

An Addition

for

Mark & April Johnson

at

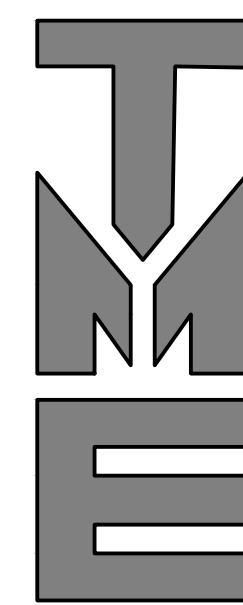
601 Citizen Street

Bay St. Louis, MS 39520

June 23, 2026

SHEET INDEX

PLAN COVER SHEET	T1
SITE PLAN	C1
FOUNDATION PLAN	S1
FLOOR PLAN & ELECTRICAL PLAN	B1
ELEVATIONS	B2
PLUMBING & MECHANICAL	PM



TERRY MORAN
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TERRY MORAN,
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IN ASSOCIATION WITH



**FOUNTAIN &
ASSOCIATES**

CIVIL AND COMMERCIAL DESIGN

**2318 Pass Road, Unit 3
Gulfport, MS 39531
228-574-3659**

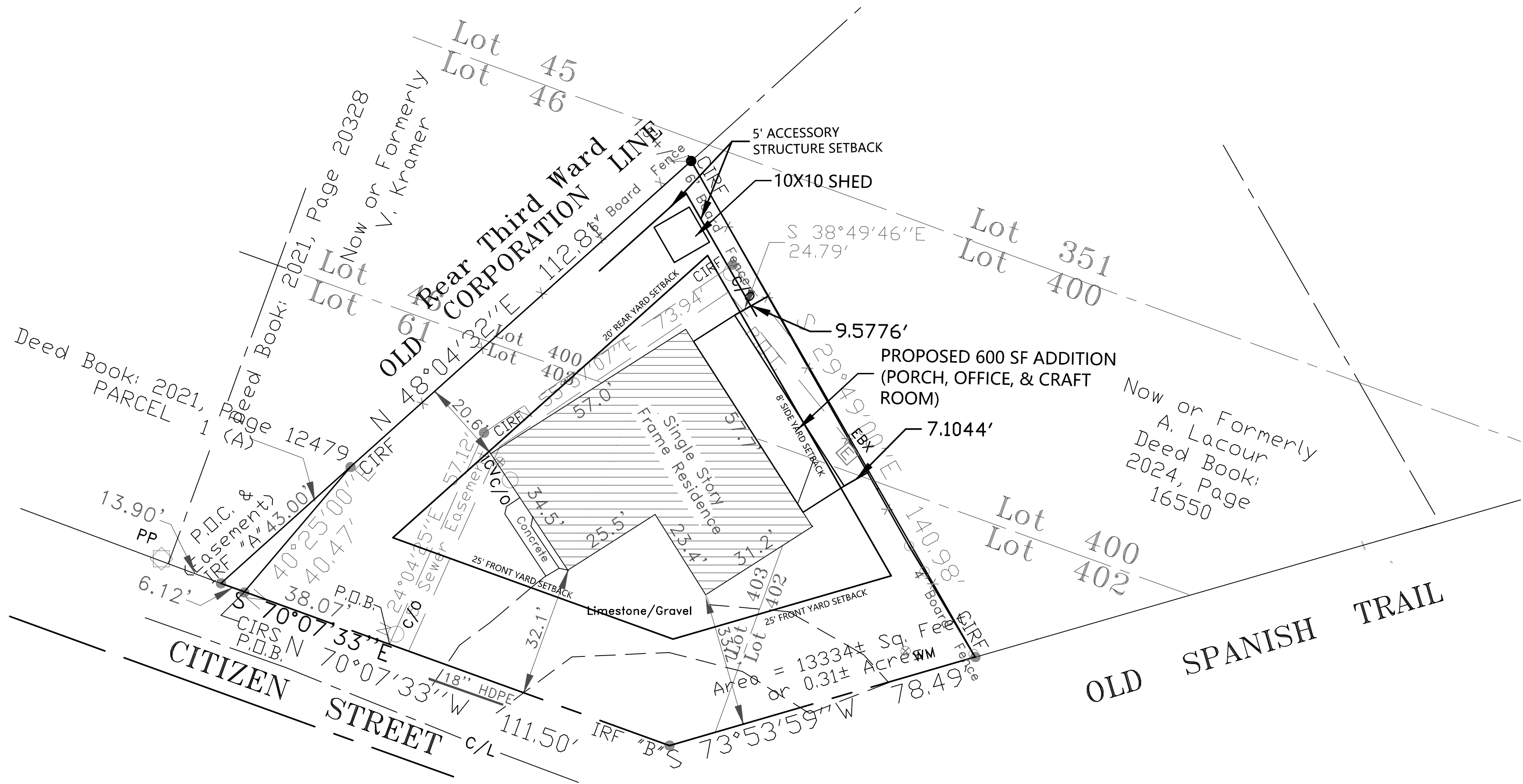
NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION , 2017 EDITION".

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

VICINITY MAP

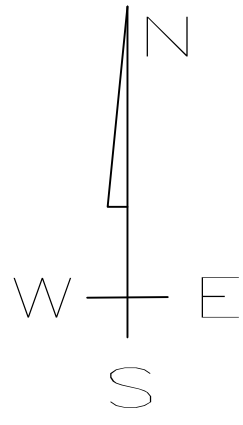


N.T.S.



SITE PLAN

SCALE: 1" = 20'-0"



GRAPHIC SCALE



BOUNDARY BASED ON SURVEY BY CHINICHE ENGINEERING & SURVEYING; TOPOGRAPHIC INFORMATION NOT PROVIDED.

SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER FEMA PANEL 28045C0361D 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)

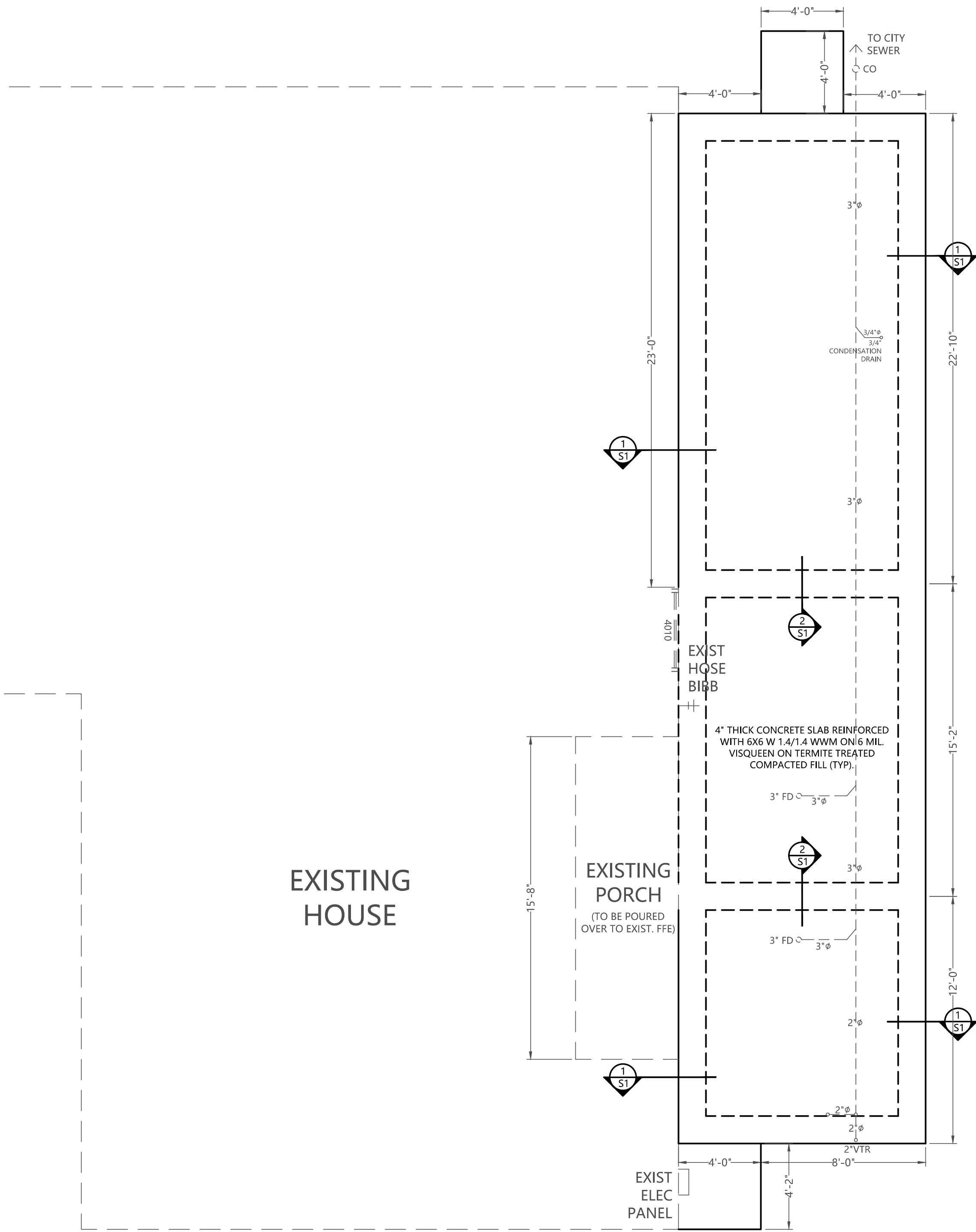
NOTE: A SIDE YARD SETBACK VARIANCE WILL BE REQUIRED TO BUILD PROPOSED ADDITION. THIS SETBACK SHALL BE A 1 FOOT SIDE YARD SETBACK VARIANCE TO ALLOW A SEVEN FOOT SIDE YARD SETBACK WHERE AN 8 FOOT IS REQUIRED.

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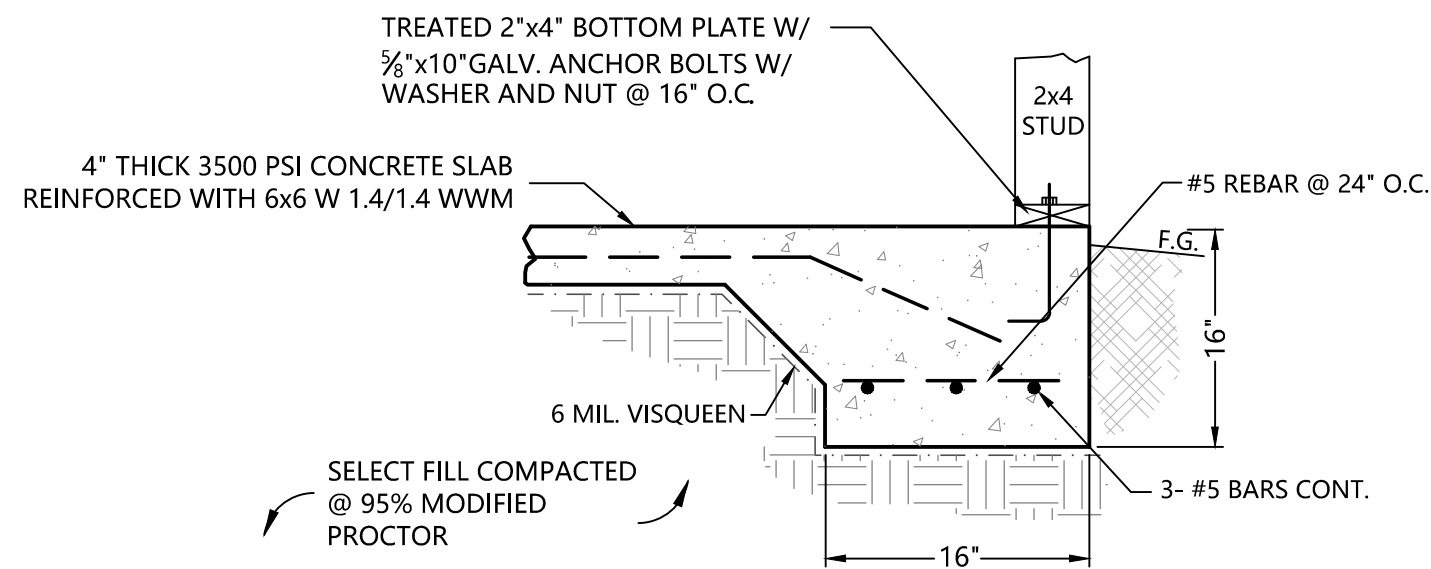
Date 06-23-2026
Drawn By F.O.F.
Check By T.J.M.
REV _____

AN ADDITION FOR
MARK & APRIL JOHNSON
601 CITIZEN STREET
BAY ST LOUIS, MS 39520

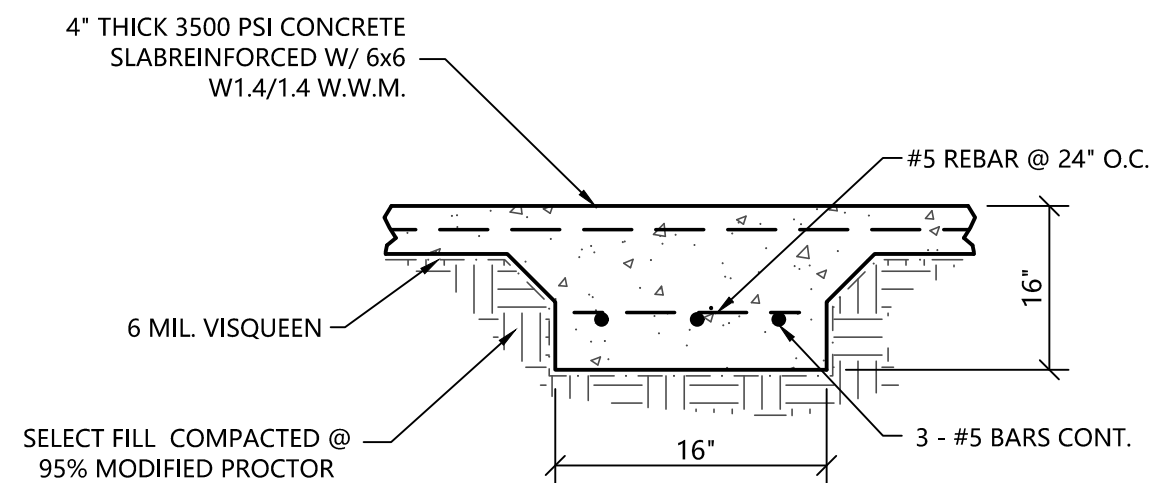


FOUNDATION PLAN - ADDITION

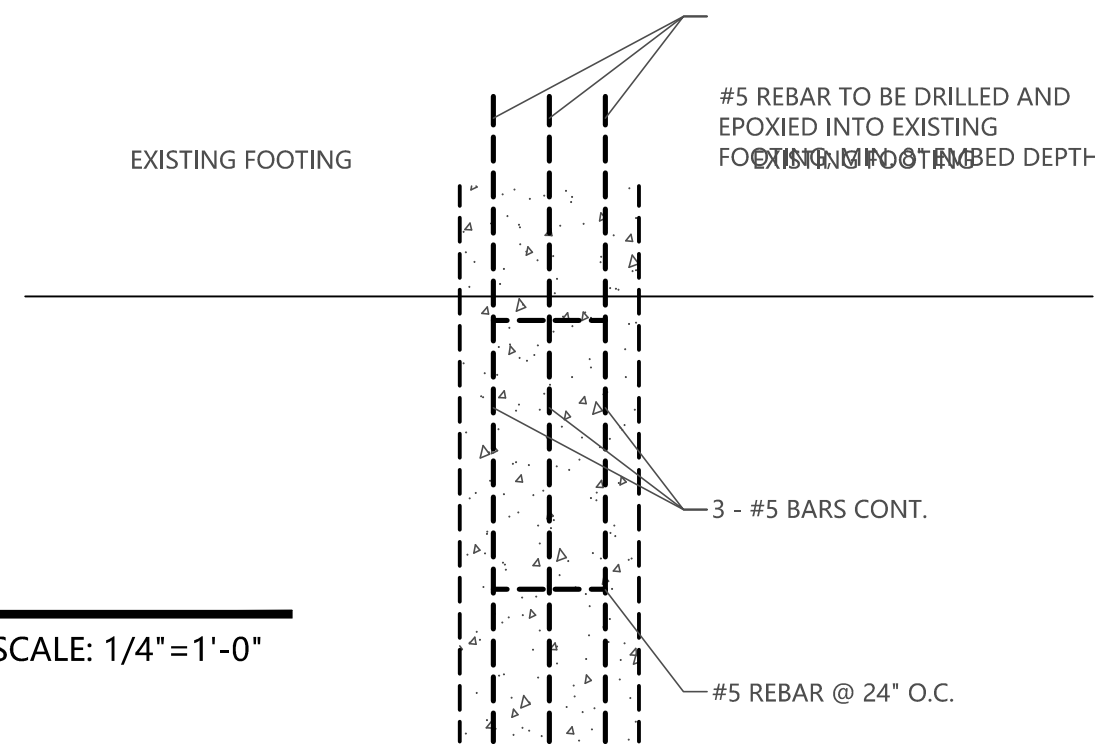
- STRUCTURAL NOTES
1. CONCRETE SHALL BE 3500 PSI MIN.
 2. ALL STEEL REINFORCEMENT SHALL BE 40,000 PSI MIN.
 3. ALL FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED GROUND AND ALL INTERIOR FOOTING SHALL BE CONSTRUCTED ON EITHER UNDISTURBED GROUND OR FILL WHICH HAS BEEN COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR.
 4. FILL SHALL BE SUITABLE HIGH QUALITY MATERIAL AND SHALL BE PLACED IN 12" LIFTS. EACH LIFT TO BE COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR.
 5. CONTRACTOR SHALL ENSURE AT ALL TIMES THAT RE-BAR AND FORM BOARDS ARE STRAIGHT, LEVEL AND SECURE DURING CONCRETE POURS AND INSTALLATION.
 6. MINIMUM FINISH FLOOR ELEVATION(S) TO BE VERIFIED BY CONTRACTOR WITH CITY/COUNTY.
 7. ALL FOUNDATION ELEMENTS PLACED BELOW GRADE SHALL HAVE A WATERPROOF BARRIER APPLIED TO EACH SIDE.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL LVL'S AND ROOF TRUSSES SIZED BY THE MANUFACTURER.



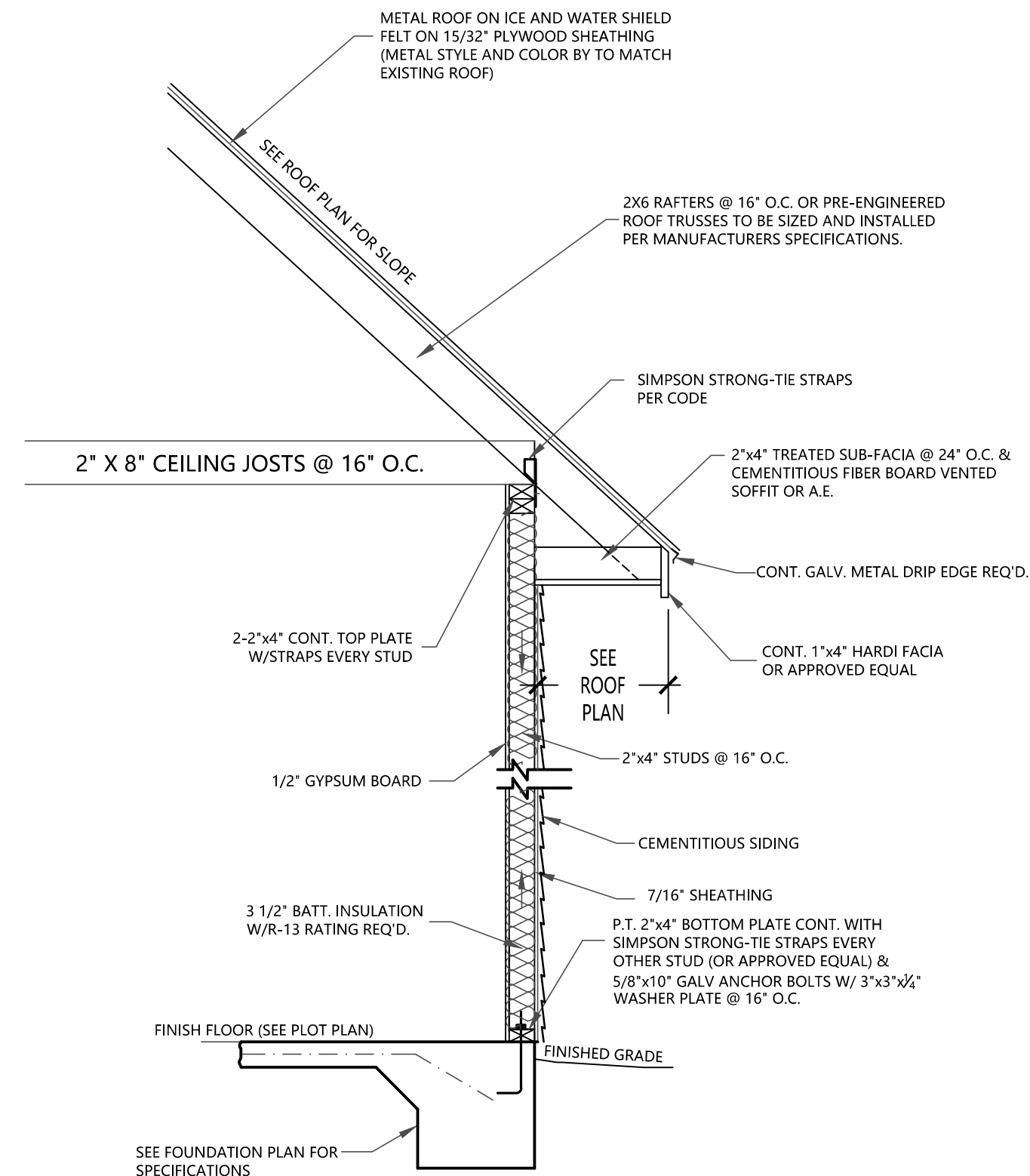
1 FOOTING DETAIL
N.T.S.



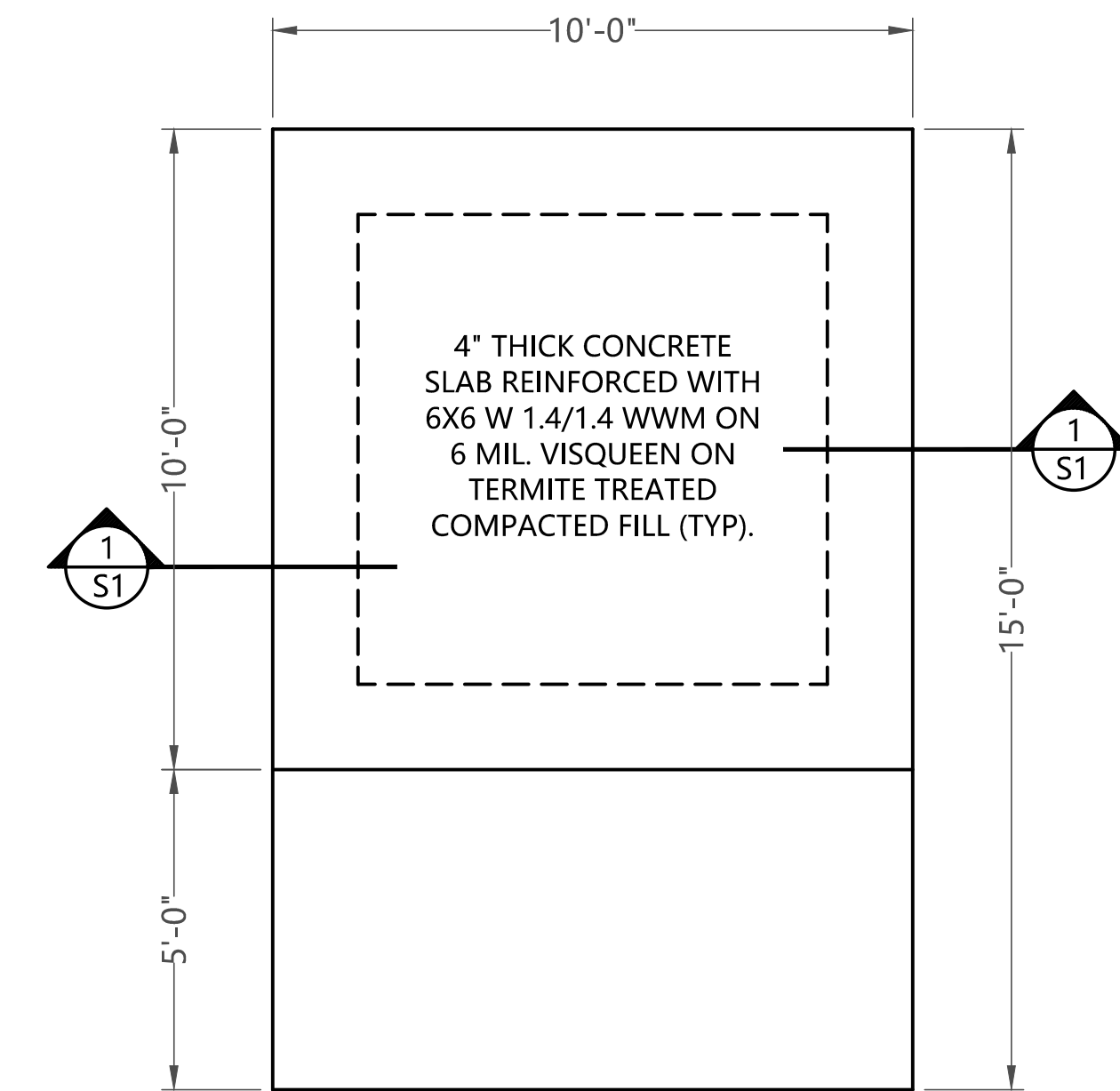
2 FOOTING DETAIL
N.T.S.



3 FOOTING DETAIL
N.T.S.



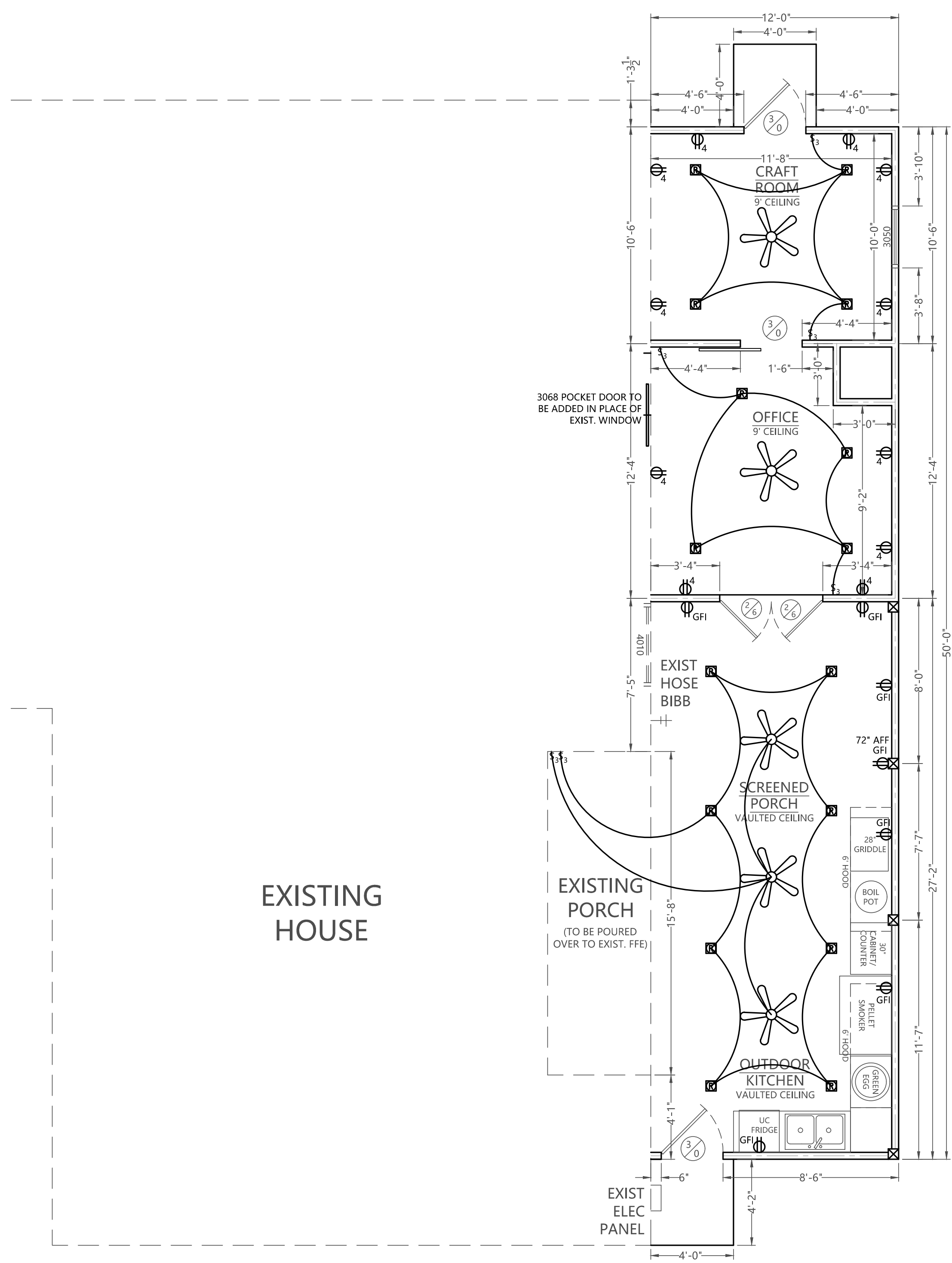
3 WALL SECTION
N.T.S.



FOUNDATION PLAN - SHED

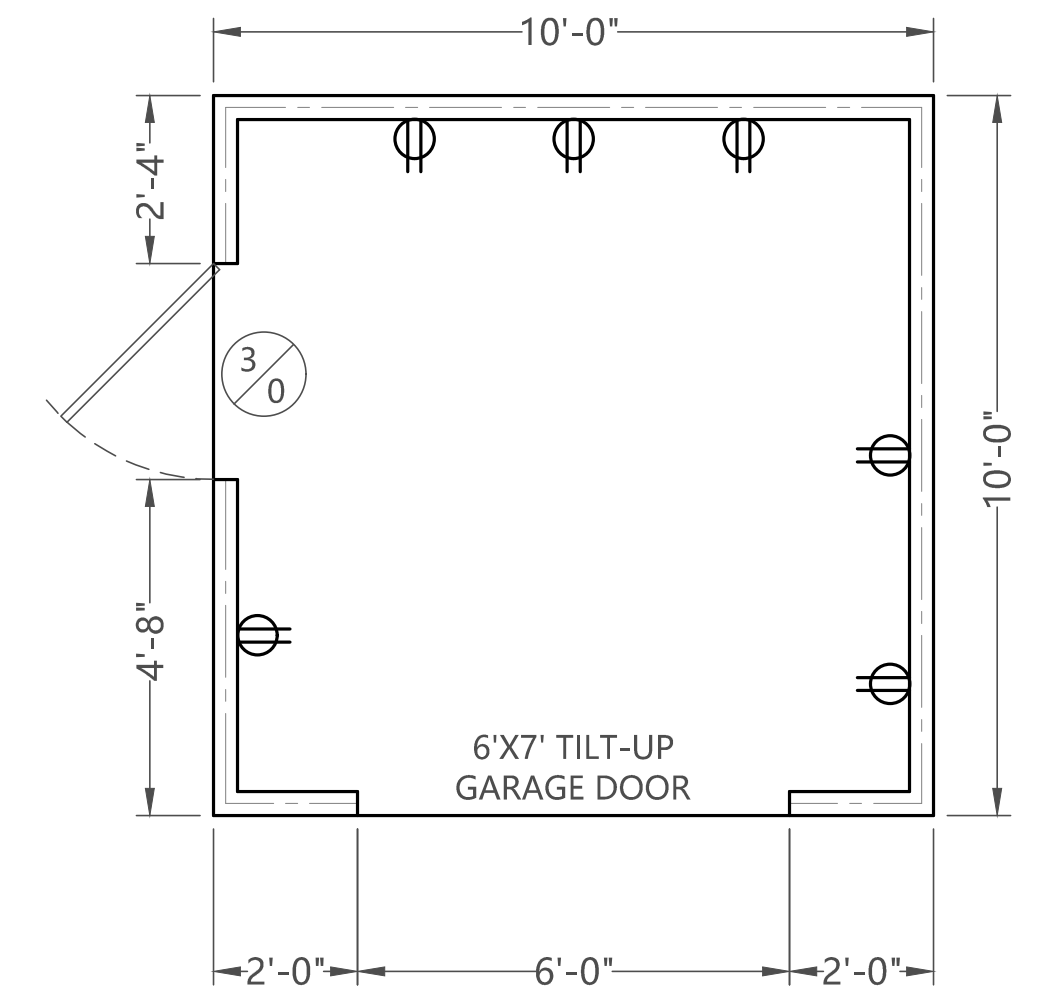
SCALE: 3/8"=1'-0"

In Association With



FLOOR & ELECTRICAL PLAN - ADDITION

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



FLOOR & ELECTRICAL PLAN - SHED

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

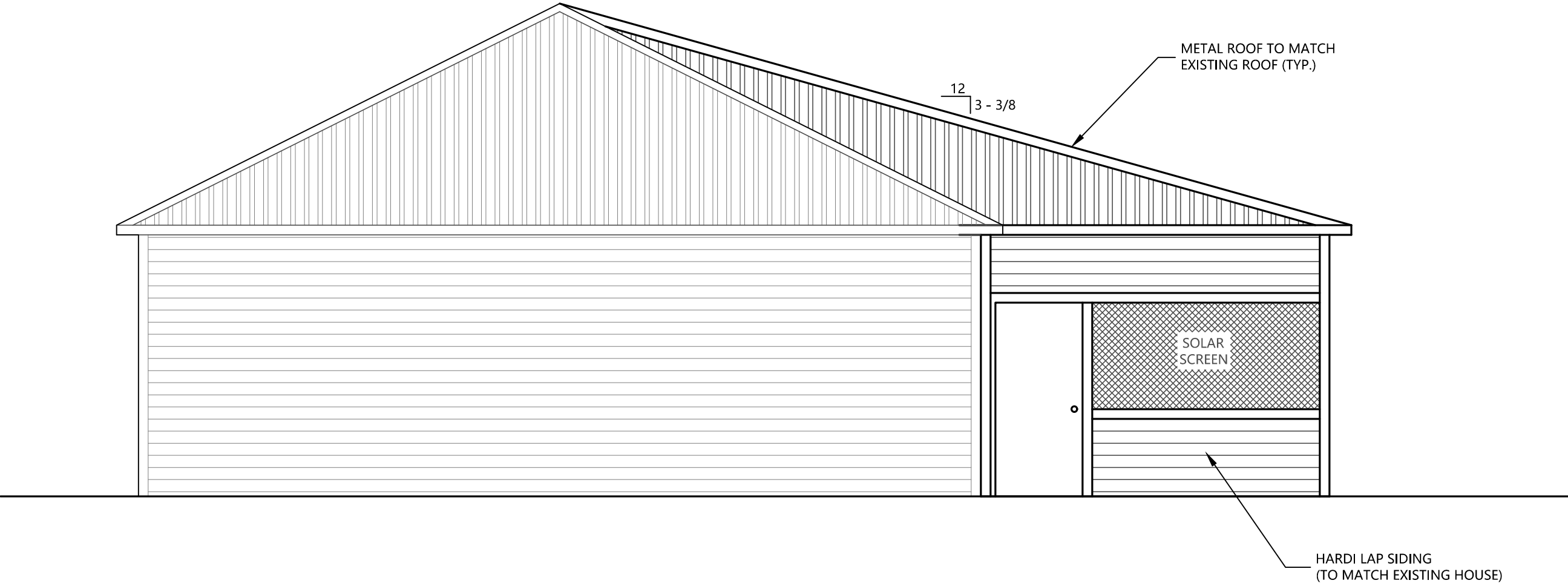
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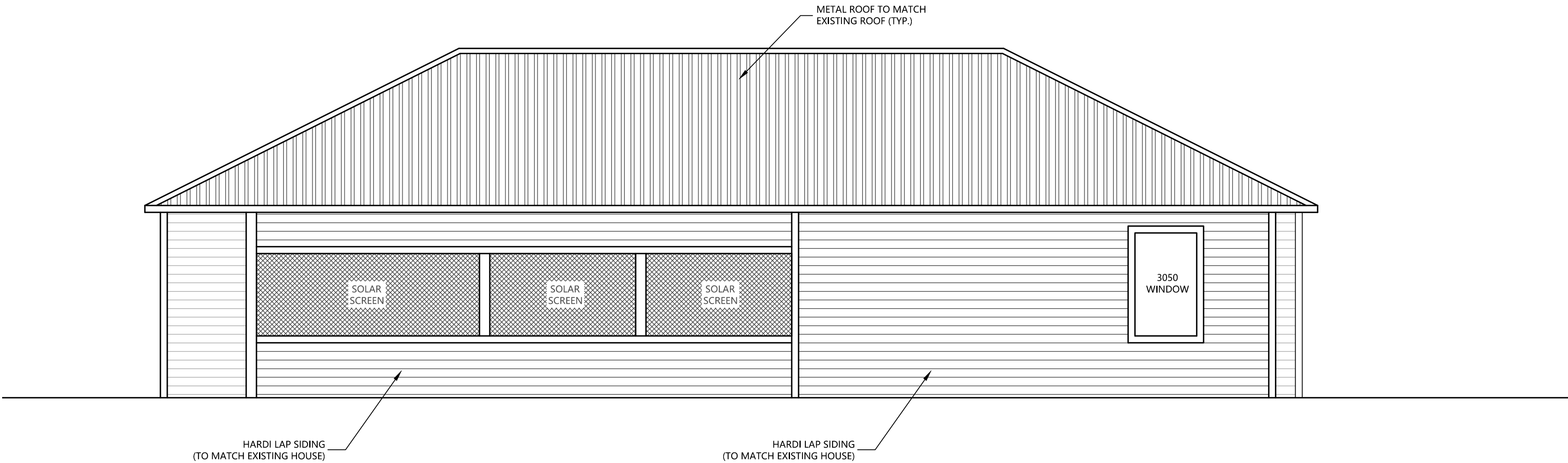
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In Association With



SIDE ELEVATION

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



REAR ELEVATION

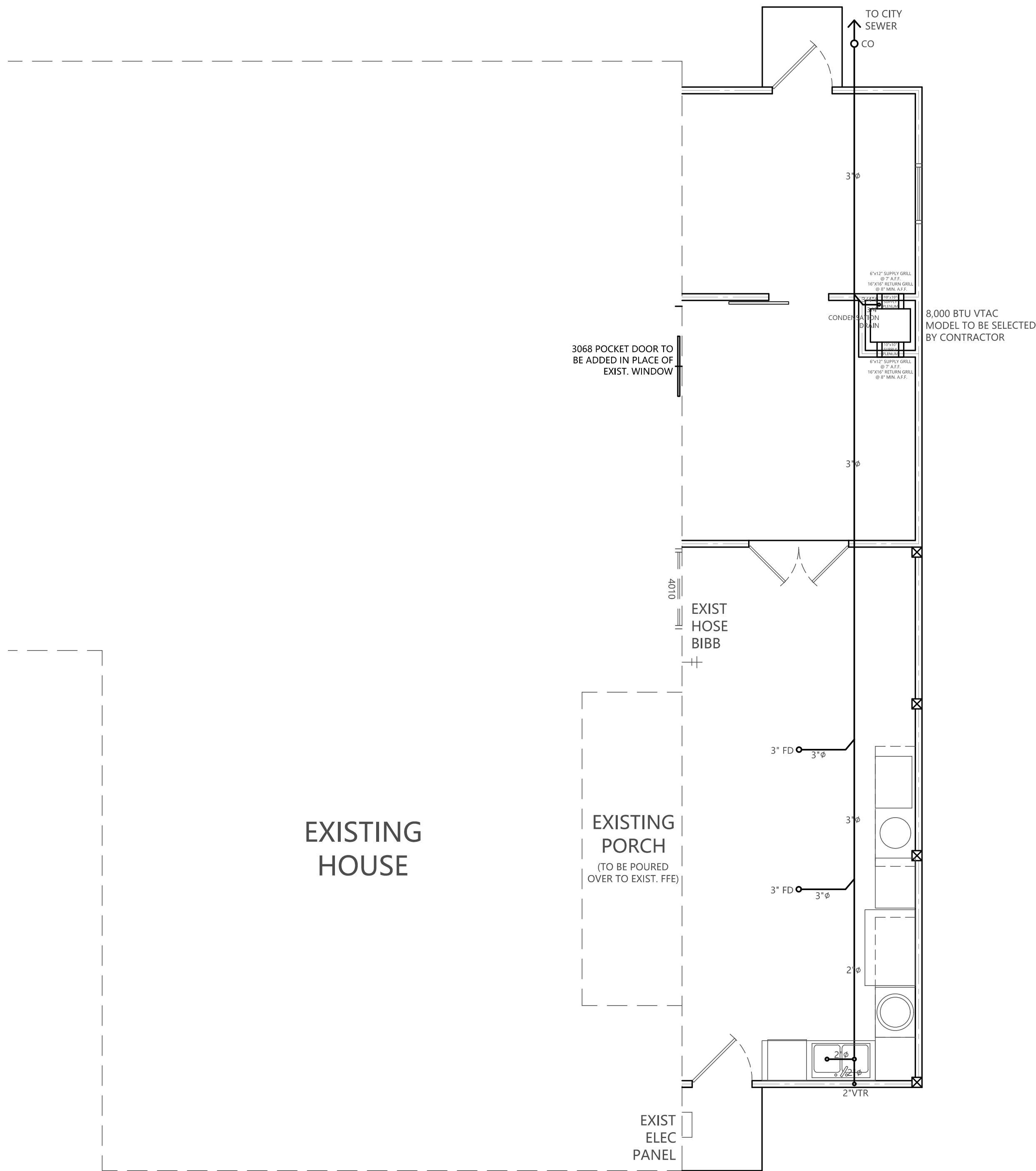
SCALE: 1/4" = 1'-0"

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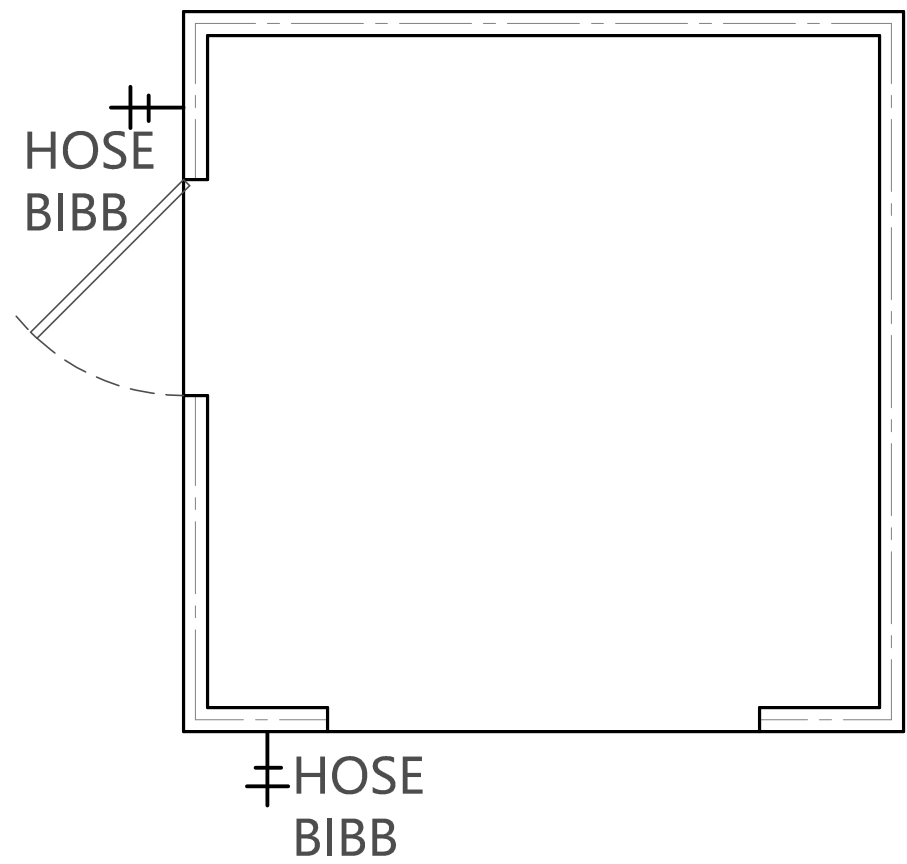


PLUMBING & MECHANICAL PLAN - ADDITION

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

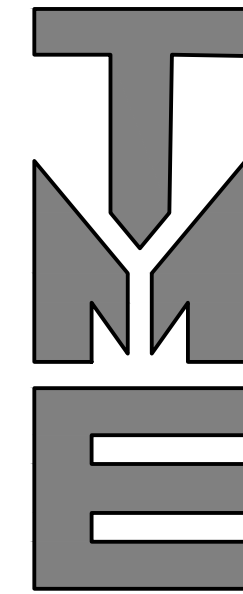
HVAC NOTES:

1. CONTRACTOR TO VERIFY ALL SPECS FOR HVAC UNITS SELECTED. INCLUDING VERIFYING ALL DIMENSIONAL REQUIREMENTS.
2. CONTRACTOR TO VERIFY ALL REQUIREMENTS ARE MET FOR MODEL SELECTED.



PLUMBING PLAN - SHED

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



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26-002

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