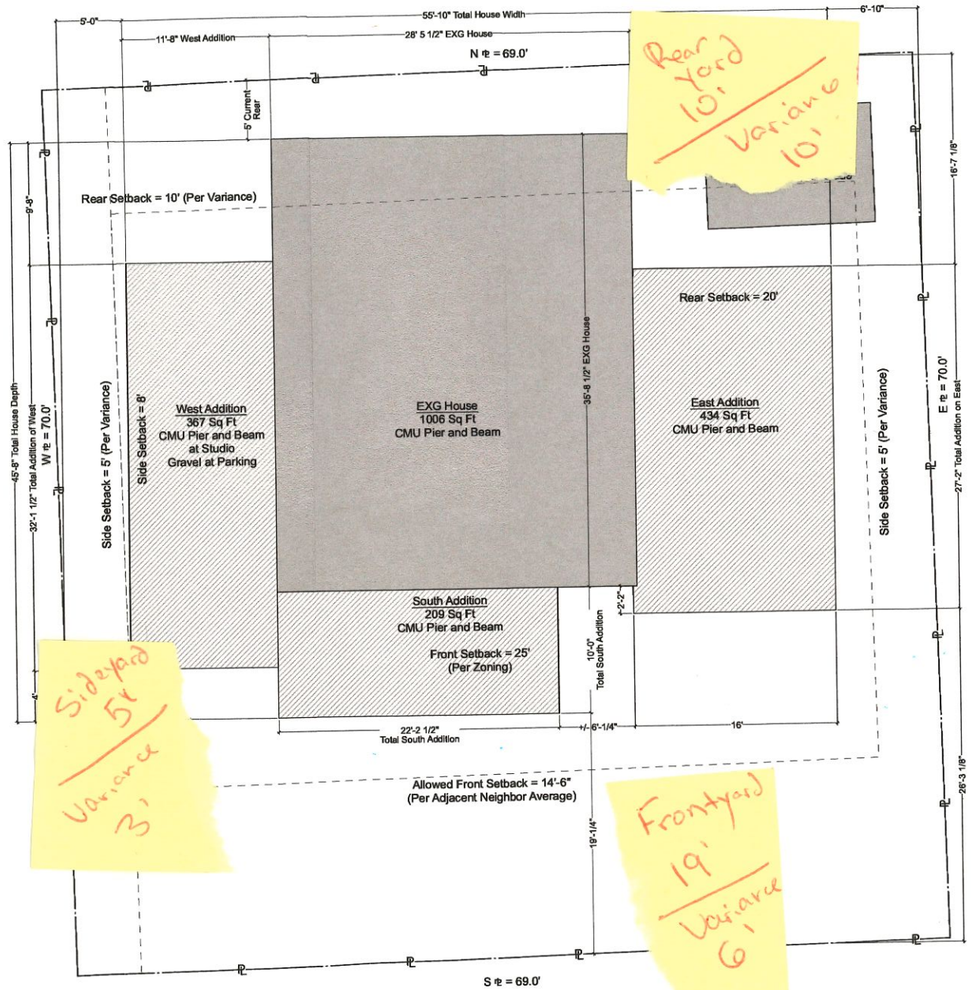
Tyndall ADDITION

306 N Toulme St. Bay St Louis, MS 39520



1 SITE PLAN
SCALE: 3/16" = 1'-0"

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AFS	ABOVE FINISH SLAB
ALUM	ALUMINUM
BFE	BASE FLOOD ELEVATION
B.O.	BOTTOM OF
B/T	BETWEEN
C.O.	CASED OPENING
CL	CLOSET
CLG	CEILING
CONC	CONCRETE
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, VENTALATION, & 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

PROJECT INFO

SITE ADDRESS:	1307 306 N Toulme St Bay St Louis, MS, 39571
PARCEL ID:	149F-0-29-129.000
ZONING:	R-2
FRONT SETBACK:	14.5' Allowed per Adjacent [25' per zoning]
SIDE SETBACK:	5' min. [8' per zoning, 3' reduction granted]
REAR SETBACK:	10' min. [20' per zoning, 10' reduction granted]
BUILDING HEIGHT:	21'

PROJECT TEAM

ARCHITECT:
Watters Architecture
133 Davis Ave. Suite K Pass Christian MS 39571
228.276.9006
leah@wattersarch.com

HOME OWNER:
Ray & Toni Tyndall
504.701.7177
tonityndall77@gmail.com

SHEET INDEX

AREAS

EXISTING:

House	- 1006 Sq Ft
Shed	- 125 Sq Ft
	1231 Sq Ft

NEW ADDITIONS:

West	- 367 Sq Ft
East	- 434 Sq Ft
South	- 209 Sq Ft
	1010 Sq Ft

TOTAL COVERED: 2241 Sq Ft
LOT AREA: 4830 Sq Ft
45% Covered Area

WATTERS ARCHITECTURE
228.276.9006 leah@wattersarch.com www.wattersarch.com
133 Davis Avenue Suite K Pass Christian MS 39571

REGISTERED ARCHITECT
LEAH McBRIDE WATTERS
4390
STATE OF MISSISSIPPI
6/6/23

306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

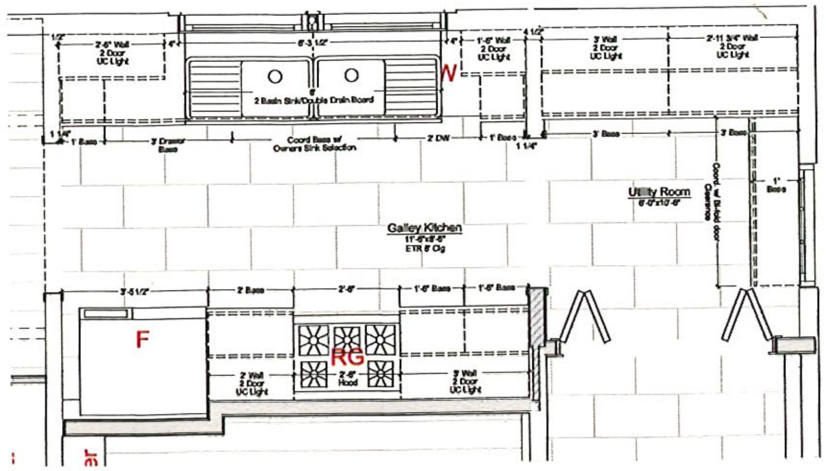
Title & Site Plan

PERMIT DRAWINGS

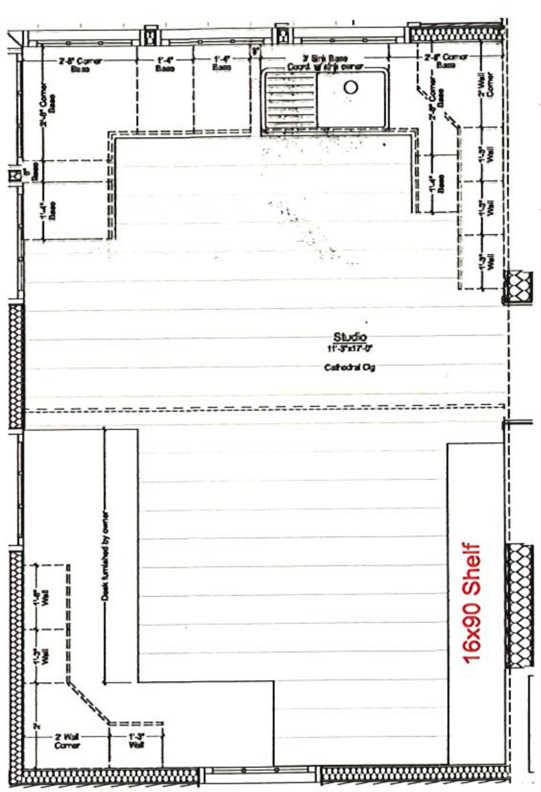
Date: 6.6.2023

A.1

Plotted On: 6/7/23



2 Kitchen Layout
SCALE: 1/2" = 1'-0"



2 Studio Layout
SCALE: 1/2" = 1'-0"

FINISH NOTES BY ROOM

STUDIO
Millwork:
Reuse base and wall cabinets from existing kitchen
New Formica Countertop

Desk & shelves furnished by owner

KITCHEN
Millwork:
Wood base and wall cabinets
Sink in 3cm stone or engineered stone

Tile:
Backsplash and feature wall (see section D/A.9)

APPLIANCES
30" slide in gas range, hood, dishwasher, disposal, 36" fridge
See owner for sink selection

UTILITY
Millwork:
Wood base & wall cabinets
Stone counter

DINING ROOM
Ceiling:
WD beams
Bead board finish

Millwork:
Butlers Pantry provided by owner

LIVING ROOM
Millwork:
Wood mantel, no actual fire place
Cased Opening into dining room:
- (2)4x4 posts
- (2) 12" deep cabinets w/ glass front

Ceiling:
(3) Wood beams
Bead board finish

Doors:
2 interior doors with transoms that shall be furnished by owner
Cat door flap onto screen porch
Front door shall be provided by owner

GUEST BATH
Vanity base provided by owner.
Stone counter with drop in sink
New tub/shower insert (subway tile) surround
Glass divider

MASTER BATH
Wood Vanity by owner
Stone top & drop in sink by GC

Shower:
Curbless entry
Cultured marble surround (Schluter kerdi board)
Glass divider/door
Storage ledge

MASTER CLOSETS
Rod and shelf or shelves as indicated

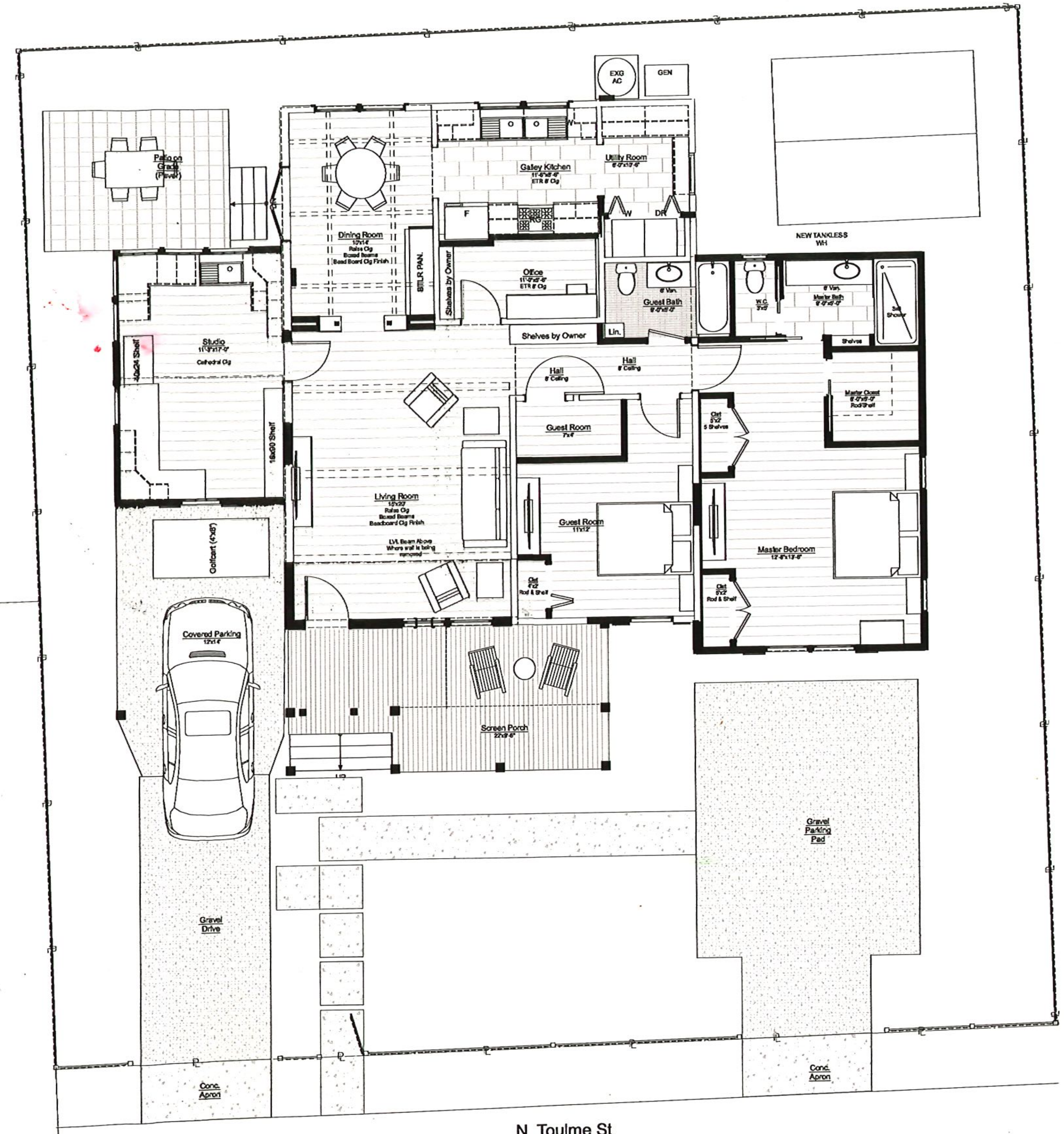
FLOORING

Tile:	Kitchen, utility, & bathrooms All tile shall be installed over decoupling membrane
Painted Plywood:	Studio
LVT:	Everywhere else
Exterior T &G Wood:	Decking on Screen Porch
Parking:	Gravel

TRIM
Base: 1x8, Living Room, Dining Room, Hall
1x6, all other locations

Window:1x4

Crown: None



1 FIRST FLOOR FURNITURE PLAN
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE

Tyndall ADDITION
306 N Toulme St
Bay St Louis, MS 39520

Finish Plan
PERMIT DRAWINGS

Date: 6.6.2023

A.2

Plotted On: 6/7/23

2 SOUTH ELEVATION (EXG)

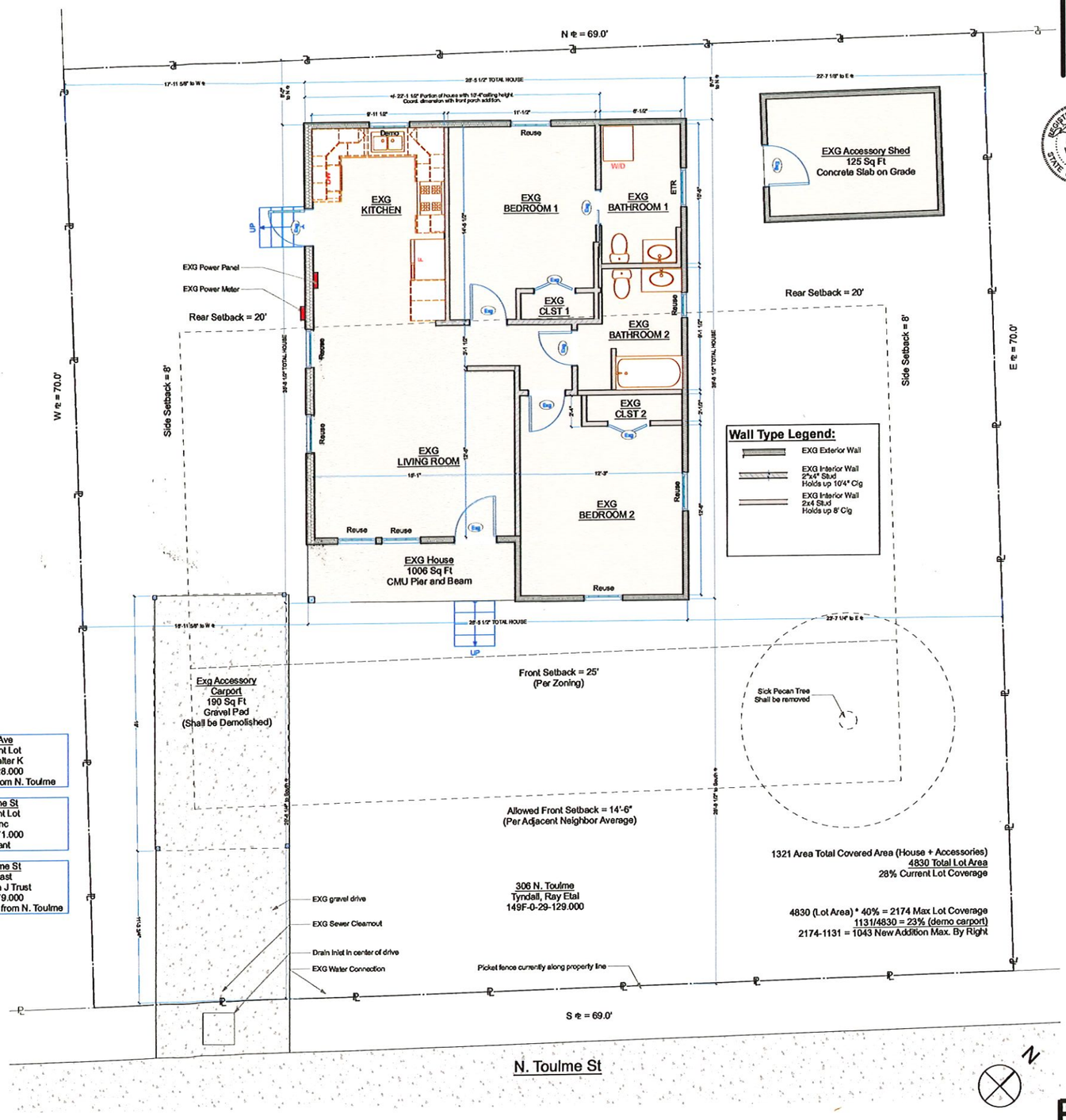
3 WEST ELEVATION (EXG)

4 EAST ELEVATION (EXG)

302 Carol Ave
West Adjacent Lot
Kulpeksa, Walter K
149F-0-29-128.000
House is approx. 5' from N. Toulme

304 N Toulme St
East Adjacent Lot
Ma Mac Inc
149F-0-29-171.000
Lot is vacant

300 N Toulome St
Next Lot East
McDonald John J Trust
149F-0-29-179.000
House is approx 18'-5" from N. Toulme



1 Existing Site Plan
SCALE: 1/4" = 1'-0"

WATTERS
ARCHITECTURE
228.276.8009
133 David Avenue
Biloxi, MS 39531
REGISTERED ARCHITECT
LEIGH
McBRIDE
WATTERS
4350
6/6/23
STATE OF MISSISSIPPI
306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

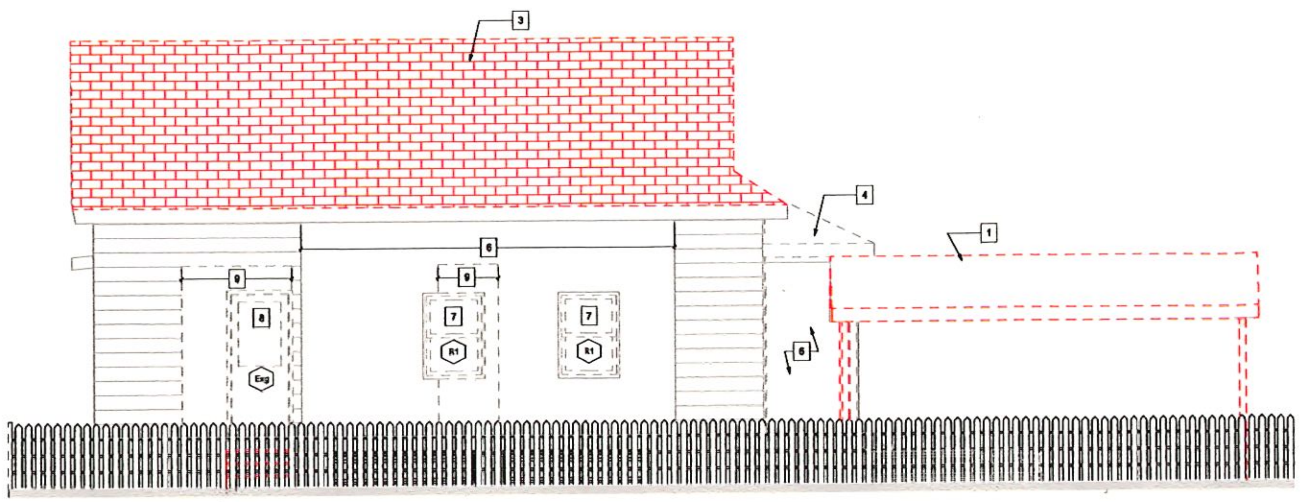
Existing Conditions

PERMIT DRAWINGS

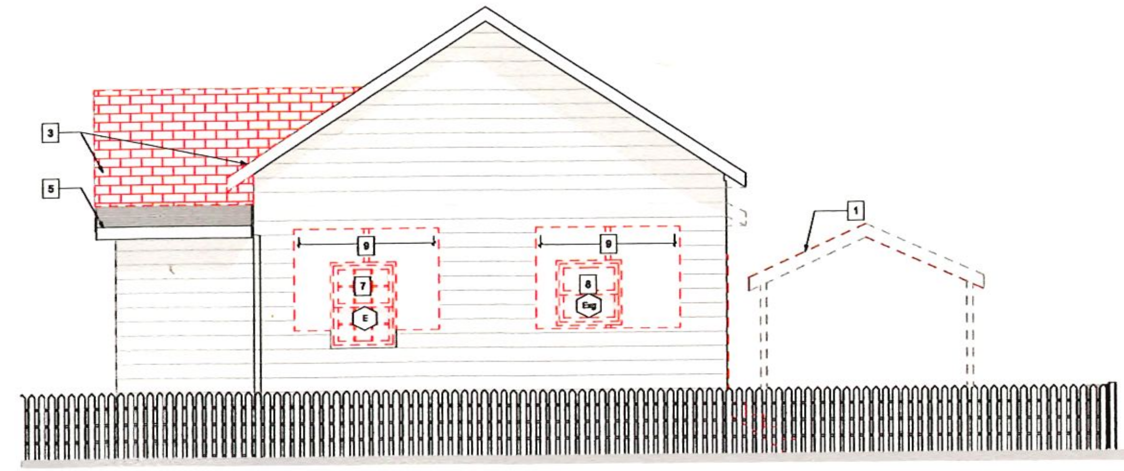
Date: 6.6.2023

A.3

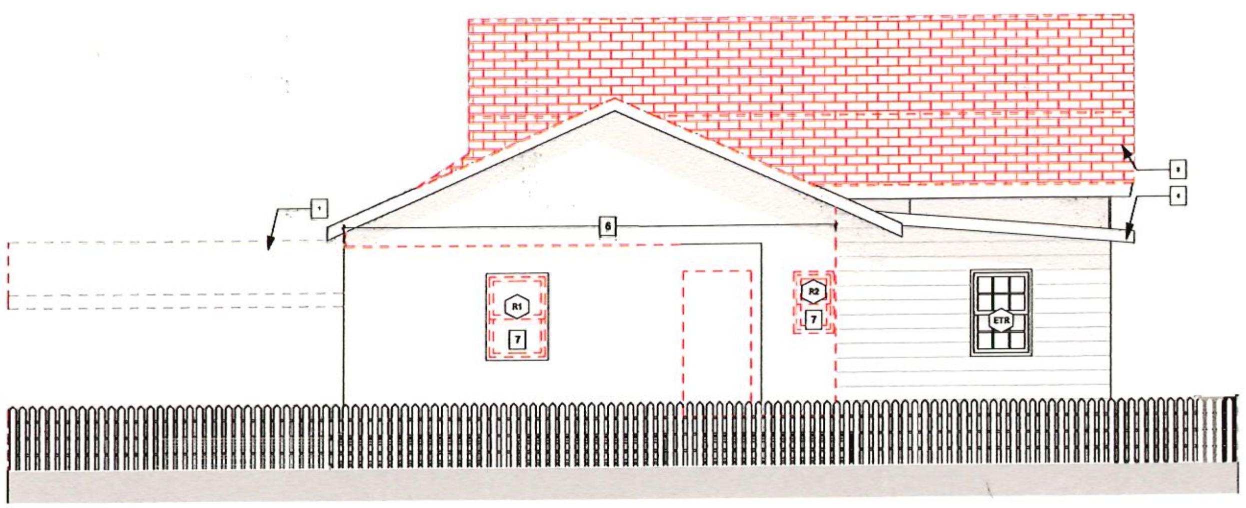
Plotted On: 6/7/23



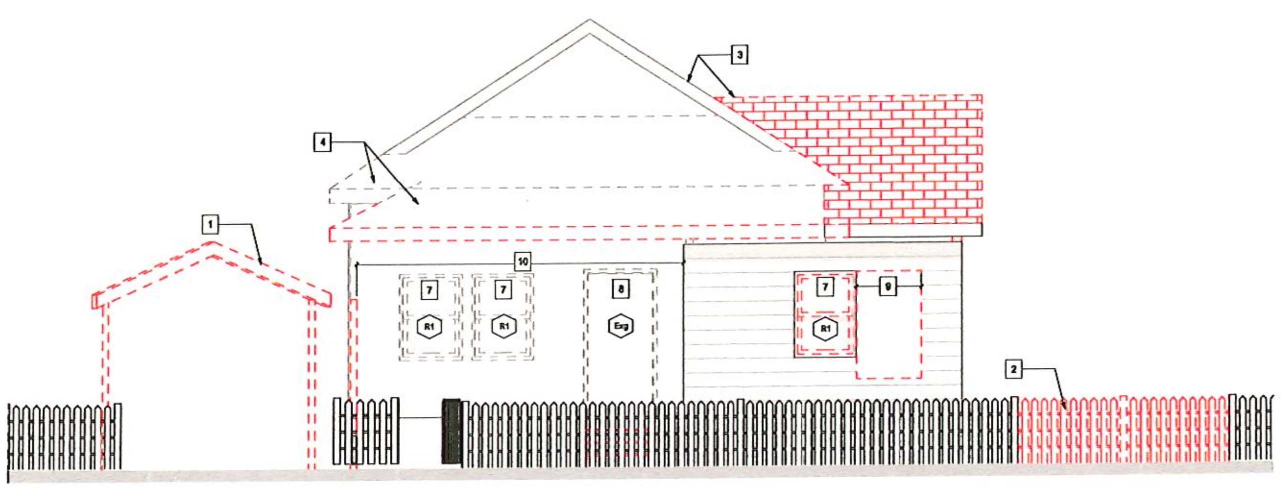
E DEMOLITION SIDE ELEVATION
SCALE: 1/4" = 1'-0"



S DEMOLITION REAR ELEVATION
SCALE: 1/4" = 1'-0"



W DEMOLITIONSIDE ELEVATION
SCALE: 1/4" = 1'-0"



N DEMOLTION FRONT ELEVATION
SCALE: 1/4" = 1'-0"

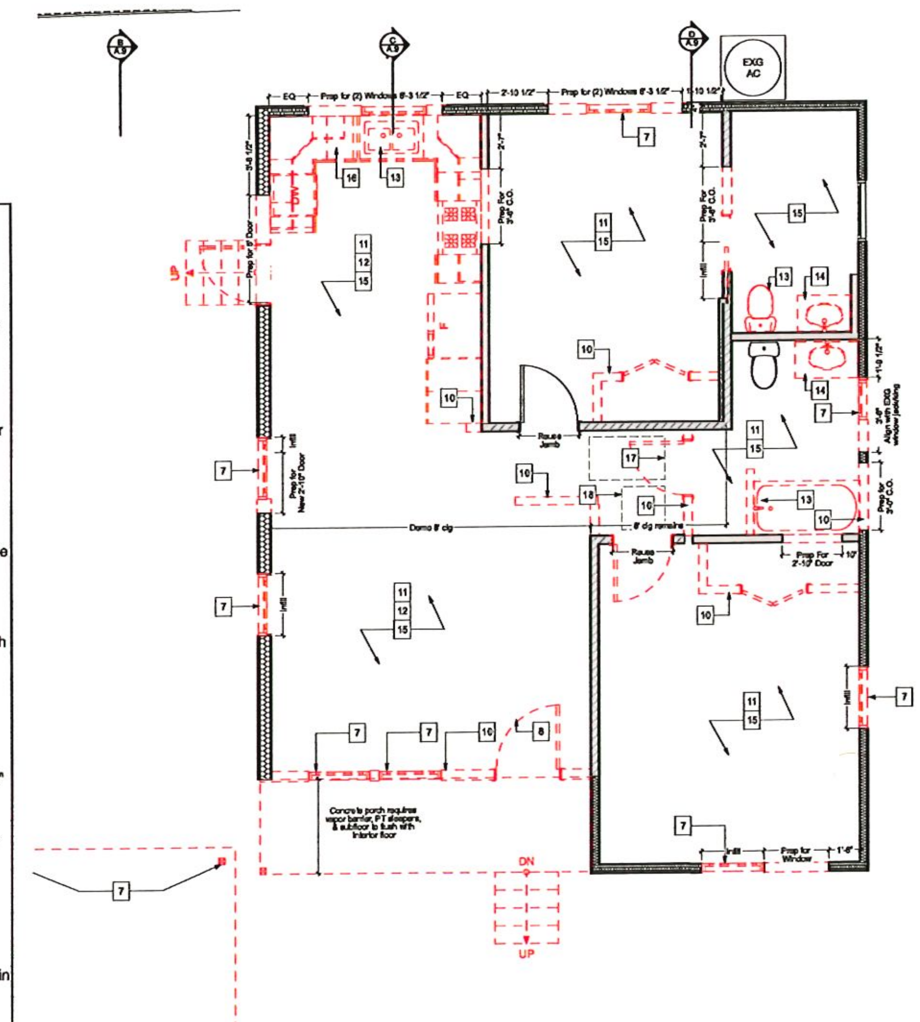
Demolition Keynotes

EXTERIOR SCOPE

1. Demolish existing carport
2. Selectively demolish fence as needed to provide new curb cut, coordinate with site plan
3. Tear off existing asphalt shingles and underlayment. Repair substrate as needed.
4. Selectively demolish rafters as needed for addition.
5. Flat roof membrane shall remain
6. Selectively remove siding in areas to be enclosed by addition.
7. Remove window or exterior door and store for reuse
8. Remove window or exterior door
9. Prepare opening for new window or exterior door, coordinate opening size with manufacturer requirements.

INTERIOR SCOPE

10. Remove wall, provide header or beam if load bearing.
11. Remove existing lighting.
12. Demolish 8' ceiling, expose existing 10'-4" ceiling, move blown in insulation to an area where exisiting ceiling shall remain.
13. Demolish plumbing fixture and permently cap off connections
14. Demolish plumbing fixture and prepare connection for new fixture.
15. Remove existing flooring, prepare substrate for new flooring.
16. Remove existing millwork save for reuse in new studio.
17. Attic Access shall be removed and relocated
18. Existing air return shall remain



1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

WATTERS
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228.278.9006 leah@wattersarch.com www.wattersarch.com
133 Davis Avenue Serenoo Square Pass Christian MS 39571

REGISTERED ARCHITECT LEAH McBRIDE WATTERS 4390 STATE OF MISSISSIPPI 6/6/23

Tyndall ADDITION

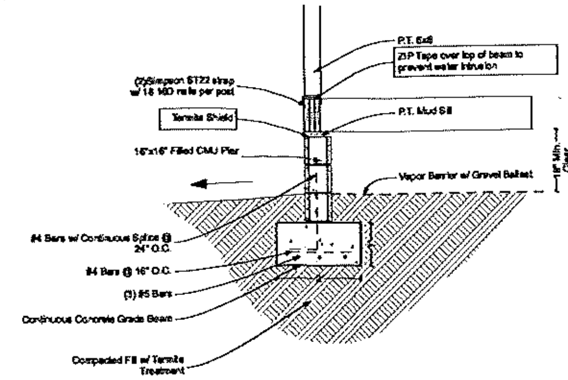
306 N Toulme St
Bay St Louis, MS 39520

Demolition Plan & Elevations
PERMIT DRAWINGS

Date: 6.6.2023

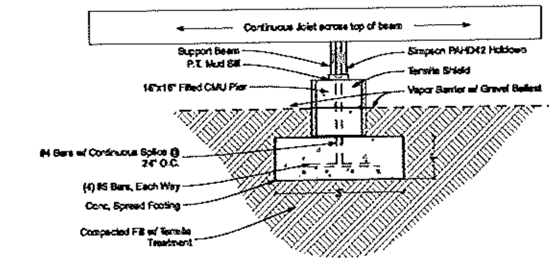
A.4

Plotted On: 6/7/23



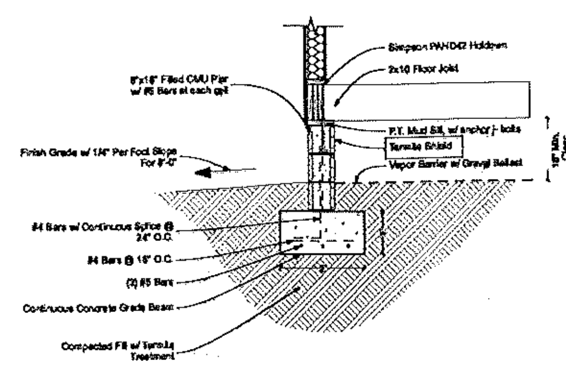
5 PORCH COLUMN BASE

SCALE: 1/2" = 1'-0"



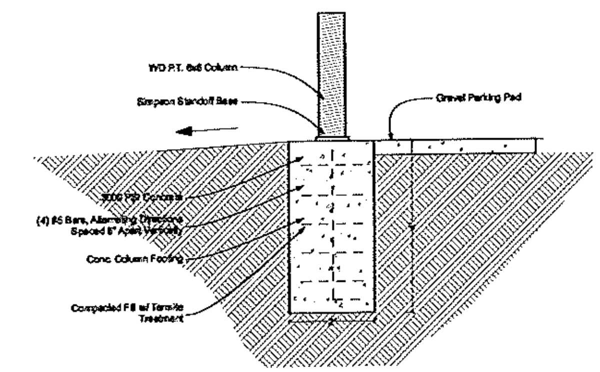
6 SPREAD FOOTING

SCALE: 1/2" = 1'-0"



4 TYPICAL WALL AT CMU PIER

SCALE: 1/2" = 1'-0"

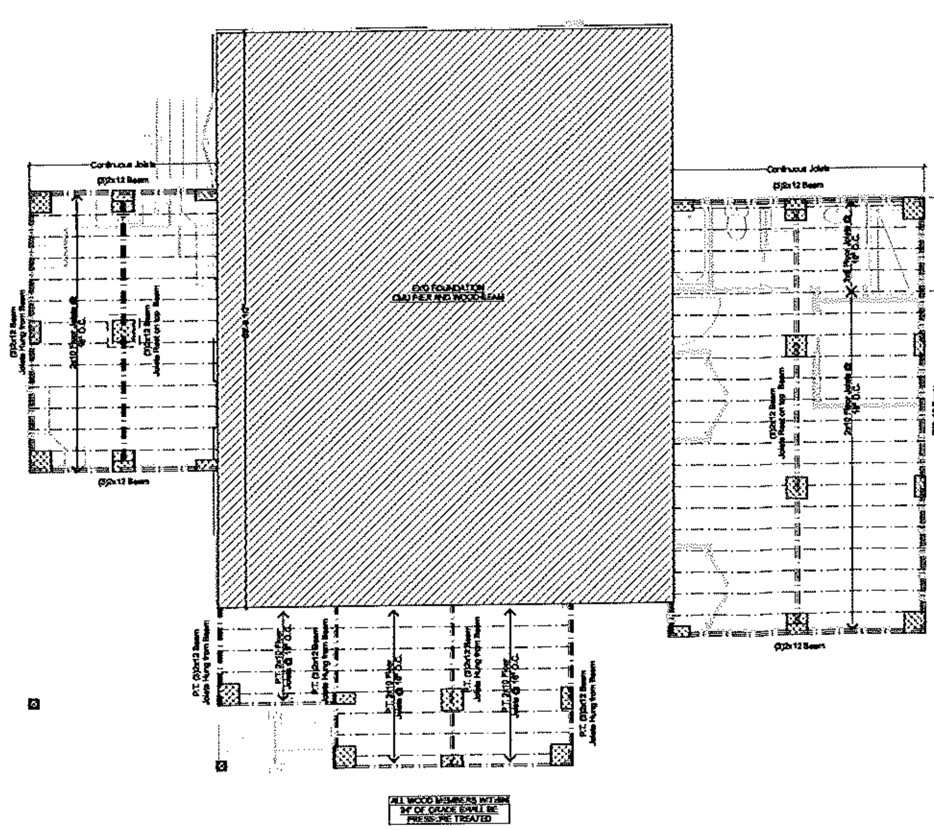


3 CARPORT COLUMN BASE

SCALE: 1/2" = 1'-0"

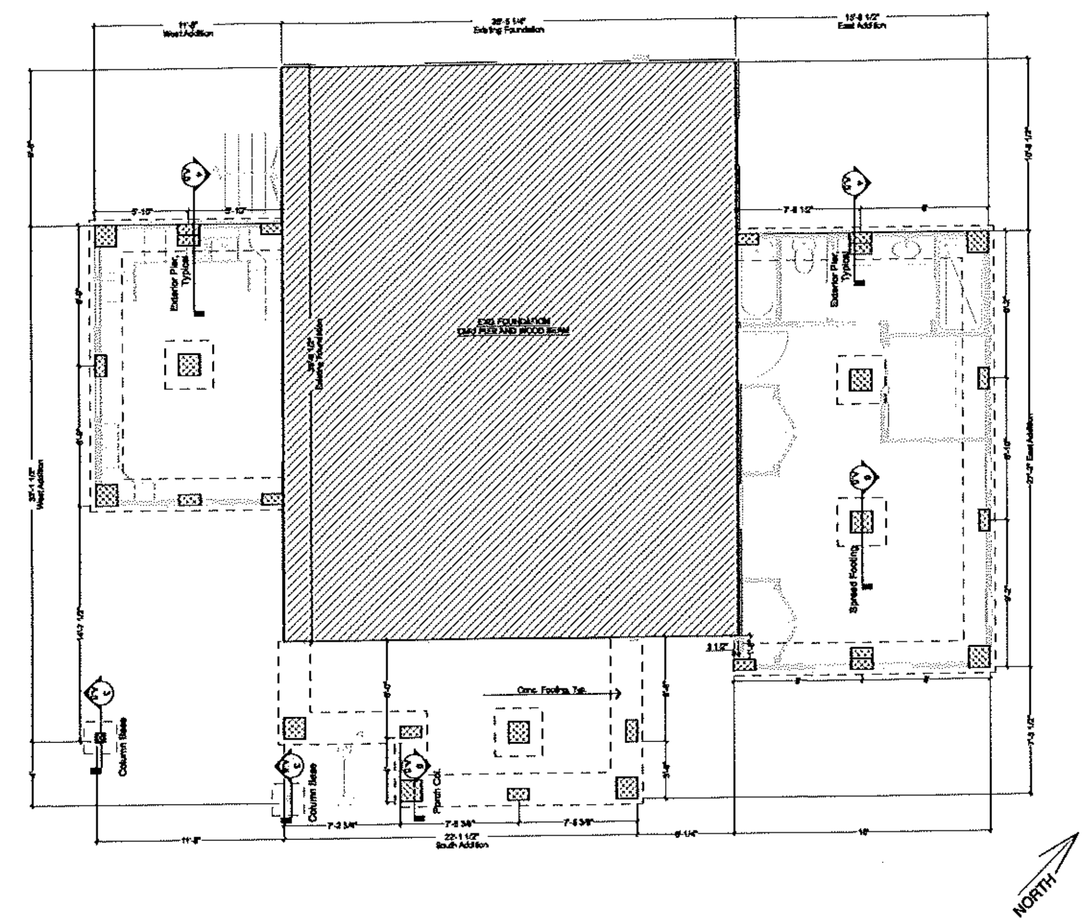
Grade/ Foundation Notes:

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



2 FLOOR FRAMING PLAN

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



1 FOUNDATION PLAN

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

WATTERS ARCHITECTURE

REGISTERED ARCHITECT LEAH McBRIDE WATTERS 4390 STATE OF MISSISSIPPI

306 N Toulme St
Bay St Louis, MS 39520

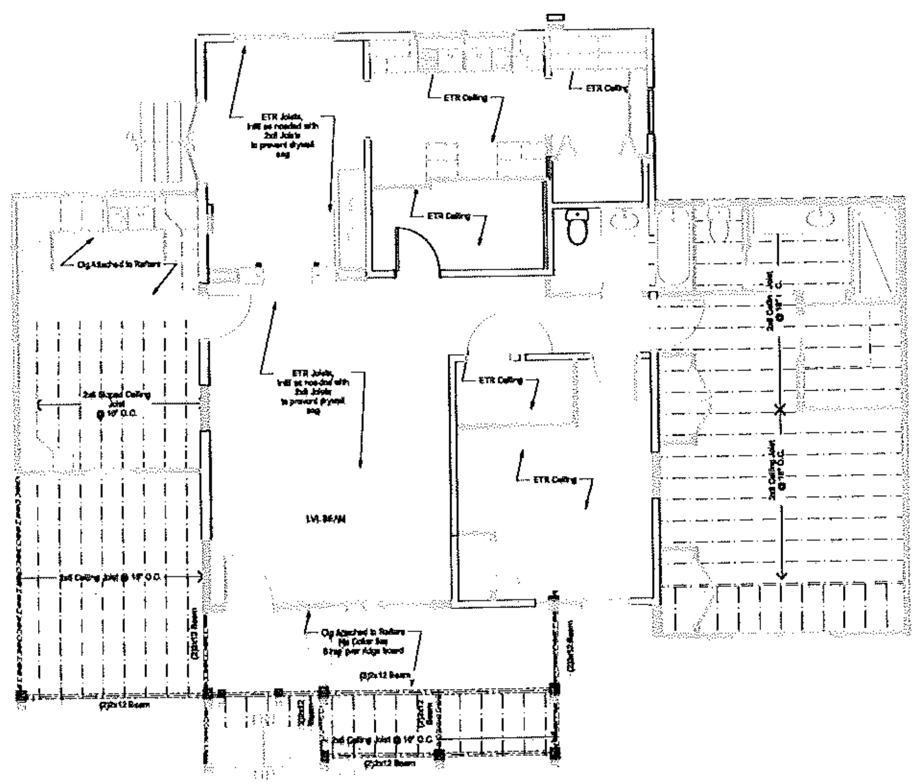
Tyndall ADDITION

Foundation Plan

PERMIT DRAWINGS

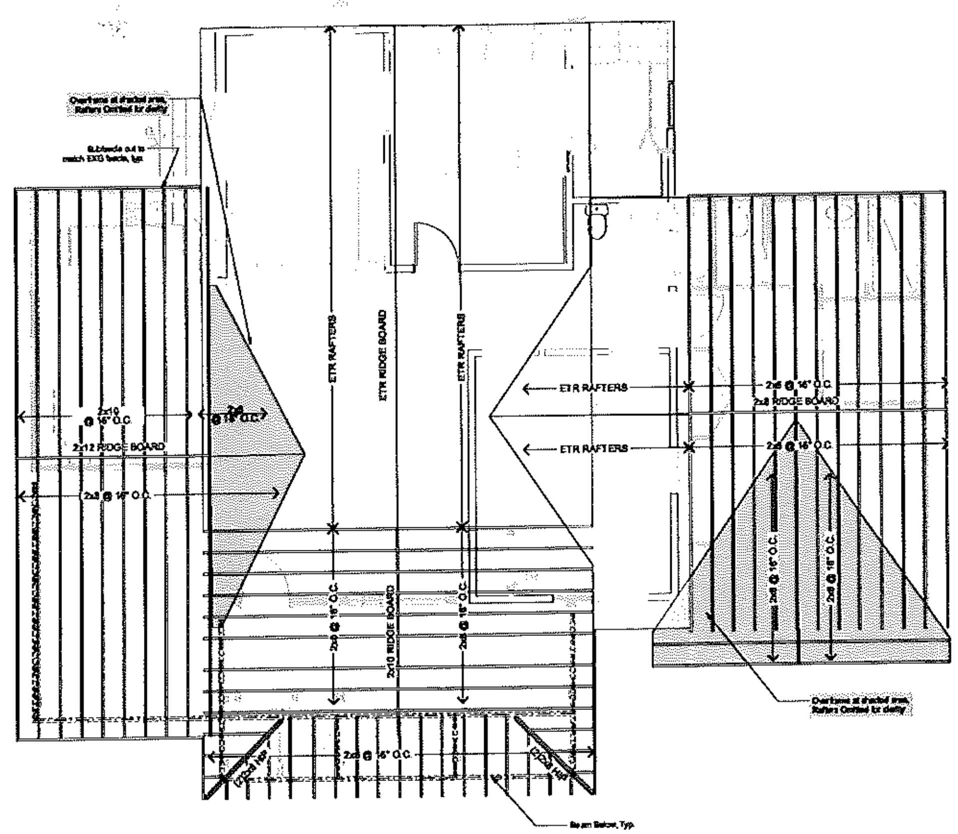
Date: 6.6.2023

A.5



3 **Ceiling Framing Plan**

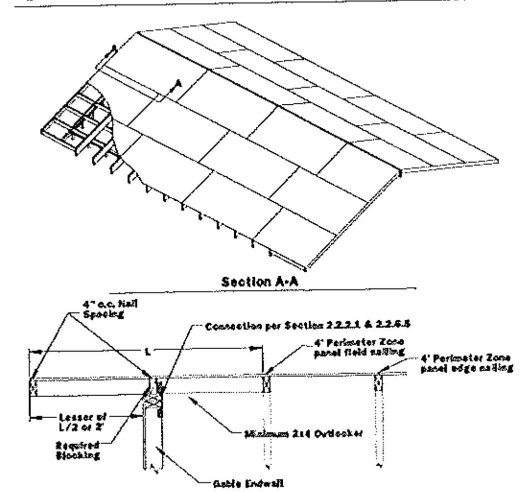
SCALE: 3/16" = 1'-0"

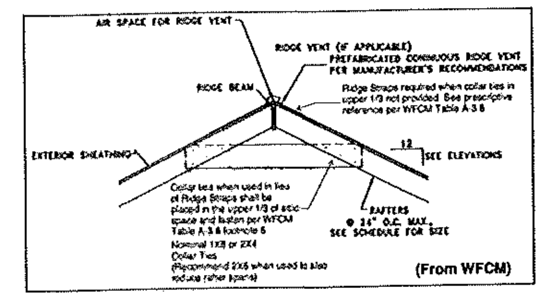


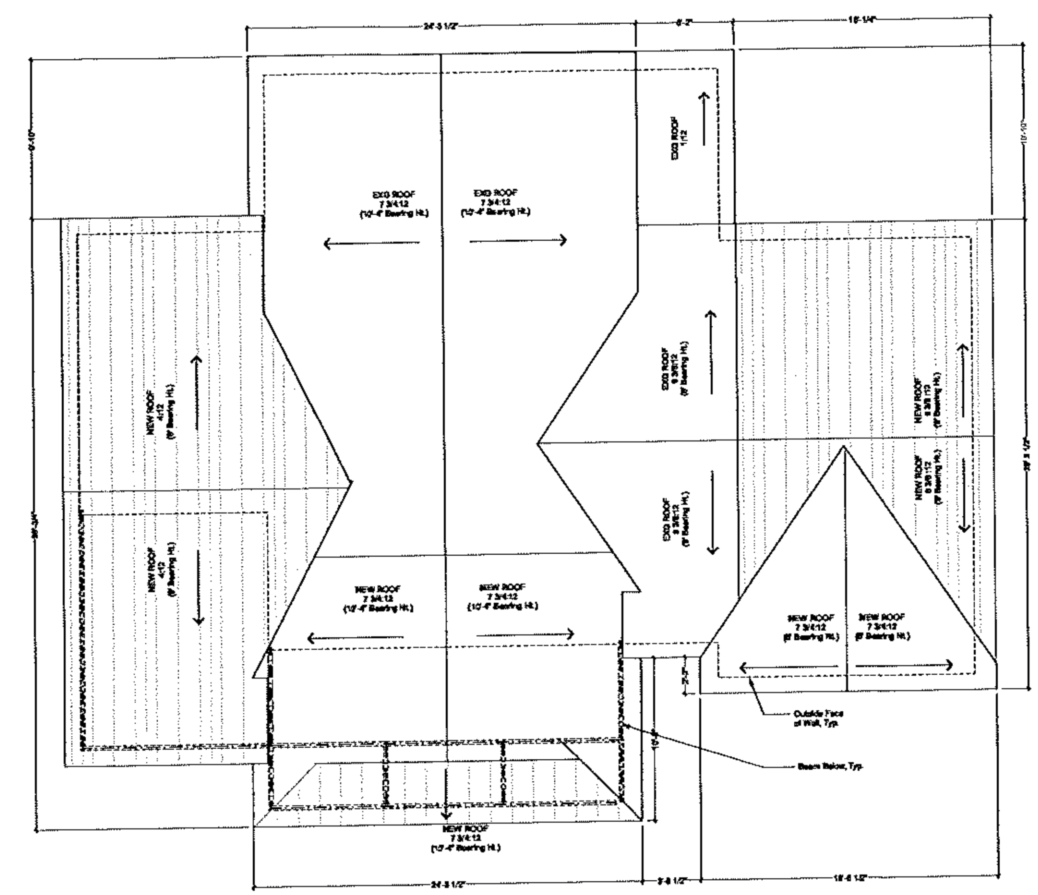
2 **Rafter Framing Plan**

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

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







1 **Roof Plan**

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

ROOF & FRAMING NOTES:

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

Ceiling Joist Notes

1. Ceiling Height shall be 10'-0" above U.N.O..
2. All ceiling joists shall be 2x6 U.N.O.
3. 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)
4. Overlap and Face Nail all Ceiling Joist w/ Subsequent Joist to Form a Continuous Rafter Tie.
5. LVLs shall be Installed per Manuf. Specs

WATTERS ARCHITECTURE

REGISTERED ARCHITECT LEAH McBRIDE WATTERS 4390 STATE OF MISSISSIPPI 6/6/23

Tyndall ADDITION

306 N Toulme St
Bay St Louis, MS 39520

Roof & Framing Plans

PERMIT DRAWINGS

Date: 6.6.2023

A.6

Plotted On: 6/7/23

Wall Section Notes

1. 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)

2. **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

3. **ZIP Sheathing** Shall Span Continuously from Sill Plate to Top Plate or provide solid blocking at break.
   - Nailing shall be per Figure 3.2f

4. All Seams and Holes in **Weather Barrier** Shall be Taped and Lapped per Manufacturer's Instructions.
   - Fasteners Shall have **Button Cap**

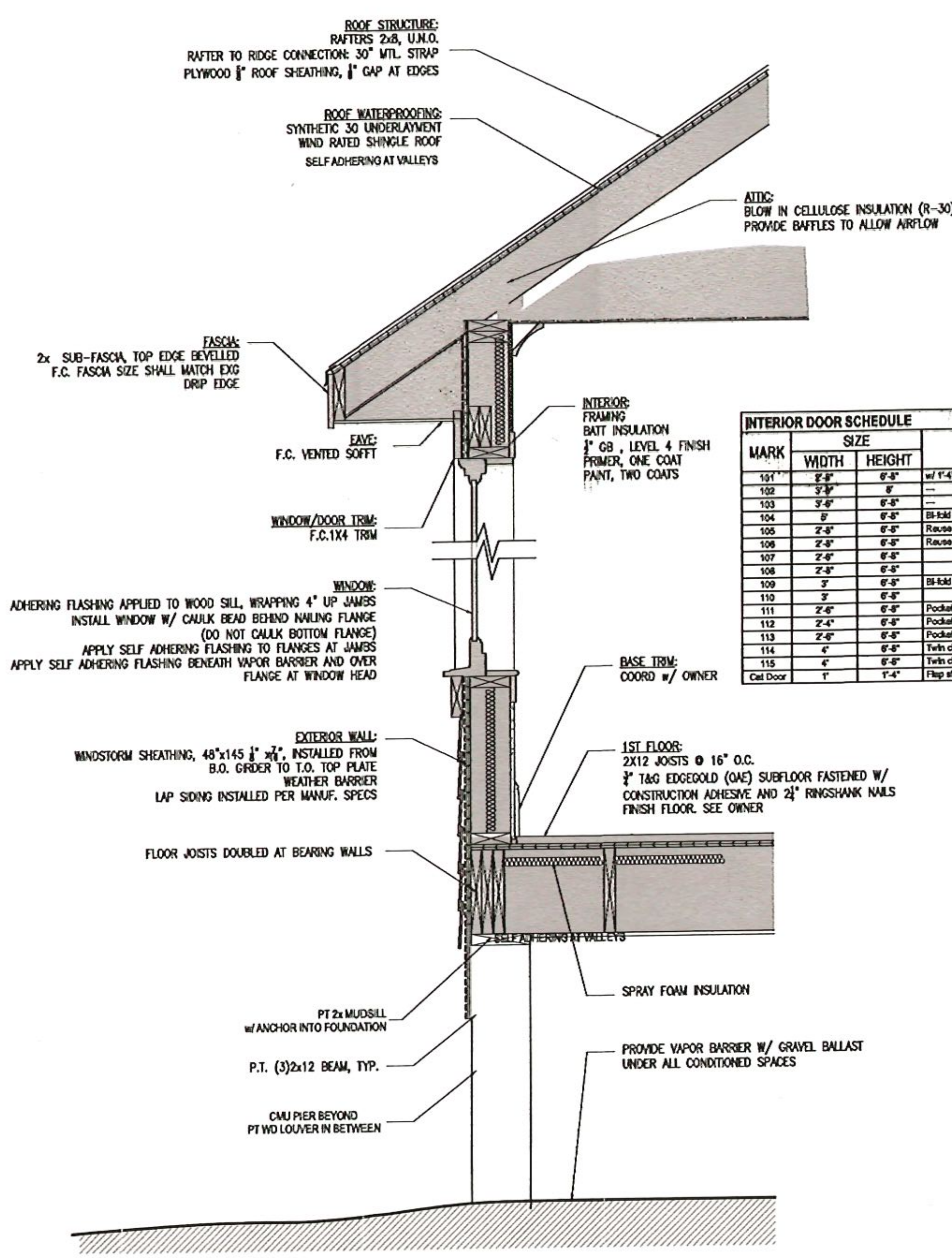
5. Provide **Hurricane Fasteners** in the Following Locations
   - At All Door and Window Openings Provide: **Simpson CS16** Wrapping Over Each End of Header w/ (18) 10d Nails into Innermost Jack Stud

     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

Construction Notes

PLAN NOTES

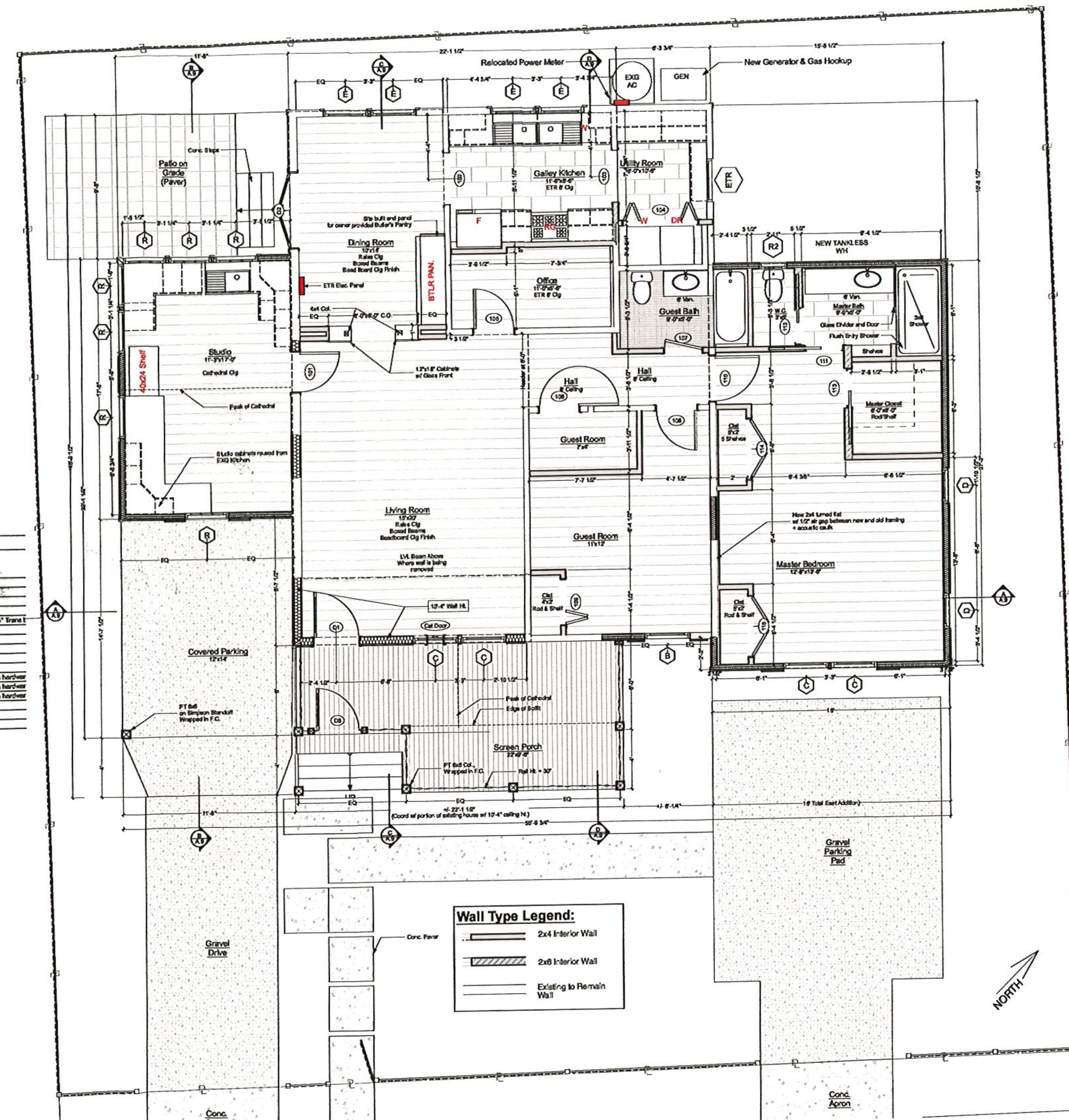
1. DIMENSIONS ARE TO FACE OF FRAMING
2. COORDINATE WINDOW & DOOR OPENINGS WITH MANUFACTURER
3. COORDINATE W/ HVAC CONTRACTOR AND MECHANICAL DRAWINGS FOR RETURN LOCATION, SIZE AND UNIT ACCESS.
4. PLUMBING VENT STACKS SHALL BE ON BACK OF HOUSE.
5. PROVIDE NEW HOSE BIB AT SCREEN PORCH AND AT CARPORT
6. GAS APPLIANCES: FURNACE, TANKLESS WH, GENERATOR, RANGE



1 WALL SECTION
SCALE: 1:6.60

INTERIOR DOOR SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	NOTES
101	2'-8"	6'-8"	w/ 1'-4" Trans. Provided by Owner
102	3'-8"	8'	—
103	3'-6"	6'-8"	—
104	5'	6'-8"	Bi-fold Laudry
105	2'-8"	6'-8"	Reuse Exg Jamb, New Leaf w/ 1'-4" Trans
106	2'-8"	6'-8"	Reuse Exg Jamb, New Leaf
107	2'-6"	6'-8"	
108	2'-8"	6'-8"	
109	3'	6'-8"	Bi-fold Closet
110	3'	6'-8"	
111	2'-6"	6'-8"	Pocket Door, w/ Johnson soft open hardwar
112	2'-4"	6'-8"	Pocket Door, w/ Johnson soft open hardwar
113	2'-6"	6'-8"	Pocket Door, w/ Johnson soft open hardwar
114	4'	6'-8"	Twin closet w/ bullet catch
115	4'	6'-8"	Twin closet w/ bullet catch
Cat Door	1'	1'-4"	Flap style



1 FIRST FLOOR PLAN - DIMENSIONED PLAN
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE
228.276.9006 leah@wattersarch.com www.wattersarch.com
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REGISTERED ARCHITECT LEAH McBRIDE WATTERS 4390 6/6/23 STATE OF MISSISSIPPI

306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

Dimensioned Plan
PERMIT DRAWINGS

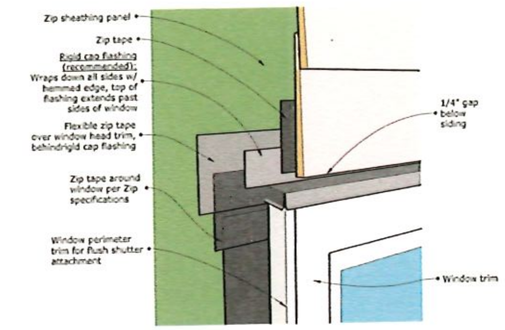
Date: 6.6.2023

A.7

Plotted On: 6/7/23

EXTERIOR FINISHES:

FOUNDATION	CMU PIER W/ WOOD FLOOR JOISTS SACK RUB FOR SMOOTH FINISH	SOFFITS	F.C. SOFFIT, VENTED, TYPICAL
LAP SIDING	SIDING: F.C. LAP SIDING SMOOTH (7" EXPOSURE SHALL MATCH EXISTING) RAKE TRIM: F.C. 1X4 CORNER TRIM: F.C. 1x4 REPAINT EXTERIOR OF ALL EXISTING WALLS	PORCH CEILING	PAINTED F.C. PANEL
		FASCIAS	F.C., SIZE MATCH EXG
		ROOF	5/8" CDX PLYWOOD W/ SYNTHETIC UNDERLAYMENT W/ SELF ADHEARING UNDERLAYMENT AT VALLEYS + WALL INTERSECTIONS 5V METAL ROOF, GALVALUME COLOR LONG LIFE SCREWS -OR- ARCHITECTURAL ASPHALT SHINGLE, Color TBD
WINDOW/DR TRIM	F.C. 1x4 TRIM		
SHUTTERS	PAINTED P.T. WOOD, FIXED NON-OPERABLE, SAILBOAT PATTERN IN CENTER	COLUMNS	P.T. COL. WITH F.C. WRAP



1 Head Flashing at F.C. Trim

SCALE: 1:10.48

TAG #	B	C	D	R	R2
FRONT ELEVATION					
NOMINAL W x H SIZE	3'x5'	3'x6'-4"	2'-4"x4'	2'-10 1/4"x4'	1'-10"x2'-10"
Quanity	1	4	2	7	1
TYPE	Vinyl Single Hung, 9 Over 1	Vinyl Single Hung, 9 over 1	Vinyl Single Hung, 9 over 1	Vinyl Single Hung	Vinyl Single Hung
NOTES		w/ 1'-4" Trans		Reuse Existing	Reuse Existing

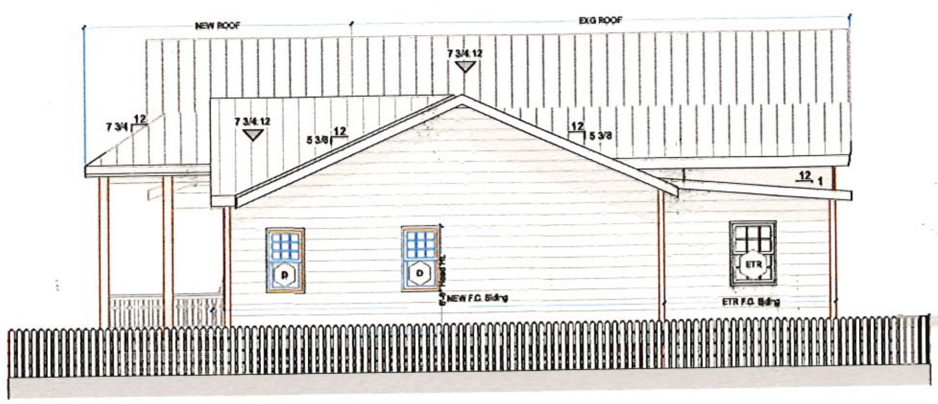
2 Exterior Window Types

SCALE: 1" = 1'-0"

	D2	E
FRONT ELEVATION		
NOMINAL W x H SIZE	5'x8'-8"	3'x4'-6"
Quanity	1	4
TYPE	Exterior French Door	Vinyl Single Hung, 6 over 1
NOTES	w/ 1'-4" Trans.	

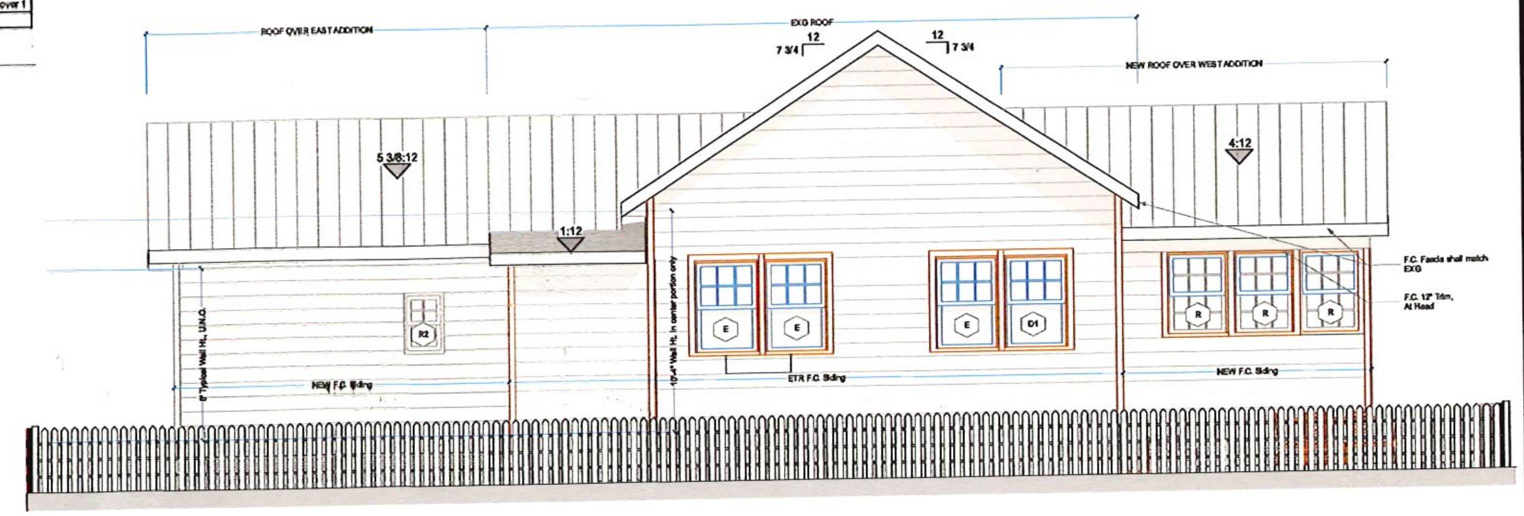
3 Exterior Door Types

SCALE: 1" = 1'-0"



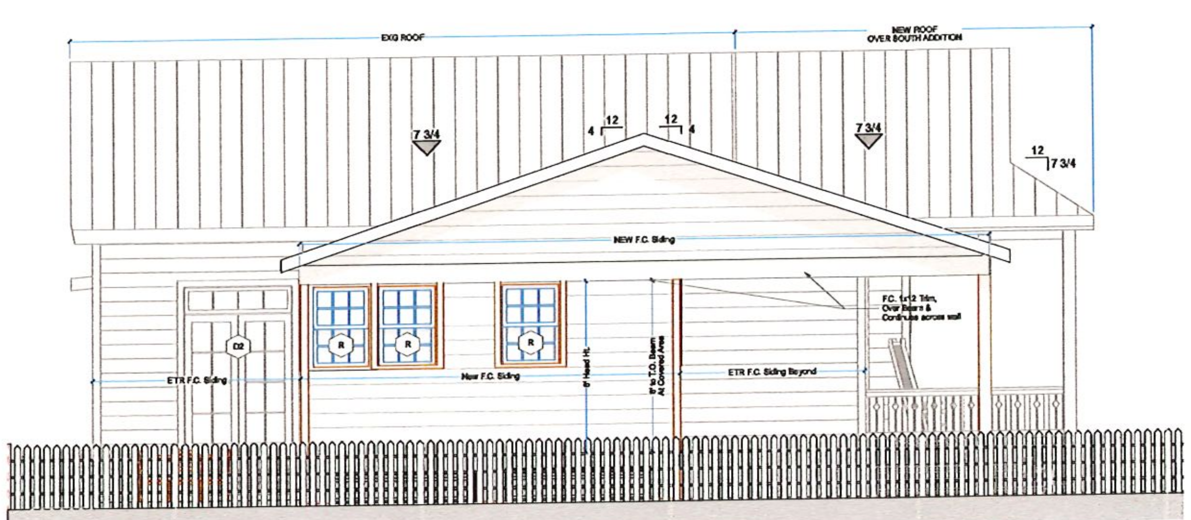
E SIDE ELEVATION

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



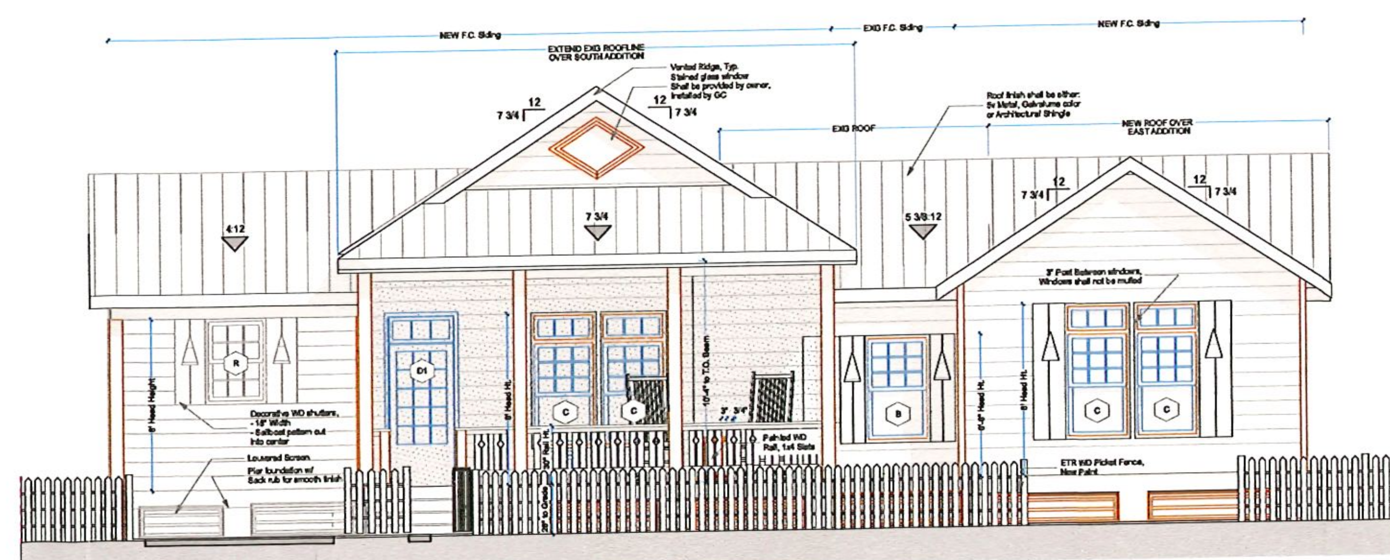
N REAR ELEVATION

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



W SIDE ELEVATION

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



S FRONT FACADE (TOULME ST)

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

WATTERS ARCHITECTURE

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REGISTERED ARCHITECT LEAH McBRIDE WATTERS 4390 STATE OF MISSISSIPPI 6/6/23

Tyndall ADDITION

306 N Toulme St
Bay St Louis, MS 39520

Building Elevations

PERMIT DRAWINGS

Date: 6.6.2023

A.8

Plotted On: 6/7/23

Wall Section Notes

1. 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)

2. **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

3. **ZIP Sheathing** Shall Span Continuously from Sill Plate to Top Plate or provide solid blocking at break.
   - Nailing shall be per Figure 3.21

4. All Seams and Holes in **Weather Barrier** Shall be Taped and Lapped per Manufacturer's Instructions.
   - Fasteners Shall have Button Cap

5. Provide **Hurricane Fasteners** in the Following Locations

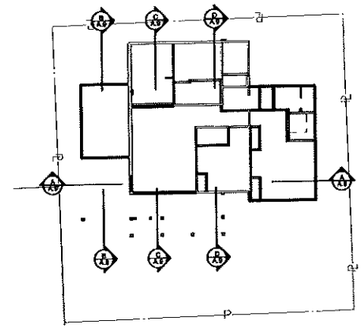
   - At All Door and Window Openings Provide:
   Simpson CS16
   Wrapping Over Each End of Header
   w/ (18) 10d Nails Into Innermost Jack Stud

   Simpson SPH4 or H8
   Above and Below Outermost King Stud
   and Below Innermost Jack Stud

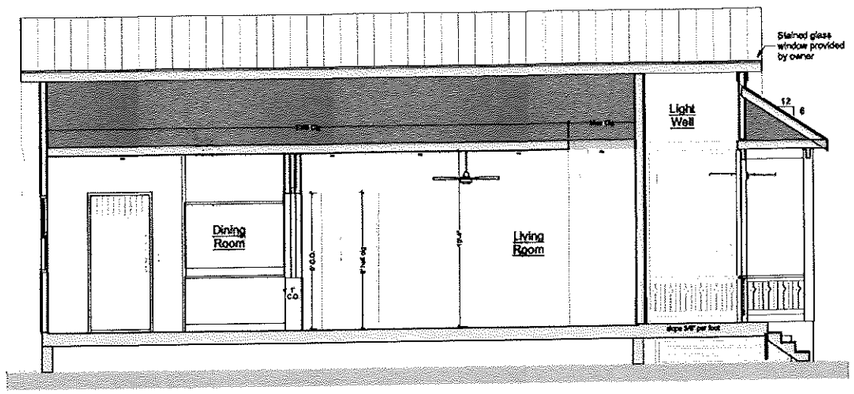
   - At Column to Beam Connections Provide:
   (2) Simpson ST22 Straps Per Post
   with 18-10D Nails

   - At Garage Portal Per Simpson Specs

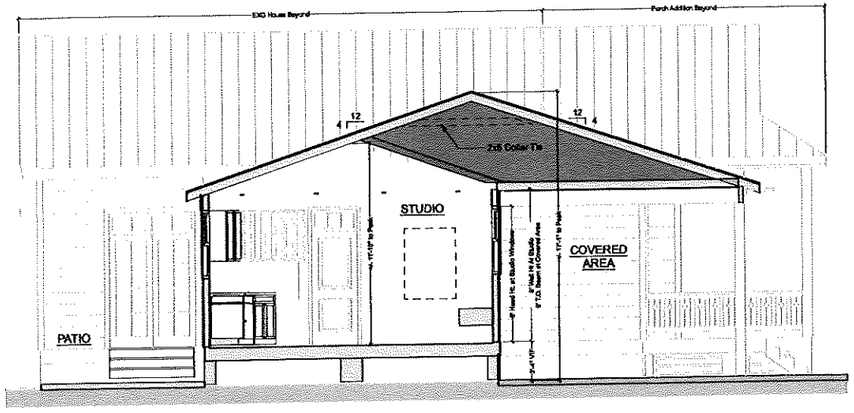
   - Every Rafter Provide:
   H8, or H10 Connecting Rafter to Top Plate
   If Strap is Installed on outside of OSB, Use a 2 1/2" Galvanized Nail



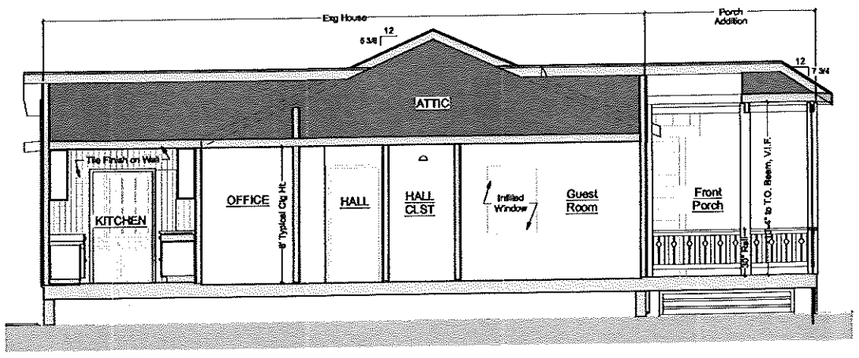
Key Plan



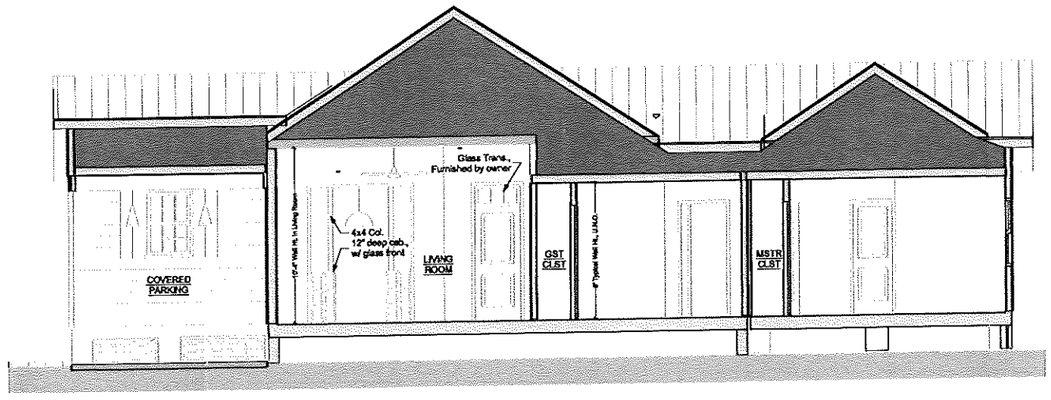
C Section Thru 10'-4" Clg Porch Addtion
SCALE: 1/4" = 1'-0"



B Section Thru Studio & Covered Parking Addition
SCALE: 1/4" = 1'-0"



D Section Thru EXG 8' Clg & New Porch
SCALE: 1/4" = 1'-0"



A Section Thru Bedroom & Covered Parking Additions
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE
McBRIDE WATTERS 4399 STATE OF MISSISSIPPI
306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

Building Sections

PERMIT DRAWINGS

Date: 6.6.2023

A.9

Plotted On: 6/7/23

SYMBOL LEGEND

- Recessed Fixture
- Surface Mounted Ceiling Fixture
  - D - Decorative
  - P - Pendant
  - C - Chandelier
  - F - Flush Mount
- Surface Mounted Wall Fixture
  - BB - Bath Bar
  - WS - Wall Sconce
  - SA - Swing Arm
  - G - Gooseneck
- Surface Mounted 4' LED Shop Light
- Ceiling Fan (Light Kit TBD by Owner)
- E.F. 70 CFM ceiling-mounted Exhaust 110 CFM in Master Bathroom
- UC— — — Under LED Cabinet Light
- Smoke Detector
- Door Bell
- Thermostat
- Flood Light

FIXTURE LEGEND

TYP 4" ULTRA THIN WAFER W/ SLIM BAFFELS (CANLESS); COLOR SELECTABLE (2500K — 3000K); 90+CRI Recommended Brand: Commerial Electric, on account of a 1.5" recess

VAULT 4" ULTRA THIN WAFER W/ GIMBAL/EYEBALL TRIM (CANLESS); COLOR SELECTABLE (2500K — 3000K): 90+CRI

LIGHTING LEGEND

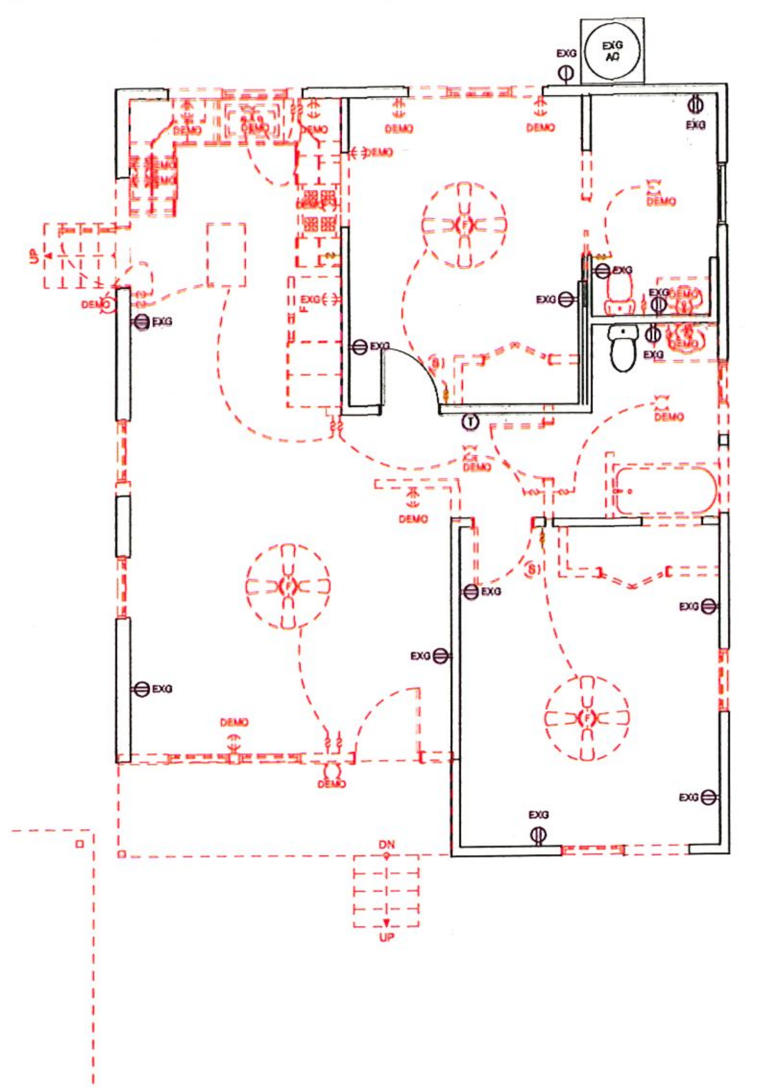
- Switch w/ dimmer (Toggle style switch)
- 3-way Switch
- Timer Switch
- Motion Switch

ELECTRICAL LEGEND

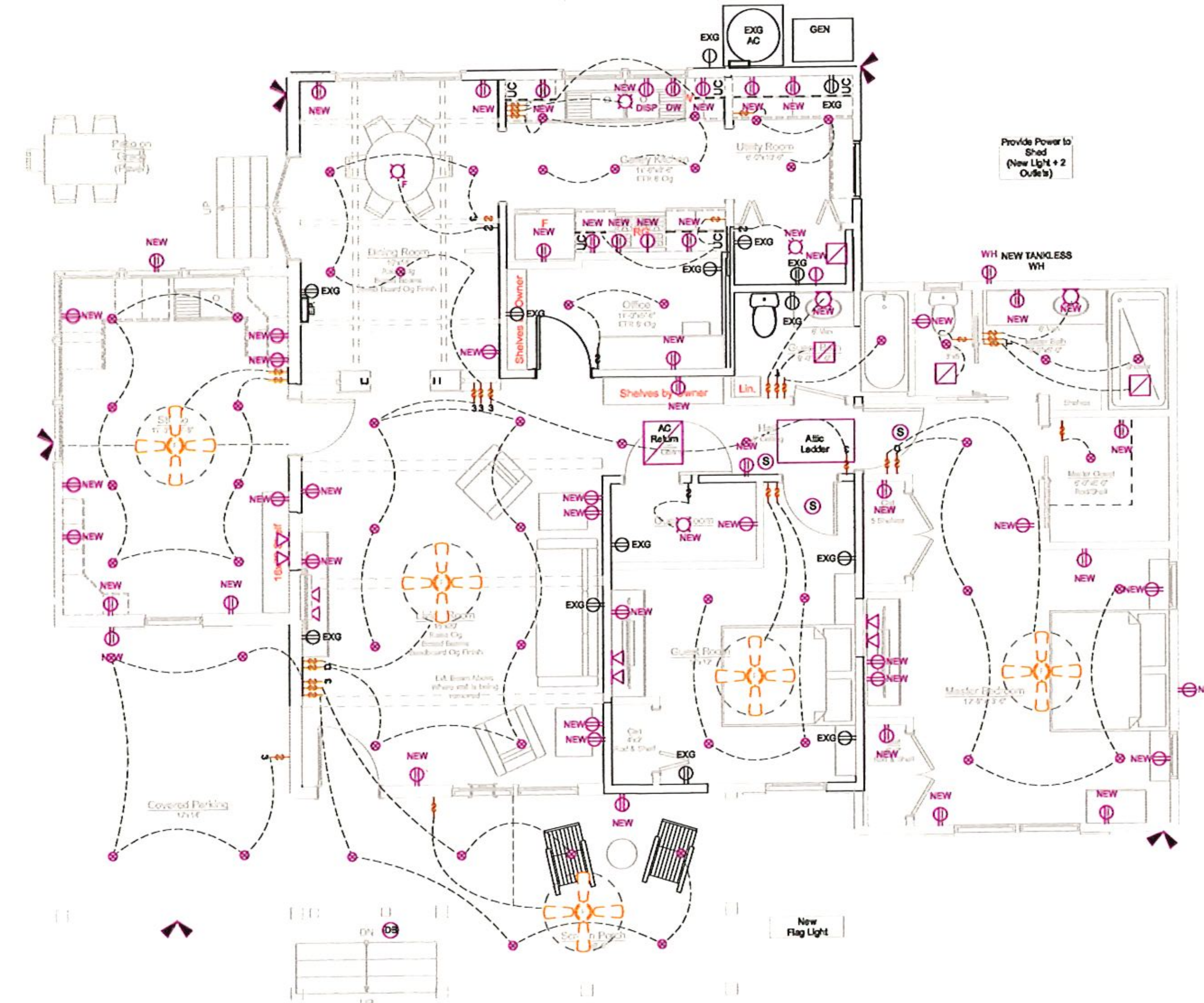
- Duplex Floor
- Duplex Wall, 18" AFF
- xx Duplex Wall, xx" AFF
- SOFFIT Outlet in Soffit, GFCI
- LIGHT Night Light Outlet
- USB Duplex Wall w/ USB Port
- GFCI Ground Fault Circuit Interrupter
- 220v 220 Volt Wall Outlet
- Quadplex Wall, 18" AFF
- Telephone Jack, 18" AFF
- Cable Jack, 18" AFF
- E.P. Electric Panel
- METER Power Meter
- E.F. 70 CFM ceiling-mounted Exhaust
- Smoke Detector

ELECTRICAL NOTES

1. GFCI RECEPTACLES IN ALL WET AREAS
2. PROVIDE RECEPTACLES IN SOFFIT AS NOTED
3. THERMOSTAT SHALL BE SMART, PROGRAMMABLE
4. MOUNTING HEIGHTS: TV AT 56" AFF
   SWITCHES 48" AFF TO TOP OF BOX
   RECEPTACLES 18" AFF TO TOP OF BOX
   COUNTERS 40"
5. PROVIDE HOUSING FOR SLOPING CEILING (as required in MASTER BEDROOM, LIVING ROOM & HEARTHROOM)
6. SWITCHES SHALL BE DIMMABLE IN BED ROOMS.
7. ALL LIGHT FIXTURES SHALL BE LED U.N.O.
8. PROVIDE POWER FOR NEW AIR HANDLER + WATER HEATER.
9. PROVIDE SERVICE LIGHTS W/ SWITCH NEXT TO ATTIC ACCESS.



2 ELECTRICAL DEMOLITION WORK
SCALE: 1/4" = 1'-0"



1 ELECTRICAL NEW WORK
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE

REGISTERED ARCHITECT LEAH McBRIDE WATTERS 4390 STATE OF MISSISSIPPI 6/6/23

306 N Toulme St
Bay St Louis, MS 39520

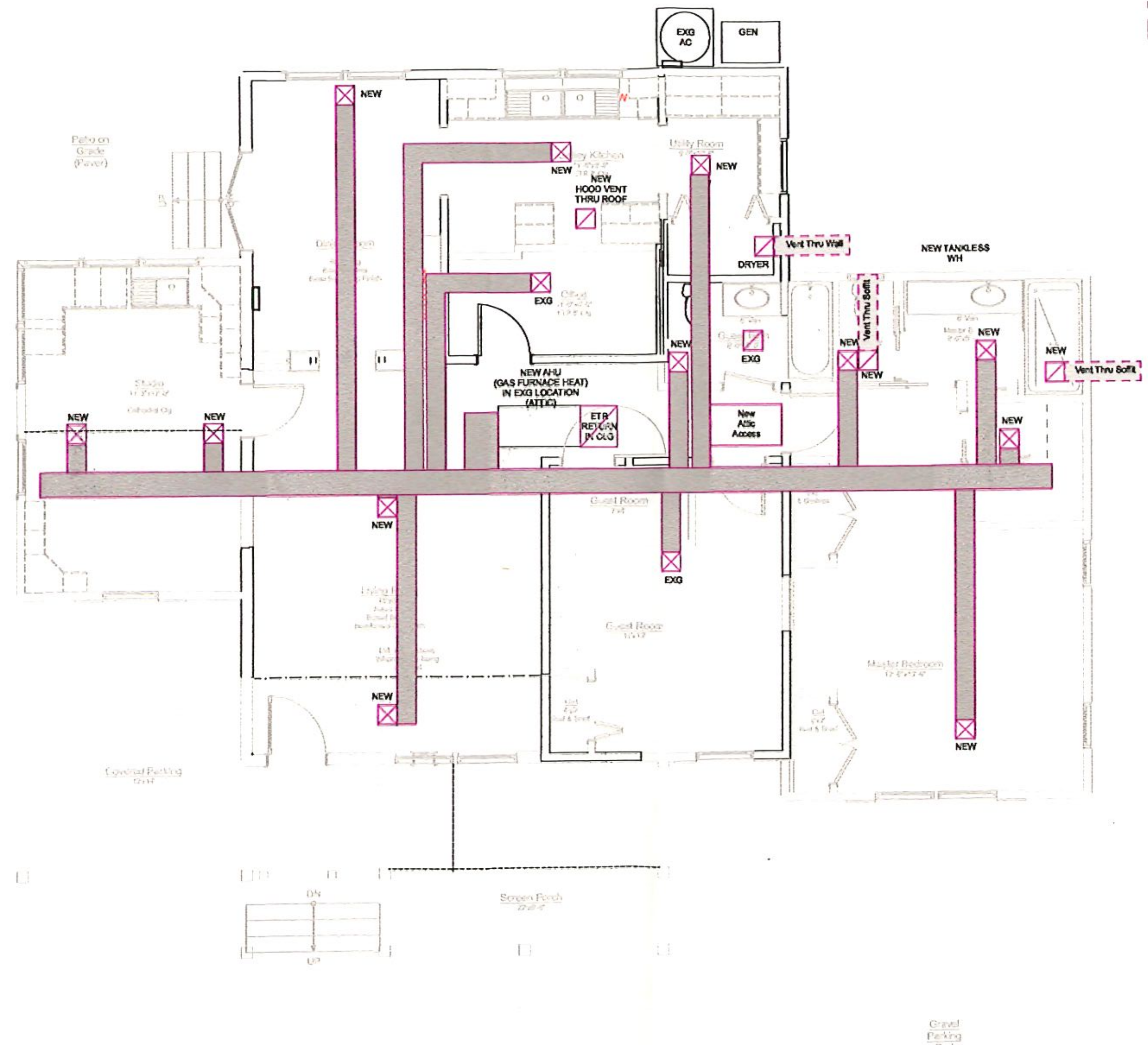
Tyndall ADDITION

Electrical Plans
PERMIT DRAWINGS

Date: 6.6.2023

A.10

Plotted On: 6/8/23



1 First Floor Mechanical Diagram

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

HVAC Legend

- Exhaust Ductwork
- Supply Ductwork
- Supply
- Return — HVAC Return
- E.F. — Bathroom Exhaust Fan Vent Thru
- Dryer — Dryer Vent Vent Thru
- Hood — Kitchen Hood Vent Thru

HVAC Notes

1. Duct layout is diagrammatic. System shall be designed by mechanical contractor. Heat load calculations shall determine equipment sizes.

2. Equipment calculations shall be furnished to the owner and to the city prior to the commencement of work.

3. Contractor shall consider whole house dehumidification in his or her calculations and proposal.

4. Contractor shall abide by local codes

5. Flexible ductwork shall not be permitted unless expressly permitted by owner, and then code governing flexible ductwork shall dictate.

6. All joints shall be taped and parged.

7. 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.

8. Bathroom, kitchen, and dryer exhaust shall vent directly outdoors. Dryer exhaust connection shall be supplied in the form of a recessed in-wall housing.

9. 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.

10. Penetration of HVAC refridgerent lines through exterior wall shall be flashed with boot (Airex Titan Outlet or similar)

11. Wall return vents shall allow for 1x8 base trim w/o being notched.

NORTH

WATTERS ARCHITECTURE
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REGISTERED ARCHITECT LEAH McBRIDE WATTERS 4390 6/6/23 STATE OF MISSISSIPPI

Tyndall ADDITION

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Bay St Louis, MS 39520

Mechanical Diagrams

PERMIT DRAWINGS

Date: 6.6.2023

A.11

Plotted On: 6/7/23