

An Addition

for

Mark & April Johnson

at

601 Citizen Street

Bay St. Louis, MS 39520

February 25, 2026

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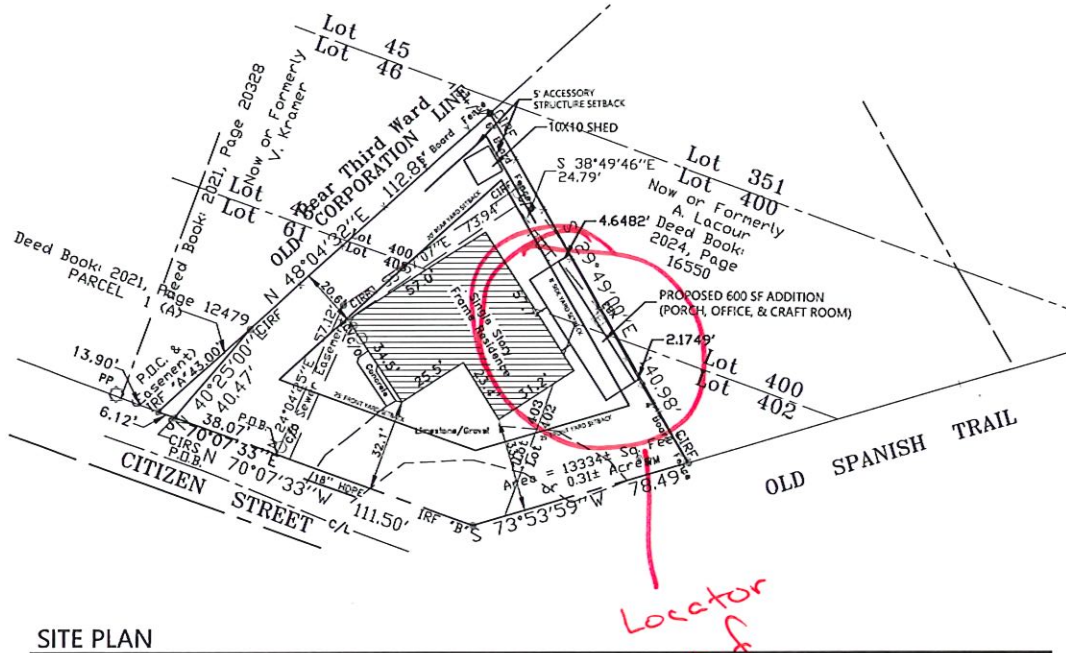
IN ASSOCIATION WITH

FA | **FOUNTAIN & ASSOCIATES**
CIVIL AND COMMERCIAL DESIGN
2318 Pass Road, Unit 3
Gulfport, MS 39531
228-574-3659

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION , 2017 EDITION".

ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT BEFORE THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.





SITE PLAN

SCALE: 1" = 20'-0"

Locator of Variance Request



GRAPHIC SCALE



BOUNDARY BASED ON SURVEY BY CHINICHE ENGINEERING & SURVEYING: TOPOGRAPHIC INFORMATION NOT PROVIDED.
 SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER FEMA PANEL 28045C03610 DATED OCTOBER 16, 2009.

SITE DATA TABLE

- ACREAGE: 0.31 +/- AC;
- ZONING: R1
- SETBACKS:
 - FYSB - 25 FT
 - SYSB - 8 FT
 - RYSB - 20 FT
- ACCESSORY STRUCTURE - 5 FT (ANY SIDE)

NOTE: A SIDE YARD SETBACK VARIANCE WILL BE REQUIRED TO BUILD PROPOSED ADDITION. THIS SETBACK SHALL BE A 6 FOOT SIDE YARD SETBACK VARIANCE TO ALLOW A TWO FOOT SIDE YARD SETBACK WHERE AN 8 FOOT IS REQUIRED.



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26-002

In Association With

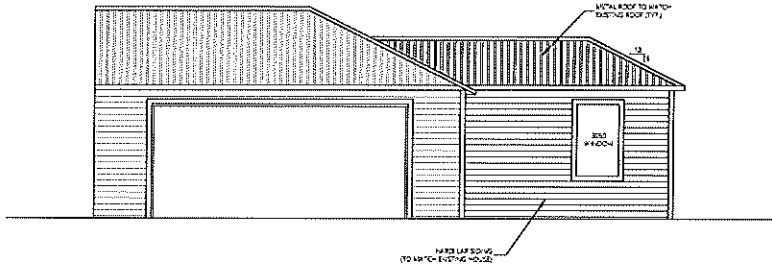
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 228-574-3659

Date: 02-25-2026
 Drawn By: J.O.E.
 Check By: T.J.M.
 REV

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 601 CITIZEN STREET
 BAY ST LOUIS, MS 39520

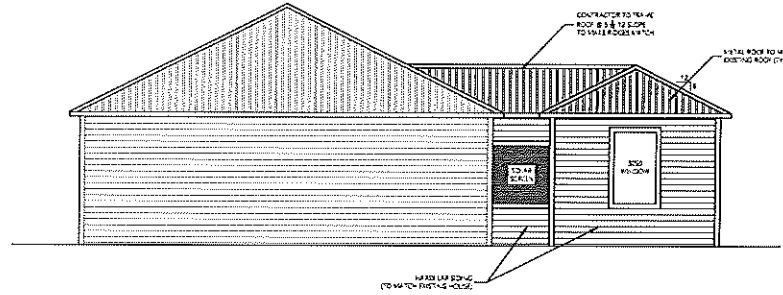
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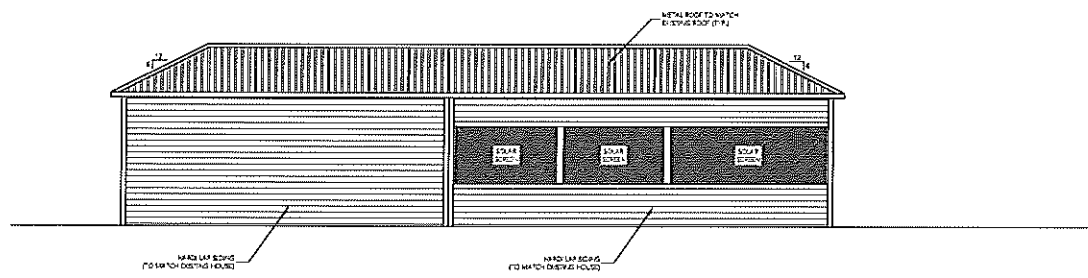
FRONT ELEVATION

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



SIDE ELEVATION

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



REAR ELEVATION

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

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Date: 02-27-2025
Drawn By: T.M.F.
Checked By: T.M.
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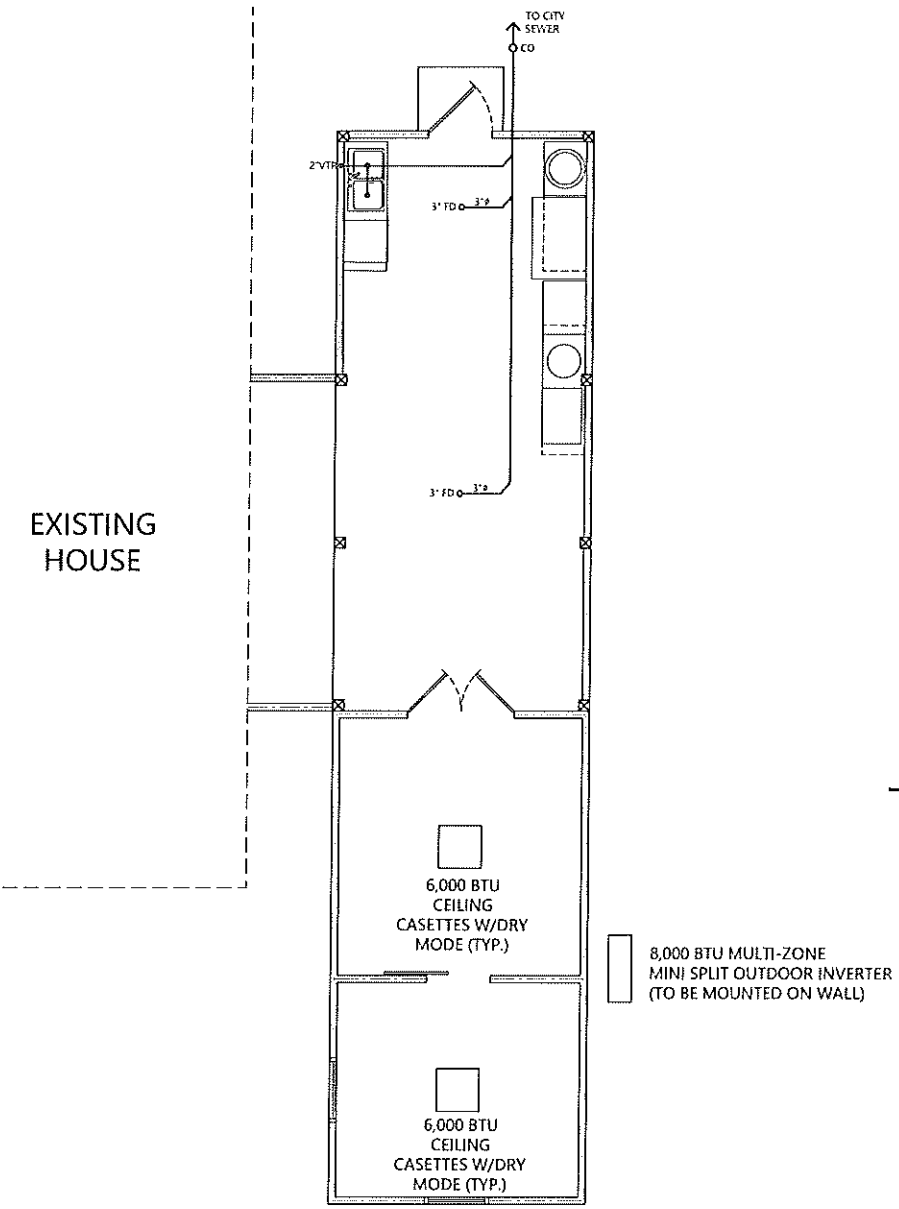
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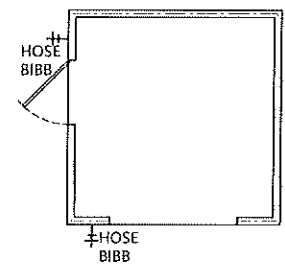


PLUMBING & MECHANICAL PLAN - ADDITION

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

HVAC NOTES:

1. CONTRACTOR TO VERIFY ALL SPECS FOR HVAC UNITS SELECTED, INCLUDING VERIFYING THE NUMBER OF INTERIOR CASSETTES THAT CAN BE USED ON SPECIFIED MODEL.
2. CONTRACTOR TO VERIFY ALL REQUIREMENTS ARE MET FOR MODEL SELECTED.
3. CONTRACTOR TO ENSURE THAT EQUIPMENT SELECTED HAS DRY/DEHUMIDIFY MODE TO ENSURE UNIT PROPERLY DEHUMIDIFIES SPACES.



PLUMBING & MECHANICAL PLAN - SHED

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