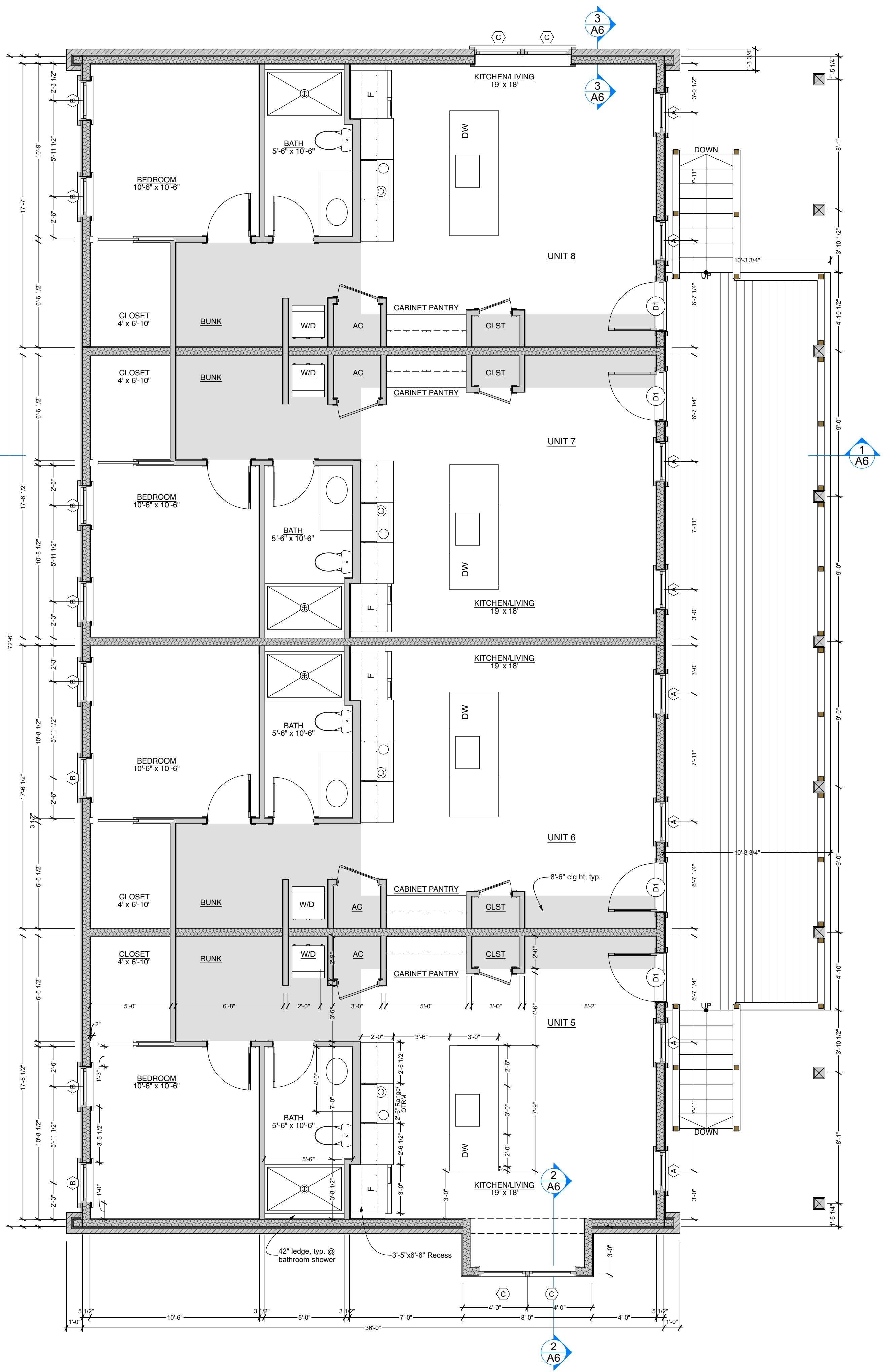
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First Floor Plan

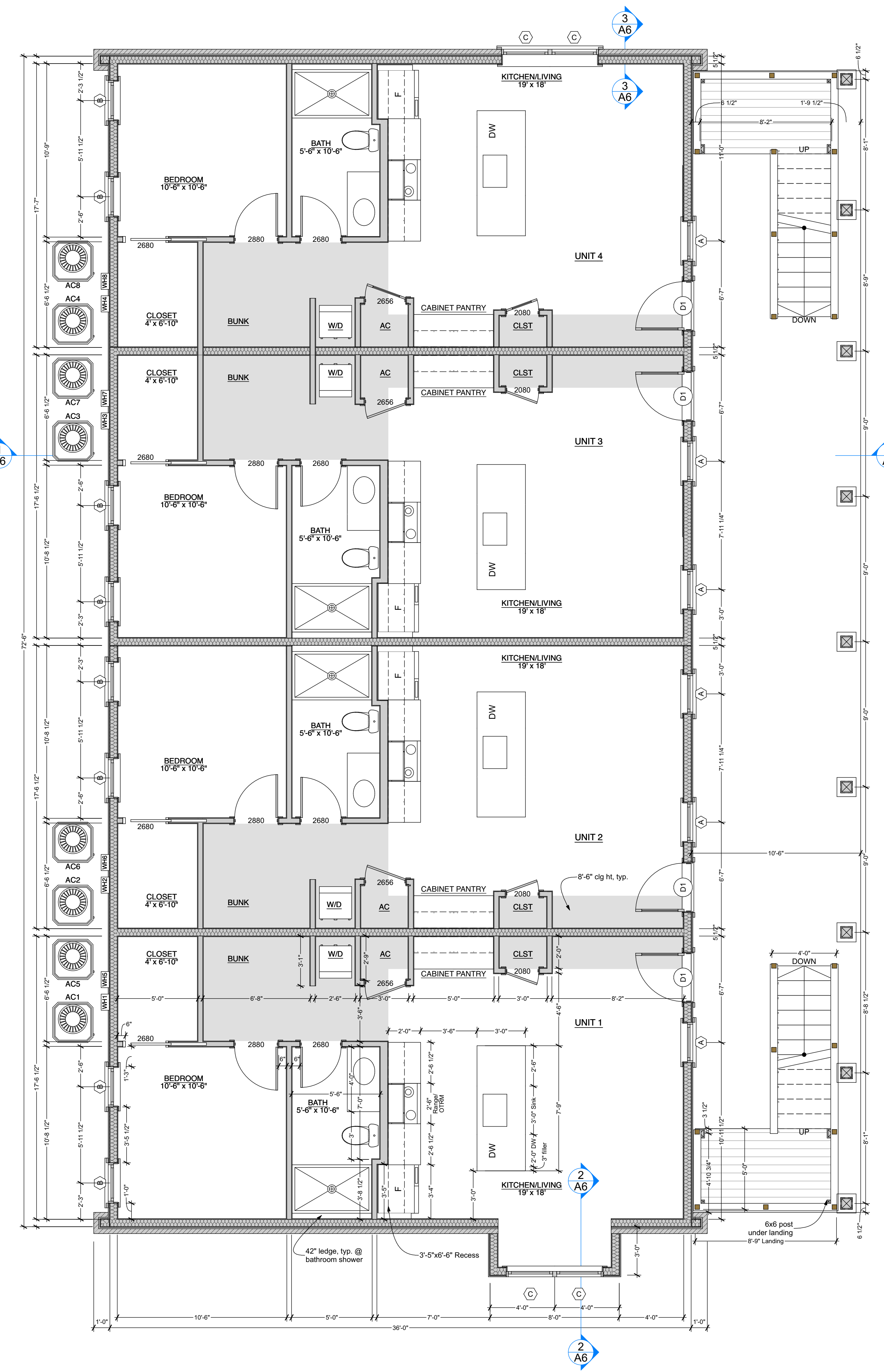
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A3



2 Second Floor
SCALE: 1/4" = 1'-0"



1 First Floor
SCALE: 1/4" = 1'-0"

Construction Notes

PLAN NOTES

1. DIMENSIONS ARE TO FACE OF FRAMING
2. COORDINATE WINDOW & DOOR OPENINGS WITH MANUFACTURER
3. COORDINATE W/ HVAC CONTRACTOR AND MECHANICAL DRAWINGS FOR RETURN LOCATION, SIZE AND UNIT ACCESS.
4. PROVIDE SOFT CLOSE HARDWARE ON ALL POCKET DOORS. POCKET DOOR FRAMES TO ACCOMMODATE 1 3/4" WIDTH DOORS.
5. PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS.
6. VENT STACKS SHALL BE ON BACK OF BUILDING.
7. SHADED AREAS INDICATE AREAS OF 8'-6" CLG HT FOR MECHANICAL.

STAIR NOTES

1. STAIRS SHALL BE CONSTRUCTED W/ 2x12 STRINGERS @ 12" O.C.
2. STAIR RISERS = 7" MAX., TREADS = 11" MIN.
3. HANDRAILS SHALL BE 34-38" AFF
4. A 4" SPHERE MAY NOT BE ABLE TO PASS THROUGH RAILINGS.
5. HANDRAIL SHALL BE PROVIDED AT ALL STAIRS. PROVIDE GRASPABLE HANDRAIL WITHIN GUARDRAIL, OR PROVIDE GRASPABLE TOP RAIL. PROVIDED BY 1-1/2" TO 2" DIAMETER FOR ROUND RAIL, AND 4" TO 6-1/4" PERIMETER FOR RECTANGULAR RAIL.

Wall Type Legend:

- Interior Wall: 2x6
1/2" Gypsum Board
2x6 @ 16" o.c.
1/2" Gypsum Board
- Interior Wall: 2x4
1/2" Gypsum Board
2x4 @ 16" o.c.
1/2" Gypsum Board
- Exterior Wall: 2x6 w/ Siding
1/2" Gypsum Board
2x6 @ 16" o.c.
1/2" OSB Sheathing
Fiber Cement Siding
- Exterior Wall: 2x6 Brick
1/2" Gypsum Board
2x6 @ 16" o.c.
1/2" OSB Sheathing
1" Air gap
Brick Veneer

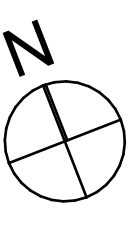
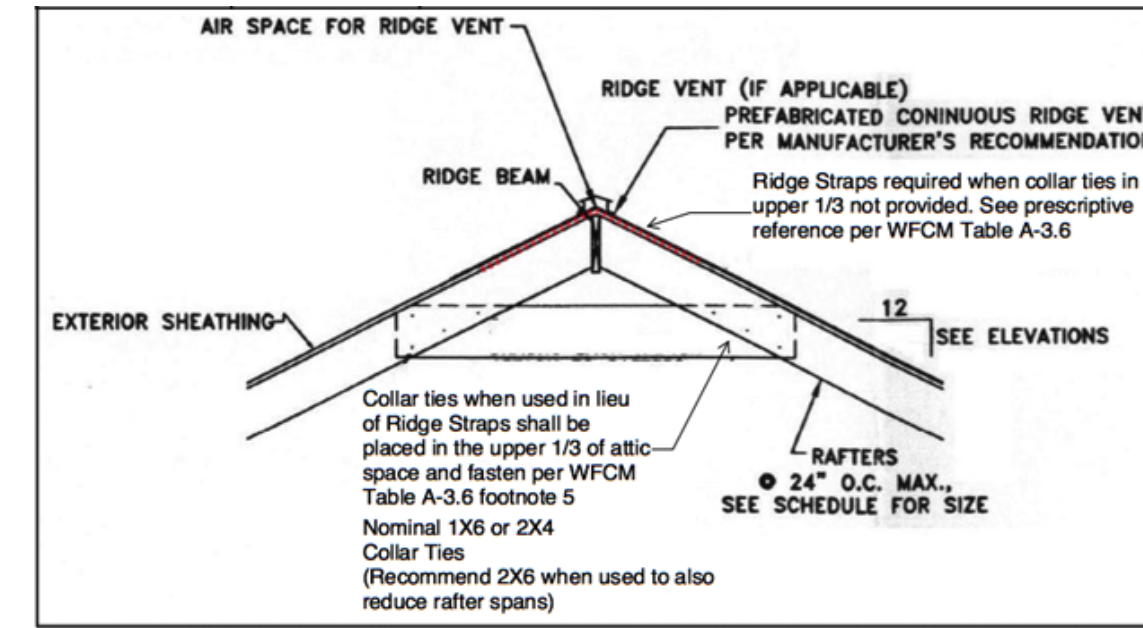
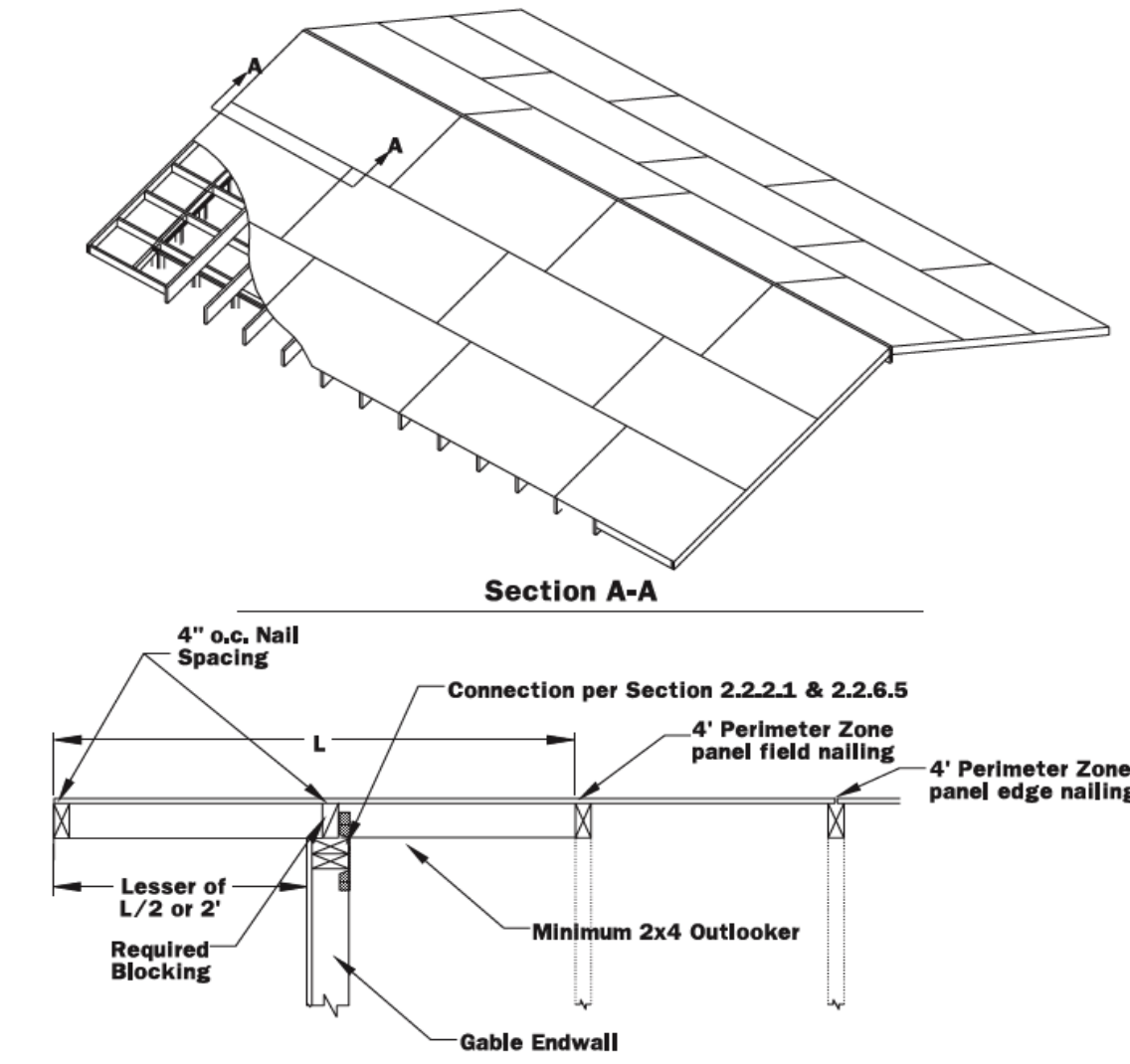


Figure 2.1g Rake Overhang Limits - Outlookers (see 2.1.3.4c)



- ROOF & FRAMING NOTES:**
- MULTIPLE 2X12'S SHALL BE FASTENED TOGETHER WITH (4) RING-SHANK NAILS, VERTICALLY 16" O.C. (ALTERNATE SIDES OF (3) 2X12 BEAMS)
 - INTERIOR WALLS PARALLEL TO JOIST SHALL BE SUPPORTED BY BRIDGING OR DOUBLED JOISTS
 - WHERE OUTSIDE WALL ALIGNS WITH RIM JOIST, LAP SHEATHING TO BOTTOM OF JOIST & OVER BEAM IN LIEU OF HURRICANE STRAPS
 - PORCH BEAMS SHALL HAVE 1/8" SPACERS @ 16" O.C. BETWEEN MEMBERS TO PREVENT ROT FROM TRAPPED WATER.
 - PLUMBING VENT STACK SHALL BE LOCATED ON BACK SIDE OF MAIN ROOF.
 - EVERY RAFTER SHALL BE STRAPPED TO DOUBLED TOP PLATE, WHICH SHALL BE STRAPPED TO STUDS 32" O.C.

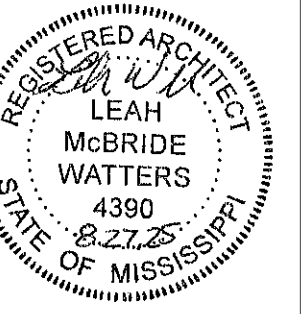
- Ceiling Joist Notes**
- Ceiling Height shall be 10'-0" above U.N.O..
 - All ceiling joists shall be 2x6 U.N.O.
 - Taper Cuts at the End of Ceiling Joist Shall not exceed 1'-3/8" on 2x6 Joists & 1'-7/8" on 2x8 Joists. (Depth 4)
 - Overlap and Face Nail all Ceiling Joist w/ Subsequent Joist to Form a Continuous Rafter Tie.
 - LVLs shall be Installed per Manuf. Specs

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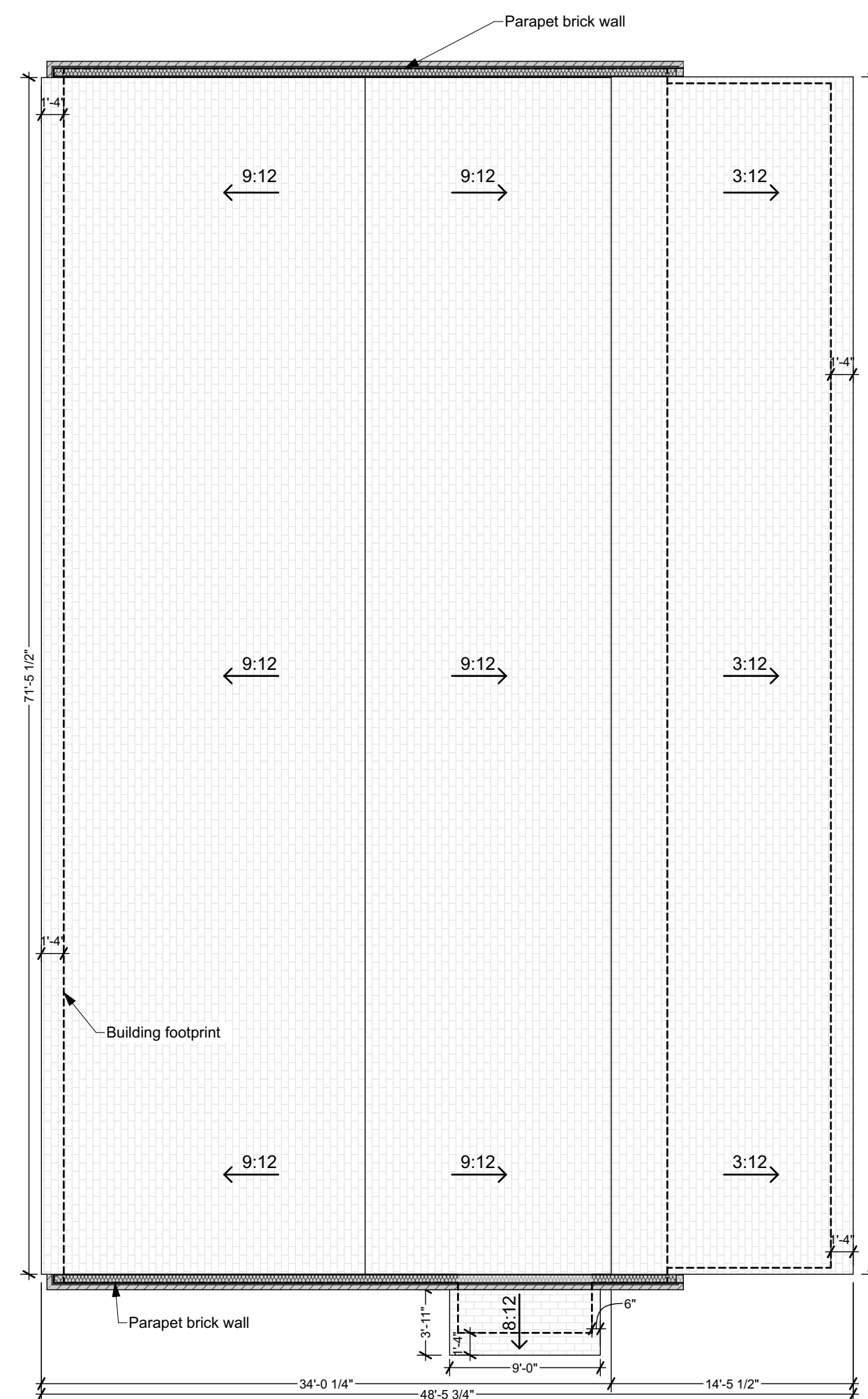
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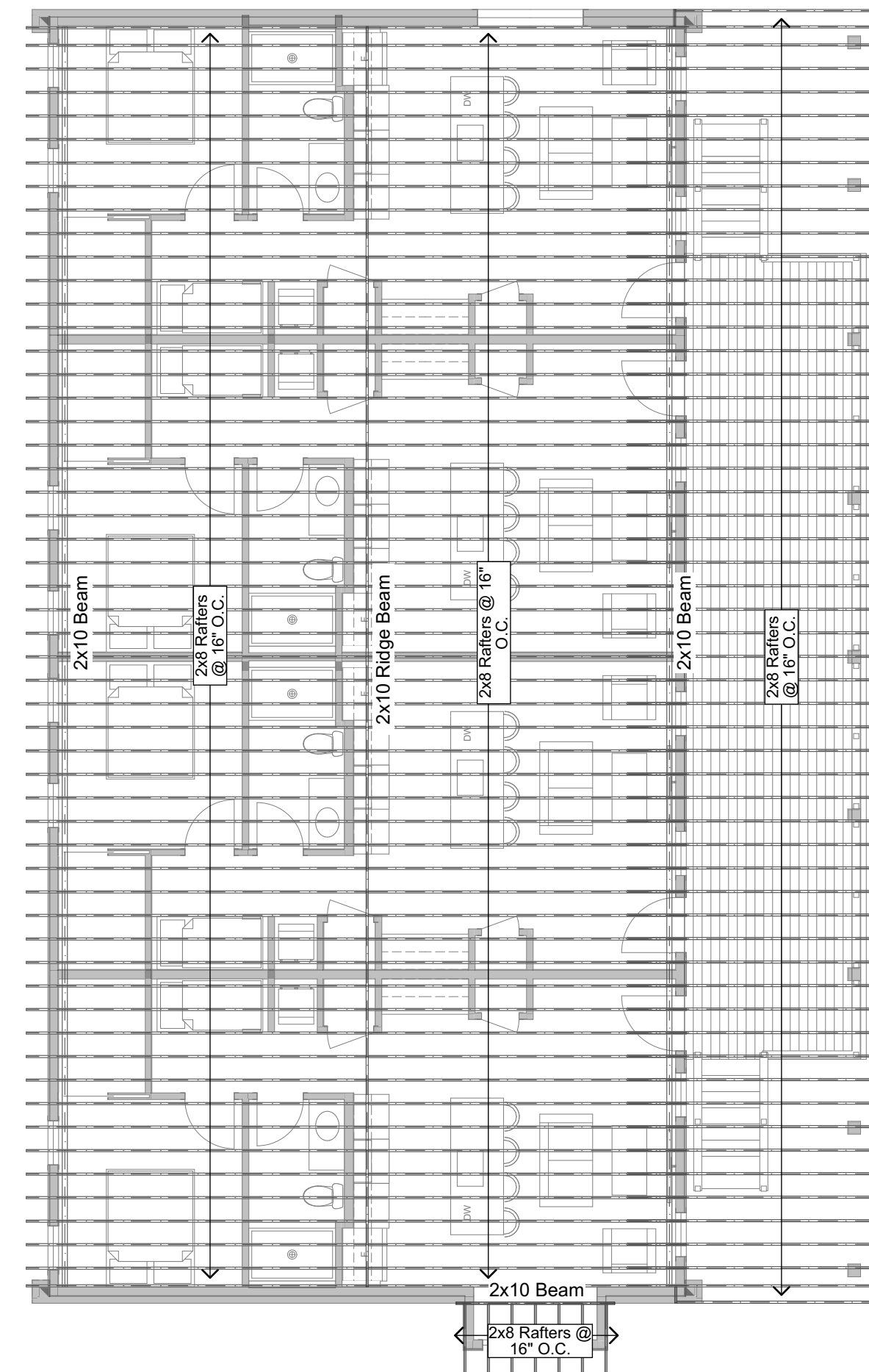
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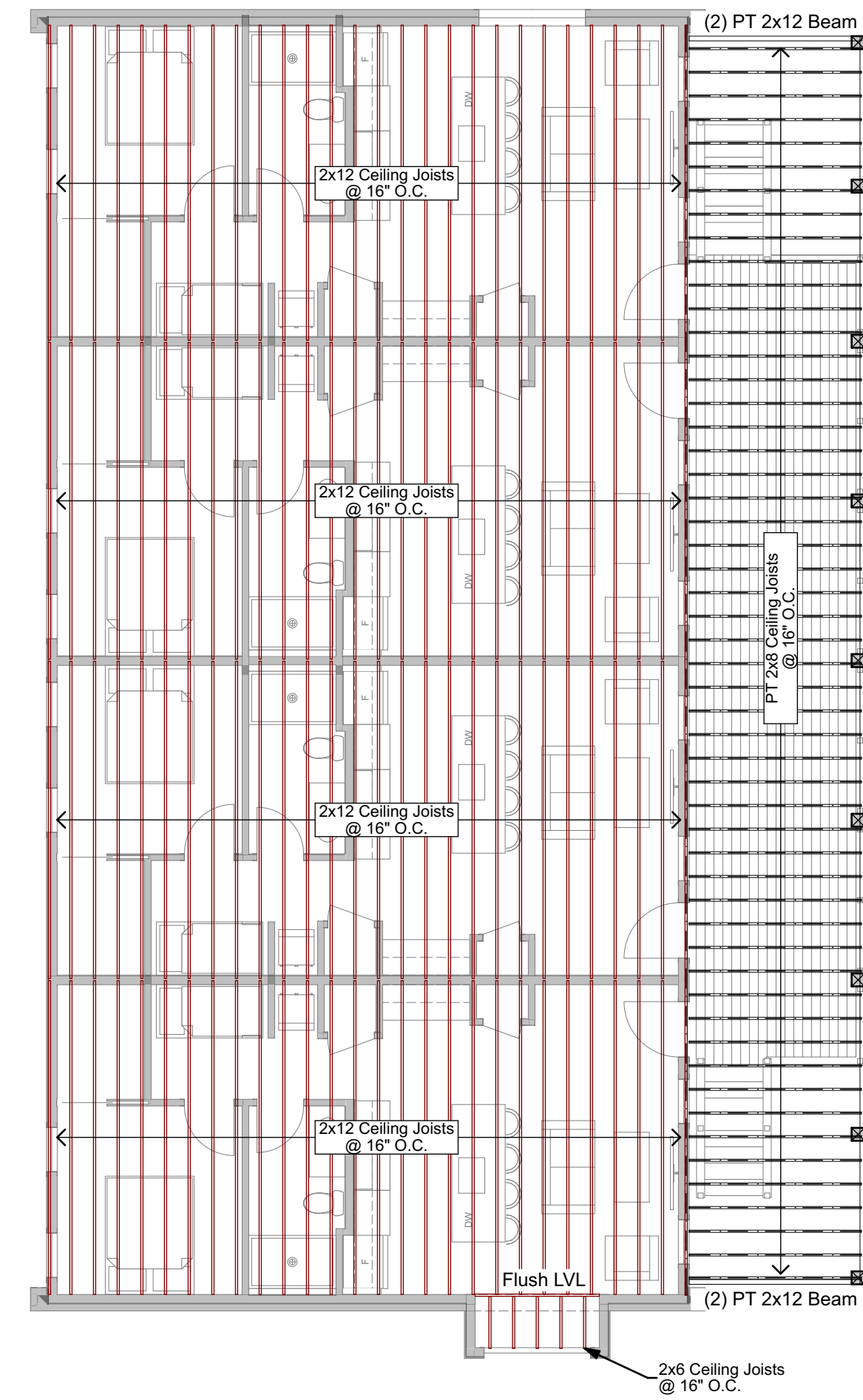
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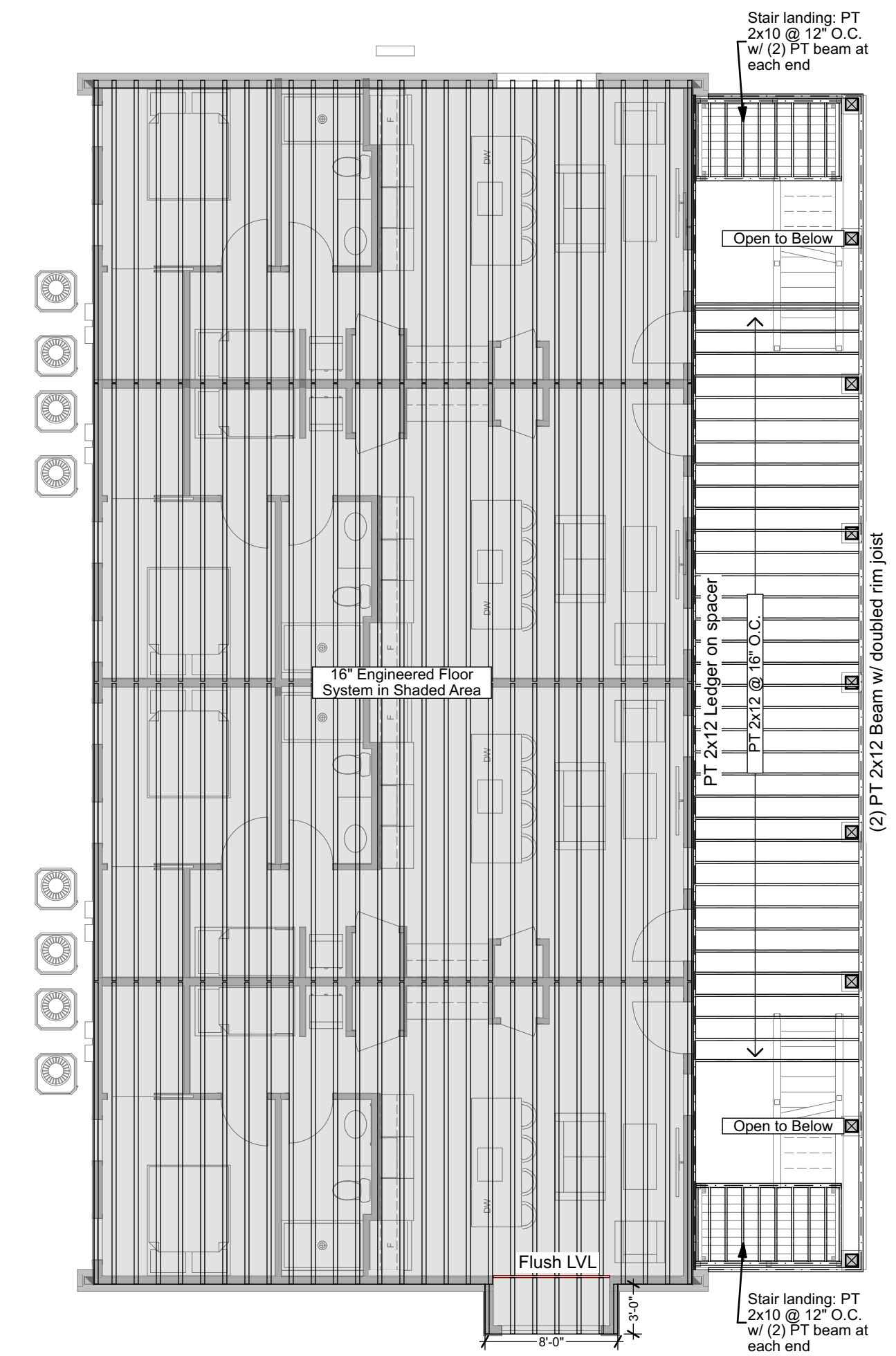
4 Roof
SCALE: 1/8" = 1'-0"



3 Roof Framing Plan
SCALE: 1/8" = 1'-0"



2 2nd Floor Ceiling Framing Plan
SCALE: 1/8" = 1'-0"



1 1st Floor Framing Plan
SCALE: 1/8" = 1'-0"

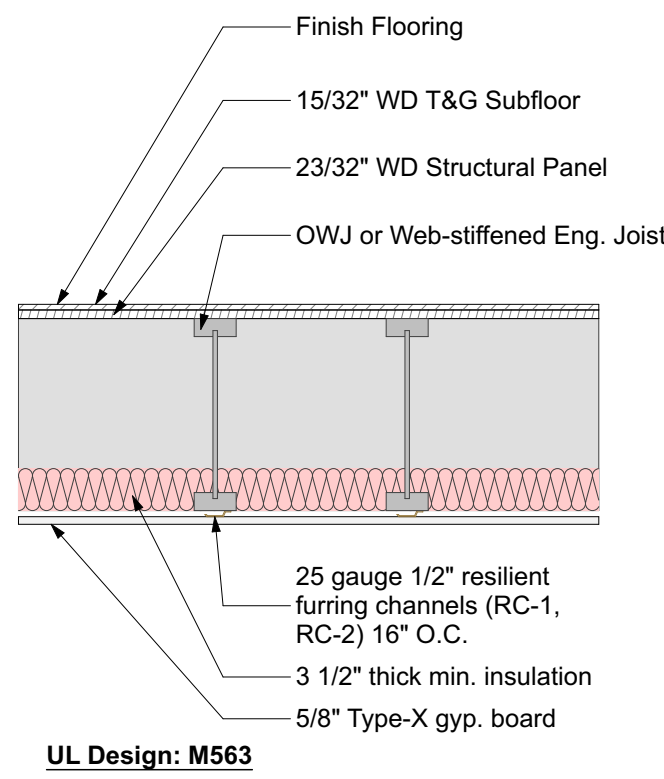


Structural Plans
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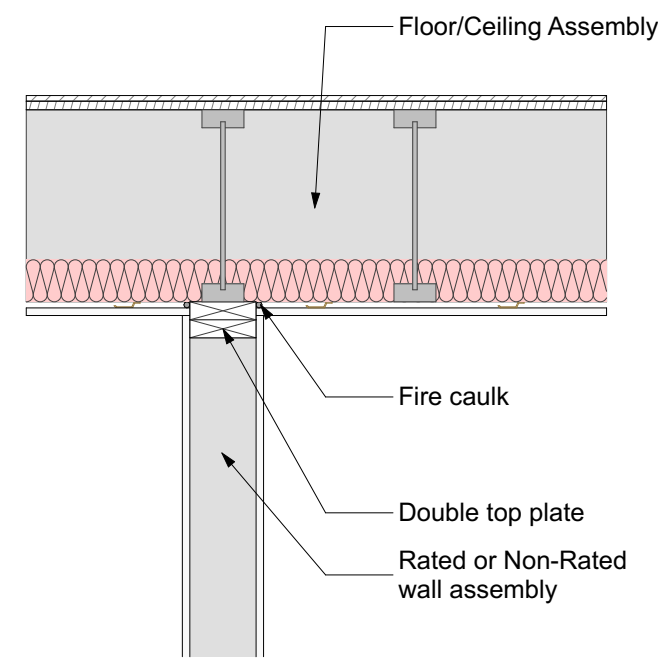
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A4

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4 Floor/Ceiling Assembly: 1-hour
SCALE: 3/4" = 1'-0"

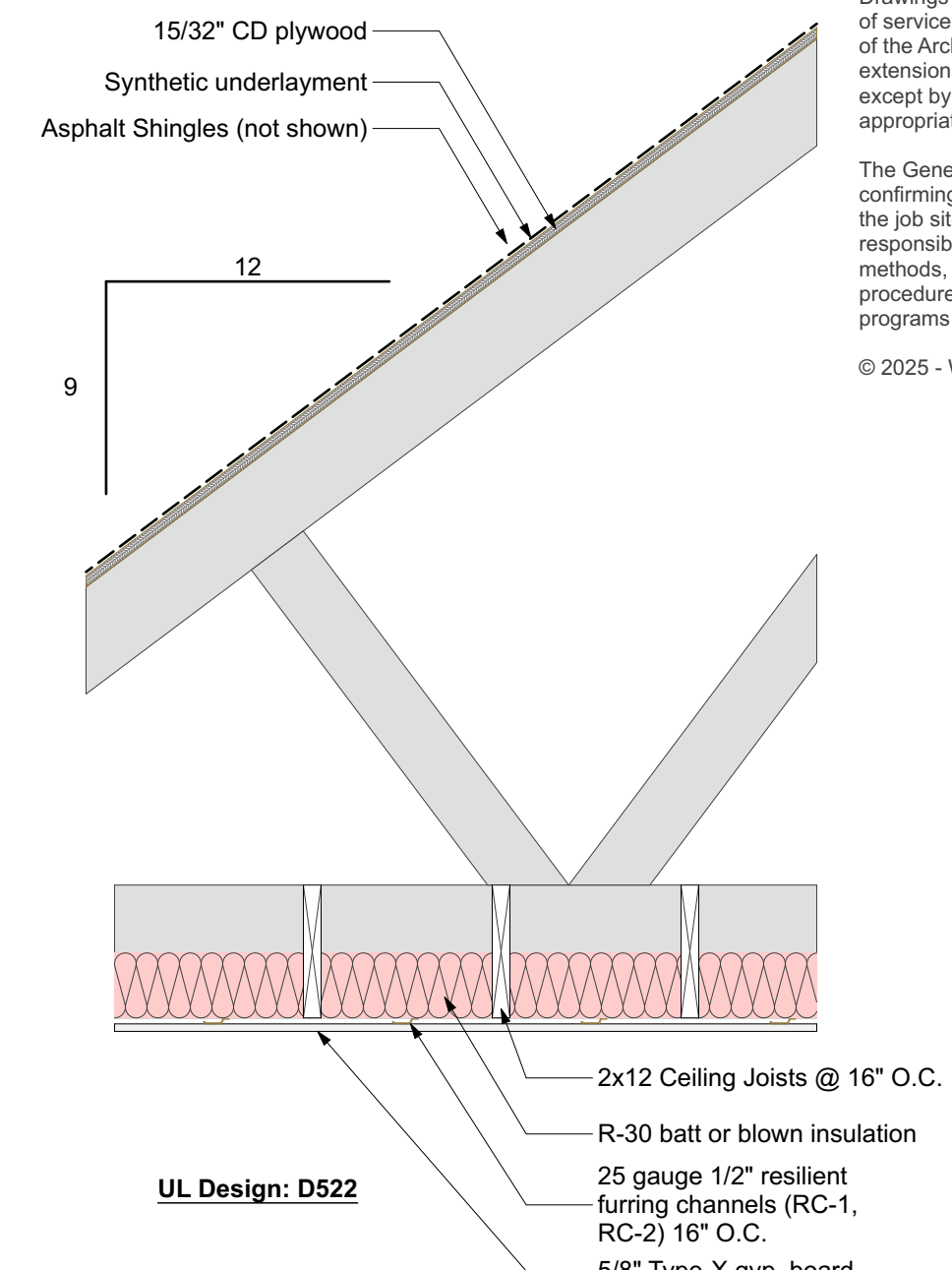
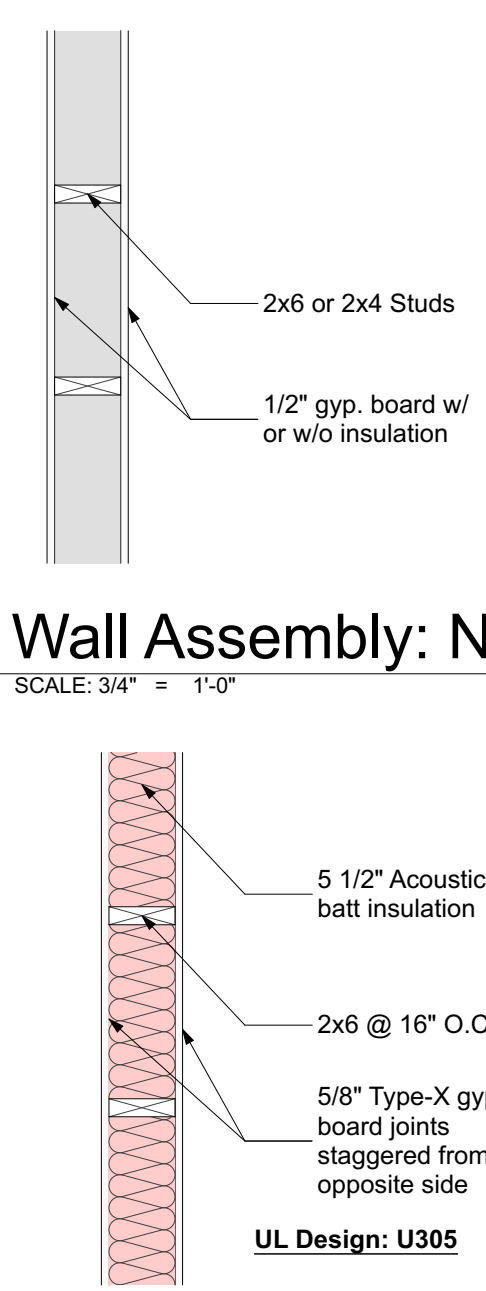


5 Partition Detail
SCALE: 3/4" = 1'-0"

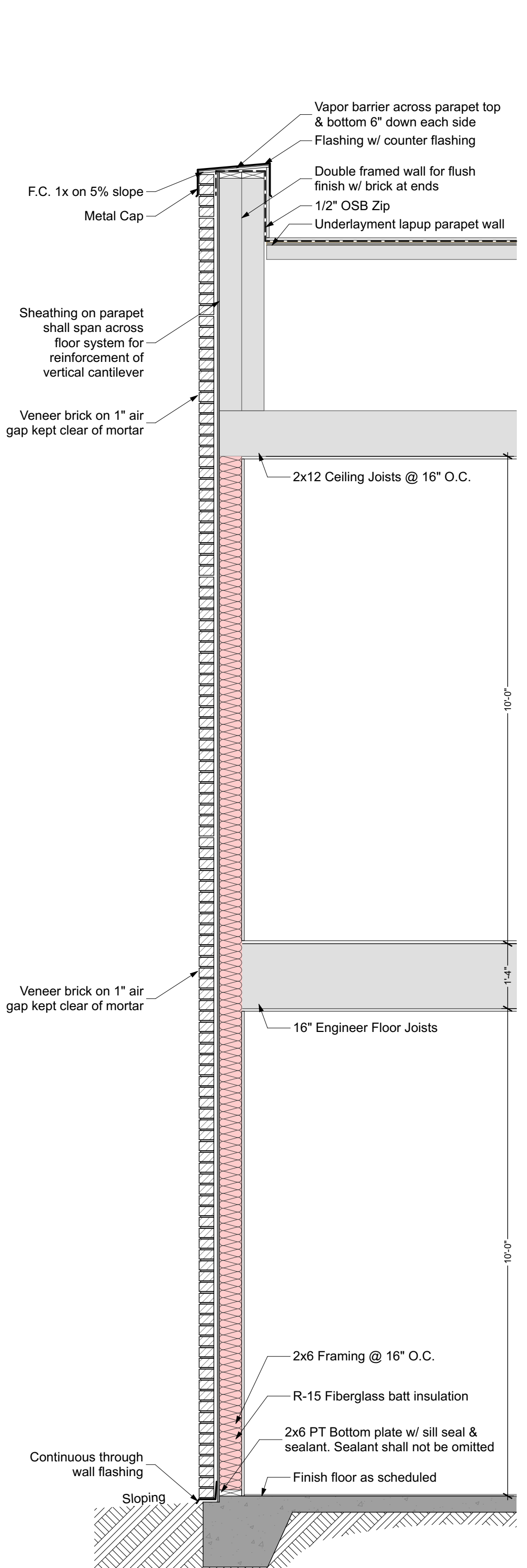
Wall Section Notes

- 5/8 Diameter **Anchor Bolts** Shall be Embedded in Foundation a min. of 7" and be Spaced at a max. of 25" O.C. and 12" max. from corners.
 - 3" **Square Washers** Shall be Installed within 1/2" max. of the Edge of the Sill Plate (Alternate Sides if 2x6 Wall is Used)
- Sill Plate** shall be Borate Treated
 - Provide **Foam Gasket Sill & 2 Continuous Beads of Sealant** Between Sill Plate and Foundation
 - Outermost Bead Shall be Below Gasket
 - Innermost Bead Shall be Above Gasket
- ZIP Sheathing** Shall Span Continuously from Sill Plate to Top Plate or provide solid blocking at break.
 - Nailing shall be per Figure 3.2f
- All Seams and Holes in **Weather Barrier** Shall be Taped and Lapped per Manufacturer's Instructions.
 - Fasteners Shall have **Button Cap**
- Provide **Hurricane Fasteners** in the Following Locations
 - At All Door and Window Openings Provide: **Simpson CS16** Wrapping Over Each End of Header w/ (18) 10d Nails into Innermost Jack Stud
 - **Simpson SPH4 or H8** Above and Below Outermost King Stud and Below Innermost Jack Stud
 - At Column to Beam Connections Provide: (2) **Simpson ST22 Straps** Per Post with 18-16D Nails
 - At Garage Portal Per Simpson Specs
 - Every Rafter Provide: **H8** or **H10** Connecting Rafter to Top Plate If Strap is installed on outside of OSB, Use a 2 1/2" Galvanized Nail

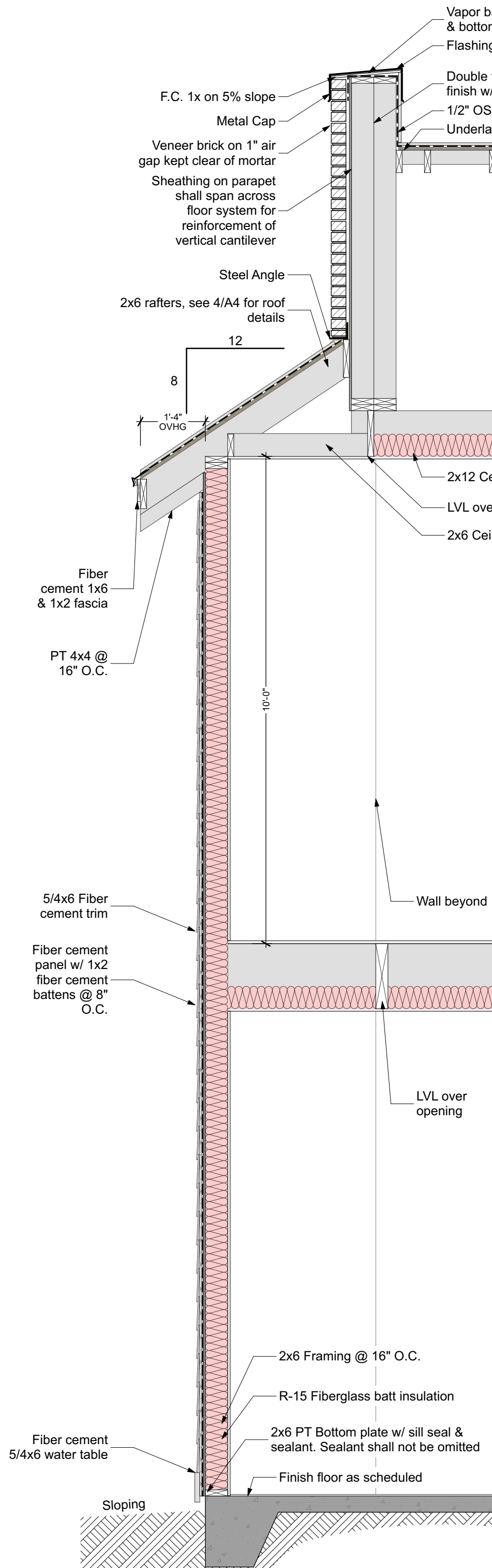
6 Wall Assembly: Non-Rated
SCALE: 3/4" = 1'-0"



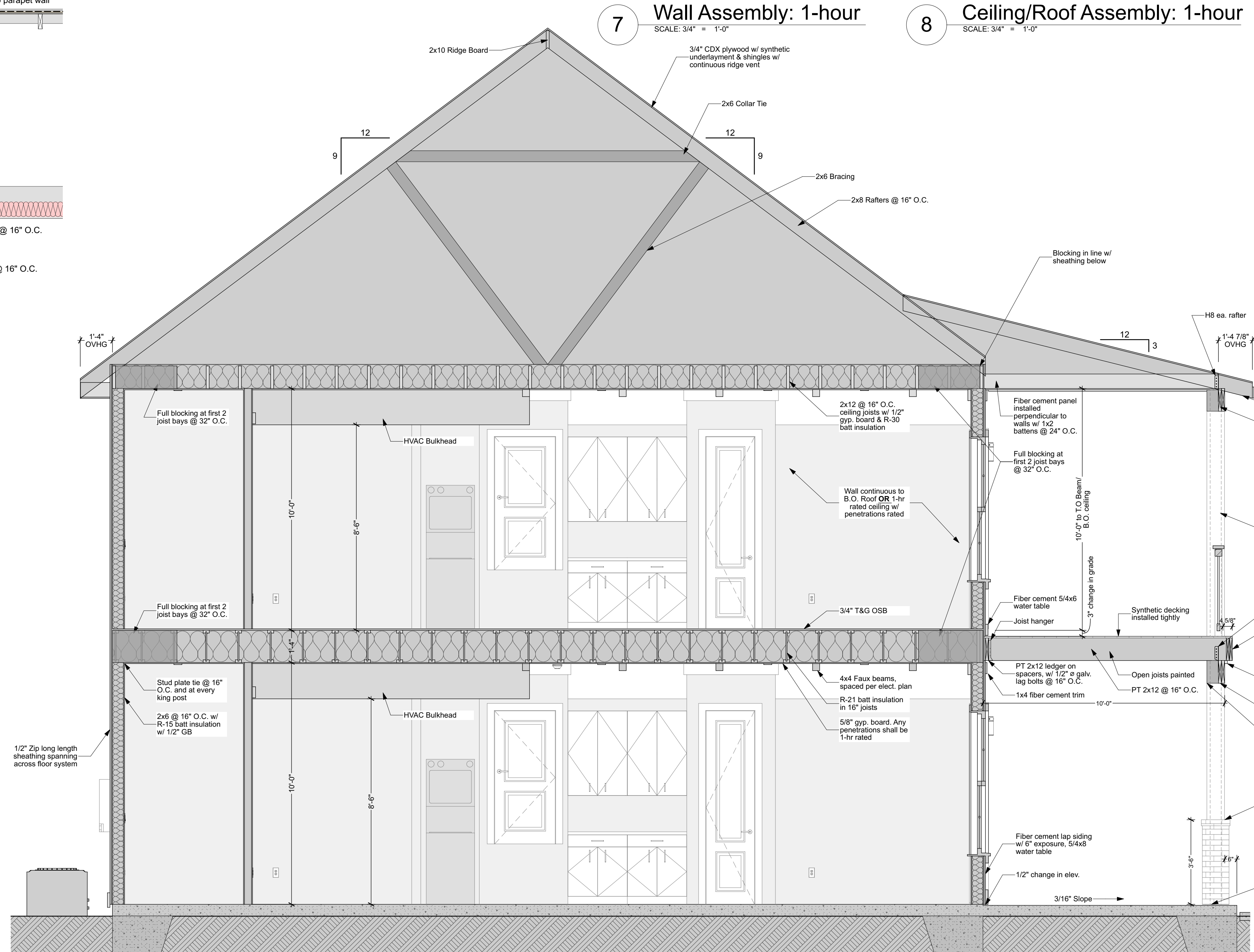
8 Ceiling/Roof Assembly: 1-hour
SCALE: 3/4" = 1'-0"



3 Parapet Wall Section
SCALE: 1/2" = 1'-0"



2 Wall Section through Dormer
SCALE: 1/2" = 1'-0"



1 Building Section
SCALE: 3/8" = 1'-0"

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Building Sections
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ELECTRICAL LEGEND					
	Recessed Fixture		Duplex Floor		Electric Panel
	Surface Mounted Ceiling Fixture		Duplex Wall, 18" AFF		Power Meter
	D - Decorative		Duplex Wall, xx" AFF		70 CFM ceiling-mounted Exhaust
	P - Pendant		Ground Fault Circuit Interrupter		Smoke Detector
	C - Chandelier		220 Volt Wall Outlet		Door Bell
	F - Flush Mount		Quadplex Wall, 18" AFF		Thermostat
	Surface Mounted Wall Fixture		Under LED Cabinet Light		Flood Light
	BB - Bath Bar		Switch w/ dimmer (Toggle style switch)		Gas Lantern
	WS - Wall Sconce		3-way Switch		
	DS - Directional Spot				
	Surface Mounted 4' LED Shop Light				
	Ceiling Fan (Light Kit TBD by Owner)				
	Recessed can light w/ exhaust fan				
	V.L.				

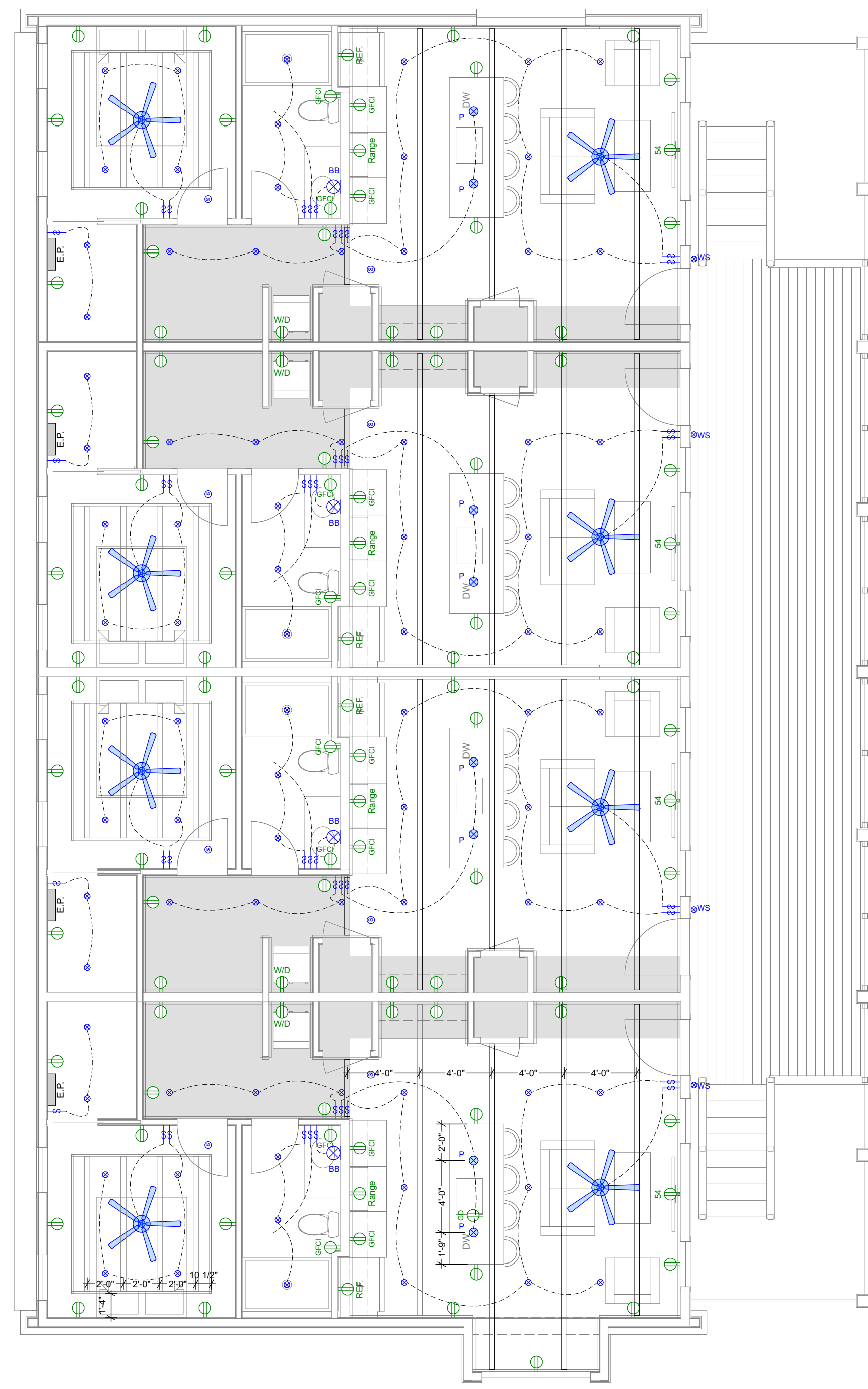
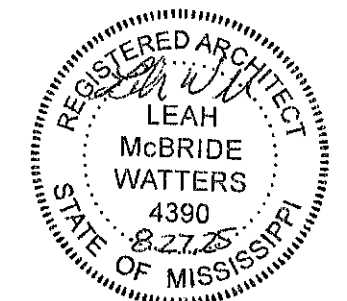
- ### ELECTRICAL NOTES
- GFCI RECEPTACLES IN ALL WET AREAS
 - EACH BED ROOM SHALL INCLUDE ONE HARD-WIRED INTERNET & CABLE CONNECTION AT 56" AFF, U.N.O.
 - THERMOSTAT SHALL BE SMART, PROGRAMMABLE
 - MOUNTING HEIGHTS: TV AT 56" AFF SWITCHES 48" AFF TO TOP OF BOX RECEPTACLES 18" AFF TO TOP OF BOX COUNTERS 40"
 - PROVIDE COUNTER TOP AIR SWITCH AT DISPOSAL
 - ALL LIGHT FIXTURES SHALL BE LED U.N.O.
 - PROVIDE POWER FOR AC.
 - PROVIDE SERVICE LIGHTS W/ SWITCH NEXT TO ATTIC ACCESS.

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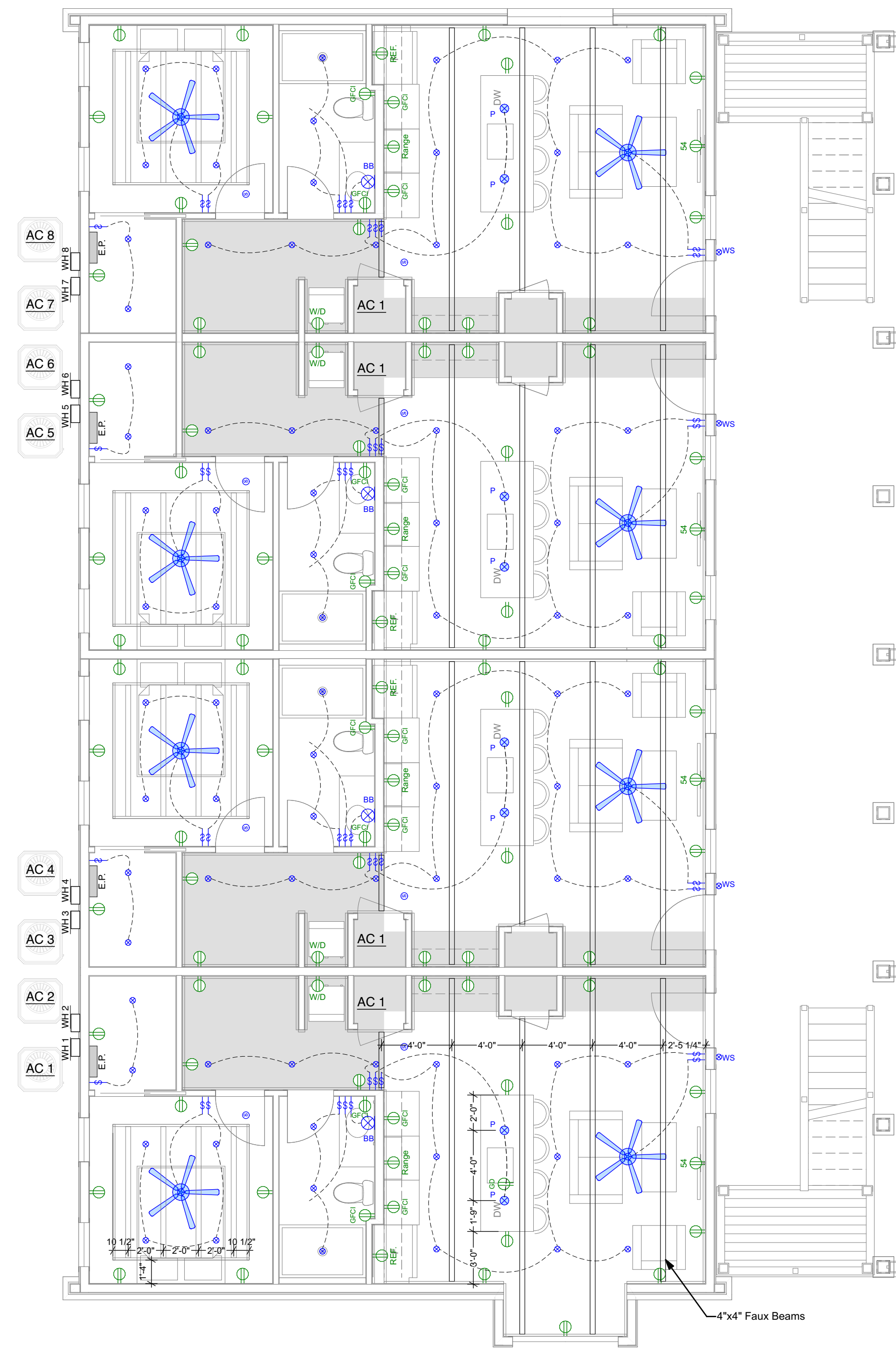
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2 Second Floor Electrical Plan
SCALE: 3/16" = 1'-0"



1 First Floor Electrical Plan
SCALE: 3/16" = 1'-0"

Notes
1. SHADED AREAS INDICATE AREAS OF 8'-6" CLG HT FOR MECHANICAL.

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Electrical Plans
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







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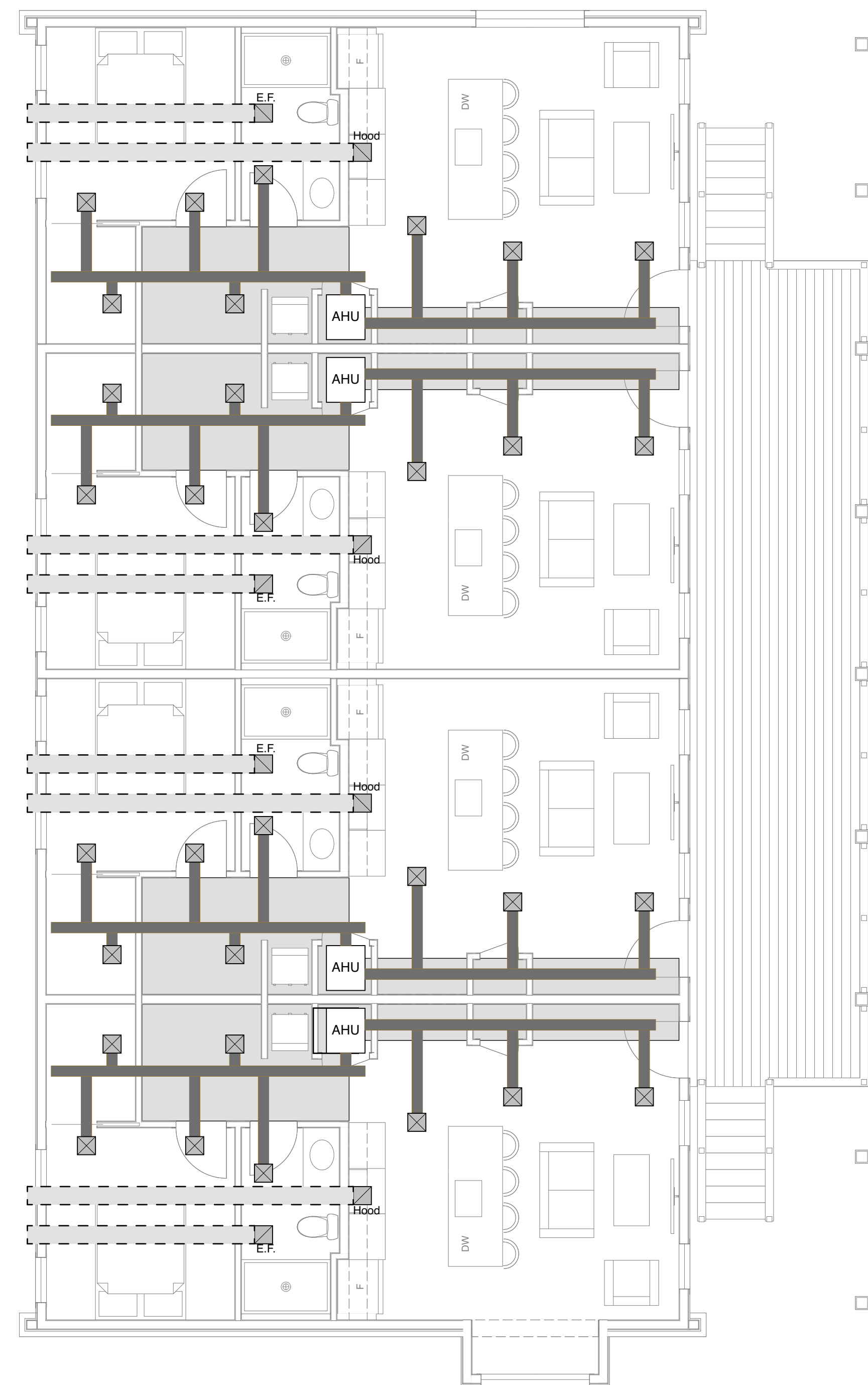
A7

HVAC Notes

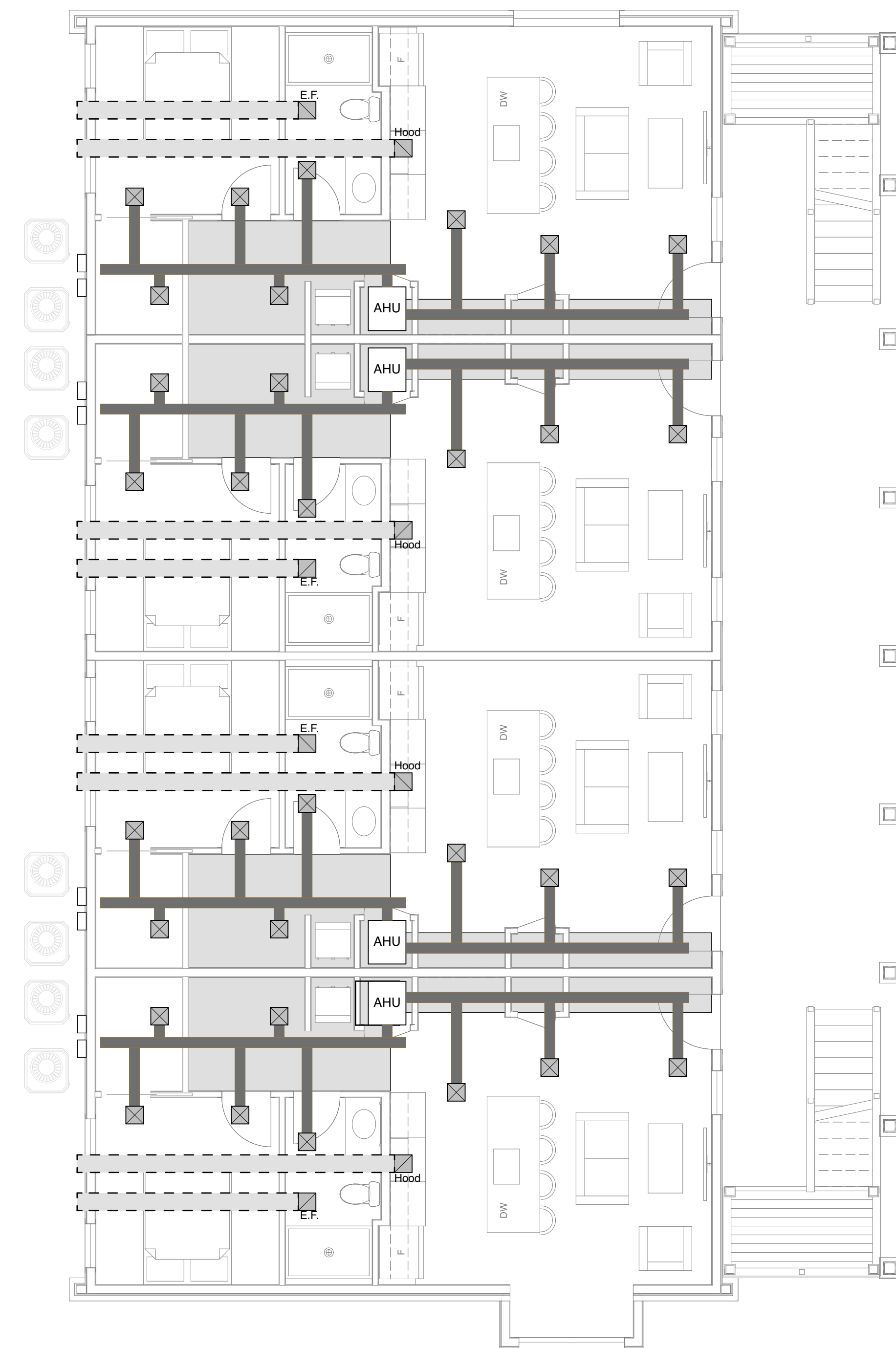
- Duct layout is diagrammatic. Provide 3 electric Variable Speed Heat Pump Systems. System shall be designed by mechanical contractor. Heat load calculations shall determine equipment sizes.
- Provide all equipment calculations and product cut sheets to Owner prior to commencement of work.
- Contractor shall consider whole house dehumidification in his or her calculations and proposal.
- Contractor shall abide by local codes
- Flexible ductwork shall not be permitted unless expressly permitted by owner, and then code governing flexible ductwork shall dictate.
- All joints shall be taped and parged.
- Return plenums shall be lined with a continuous air barrier made of nonporous materials. All penetrations to the air barrier shall be sealed with a suitable long life mastic material.
- Bathroom, kitchen, and dryer exhaust shall vent directly outdoors. Dryer exhaust connection shall be supplied in the form of a recessed in-wall housing.
- Contractor shall provide condensation pump in line with overflow drain, with float switch alarm that alerts home owner in the event of a system failure.
- Penetration of HVAC refrigerent lines through exterior wall shall be flashed with boot (Airex Titan Outlet or similar)
- Wall return vents shall allow for 1x8 base trim w/o being notched.
- At exterior Utility Deck, maintain clear floor area by running all lines under finished floor material between joists and then up to panels at wall.
- Seiho International vent caps shall be used at all thru Wall / Soffit exhaust locations. See Architect for specific model/style per location. Models: SFZC, SB-P, SFB-P
- Provide one mini-split system at Pool Cabana storage rooms for humidity control only. Owner to review all proposed equipment prior to work beginning.

HVAC Legend

-  Exhaust Ductwork
-  Supply Ductwork
-  Supply
-  HVAC Return
- Return**
-  Bathroom Exhaust Fan Vent Thru E.F.
-  Recessed Light w/ Exhaust Fan Vent Thru V.L.
-  Dryer Vent Vent Thru D
-  Kitchen Hood Vent Thru H



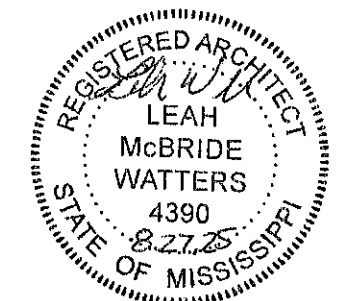
2 Second Floor Mechanical Plan
SCALE: 3/16" = 1'-0"



1 First Floor Mechanical Plan
SCALE: 3/16" = 1'-0"

Notes
1. SHADED AREAS INDICATE AREAS OF 8'-6" CLG HT FOR MECHANICAL.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.
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507 on Main

Mechanical Plans
PERMIT DOCUMENTS

Date: 08.27.2025

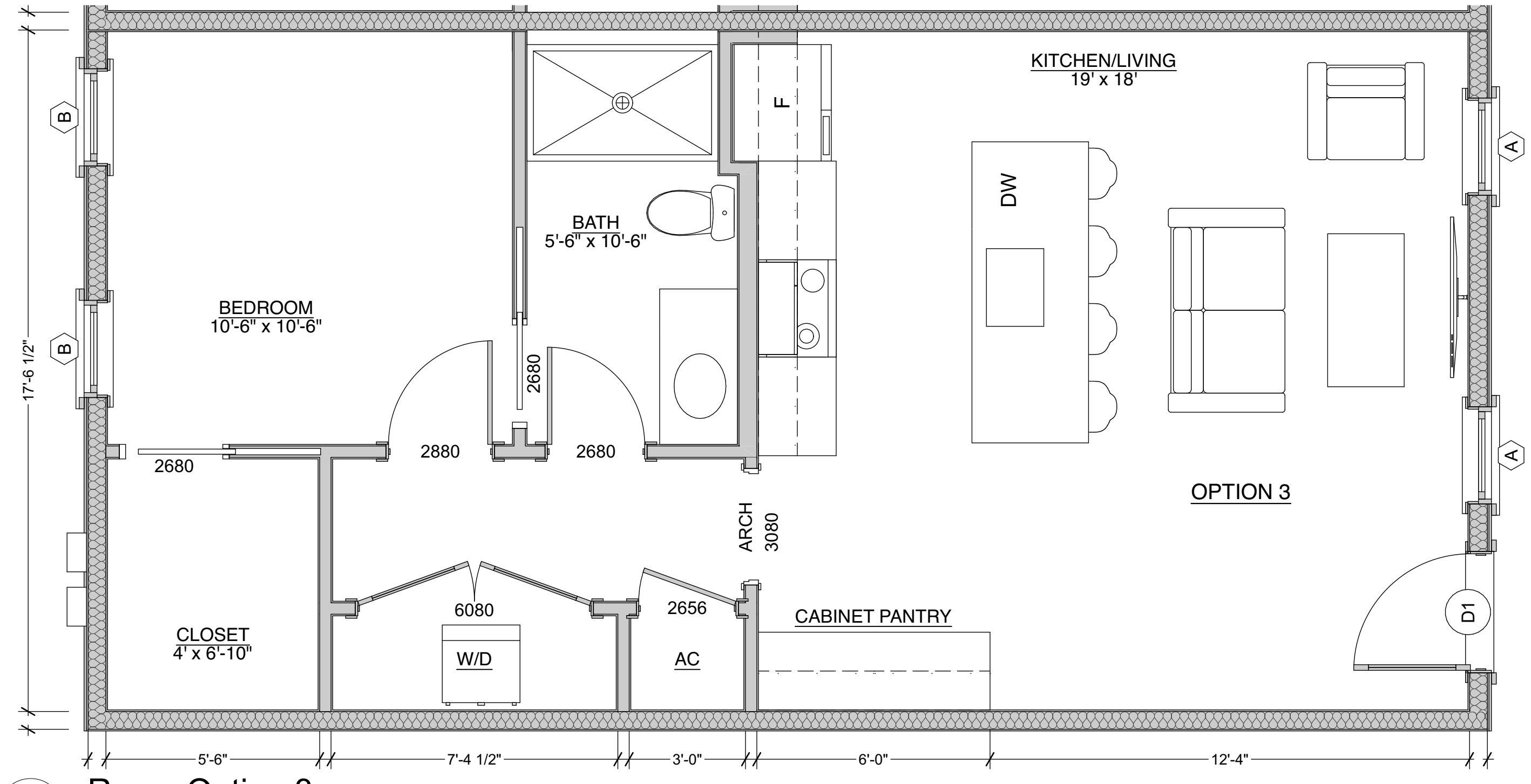
A8

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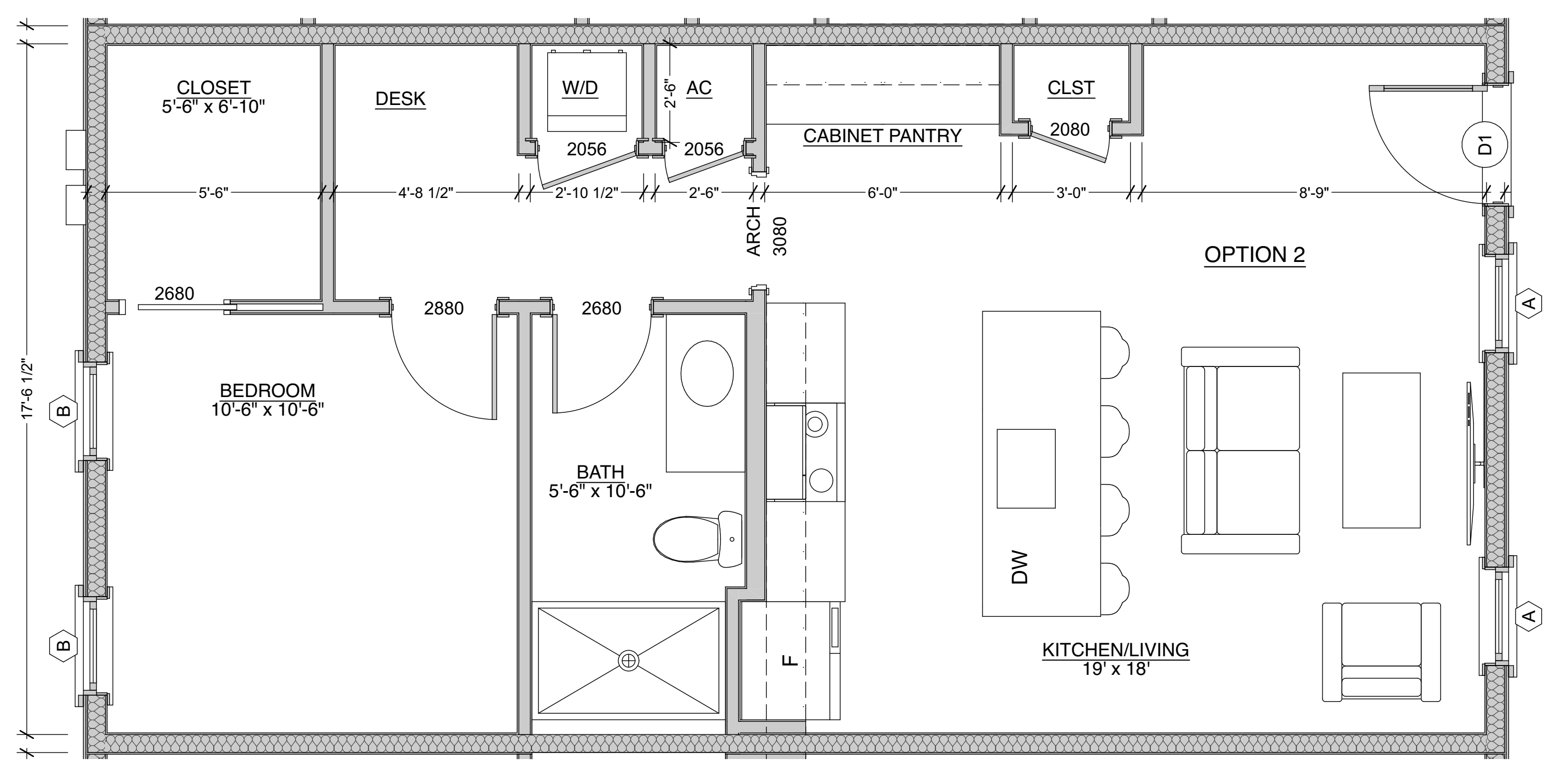
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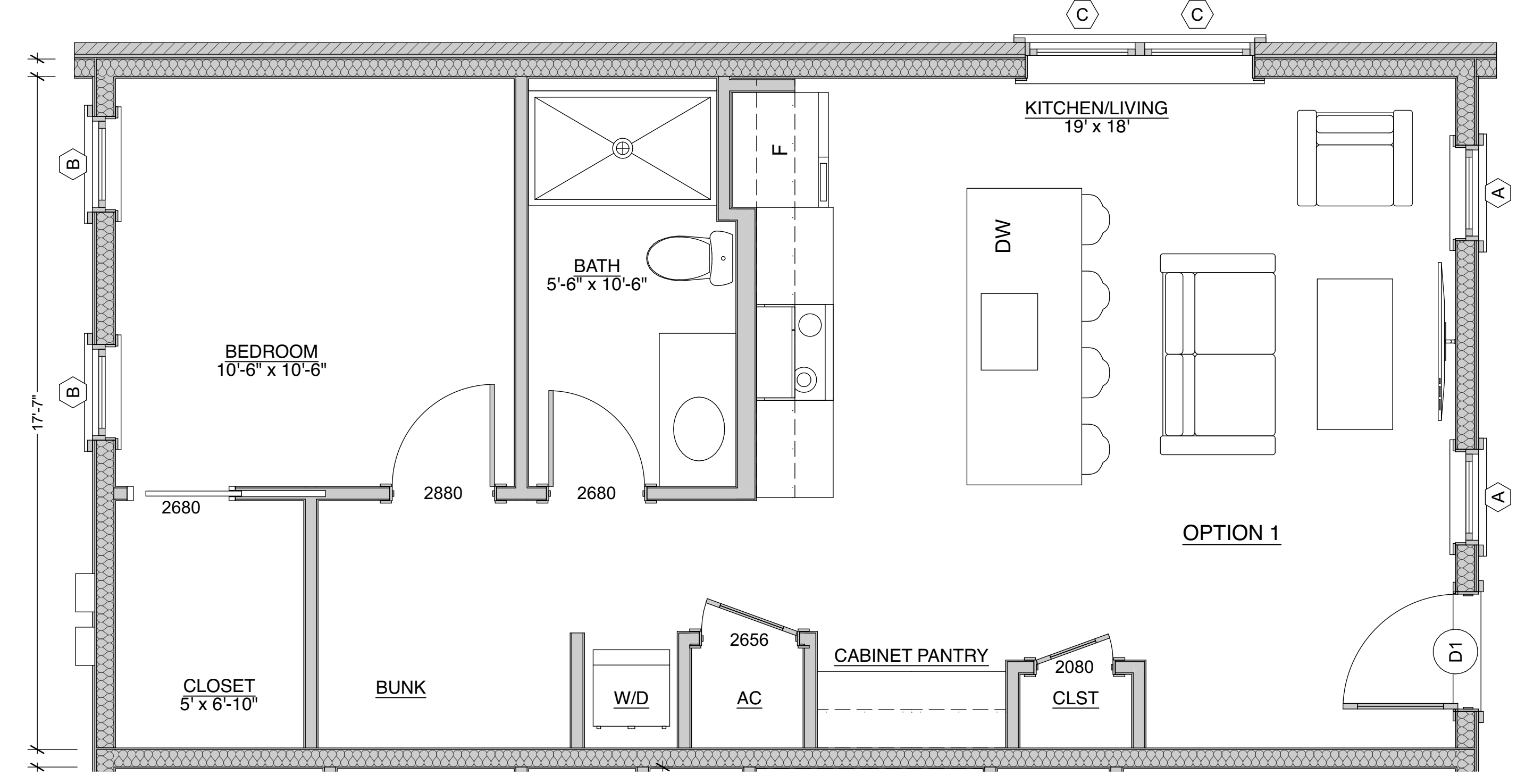
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3 Room Option 3
SCALE: 3/8" = 1'-0"



2 Room Options 2
SCALE: 3/8" = 1'-0"



1 Room Option 1
SCALE: 3/8" = 1'-0"

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Floor Plan Options
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