

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: 146E-0-29-293.000
 Zoning: C2
 Setbacks: Side 5', Rear 5', Front 25'
 Building Height: 33'-2"

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

Project Team

Property Owner(s):
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Project Areas

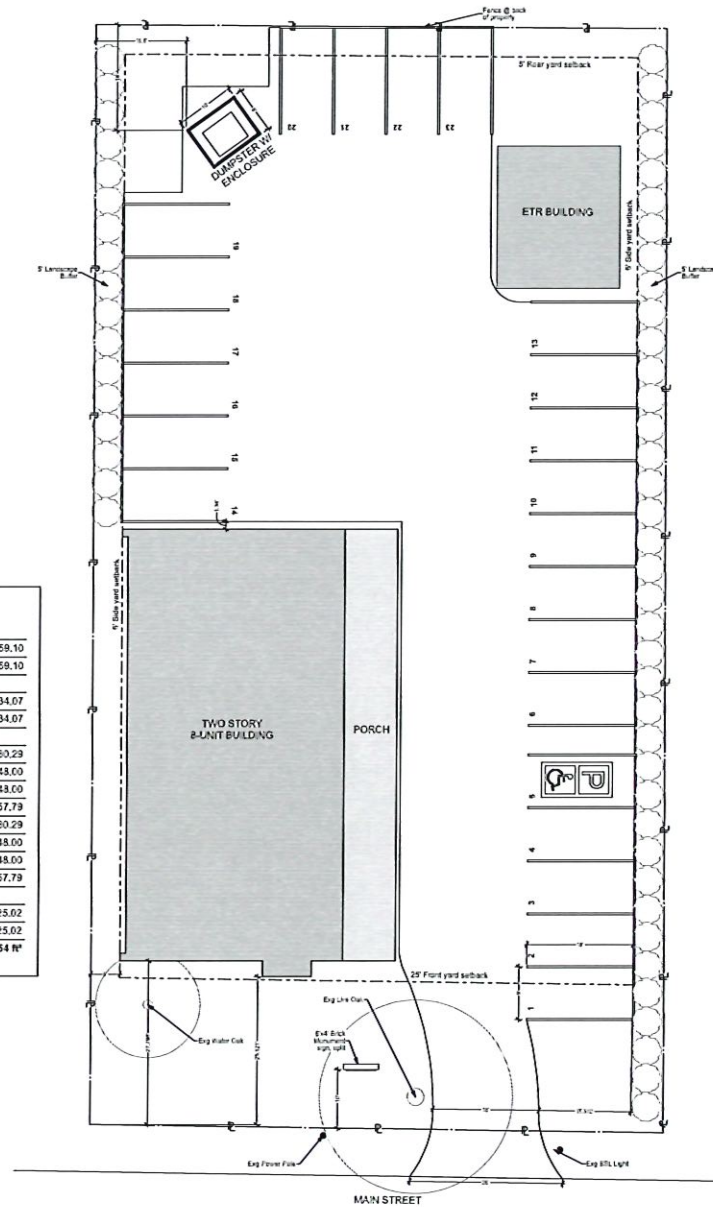
Building Footprint		
	First Floor Under Roof	3,359.10
	Second Floor Under Roof	3,359.10
Conditioned Space		
	First Floor	2,634.07
	Second Floor	2,634.07
Room Name		
	Unit 1	650.29
	Unit 2	648.00
	Unit 3	648.00
	Unit 4	657.79
	Unit 5	650.29
	Unit 6	648.00
	Unit 7	648.00
	Unit 8	657.79
Unconditioned Space		
	First Floor Porch	725.02
	Second Floor Porch	725.02
	Total	18,704.54 sq'

Non-Negotiable Project Specifications

FRAMING	Provide 1/8" seal below framing. Seal the sill plate to the foundation. Provide post-tension at tops of all decking/porch locations.
BOTTOM OF OSB	Seal bottom of OSB to slab with liquid flashing or Tri-Seal EneAir 1104T.
VAPOR BARRIER	Tapes 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 housewrap over top of windows; tape. Do not tape bottom of window. It is a good practice to provide a wind skirt where a strip of house wrap laps over lap of siding below.
DOORS	Provide 1/8" pan with side- and back-dam that drains to outdoors. Seal joints and head similar to windows. Provide head flashing.
KICK-OUT FLASHING	Provide a kick-out flashing at all wall-to-roof transitions.
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 best in applicable.
LEDGER	Ledger shall have continuous house wrap behind and shall have taped flashing above. Ledger shall be installed on 1/4" rubber washers to prevent trapped water.
FIBER CEMENT SIDING	Best practice is to install siding on furring to allow air movement. Single furring 1/8" seal at 16" o.c. vertically.

Abbreviations

AFF	ABOVE FINISH FLOOR
AFS	ABOVE FINISH SLAB
ALM	ALUMINUM
BE	BASE FLOOR ELEVATION
BT	BOTTOM OF
BTW	BETWEEN
CL	CASE OPENING
CLG	CLOSE
CLG1	CLOSE1
CONC	CONCRETE
CR	CROPPED BEAM
DS	DESIGN PRESSURE
DS	DOWN SPOUT
DSK	DISK TO DRAIN
EXP	EXPANSION JOINT
EXT	EXISTING TO REMAIN
EXT1	EXIST1
FACE	FACE OF
FR	FRESH CEMENT
GFCM	GIPSUM BOARD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
HGT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
CF	CROWN FINISHED
PEMS	PRESSURE TREATED PRE-ENGINEERED METAL BUILDING
PT	PRESSURE TREATED
PO	POUGH OPENING
RF	ROUGH FLOOR
SF	SQUARE FEET
STL	STEEL
TD	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WD	WOOD
WH	WATER HEATER
VF	VERIFY IN FIELD



1 Site Plan
 SCALE: 1" = 10'

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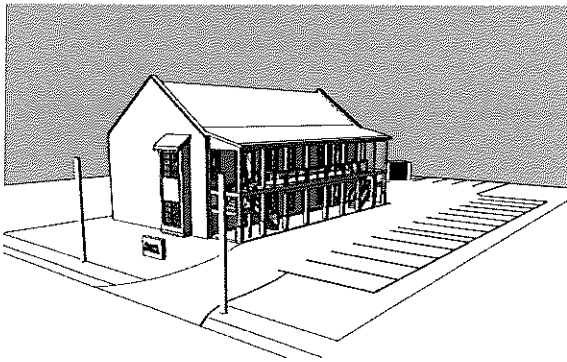
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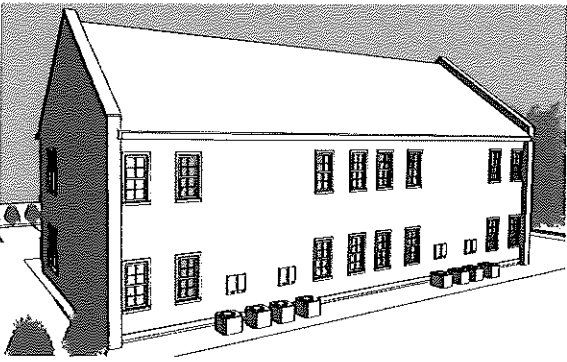
Cover Sheet and Site Plan
 PERMIT DOCUMENTS

Date: 08.27.2025

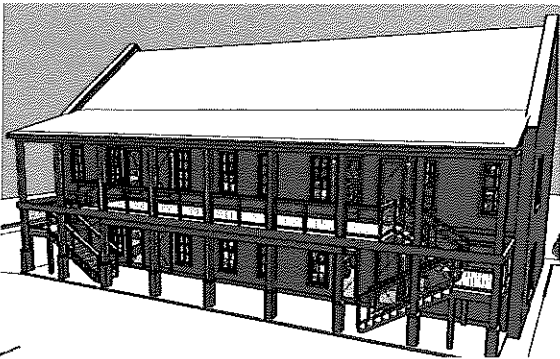
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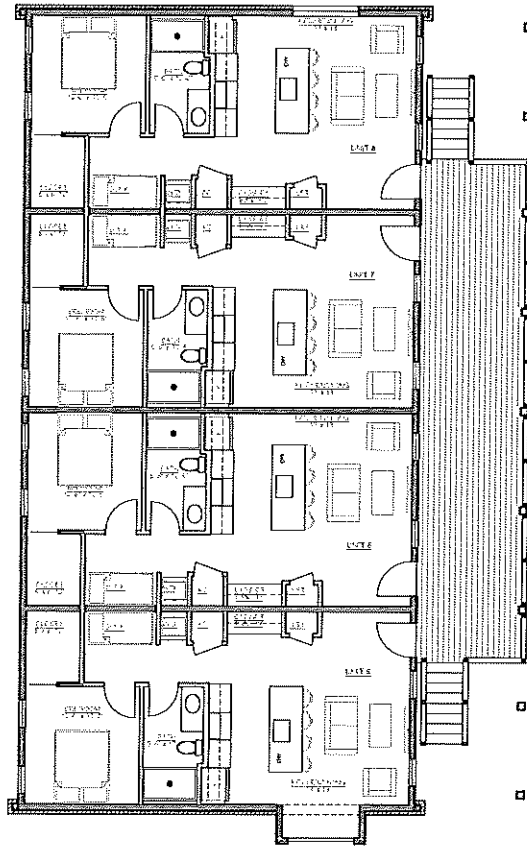
Street View



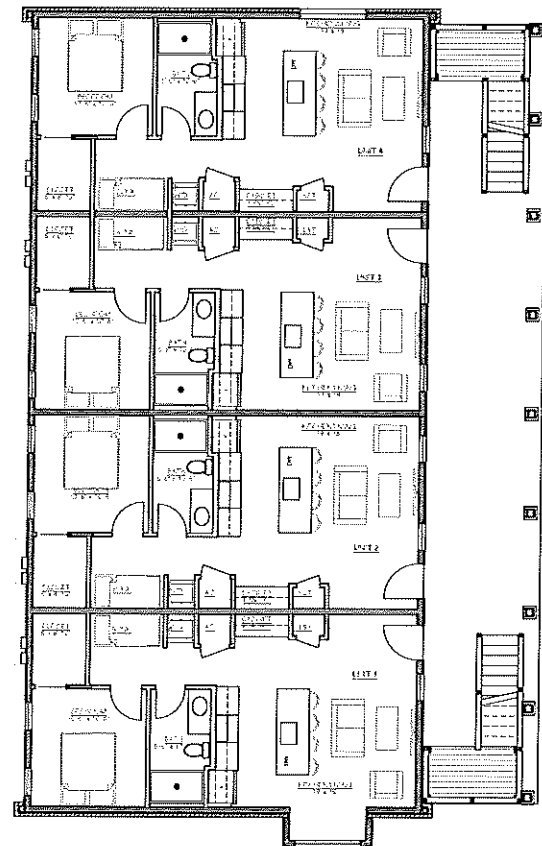
Back of Complex



Front of Complex

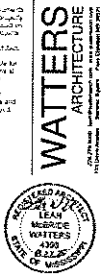


2 Second Floor Furniture Plan
SCALE: 1/8" = 1'-0"



1 First Floor Furniture Plan
SCALE: 1/8" = 1'-0"

Changes and modifications to drawings shall be made in writing and shall be the responsibility of the client. This is not to be construed as a warranty of the project or the quality of the work. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



507 Main St. Bay St. Louis, MS 39520

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Furniture Plans
PLANNING DOCUMENTS

Date: 05.27.2025



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