

**Tuesday
April 19, 2016
Gautier, Mississippi**

BE IT REMEMBERED THAT A RECESSED MEETING by the Mayor and Members of the Council of the City of Gautier, Mississippi was held April 19, 2016 at 6:30 PM in the City Hall Municipal Building, 3330 Highway 90, Gautier, Mississippi.

Those present were Mayor Gordon Gollott, Council Members, Mary Martin, Johnny Jones, Hurley Ray Guillotte, Casey Vaughan, Rusty Anderson and Adam Colledge. Also present were Josh Danos, Interim City Manager/City Attorney; Cynthia Russell, City Clerk; and other concerned citizens.

**AGENDA
CITY OF GAUTIER, MISSISSIPPI
CITY HALL COUNCIL CHAMBERS
April 19, 2016 @ 6:30 PM**

I. Call to Order

- 1. Prayer**
- 2. Pledge of Allegiance**

II. Agenda Order Approval

III. Announcements

- 1. Jackson County Household Hazardous Waste Collection Day, Saturday, April 23, 2016, 8 A.M. – 12 Noon, Singing River Mall Parking Lot.**
- 2. City of Gautier 1st Annual Earth Day Celebration Saturday, April 23, 2016 at George Martin City Park 9 A.M. – 2 P.M.**
- 3. Citywide Spring Cleanup Monday, April 25th – May 2nd. Dumpsters will be placed at Graveline-Lamotte, Dolphin-Mall, Graveline-Ladnier, Martin Bluff and Dolphin (Tarpon).**
- 4. National Day of Prayer May 5, 2016 at 12 Noon at the Veterans Tribute Tower.**

IV. Presentation Agenda

- 1. Fair Housing Act Proclamation.**
- 2. Special Recognition of David Wooten, former Chairman of the Gautier Planning Commission.**

V. Public Agenda

- 1. Agenda Comments**

VI. Business Agenda

- 1. Consideration of an Ordinance amending Chapter 4: Animals and Fowl, to regulate the keeping of bees.**
- 2. Consideration of a citizen's request to name a certain segment of Highway 57 in the City of Gautier in honor of the deceased, Mr. Charles Lamb.**
- 3. Consideration of an appeal to Staff's decision regarding maximum allowable lot coverage for accessory structures, 1616 Bayou Vista Drive (GPC Case No. 16-07-AP). David A. Vindich, owner.**
- 4. Consideration of a request for a fifty-five percent (55%) variance to minimum living area of dwelling unit requirements at 1413 Laurel Glen Road (GPC Case No. 16-08-VAR). Connie J. Sajwaj, owner.**
- 5. Order authorizing City Park Splash Pad Installation contract award.**
- 6. Order authorizing Shepard State Park Trails contract execution with Twin L Construction, Inc.**
- 7. Order approving Docket of Claims.**
- 8. Discussion of City Manager position.**

VII. Consent Agenda (All items approved in one motion)

- 1. Order authorizing the closing of City Hall from 11 A.M. – 1 P.M. Thursday, April 28th for the 2016 Employee Appreciation Picnic.**
- 2. Order authorizing the acceptance of donations in the amount of \$1,500.00 for the 2016 Employee Appreciation Picnic.**
- 3. Order authorizing the changing of Applicant's Agent for the City's remaining Hurricane Ivan projects.**
- 4. Order receiving March 2016 Privilege License Report.**
- 5. Order approving water and sewer adjustments dated April 6, 2016 in the amount of \$5,093.79.**
- 6. Order authorizing the request to refund pavilion rental fee at George Martin City Park.**
- 7. Order approving minutes from the following Council Meetings: Recessed Meeting March 15th; Regular Meeting held April 5th; Recessed Special Meeting April 7th; and Recessed Work Session held April 11th.**

STUDY AGENDA

1. Discuss Citizen Comments
2. Discuss Council Comments
3. Discuss City Manager Comments
4. Discuss City Clerk Comments
5. Discuss City Attorney Comments

Adjourn until May 3, 2016 at 6:30 PM

www.gautier-ms.gov

Councilwoman Martin made the motion to approve the agenda order.

Councilman Vaughan seconded the motion and the vote carried unanimously.

Announcements:

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Presentation Agenda:

1. Fair Housing Act Proclamation.
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JACKSON COUNTY HOUSEHOLD HAZARDOUS WASTE COLLECTION DAY

ACCEPTABLE ITEMS

Aerosols, All Purpose Cleaners, Ammonia, Anti-Freeze, Automobile Cleaners, Batteries, Brake Fluid, Charcoal Lighter Fluid, Chlorine Bleach, Detergents, Disinfectants, Drain Opener, Furniture Polish, Gasoline, Glass Cleaner, Herbicides, Insecticides, Mothballs, Motor Oil, Oven Cleaner, Paint, Paint Thinner, Pesticides, Pool Chemicals, Rodent Poisons, Rubber Cement, Rug & Upholstery Cleaner, Scouring Powder, Silver Polish, Snail & Slug Killers, Toilet Bowl Cleaner, Transmission Fluid, Tub & Tile Cleaner, Turpentine, Varnish, Water Seal, Wood Finish

A One Day FREE

Proper Disposal Turn-in Event

SATURDAY

APRIL 23, 2016

8 A.M. - 12 NOON

SINGING RIVER MALL

PARKING LOT

HWY 90, GAUTIER

DO NOT BRING

Explosive Materials,
Radioactive Materials,
PCB's, Medical Waste,
Syringes, Compressed
Cylinders, Electronic Waste
****NO CONTRACTORS
NO WASTE FROM
BUSINESSES****



Put Toxic Waste In Its Place

Household Hazardous Waste

Unused or leftover portions of products containing toxic chemicals. Any product which is labeled

CAUTION, POISONOUS, TOXIC, FLAMMABLE or CORROSIVE is considered a household hazardous waste.

A Safe Substitute

A safe alternative to a toxic product. Fact sheets are available to help you reduce the use of toxics and minimize health risks.

Legal Transportation

Leaving products in the original containers and making sure that the containers are sealed so that they will not leak. Transport containers in the trunk or in the back of the vehicle away from passengers.

DO NOT TRANSPORT OVER 5 GALLONS OR 50 POUNDS AT ONE TIME.

Proper Disposal

Extremely Important

It is dangerous and illegal to discard hazardous household materials in the trash or down the drain. Instead; use up the product as intended or take to a household hazardous waste event.

The collection event is a community service funded by the MS Department of Environmental Quality in cooperation with the Jackson County Board of Supervisors, Municipalities and the Jackson County Solid Waste Department.



For More Information Call 228-872-8340 or visit <http://www.co.jackson.ms.us/departments/solid-waste/>

City of Gautier's 1st Annual



Gautier Cultural Services
The City of Gautier



Saturday, April 23, 2016
George Martin City Park
9 am - 2 pm

Sponsored By



FUN . GAMES . VENDORS . CHILDREN ACTIVITIES

Proclamation

A Proclamation of the Mayor and City Council
of

The City of Gautier, Mississippi

WHEREAS, April 2016 marks the 48th anniversary of the signing of Title VIII of the 1968 Civil Rights Act, as amended, which guarantees fair housing opportunities for all Americans; and

WHEREAS, the provision off air housing opportunities for all citizens of the State of Mississippi is vital to the health and well-being of our citizens; and

WHEREAS, the Federal Fair Housing Act of 1968 prohibits discrimination in housing due to race, color, religion, sex, national origin, familial status or disability; and

WHEREAS, the U.S Department of Housing and Urban Development, state and local governments, fair housing organizations, concerned citizens and the housing industry, work together to achieve the goal of fair and affordable housing for all residents; and

WHEREAS, by supporting and promoting fair housing and equal opportunity, Mississippi is creating more vibrant communities in our counties, state and the nation, and encourages others to abide by the letter and the spirit of the Federal Fair Housing Act:

NOW, THEREFORE, I, Gordon Gollott, Mayor of the City of Gautier Mississippi, hereby proclaim the month of April 2016 as

FAIR HOUSING MONTH

IN TESTIMONY WHEREOF, I have given under my hand and the seal of the City of Gautier, Mississippi this the 19th of April, 2016.



Gordon Gollott, Mayor

There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi the following:

ORDINANCE NUMBER 230-2016

ORDINANCE REGARDING THE KEEPING OF BEES

AN ORDINANCE OF THE CITY COUNCIL OF GAUTIER, MISSISSIPPI, AMENDING CHAPTER 4: ANIMALS AND FOWL, TO REGULATE THE KEEPING OF BEES

WHEREAS, is hereby found and determined that the keeping of bees within the City of Gautier should be subject to the following provisions.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAUTIER, MISSISSIPPI:

SECTION 1. Article V, Section 4-73 of the Gautier Code of Ordinances shall be enacted as follows:

ARTICLE V, Section 4-73. Keeping of Bees

(a) It shall be unlawful for any person to establish or maintain any hive, stand or box where bees are kept, or keep any bees in or upon any premises within the corporate limits of the city of Gautier unless the bees are kept in accordance with the following provisions:

(1) *Definitions.*

- I. “Apiary” means assembly of one or more colonies of bees at a certain location.
- II. “Beekeeper” means a person who owns or has charge of one or more colonies of bees.
- III. “Colony” or “hive” means an aggregate of bees consisting of worker bees, a queen bee, drones, combs, honey, and the receptacle inhabited by the bees.
- IV. “Tract” means a contiguous parcel of real property under common ownership.

- (2) *Density*. It shall be unlawful to keep more than the following number of colonies on any tract within the city, based upon the size or configuration of the tract on which the apiary is situated:
 - I. Less than one-quarter acre: No colonies.
 - II. One-quarter acre or more, but less than one-half acre tract size: Four colonies.
 - III. More than one-half acre, but less than one acre tract size: Six colonies.
 - IV. One acre or larger tract size: Eight colonies per acre.
 - (3) All honey bee colonies shall be kept in Langstroth-type hives with removable frames, which shall be kept in sound and usable condition.
 - (4) If bee colonies are kept within fifty (50) feet of any exterior boundary of the property on which the hive, stand or box is located, the beekeeper shall install and maintain a barrier that will prevent bees from flying through it, no less than five (5) feet high, along the exterior boundary of the tract. The barrier must extend 10 feet beyond the colony in each direction.
 - (5) Each beekeeper shall ensure that a convenient source of water is available to the bees at all times during the year so that the bees will not congregate at swimming pools, pet watering bowls, bird baths, or other water sources where they may cause human, bird, or domestic pet contact.
 - (6) The bees and equipment shall be kept in accordance with the provisions of the laws of the State of Mississippi.
- (b) Permits for keeping bees shall be obtained by application to the City Council of Gautier and consideration during public meeting. Applications may be obtained upon request at City Hall. Notice of the application will be mailed to all residents owning parcels within 250

linear feet of the subject property no later than 15 days prior to the hearing. In considering the application, the Council may consider any relevant item, including but not limited to objections by adjoining landowners and impact of the colonies on the surrounding areas. There is no fee for such an application or permit.

- (c) A citation shall be issued to the offender and the person shall be subject to a fine of not less than \$75.00 and not more than \$250.00 plus any assessments. Violators shall not be subject to arrest or imprisonment for violation of this section, however, the municipal court shall have full authority to enforce its orders, judgments and sentences.
- (d) Nothing in this section shall be deemed or construed to prohibit the keeping of bees in a hive, stand or box, located or kept within a school or university building for the purpose of study or observation.

SECTION 2. All provisions of the ordinances of the City in conflict with the provisions of this section shall be and the same are hereby repealed and all other provisions of the ordinances of the City not in conflict with the provisions of this section shall remain in full force and effect.

SECTION 3. Should any sentence, paragraph subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole and, to that extent, the same shall remain in full force and effect.

SECTION 4. This ordinance shall become effective thirty (30) days after passage and publication.

Thereupon, upon motion duly made by Councilwoman Martin, seconded by Councilman Jones to adopt the foregoing ordinance and received the following votes:

AYES: **Gordon Gollott**
 Mary Martin
 Johnny Jones
 Hurley Ray Guillotte
 Casey Vaughan
 Rusty Anderson
 Adam Colledge

NAYS: **None**

Thereupon, the Mayor declared said Ordinance approved, passed and adopted on this the 19th day of April, 2016.

Gordon Gollott, Mayor

Attest: _____
Cynthia Russell
City Clerk

There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi, the following:

RESOLUTION NUMBER 010-2016

RESOLUTION OF THE CITY COUNCIL OF GAUTIER, MISSISSIPPI, REQUESTING THE NAMING OF A CERTAIN SEGMENT OF HIGHWAY 57 IN GAUTIER, MISSISSIPPI, IN HONOR OF CHARLES LAMB

WHEREAS, Charles Edward Lamb was a lifelong resident of Jackson County, Mississippi; and

WHEREAS, On February 15, 2015 Mr. Lamb died in a vehicle accident near the Highway 57 mile marker in Gautier, Mississippi; and

WHEREAS, The City of Gautier and the Citizens therein, wishes to commemorate the life of Charles Edward Lamb by naming a certain segment of Highway 57, in Jackson County as the “**CHARLES LAMB MEMORIAL HIGHWAY**”;

BE IT THEREFORE RESOLVED by the City Council of Gautier, Mississippi that a request is hereby made to the Mississippi Legislature to name a certain segment of Highway 57 in Gautier, Mississippi, beginning at its intersection with Pine Savanna Drive and extending southerly to its intersection with Campbell Road, in honor of Charles Lamb.

BE IT KNOWN THAT the motion to approve the foregoing resolution was made by **Councilwoman Martin**, and was seconded by **Councilman Colledge** and the following vote was recorded:

Mayor Gordon Gollott	NAY
Councilwoman at Large Mary Martin	NAY
Councilman Johnny Jones	NAY
Councilman Hurley Ray Guillotte	NAY
Councilman Casey Vaughan	AYE
Councilman Rusty Anderson	AYE
Councilman Adam Colledge	AYE

RESOLVED, this the 19th day of April, 2016.

**City Council
Gautier, Mississippi**

MAYOR

ATTEST:

CITY CLERK

Ms Lamb # 601-467-3649



City of Gautier
Agenda Item Request Form

Requestor's Name: Della Lamb
E-Mail Address: Lambdella@gmail.com
Street Address: 5537 Peacock City/State: Ocean Springs Zip Code: 39564
Home Telephone No.: 228 238-1497 Work Telephone No.: () - - Fax Telephone No.: () - -
Representing: _____
Department: _____

In the items below, please select the type of agenda you request your item to be placed on.

Date of meeting requested to be on:

City Council Meeting (Regular & Recessed)

- Employee: Please submit this request to the City Clerk by 5:00 p.m. on the Tuesday prior to the date of the next regular/recessed council meeting.
- Citizen: Submit request to the City Clerk by 5:00 p.m. on the Tuesday prior to the date of the next regular/recessed Council Meeting.
- Council: Submit memo/request to the City Manager of City Clerk

Council Meeting

- City Council Meeting (Business Agenda)
- City Council Meeting (Consent Agenda)
- City Council Meeting (Study Agenda)

SUBJECT MATTER: (If more space is required, reverse side may be used.)

Request to have Gautier City Council approve a legislative Resolution to designate a segment of Hwy 57 in honor of Charles Lamb.

Is there material you wish to be attached to the agenda? Yes No

Do you wish to make an oral presentation personally? Yes No

Has this item been approved for legal sufficiency by City Attorney? Yes No

Requestor's Signature: Della Lamb Date: 2/25/16

FOR OFFICE USE ONLY

Received By: J. M. ... Title: DCC Date: 2/25/16 Time: 9:08 AM

() Approved () Denied for Agenda Date: 3/15/16 Item No.: _____

City Manager Signature: [Signature] Approved () Denied ()

Tricia Thigpen

From: Lambdella@ymail.com
Sent: Thursday, February 25, 2016 9:18 AM
To: tthigpen@gautier-ms.gov
Subject: Fwd: memorial highway

T-Mobile, America's First Nationwide 4G Network.

----- Original message-----

From: Andrew Taylor
Date: Tue, Feb 2, 2016 11:51 AM
To: 'lambdella@ymail.com';
Subject: memorial highway

Mrs. Lamb,

Below is what you need to take to the Gautier City Council and ask them to pass a resolution requesting the Legislature to designate the memorial highway.

After the pass the resolution, they can pass it along to representative Zuber to give to me.

RESOLUTION REQUESTING THE NAMING OF A CERTAIN SEGMENT OF Highway 57 IN the City of Gautier, MISSISSIPPI, IN HONOR OF Charles Lamb

BE IT RESOLVED by the City Council of Gautier, Mississippi that a request is hereby made to the Mississippi Legislature to name a certain segment of Highway 57 in Gautier, Mississippi, beginning at its intersection with Pine Savanna Drive and extending southerly to its intersection with Campbell Road , in honor of Charles Lamb.

RESOLVED ON THIS the ___ day of _____ 2014.

City Council
Gautier, MISSISSIPPI
By: _____

Regards,

Andrew James Taylor
Attorney and Committee Counsel
Mississippi House of Representatives
P: (601) 359-3310
F: (601) 359-2928
Email: Ataylor@house.ms.gov

There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi, the following:

ORDER NUMBER 087-2016

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, to accept the Planning Commission recommendation and allow the 1,410 square foot metal building to be placed at 1616 Bayou Vista Drive PID# 82436245.000.

IT IS FURTHER ORDERED that the Interim City Manager or City Clerk is authorized to execute any and all documents necessary.

Motion was made by **Councilman Vaughan**, seconded by **Councilman Anderson** and the following vote was recorded:

AYES: **Johnny Jones**
 Hurley Ray Guillotte
 Casey Vaughan
 Rusty Anderson

NAYS: **Gordon Gollott**
 Mary Martin
 Adam Colledge

MAYOR

ATTEST:

CITY CLERK

Passed and Adopted by Mayor and Members of the Council of the City of Gautier, Mississippi, at the meeting of April 19, 2016.

**CITY OF GAUTIER
MEMORANDUM**

To: Josh Danos, Interim City Manager
From: Chandra Nicholson, Economic Development & Planning Director
Date: April 12, 2016
Subject: Appeal to Staff Decision Regarding Maximum Allowable Lot Coverage for Accessory Structures, 1616 Bayou Vista Drive (GPC Case No. 16-07-AP)

REQUEST:

The Economic Development/Planning Department has received an Appeal to Staff Decision from David A. Vindich regarding maximum allowable lot coverage for accessory structures in a R-1 Low Density Single-Family Residential Zoning District. The lot is located at 1616 Bayou Vista Drive PID # 82436245.000. The application fee of \$100 was paid on February 16, 2016.

DISCUSSION:

Staff has attached a detailed Staff Report. The Planning Commission held a public hearing on April 7, 2016 to consider the request. The Planning Commission deliberated the request and recommend to Reverse the Staff Decision and Allow the 1,410 Square Foot Metal Building.

The lot in question is located in a R-1 Low Density Single-Family Residential Zoning District which limits lot coverage for Accessory Structures to twenty (20) percent of the rear lot area or fifty (50) percent of the main building area, whichever is less.

Staff has denied the applicant placement of an additional 1,410 square foot accessory structure based on the provisions of the Unified Development Ordinance.

The primary structure (house) is 2,840 SF. Accessory Structures are limited to 50% of the size of the primary structure, which would equate to 1,420 SF available for accessory structures. The lot already has 1,129 SF of accessory structures. This area does not include the pool or the portion of the boat house over water. This only allows 291 SF left for future accessory structures, which is much less than the 1,410 SF proposed.

LIST OF EXISTING ACCESSORY STRUCTURES	
Pool House	140
Gazebo	375
Boat House (Portion on Land)	614

Total Existing Square Footage 1,129

DETERMINATION OF APPLICABLE LAW:

SECTION 3.6: Appeals

Persons aggrieved with decisions of administrative staff may appeal the decisions.

3.6.1 Appeal of Administrative Decision

Appeals from written administrative decisions of the Economic Development Director in the administration and enforcement of the provisions of this Ordinance shall be heard by the City Planning Commission and the City Council. A Staff Decision Appeal shall be filed on the appropriate application form in the Department of Economic Development outlining the circumstances and the grounds of the appeal. The Economic Development Director shall send the appeal application to the City Attorney for a Review of Legal Sufficiency. Once cleared by the City Attorney, the Economic Development Director shall place the Notice of Appeal on the agenda of the Planning Commission meeting. Appropriate fees shall apply.

Upon hearing such appeal the Planning Commission shall make a recommendation to City Council to reverse, modify, or affirm, wholly or partially, any order, requirement, decision, or determination of the Economic Development Director and/or his staff.

Upon receiving a recommendation from the Planning Commission, the appeal shall be placed on the next available City Council meeting agenda. The City Council shall render a decision to reverse, modify, or affirm the staff decision.

5.4.4R-1, Low Density Single-Family Residential District

Single-Family detached dwelling units shall meet the following development standards.

- A. Minimum Lot Area:** Ninety-six hundred (9,600) square feet
- B. Minimum Lot Width:** Eighty (80) feet for interior lots and one hundred (100) feet for corner lots at the front building line. All lots shall have a minimum of forty (40) feet on a public or platted street.
- C. Minimum Setbacks for Principal structure:**
 - Front—Twenty-five (25) feet
 - Side—Ten (10) feet for interior lots and twenty-five (25) feet for corner lots
 - Rear—Twenty-five (25) feet
- D. Minimum Setbacks for Accessory structures(s):**
 - Front—All accessory structures shall be located in the rear yard of the principal use or in the side yard, behind the main structure front building line.

Side—Ten (10) feet

Rear—Five (5) feet

- E. Maximum Building Height**—Thirty-five (35) feet for principal dwellings; Twenty-five (25) feet for accessory structures
- F. Maximum Lot Coverage**—Twenty-five (25) percent for the principal structure and accessory structures. Accessory structures shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the main building area, whichever is less.
- G. Minimum Living Area of dwelling units**—Thirteen hundred twenty-five (1,325) square feet

RECOMMENDATION:

Staff recommends that City Council Affirm the Staff Decision.

Based on the appropriateness of the request and the information provided, the Council may:

1. Affirm the Staff Decision and Not Allow the 1,410 Square Foot Metal Building to be Placed on the Referenced Parcel; or
2. Reverse the Staff Decision and Allow the 1,410 Square Foot Metal Building to be Placed on the Referenced Parcel; or
3. Modify the Staff Decision, wholly or partly.

ATTACHMENTS:

1. GPC Minute Excerpt
2. GPC Staff Report with Back Up

Excerpt from April 7, 2016 Gautier Planning Commission Meeting

REQUEST

1616 BAYOU VISTA STREET – REQUEST FOR AN APPEAL OF A STAFF DECISION OF UDO SECTION 5.4.4.F., MAXIMUM LOT COVERAGE, REGARDING ALLOWABLE MAXIMUM LOT COVERAGE BY ACCESSORY STRUCTURES IN A R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (GPC CASE #16-07-AP).

RECOMMENDATION

Commissioner Torjusen made the motion to recommend to reverse the Staff decision and allow the 1,410 Square Foot Metal Building to be placed on the lot located at 1616 Bayou Vista Street PID# 82436245.000. **Commissioner Green** seconded the motion and the following vote was recorded:

**AYES: Phil Torjusen
Anthony York
Sandra Walters
Jimmy Green**

**NAYS: Larry Dailey
J.J. Fletcher
Kay C. Jamison**

Motion passed.

Gautier Planning Commission

Regular Meeting Agenda

April 07, 2016

GPC #16-07- AP

1616 Bayou Vista Street – Staff Appeal

VII. NEW BUSINESS

A. QUASI-JUDICIAL

2. 1616 BAYOU VISTA STREET - REQUEST FOR AN APPEAL OF A STAFF DECISION OF UDO SECTION 5.4.4.F., MAXIMUM LOT COVERAGE, REGARDING ALLOWABLE MAXIMUM LOT COVERAGE BY ACCESSORY STRUCTURES IN A R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (GPC CASE #16-07-AP)

QUASI-JUDICIAL PROCEDURES

1. Announcement of Matter. Read the matter title to be considered.
2. Swear the Witnesses. All witnesses, parties, citizen participants and City Staff who plan to speak at the hearing shall collectively be sworn at the beginning of the hearing by the City Attorney
3. Ex Parte Disclosure. All members must disclose on the record any ex parte communications, to include any physical inspections of the subject property. The disclosure should include with whom any communication has taken place, a summary of the substance of the communication, and the date of the site visit, if any. If anyone has received written communications, the writing must be presented, read into record or a copy provided to all participants, and made a part of the official record.
4. Applicant Presentation.
5. Questions directed to Applicant. The applicant should answer any questions by the public, the Planning Commission, or others.
6. Staff Presentation. This includes presentation of the staff report into the official record.
7. Objections from Applicant. Confirm whether there are objections from the applicant regarding the staff report or development order.
8. Questions directed to Staff. The staff answers any questions by the public, the Planning Commission, or others.
9. Public Comments. Members of the public should be allowed to make comments regarding the application.
10. Applicant rebuttal/final comments
11. Staff rebuttal/final comments
12. Call for final questions.
13. Close public portion of the hearing.
14. Motion & Deliberation. Planning Commission makes a motion, and debates and deliberates regarding the application and development order.
15. Vote.
16. Close the quasi-judicial proceeding.

**CITY OF GAUTIER
STAFF REPORT**

To: Chairman and Members, Planning Commission

From: Chandra Nicholson, Planning & Economic Development Director

Date: April 1, 2016

Subject: Appeal to Staff Decision Regarding Maximum Allowable Lot Coverage for Accessory Structures, 1616 Bayou Vista Drive (GPC Case No. 16-07-AP)

REQUEST:

The Economic Development/Planning Department has received an Appeal to Staff Decision from David A. Vindich regarding maximum allowable lot coverage for accessory structures in a R-1 Low Density Single-Family Residential Zoning District. The lot is located at 1616 Bayou Vista Drive PID # 82436245.000. The application fee of \$100 was paid on February 16, 2016.

BACKGROUND:

The request property is located in a R-1 Low Density Single-Family Residential Zoning District which limits lot coverage for Accessory Structures to twenty (20) percent of the rear lot area or fifty (50) percent of the main building area, whichever is less.

General Features:

- o Location: 1616 Bayou Vista Drive (See Exhibit A)
- o Principal Arterial: Highway 90
- o Gross Lot Acreage: approximately 0.76 acres
- o Potable Water and Wastewater Services: Existing from City

Zoning and Land Use:

- o Current Zoning of the Applicant's Property: R-1 Low Density Single-Family residential
- o Current Surrounding Zoning: R-1 Low Density Single-Family residential (See Exhibit B)
- o Current Surrounding Existing Land Use: Very Low to Low Density Residential (See Exhibit C)
- o Comprehensive Plan Future Land Use Designation: Low Density Residential (See Exhibit D)

DISCUSSION:

The lot in question is located in a R-1 Low Density Single-Family Residential Zoning District which limits lot coverage for Accessory Structures to twenty (20) percent of the rear lot area or fifty (50) percent of the main building area, whichever is less.

Staff has denied the applicant placement of an additional 1,410 square foot accessory structure based on the provisions of the Unified Development Ordinance.

The primary structure (house) is 2,840 SF. Accessory Structures are limited to 50% of the size of the primary structure, which would equate to 1,420 SF available for accessory structures. The lot already has 1,129 SF of accessory structures. This area does not include the pool or the portion of the boat house over water. This only allows 291 SF left for future accessory structures, which is much less than the 1,410 SF proposed.

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SECTION 3.6: Appeals

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3.6.1 Appeal of Administrative Decision

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Upon hearing such appeal the Planning Commission shall make a recommendation to City Council to reverse, modify, or affirm, wholly or partially, any order, requirement, decision, or determination of the Economic Development Director and/or his staff.

Upon receiving a recommendation from the Planning Commission, the appeal shall be placed on the next available City Council meeting agenda. The City Council shall render a decision to reverse, modify, or affirm the staff decision.

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Single-Family detached dwelling units shall meet the following development standards.

- A. Minimum Lot Area:** Ninety-six hundred (9,600) square feet
- B. Minimum Lot Width:** Eighty (80) feet for interior lots and one hundred (100) feet for corner lots at the front building line. All lots shall have a minimum of forty (40) feet on a public or platted street.
- C. Minimum Setbacks for Principal structure:**
 - Front—Twenty-five (25) feet
 - Side—Ten (10) feet for interior lots and twenty-five (25) feet for corner lots
 - Rear—Twenty-five (25) feet
- D. Minimum Setbacks for Accessory structures(s):**
 - Front—All accessory structures shall be located in the rear yard of the principal use or in the side yard, behind the main structure front building line.
 - Side—Ten (10) feet
 - Rear—Five (5) feet
- E. Maximum Building Height—**Thirty-five (35) feet for principal dwellings; Twenty-five (25) feet for accessory structures
- F. Maximum Lot Coverage—**Twenty-five (25) percent for the principal structure and accessory structures. Accessory structures shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the main building area, whichever is less.
- G. Minimum Living Area of dwelling units—**Thirteen hundred twenty-five (1,325) square feet

RECOMMENDATION:

Based on the appropriateness of the request and the information provided, the Commission may:

- a) Recommend to Reverse the Staff Decision and Allow the 1,410 Square Foot Metal Building to be Placed on the Referenced Parcel;
- b) Recommend to Affirm the Staff Decision and Not Allow the 1,410 Square Foot Metal Building to be Placed on the Referenced Parcel; or
- c) Modify the Staff Decision, wholly or partly.

ATTACHMENTS:

- 1. Applicant's Exhibit 1 – Application
- 2. City's Exhibit A – Location Map
- 3. City's Exhibit B - Existing Zoning Map
- 4. City's Exhibit C – Existing Land Use Map
- 5. City's Exhibit D – Future Land Use Map

GAUTIER, MISSISSIPPI
ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT
PUBLIC HEARING APPLICATION

Public Hearing Number

16-07-AP

TO BE HEARD BY GAUTIER PLANNING COMMISSION:		FEE:
Zoning Change	_____	\$300.00
Zoning Change (Comp.)	_____	\$300.00
Major Development	_____	\$100.00
Variance	_____	\$175.00
Appeal to Staff Decision	<input checked="" type="checkbox"/>	\$100.00

TO BE HEARD BY ECONOMIC DEVELOPMENT/PLANNING DIRECTOR ON STAFF		FEE:
<u>REVIEW:</u>		<u>FEE:</u>
Administrative Waiver	_____	\$100.00

Name of Applicant : DAVID A. VINDICH

Name of Business: _____ Phone: 407 230 2887

Property Address: 1010 BAYOU VISTA STREET, GAUTIER, MS 39553
Mailing Address (if Different): _____

E-Mail Address: DVINDICH@CFR.RR.COM

Reason for request, location and intended use of Property: APPEAL DECISION ON BUILDING PERMIT BASED ON USD. PROJECT WAS DENIED BASED ON SIZE OF STRUCTURE (SEE ATTACHED), SEE BACK

ATTACHMENTS REQUIRED AS APPLICABLE:

- 1. Diagram of intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.
- 2. A detailed project narrative.
- 3. Copy of protective covenants or deed restrictions, if any. N/A
- 4. Copies of approvals, or requests for approval, from other agencies, such as, but not limited to, the Mississippi State Department of Health, U.S. Army Corp of Engineers, Mississippi Department of Environmental Quality and Department of Marine Resources. N/A
- _____ 5. Any other information requested by the Economic Development/Planning Director and/or members of the Technical Review Committee.

Signature of Applicant: [Signature] Date of Application: 16 FEB 2016

FOR OFFICE USE ONLY	
Date Received	<u>2-16-16</u> Verify as Complete <u>2/17/16</u>
Fee Amount Received	<u>100.00</u> Initials of Employee Receiving Application <u>em</u>

MET WITH BUILDING PERMITS ON 4 SEPERATE OCCASSIONS TO GET A VERBAL APPROVAL OF MY INTENDED BUILDING STRUCTURE TO GET PERMIT IT WAS REQUIRED TO HAVE ENGINEER PLANS. IN ORDER TO GET THE ENGINEERING PLANS I WAS REQUIRED TO PUT 1/3 THE COST OF THE METAL BUILDING DOWN (NON REFUNDABLE), DURING MY MEETINGS WITH PERMITS (SCOTT) GAVE A VERBAL THAT I WAS GOOD FOR A STRUCTURE SIZE OF 1,411 SQ FT. THIS MEETING OCCURRED ON 2 MAY 2015. WHEN I SUBMITTED THE REQUEST FOR PERMIT IT WAS DENIED DUE TO SIZE OF THE STRUCTURE. UPON RESEARCHING THE UDO, BASED ON INTERPRETATION (SEE ATTACHE) THE PERMIT SHOULD HAVE BEEN GRANTED. I AM REQUESTING THAT THE PERMIT BE GRANTED FOR A 1,410 SQ FT METAL BUILDING.

Atkinson

- ATTACH: EXPLANATION/INTERPRETATION OF UDO
- ATTACH: LAND SURVEY
- ATTACH: PERMIT APPLICATION
- ATTACH: STRUCTURAL ENGINEERING PLAN

Building Permit Issue

After researching the Unified Development Ordinance, City of Gautier, Adopted 29 September 2009 and updated 18 November 2014, I have found the following paragraphs concerning my request for a building permit for an accessory building (garage/workshop) have some application.

The following paragraphs from the UDO site the regulations for the City of Gautier concerning the building permit for an accessory building (hobby shop/garage):

Section 4.5 Building Permits

Section 4.13 Building Permits and Certificate of Occupancy

Section 4.23.5 Building Permits

Section 5.4.4 R-1, Low Density Single-Family Residential District Area and Setback Regulations

Section 5.4.5 R-1A, Medium Density Single-Family and Two-Family Residential District Area and Setback Regulations

Section 6.2 Accessory Uses and Buildings

Section 6.2.1 Permitted Accessory Structures

In each of these sections, identified above, as well as the entire UDO, the request for a building permit for an accessory building (hobby shop/garage) should have been granted. The reason for denial of the permit requested was due to the size of the structure as well as allowable area to build the structure on the existing lot. This regulation is explained in Section 5.4.4 and 5.4.5 of the UDO (specifically paragraph 5.4.4 (6) Maximum Lot Coverage, page 143.

First, utilizing the regulation cited within paragraph 6, Section 5.4.4, page 143 of the UDO stipulates the following:

Maximum Lot Coverage-Twenty-Five (25) percent for the principal structure and accessory structures. Accessory Structures shall not exceed Twenty (20) percent of the Rear Lot area or Fifty (50) percent of the main building area, whichever is less.

Going under this premise, the following calculations were conducted for my property.

Lot size by survey is ± 0.76 acres. Utilizing an acre to square footage calculator we get one acre = 43,560 square feet.

We have less than an acre so we first calculate the lot square footage by multiplying 43,560 sq ft X 0.76 acre which yields 33,105.6 square feet available.

Now, we will work the calculations for both 25% for the principal residence and accessory structures as well as the 20% of the rear lot area or 50% of the main building area.

First we will work the 25% for the principal residence and accessory structures that currently exist:

All calculations will be taken from the Survey conducted by Patrick M. Martino Professional Land Surveyor dated 27 April 2015.

Principal Residence Square Footage Calculations:

26.9 x 32.6 =	876.94	
24.4 x 31.0 =	756.4	
13.5 x 27.2 =	367.2	
27.2 x 31.0 =	<u>843.2</u>	
Total House Sq Footage =		2,843.74 sq ft

Accessory Buildings Currently Existing:

Gazebo:	17.8 x 22.7 =	404.6 sq ft
Pool Pump House:	10.3 x 14.3 =	147.29 sq ft
Boat House:	15.9 x 20.9 = 332.31	
	8.2 x 18.3 = <u>150.06</u>	
Total Sq Ft Boat House		<u>482.37 sq ft</u>

Total Sq Ft Principal Residence and Accessory Bldgs **3,878 sq ft**

Calculation of 25% for allowable structures is calculated as follows:

25% x 33,105.6 sq ft of allowable land for principal building and accessory buildings equates to 8,276.4 sq ft.

8,276.4 sq ft – 3,878 sq ft of principal structure and existing accessory buildings = 4,398.4 sq ft allowable space left for accessory buildings. Permit requested was for an accessory building of 1,410 sq ft. This leaves a total of 2,988.4 sq ft remaining. This alone indicates that the building permit should have been approved.

Calculation of 20% Rear Lot Area:

Utilizing the 20% of the rear lot for accessory structures or 50% of the main structure ruling yields the following:

Again the total lot size is 33,105.6 square feet available. Calculating the rear area available from the survey equates to the following:

Front yard square footage yields	31.5 x 97.4 = 3,068.1 sq ft
House square footage yields	2,843.74 sq ft

Total Front Square footage yields 5,911.84 sq ft

Available lot/rear area remaining yields $33,105.6 \text{ sq ft} - 5,911.84 = 27,193.76 \text{ sq ft}$

Available Rear lot for accessory buildings equals the following calculation:

$27,193.76 \times 20\% = 5,438.75 \text{ sq ft}$ available for accessory buildings. We have existing accessory buildings that must be subtracted from the allowable square footage. The following calculations yield the total square footage available for an **additional accessory building** under the 20% rule:

$5,438.75 \text{ available sq ft} - \text{Gazebo } 404.6 \text{ sq ft} - \text{Pool Pump House } 147.29 \text{ sq ft} - \text{Boat House } 482.37 \text{ sq ft} = 4,404.49 \text{ sq ft}$ available for an additional accessory structure.

Accessory structure requested is 1,410 sq ft which would yield 2,994.49 additional square footage remaining that would be allowed by the UDO. Therefore, under the 20% of the rear lot for accessory structures ruling, the permit should be granted.

Calculation of 50% Main Building Area

The initial step within this calculation is to interpret the term “*main building area*”. The main building area could be interpreted to mean the actual overall lot size or it could be interpreted as the main structural building which in this case would be the primary residence. Since the lot size is $\pm .76$ acre or 33,105.6 square feet, 50% of this would be 16,552.8 square feet.

Under the 50% of the main building area ruling, the following calculations are derived:

- Main Building Area interpreted as the actual lot size:
 - Actual Lot Size = 33,105.6 sq ft
 - 50% of Actual Lot Size = 16,552.8 sq ft
 - Subtract existing structures of primary residence, gazebo, pump house and boat house square footages = $16,552.8 \text{ sq ft} - 3,868 \text{ sq ft} = 12,684.8 \text{ sq ft}$
 - Size of Accessory Building Requested 1,410 sq ft
 - $12,684.8 \text{ sq ft available area} - 1,410 \text{ sq ft Accessory Building} = 11,274.8 \text{ sq ft remaining area available to build.}$
 - Again, permit should have been approved/granted

- Main Building Area interpreted as the main structural building Size:
 - Main Structure Square Footage = 2,843.74 sq ft
 - $2,843.74 \text{ sq ft} \times 50\% = 1,421.87 \text{ sq ft}$
 - $1,421.87 \text{ sq ft available area} - 1,410 \text{ sq ft accessory building} = 11.87 \text{ sq ft remaining.}$
 - Again, permit should have been approved/granted

Conclusion

The bottom line is that overall, the permit should be granted in accordance with the UDO. However, the permit was denied due to size restrictions. This resulted in a denial of my building permit, which as shown above, is clearly within the legal requirements of the UDO. Therefore, the building permit should be authorized.

A

APPLICATION FOR A RESIDENTIAL BUILDING PERMIT

PERMIT NUMBER	ACCEPTED BY
_____	_____
CITY OF GAUTIER	APPROVED BY
_____	_____

Application is hereby made for a permit under the provisions of the Comprehensive Zoning Ordinance of the City of Gautier and the Building, Fire Prevention and other applicable Codes of the City of Gautier and any amendments thereof, for the erection, construction, alteration, repair, relocation or change in use as indicated hereinafter and as shown in the accompanying plans and specifications and the representations therein contained are made a part of this application. In making this application the undersigned hereby acknowledges the validity of the zoning, fire prevention, building and other applicable ordinances and codes of the City of Gautier, and agrees that the provisions thereof shall be binding upon applicant as a condition precedent to the issuance of a permit.

APPLICANT TO COMPLETE NUMBERED SPACES ONLY

1. PROPERTY LOCATION STREET NAME: 1616 Bayou Vista Street		NUMBER: _____	LOT & BLOCK NO. (IF APPLICABLE) Lot 10, Parcel 82436245.000
2. CLASS OF WORK <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> ACCESSORY BUILDING <input type="checkbox"/> HOUSE MOVING <input type="checkbox"/> OTHER _____			
3. OWNER David A. Vindich		PRESENT ADDRESS 1616 Bayou Vista Street, Gautier, MS 39553	PHONE (407) 230-2887
4. CONTRACTOR Talley Contracting, Inc.		ADDRESS 1711 Prospect Ave, Pascagoula, MS 39567	PHONE (228) 762-0754
5. EXISTING USE OF PROPERTY Single Family Residence			
6. INTENDED USE Hobby Shop/Garage		7. VALUATION OF WORK \$28,000	
DO NOT WRITE IN THIS SPACE <input type="checkbox"/> BUILDING FEE _____ <input type="checkbox"/> ELECTRICAL FEE _____ <input type="checkbox"/> PLUMBING FEE _____ <input type="checkbox"/> MECHANICAL FEE _____ TOTAL _____		8. STRUCTURE INFORMATION SQ. FT. OF LOT 0.73 Acres BUILDING SIZE 30 Feet WIDTH _____ LENGTH 47 Feet HEIGHT 25 Feet (ROOFTOP) LIVING AREA _____ (SQUARE FOOTAGE) OTHER _____ (SQUARE FOOTAGE) TOTAL 1,410 Sq Ft (SQUARE FOOTAGE)	
9. SIGNATURE <i>David A. Vindich</i>		DATE 8 Feb 2016	

AE II
Living area
Lot: BFE

FOR OFFICE USE ONLY

(A) FLOOD PLAIN INFORMATION: FLOOD ZONE _____ CERTIFIED ELEV. IF IN "A" ZONE _____

(B) ZONING DISTRICT _____

ORIG	VIC	SEC	TS	RG	FL	CLASS	UNITS		
------	-----	-----	----	----	----	-------	-------	--	--

(C) AREA, SETBACK REG:
GREATER SETBACKS (IF APPLICABLE)

(D) PC HEARING _____

BUILDER/CONTRACTOR RESPONSIBILITIES

Drawing Validity - These drawings, supporting structural calculations and design certification are based on the order documents as of the date of these drawings. These documents describe the material supplied by the manufacturer as of the date of these drawings. Any changes to the order documents after the date on these drawings may void these drawings, supporting structural calculations and design certification. The Builder/Contractor is responsible for notifying the building authority of all changes to the order documents which result in changes to the drawings, supporting structural calculations and design certification.

Builder Acceptance of Drawings - Approval of the manufacturer's drawings and design data affirms that the manufacturer has correctly interpreted and applied the requirements of the order documents and constitutes Builder/Contractor acceptance of the manufacturer's interpretations of the order documents and standard product specifications, including its design, fabrication and quality criteria standards and tolerances. (AISC Code of Standard Practice Sept 86 Section 4.2.1) (Mar 05 Section 4.4.1)

Code Official Approval - It is the responsibility of the Builder/Contractor to ensure that all project plans and specifications comply with the applicable requirements of any governing building authority. The Builder/Contractor is responsible for securing all required approvals and permits from the appropriate agency as required.

Builder is responsible for State, Federal and OSHA safety compliance - The Builder/Contractor is responsible for applying and observing all pertinent safety rules and regulations and OSHA standards as applicable.

Building Erection - The Builder/Contractor is responsible for all erection of the steel and associated work in compliance with the Metal Building Manufacturers drawings. Temporary supports, such as temporary pugs, braces, false work or other elements required for erection will be determined, furnished and installed by the erector. (AISC Code of Standard Practice Sept 86 Section 7.9.1) (Mar 05 Section 7.10.3)

Discrepancies - Where discrepancies exist between the Metal Building plans and plans for other trades, the Metal Building plans will govern. (AISC Code of Standard Practice Sept 86 Section 3.3) (Mar 05 Section 3.3)

Materials by Others - All interface and compatibility of any materials not furnished by the manufacturer are the responsibility of and to be coordinated by the Builder/Contractor or A/E firm. Unless specific design criteria concerning any interface between materials is furnished as a part of the order documents, the manufacturer's assumptions will govern.

Correction of Errors - Normal erection operations include the correction of minor mistakes by moderate amounts of reaming, chipping, welding or cutting and the drawing of elements into line through the use of grit pins. Errors which cannot be corrected by the foregoing means or which require major changes in the member configuration should be reported immediately to the owner and fabricator by the erector, to enable whoever is responsible either to correct the error or to approve the most efficient and economical method of correction to be used by others. (AISC Code of Standard Practice Sept 86 Section 7.12) (Mar 05 Section 7.14)

Modification of the Metal Building from Plans - The Metal Building supplied by the manufacturer has been designed according to the Building Code and specifications and the loads shown in this drawing. Modification of the building configuration, such as removing wall panels or braces, from that shown on these plans could affect the structural integrity of the building. The Metal Building Manufacturer or a Licensed Structural Engineer should be consulted prior to making any changes to the building configuration shown on these drawings. The Metal Building Manufacturer will assume no responsibility for any loads applied to the building not indicated on these drawings.

Safety Commitment - The Metal Building Manufacturer has a commitment to manufacture quality building components that can be safely erected. However, the safety commitment and job site practices of the erector are beyond the control of the building manufacturer. It is strongly recommended that safe working conditions and accident prevention is the top priority of any job site. Local, State and Federal safety and health standards, whether standard statutory or customary, should always be followed to help ensure worker safety. Make certain all employees know the safest and most productive way to erect a building. Emergency procedures should be known to all employees. Daily meetings highlighting safety procedures are also recommended. The use of hard hats, rubber sole shoes for roof work, proper equipment for handling material, and safety nets where applicable, are recommended. For purposes of determining lift requirements, no bundles supplied by the manufacturer will exceed 4000 lbs. For further information also reference the bill of materials for individual member weights of other structural members. If additional information is required contact the customer service department.

Foundation Design - The Metal Building Manufacturer is not responsible for the design, materials and workmanship of the foundation. Anchor rod plans prepared by the manufacturer are intended to show only location, diameter and projection of the anchor rods required to attach the Metal Building System to the foundation. It is the responsibility of the end customer to ensure that adequate provisions are made for specifying rod embedment, bearing values, tie rods and or other associated items embedded in the concrete foundation, as well as foundation design for the loads imposed by the Metal Building System, other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 06 Sections 3.2.2 and A3)

Dissimilar Materials - Never allow your roof to come in contact with, or water runoff from, any dissimilar metal including but not limited to: Copper and Arsenic Salts used in treated lumber, Calcium used in concrete, mortar and grout.

Debris Removal - Any foreign debris such as sawdust, dirt, animal droppings, etc. will cause corrosion of the roof, gutters, trim, etc. if left on building surfaces for a long enough time. The roof should be periodically inspected for such conditions and if found, they should be removed.

Shop Primed Steel - All structural members of the Metal Building System not fabricated of corrosion resistant material or protected by a corrosion resistant coating are painted with one coat of shop primer meeting the performance requirements of SSPC Paint Specification No. 15. All surfaces to receive shop primer are cleaned of loose rust, loose mill scale and other foreign matter by using, as a minimum, the hand tool cleaning method SSPC-SP2 (Steel Structures Painting Council) prior to painting. The coat of shop primer is intended to protect the steel framing for only a short period of exposure to ordinary atmospheric conditions. Shop primed steel stored in the field pending erection should be kept free of the ground and so positioned as to minimize water-holding pockets, dust, mud and other contamination of the primer film. Repairs of damage to primed surfaces and/or removal of foreign material due to improper field storage or site conditions are not the responsibility of the manufacturer. The Manufacturer is not responsible for deterioration of the shop coat of primer or corrosion that may result from exposure to atmospheric and environmental conditions, nor the compatibility of the primer to any field applied coating. Minor abrasions to the shop coat (including galvanizing) caused by handling, loading, shipping unloading and erection after painting or galvanizing are unavoidable. Touch-ups of these minor abrasions is the responsibility of the End Customer (MBMA 06 N 4.2.4)

PROJECT NOTES

Material properties of steel bar, plate, and sheet used in the fabrication of built-up structural framing members conform to ASTM A528, ASTM A572, ASTM A1011 SS, or ASTM A1011 HSLAS with a minimum yield point of 50 ksi. Material properties of hot rolled structural shapes conform to ASTM A992, ASTM A529, or ASTM A572 with a minimum specified yield point of 50 ksi. Hot rolled angles, or other than flange braces, conform to ASTM 36 minimum. Hollow structural shapes conform to ASTM A500 grade B, minimum yield point is 42 ksi for round HSS and 46 ksi for rectangular HSS. Material properties of cold form light gage steel members conform to the requirements of ASTM A1011 SS Grade 55 or ASTM A1011 HSLAS Class 1 Grade 55, with a minimum yield point of 55 ksi.

All bolt joints with A325 Type 1 bolts are specified as snug-tightened joints, unless noted otherwise, in accordance with the "Specification for Structural Joints using ASTM A325 or A490 bolts, June 30, 2004". Pretensioning methods, including turn-of-nut and calibrated wrench are not required unless noted otherwise.

The manufacturer does not assume any responsibility for the erection nor field supervision of the structure and or any special inspections (including inspection of the high strength bolts or field welds) as required during erection. The coordination and the costs associated for setting up and Special Inspections are the responsibility of the Erector, Owner, Architect, or Engineer of Record.

Design is based upon the more severe loading of either the roof snow load or the roof live load.

Loads, as noted, are given within order documents and are applied in general accordance with the applicable provisions of the model code and/or specification indicated. Neither the manufacturer nor the certifying engineer declares or attests that the loads as designated are proper for the local provisions that may apply or for site specific parameters. The manufacturer's Engineer's certification is limited to design loads supplied by an Architect and/or engineer of record for the overall construction project.

This project is designed using manufacturer's standard serviceability standards. Generally this means that all stresses and deflections are within typical performance limits for normal occupancy and standard metal building products. If special requirements for deflections and vibrations must be adhered to, then they must be clearly stated in the contract documents.

X-bracing (if applicable) is to be installed to a taut condition with all slack removed. Do not tighten beyond this state.

The design collateral load has been uniformly applied to the design of the building. Hanging loads are to be attached to the purlin web. This may not be appropriate for heavily concentrated loads. Any attached load in excess of 150 pounds shall be accounted for by special design performed by a licensed engineer using concentrated loads and may require separate support members within the roof system.

This metal building system is designed as enclosed. All exterior components (i.e. doors, windows, vents, etc.) must be designed to withstand the specified wind loading (or the design of components and cladding in accordance with the specified building code. Doors are to be closed when a maximum of 50% of design wind velocity is reached.

Non expandable Main frames
The rigid frame of line 1 is designed as a non-expandable rigid frame. Corresponding frame reactions are calculated based upon actual tributary area.

Rev. B/12/14

DESIGN LOADING

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY:
IBC 12

THE BUILDER IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

FRAME / ROOF BEAD LOAD
SUPERIMPOSED 2.500 PSF
COLLATERAL (LIGHTS) 0.5 PSF

FRAME / ROOF LIVE LOAD 15.98 / 12/20.00 PSF

RISK CATEGORY II - Normal

SNOW LOAD
GROUND SNOW LOAD (Pg) 0.0000 PSF
SNOW LOAD IMPORTANCE FACTOR (I_s) 1.0000
FLAT ROOF SNOW LOAD (P_f) 0 PSF
SNOW EXPOSURE FACTOR (C_e) 1.0
THERMAL FACTOR (C_t) 1.00

WIND LOAD
ULTIMATE WIND SPEED 160 MPH
WIND EXPOSURE CATEGORY C
TOPOGRAPHICAL FACTOR 1.0

INTERNAL PRESSURE COEFFICIENT (GC_p) 0.18 / -0.18
ZONE 4, COMPONENT WIND LOAD ≤ 10¹⁷
56.988 PSF PRESSURE = 61.737 PSF SUCTION
ZONE 5, COMPONENT WIND LOAD < 10¹⁷
56.988 PSF PRESSURE = 75.842 PSF SUCTION
ZONES PER ASCE 7-10 FIG. 30.4-1
ZONES PRESSURES SHOWN ARE UN-FACTORED

RAIN INTENSITY
2-MINUTE DURATION, 5-YEAR REQUIREMENT (I₂) 10 IN/HOUR
5-MINUTE DURATION, 25-YEAR REQUIREMENT (I₅) 12.000 IN/HOUR

SEISMIC LOAD
SEISMIC IMPORTANCE FACTOR (I_e) 1.00
% 0.0900 5% 0.1056
% 0.0557 5% 0.0840
SITE CLASS D
SEISMIC DESIGN CATEGORY B

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

BASIC FORCE RESISTING SYSTEM*	TRANSVERSE		LONGITUDINAL	
	H	B	FRONT H	BACK H
RESPONSE MODIFICATION COEFFICIENT(R)	3	3	3	3
SYSTEM OVER-STRENGTH FACTOR(O _s)	3.0000	3.0000	3.0000	3.0000
SEISMIC RESPONSE COEFFICIENT(C _s)	0.035	0.035	0.035	0.035
BLDG DESIGN BASE SHEAR (V)	0.43 (k)	0.29 (k)		

THE TRANSVERSE DIRECTION IS PARALLEL TO THE RIGID FRAMES
THE LONGITUDINAL DIRECTION IS PERPENDICULAR TO THE RIGID FRAMES

BASIC FORCE RESISTING SYSTEM*
01. STEEL ORDINARY MOMENT FRAME
02. STEEL ORDINARY CONCENIC BRACED FRAMES
03. STRUCTURAL STEEL SYSTEMS NOT SPECIFICALLY RETAILORED FOR SEISMIC RESISTANCE
04. INVERTED PENDULUM SYSTEMS
05. CANTILEVERED COLUMN SYSTEMS

DRAWING INDEX

ISSUE	PAGE	DESCRIPTION
A	C1	COVER SHEET
D	F1	ANCHOR BOLT PLAN
D	F2	ANCHOR BOLT REACTIONS
D	F3	ANCHOR BOLT DETAILS
A	E1	ROOF FRAMING PLAN
A	E2	ROOF SHEETING WALL
A	E3	FRONT SIDEWALL
A	E4	BACK SIDEWALL
A	E5	LEFT ENDWALL
A	E6	RIGHT ENDWALL
A	E7-E8	FRAM CROSS SECTION
A	DET-1-16	STANDARD DETAILS

DRAWING STATUS

FOR APPROVAL
THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR ERECTOR INSTALLATION" CAN BE CONSIDERED AS COMPLETE.

FOR CONSTRUCTION PERMIT
THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR ERECTOR INSTALLATION" CAN BE CONSIDERED AS COMPLETE.

FOR ERECTOR INSTALLATION
FINAL DRAWINGS FOR CONSTRUCTION.

FOR QUESTIONS OR ASSISTANCE CONCERNING ERECTION CALL:

MONDAY - FRIDAY 7:30AM TO 5:00PM

ENGINEERING SEAL

THIS CERTIFICATION COVERS PARTS MANUFACTURED AND DELIVERED BY THE MANUFACTURER ONLY, AND EXCLUDES PARTS SUCH AS DOORS, WINDOWS, FOUNDATION DESIGN AND ERECTION OF THE BUILDING.

THESE DRAWINGS AND THE METAL BUILDING SYSTEM THEY REPRESENT ARE THE PRODUCT OF AN AFFILIATE OF NCI GROUP, INC. - 10943 N. 55AM HOUSTON PARKWAY W., HOUSTON, TX 77064. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON IS EMPLOYED BY AN AFFILIATE OF NCI GROUP, INC. AND IS NOT THE ENGINEER-OF-RECORD FOR THE OVERALL PROJECT.



BUILDING SIZE: 30'-0" x 47'-0" x 23'-0" 1:0:12

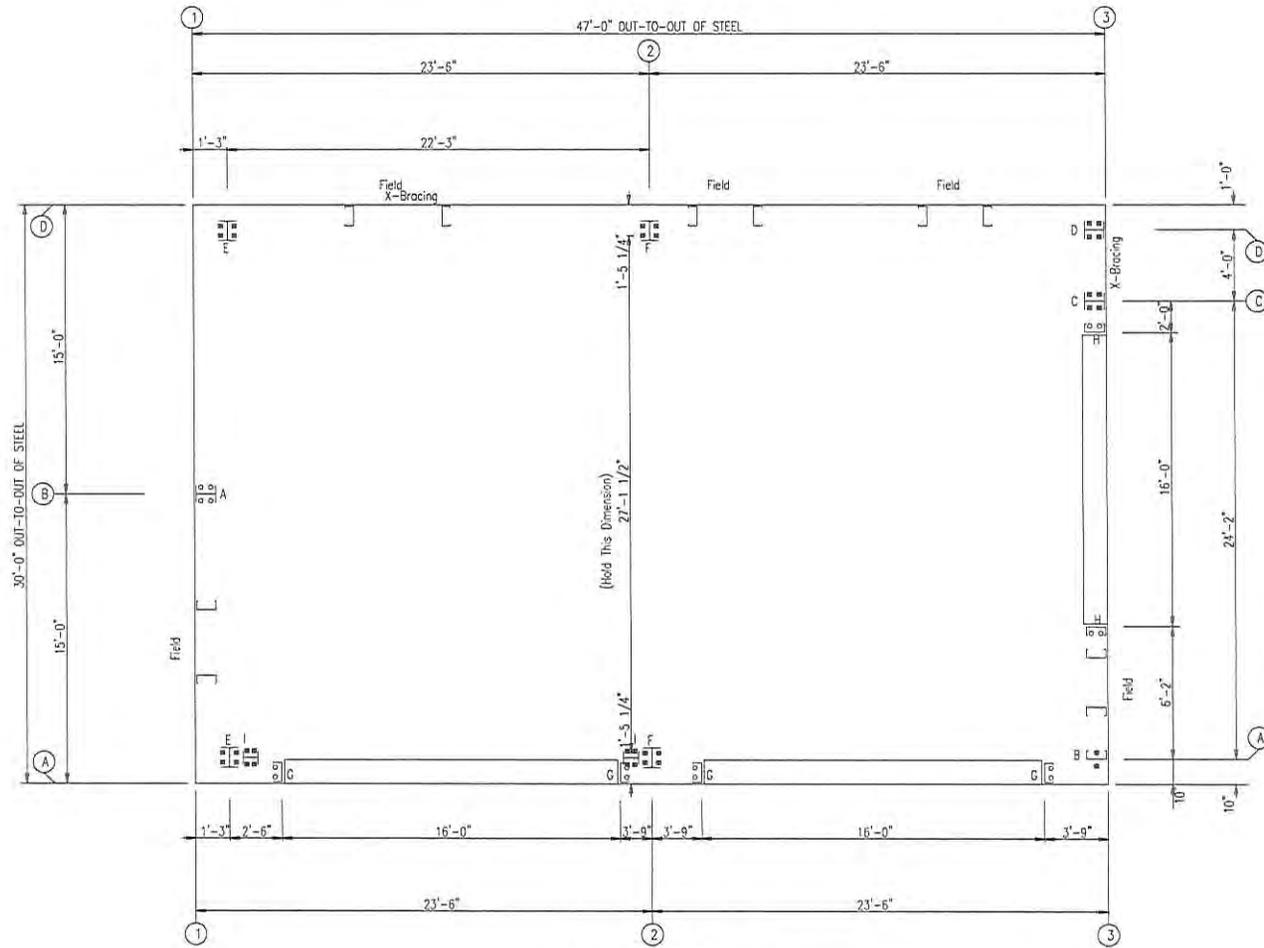


888-864-8666

PROJECT: 300756 - David Vindich
CUSTOMER: David Vindich
LOCATION: Gulfport MS 39553
OWNER: David Vindich

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSX

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	1/18/16	N.T.S.	1	A	15-B-22025	C1	A



○ Dia= 5/8"
 ⊗ Dia= 3/4"

ANCHOR BOLT PLAN

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	1/18/16	FOR ERECTOR INSTALLATION	PNR	PNR	TSK



ALLIED BUILDINGS
STEEL BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

888-864-8666

PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gulfport MS 39553

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	F1



BUILDING BRACING REACTIONS

Wall Loc	Line	Col Line	Reactions in plane of wall				Panel_Shear (lb/ft)	Note
			Wind Horiz	Seismic Horiz	Wind Vert	Seismic Vert		
L-EW	1						(h)	
F-SW	A	1,2					(a)	
R-EW	3	C,D						
S-SW	D	2,1						

Reactions in plane of wall: Wind Horiz, Seismic Horiz, Wind Vert, Seismic Vert

Panel_Shear (lb/ft)

Note: (h) Reactions in plane of wall; (a) Bracing, see DW reactions

(h) Wind bent in bay
(a) Rigid frame at endwall

*See RF reactions table for vertical and horizontal reactions in plane of the rigid frame.

WIND BENT REACTIONS

Wall Loc	Line	Col Line	Reactions				Anc Bolt Qty	Base_Plate (in) Width	Base_Plate (in) Length	Thick
			Wind Horiz	Seismic Horiz	Wind Vert	Seismic Vert				
F-SW	A	1	3.9	8.2	0.1	0.2	4	0.750	8.000	0.625
R-SW	A	2	3.9	8.2	0.1	0.2	4	0.750	8.000	0.625

NOTES FOR REACTIONS

BUILDING REACTIONS ARE BASED ON THE FOLLOWING BUILDING DATA:

WIDTH (FT) = 30
 LENGTH (FT) = 47
 LAWF HEIGHT (FT) = 25 / 23
 ROOF SLOPE (rise/fall) = 1:12 / 1:12
 DEAD LOAD (psf) = 2,500
 COLLATERAL LOAD (psf) = 0.5
 ROOF LIVE LOAD (psf) = 20.00
 FRAME LIVE LOAD (psf) = 15.98 / 12
 ROOF SNOW LOAD (psf) = 0
 GROUND SNOW LOAD (psf) = 0.0000
 WIND SPEED (MPH) = 162
 WIND CODE = IBC 12
 EXPOSURE = C
 CLOSED/OPEN = Closed
 IMPORTANCE = WIND = 1.00
 IMPORTANCE = SEISMIC = 1.00
 SEISMIC ZONE = B

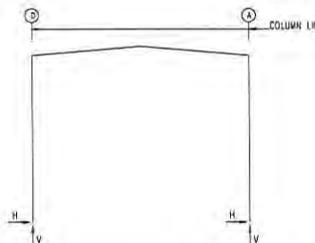
ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type	Proj (in)
12	Jamb	5/8"	F1554	2.00
4	Endwall	3/4"	F1554	2.00
16	Endwall	3/4"	F1554	2.50
8	Frame	3/4"	F1554	2.50
8	WingCol	3/4"	F1554	2.50

GENERAL NOTES

- THE REACTIONS PROVIDED ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF MAILING. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERSEDED AND VOIDED BY ANY FUTURE MAILING.
- REACTIONS ARE PROVIDED AS UN-FACTORED FOR EACH LOAD GROUP APPLIED TO THE COLUMN. THE FOUNDATION ENGINEER WILL APPLY THE APPROPRIATE LOAD FACTORS AND COMBINE THE REACTIONS IN ACCORDANCE WITH THE BUILDING CODE AND DESIGN SPECIFICATIONS TO DETERMINE BEARING PRESSURES AND CONCRETE DESIGN. THE FACTORS APPLIED TO LOAD GROUPS FOR THE STEEL COLUMN DESIGN MAY BE DIFFERENT THAN THE FACTORS USED IN THE FOUNDATION DESIGN.
- THE MANUFACTURER DOES NOT PROVIDE "MAXIMUM" LOAD COMBINATION REACTIONS. HOWEVER, THE INDIVIDUAL LOAD REACTIONS PROVIDED MAY BE USED BY THE FOUNDATION ENGINEER TO DETERMINE THE APPLICABLE LOAD COMBINATIONS FOR HIS/HER DESIGN PROCEDURES AND ALLOW FOR AN UNUSUAL FOUNDATION DESIGN.
- THE METAL BUILDING MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE ANCHOR BOLT DIAMETER ONLY TO PERMIT THE TRANSFER OF FORCES BETWEEN THE BASE PLATE AND THE ANCHOR BOLT IN SHEAR, BEARING AND TENSION, BUT IS NOT RESPONSIBLE FOR THE ANCHOR BOLT EMBEDMENT FOR TRANSFER OF FORCES TO THE FOUNDATION. THE METAL BUILDING MANUFACTURER DOES NOT DESIGN AND IS NOT RESPONSIBLE FOR THE DESIGN, MATERIAL AND CONSTRUCTION OF THE FOUNDATION EMBEDMENTS. THE END USER CUSTOMER SHOULD ASSURE HIMSELF THAT ADEQUATE PROVISIONS ARE MADE IN THE FOUNDATION DESIGN FOR LOADS IMPOSED BY COLUMN REACTIONS OF THE BUILDING, OTHER IMPOSED LOADS, AND BEARING CAPACITY OF THE SOIL AND OTHER CONDITIONS OF THE BUILDING SITE. IT IS RECOMMENDED THAT THE ANCHORAGE AND FOUNDATION OF THE BUILDING BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF SUCH STRUCTURES, (SECTION A3, MESA 2006 METAL BUILDING SYSTEMS MANUAL).
- BOTTOM OF ALL BASE PLATES ARE AT THE SAME ELEVATION. (UNLESS NOTED).
- ANCHOR RODS ARE ASTM F1554 GRADE 36 MATERIAL UNLESS NOTED OTHERWISE.

FRAME LINES: 1 2



RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frame Line	Col Line	Anc Bolt Qty	Anc Bolt Dia	Base Plate (in) Width	Base Plate (in) Length	Thick	Grout (in)
1	D	4	0.750	8.000	10.50	0.375	0.0
1	A	4	0.750	8.000	10.50	0.375	0.0

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frame Line	Col Line	Anc Bolt Qty	Anc Bolt Dia	Base Plate (in) Width	Base Plate (in) Length	Thick	Grout (in)
2	D	4	0.750	8.000	11.00	0.375	0.0
2	A	4	0.750	8.000	11.00	0.375	0.0

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column	Dead		Live		Wind_Let1		Wind_Right1		Wind_Let2	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	D	0.1	1.2	0.0	0.1	0.4	3.5	-7.2	-16.8	5.3	-3.2
1	A	-0.1	1.2	0.0	0.1	-0.4	3.5	-6.3	-3.2	7.2	-16.8
2	D	0.2	2.0	0.0	0.2	0.8	3.8	-12.5	-30.0	11.5	-6.4
2	A	-0.2	2.0	0.0	0.2	-0.8	3.8	-11.5	-6.4	12.5	-30.0

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frame Line	Col Line	Dead		Live		Wind_Let1		Wind_Right1		Wind_Let2		Wind_Right2		Wind Press		Wind Suct	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	B	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-8.0	8.0	0.0	0.0
3	A	0.6	0.1	2.6	0.0	-7.8	0.0	-5.6	0.0	-7.6	0.0	-5.6	0.0	0.0	0.0	0.0	0.0
3	C	1.6	0.2	8.2	5.7	-48.2	0.0	12.2	5.7	-49.7	0.0	12.2	-7.1	7.8	0.0	0.0	
3	D	-0.2	-0.1	-3.0	0.0	37.4	5.7	-25.2	0.0	37.4	5.7	-25.2	0.0	0.0	0.0	0.0	0.0

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frame Line	Col Line	Anc Bolt Qty	Anc Bolt Dia	Base Plate (in) Width	Base Plate (in) Length	Thick	Grout (in)
1	B	4	0.625	6.000	10.50	0.375	0.0
3	A	2	0.750	7.000	15.00	0.375	0.0
3	C	4	0.750	8.000	15.00	0.375	0.0
3	D	4	0.750	6.000	10.50	0.375	0.0

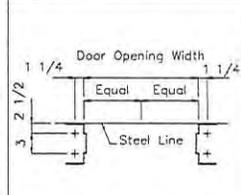
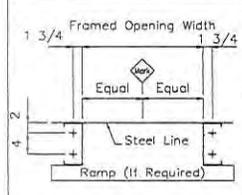
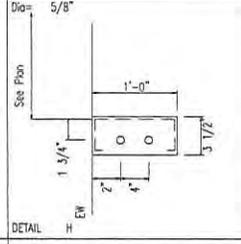
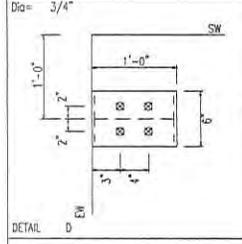
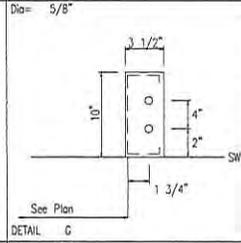
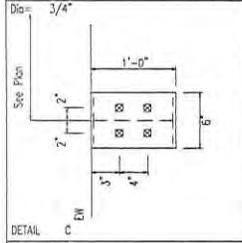
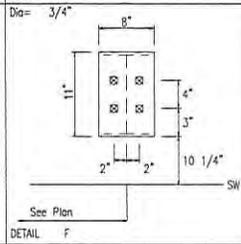
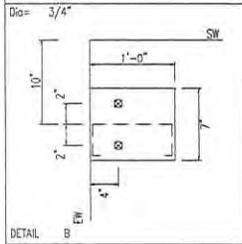
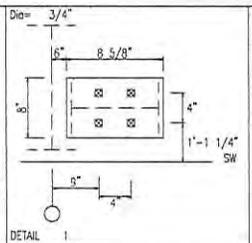
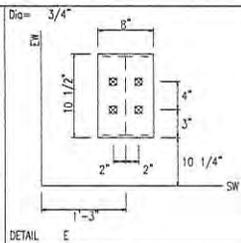
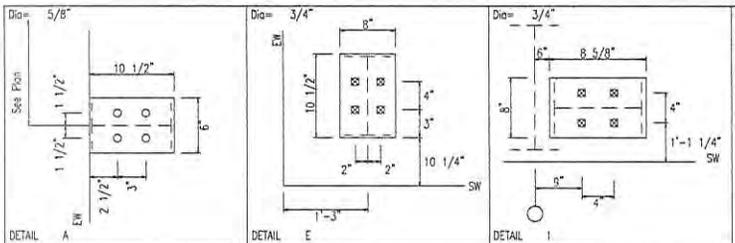
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D	1/18/15	FOR ERECTOR INSTALLATION	PNR	PNR	TSK

ALLIED BUILDINGS
 STEEL BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

888-864-8666

PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gaufer MS 38553
 OWNER: David Vindich

CAD DATE SCALE PHASE BUILDING ID JOB NUMBER SHEET NUMBER
 1/18/16 N.T.S. 1 A 15-B-22025 F2 3



ARDia Framed Opening AR Layout
5/8"

AR Dia Walk Door AR Layout
1/2"

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	1/18/16	FOR ERECTOR INSTALLATION	PNR	PNR	TSK

ALLIED BUILDINGS
STEEL BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

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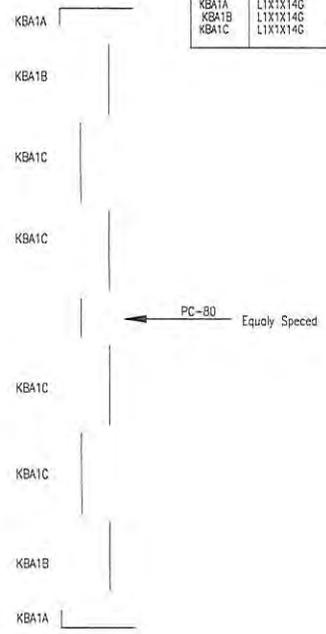
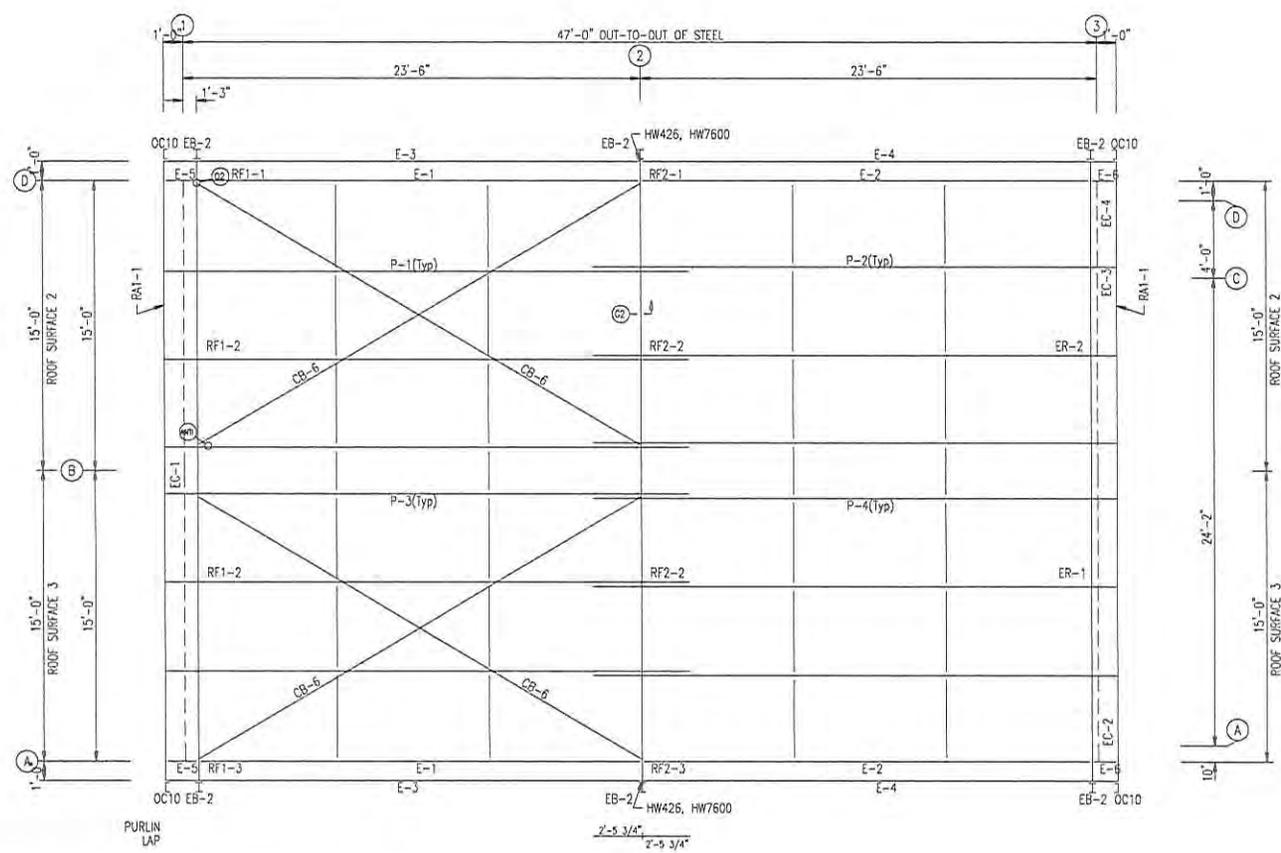
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gautier MS 39553

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	F3



EXTENSION/CANOPY BOLTS					
ROOF PLAN					
MARK	WZ/CBS/SZ/S	QUAN	TYPE	DIAM	LENGTH
EB-2	WZ/CBS/SZ/S	4	A325	1/2"	1'-3/4"

MEMBER TABLE		
MARK	PART	LENGTH
OC10	OC1014	5'-10 13/16"
EB-2	W10X12	2'-8 9/16"
P-1	10X25Z14	25'-11 1/2"
P-2	10X25Z14	26'-11 1/2"
P-3	10X25Z14	26'-11 1/2"
P-4	10X25Z14	25'-11 1/2"
F-1	10ES114	21'-7"
F-2	10ES114	22'-6"
F-3	10X35C14	24'-5 1/2"
F-4	10X35C14	24'-5 1/2"
F-5	10ES114	1'-10 3/4"
F-6	10ES114	11 3/4"
CB-6	1/4" CABLE	26'-0"
KBA1A	L1X1X14G	10 1/2"
KBA1B	L1X1X14G	4'-5 7/8"
KBA1C	L1X1X14G	4'-8 7/8"



DOWNSPOUT SPACING LOCATIONS
 DOWNSPOUTS ARE TO BE PLACED AT A SPACING NOT TO EXCEED ?? FT. WITH A DOWNSPOUT WITHIN ?? FT. OF EACH END OF THE GUTTER RUN.

- GENERAL NOTES:**
1. INSTALL ALL PURLIN AND FLANGE BRACES (FB) AS SHOWN.
 2. ROOF PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
 3. STRUT PURLINS, IF PROVIDED, MUST BE INSTALLED AND FASTENED TO ROOF SHEETING PER "PBR" PANEL DETAIL.
 4. DO NOT ADD ANY ADDITIONAL ROOF OPENINGS WITHOUT BUILDING MANUFACTURER APPROVAL OR PROFESSIONAL ENGINEER APPROVAL.
 5. DO NOT STACK SHEET BUNDLES ON ROOF. ONLY RAISE INDIVIDUAL SHEETS AS NEEDED.
 6. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ROOF FRAMING PLAN

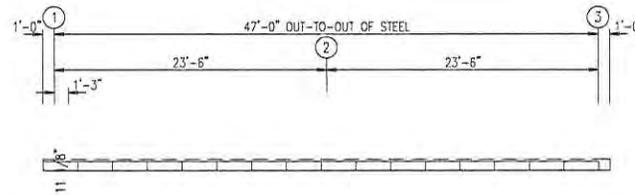
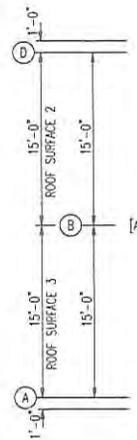
ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

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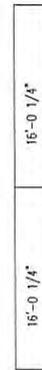
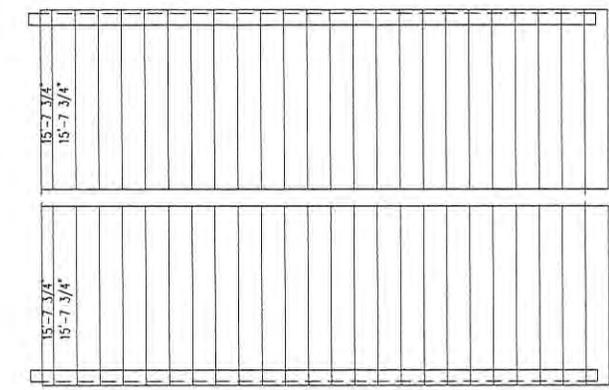
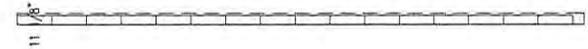
888-864-8666

PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gautier MS 39553

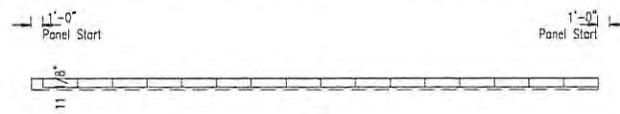
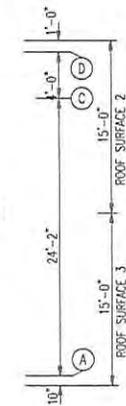
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	E1



[A]



[A]



[A]

ROOF SHEETING PLAN

PANELS: 24 Ga. DOUBLE-LOK - Light Stone
 [A] SOFFIT PANELS: 26 Ga. PR - Saddle Tan

GENERAL NOTES:

1. INSTALL ALL PURLIN AND FLANGE BRACES (FB) AS SHOWN.
2. ROOF PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. STRUT PURLINS, IF PROVIDED, MUST BE INSTALLED AND FASTENED TO ROOF SHEETING PER "PBR" PANEL ROOF DETAIL.
4. DO NOT ADD ANY ADDITIONAL ROOF OPENINGS WITHOUT BUILDING MANUFACTURER APPROVAL OR PROFESSIONAL ENGINEER APPROVAL.
5. DO NOT STACK SHEET BUNDLES ON ROOF. ONLY RAISE INDIVIDUAL SHEETS AS NEEDED.
6. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK



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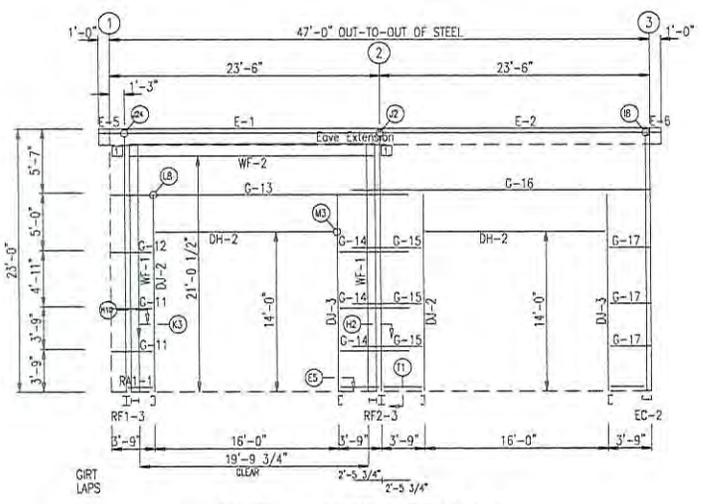
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CUSTOMER:	David Vindich					
LOCATION:	Gautier MS 38553					
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	E2



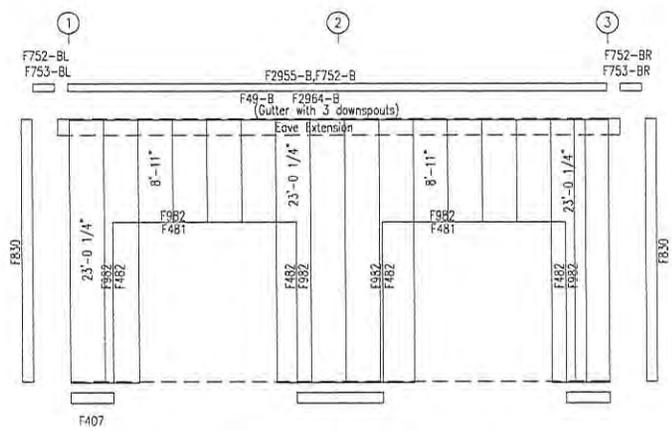
BOLT TABLE				
FRAME LINE A				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-2	8	A325	3/4"	2"
WF-1 - RF1-3	8	A325	5/8"	1 1/2"
WF-1 - RF2-3	8	A325	5/8"	1 1/2"

MEMBER TABLE		
FRAME LINE A		
MARK	PART	LENGTH
WF-1	W8B53	22'-1"
WF-2	W12B43	19'-9 3/8"
DJ-2	10F25C12	17'-5"
DJ-3	10F25C12	17'-5"
DH-2	10F25C14	15'-0"
E-1	10E51L14	21'-7"
E-2	10E51L14	22'-6"
E-5	10E51L14	1'-10 3/4"
E-6	10E51L14	11 3/4"
G-11	10X25Z14	3'-6"
G-12	10X25Z14	3'-6"
G-13	10X35Z13	25'-11 1/2"
G-14	10X25Z14	6'-0"
G-15	10X25Z14	6'-0"
G-16	10X35Z12	25'-11 1/2"
G-17	10X25Z14	3'-6"

CONNECTION PLATES	
FRAME LINE A	
CLID	MARK/PART
1	SC-480



SIDEWALL FRAMING; FRAME LINE A



SIDEWALL SHEETING & TRIM; FRAME LINE A
PANELS: 26 Ga. PR - Saddle Tan

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK



ALLIED BUILDINGS
STEEL BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

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PROJECT:	300756 - David Vindich	OWNER:	David Vindich
CUSTOMER:	David Vindich		
LOCATION:	Coultier MS 39553		

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	E3

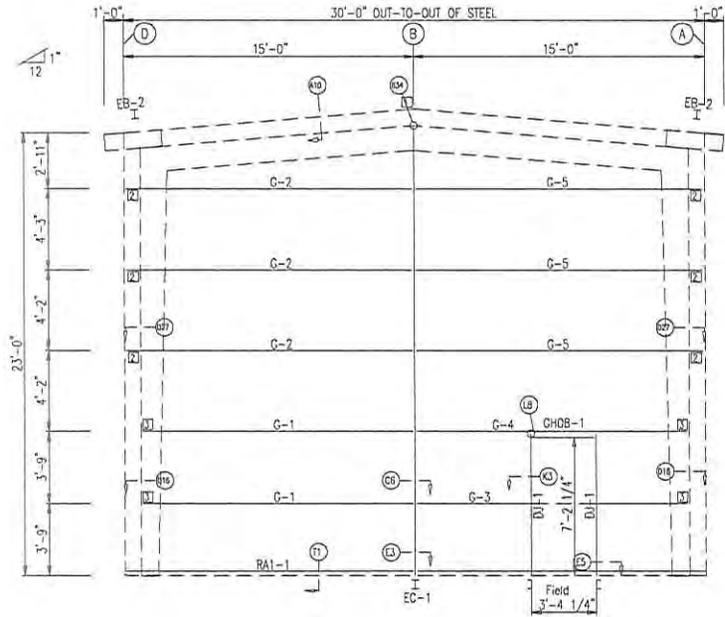


BEARING FRAME ONLY!
 WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

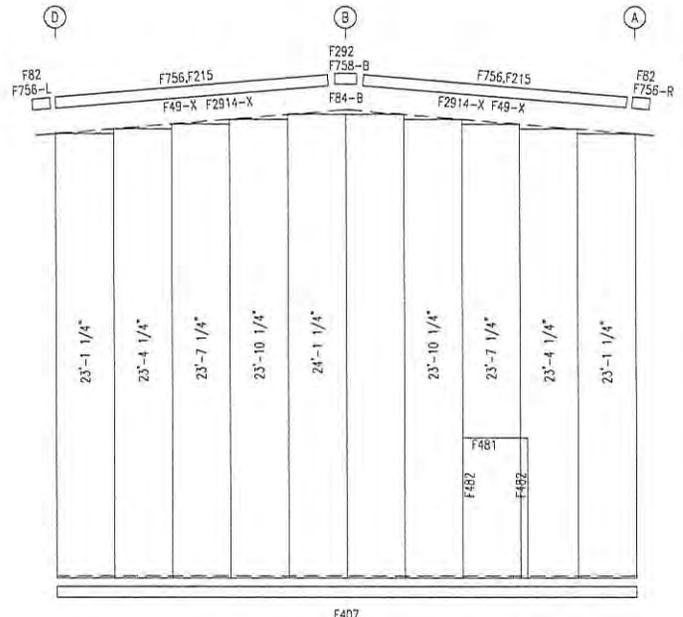
BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
Column/Raft	8	A325	1/2"	1 1/4"

MEMBER TABLE		
FRAME LINE 1		
MARK	PART	LENGTH
EB-2	W10X12	2'-8 9/16"
EC-1	W10X17	23'-2 11/16"
DU-1	8F25C16	7'-6"
GHOB-1	GHOB	3'-4 1/4"
G-1	8X25Z16	13'-9 5/4"
G-2	8X25Z14	14'-7 3/4"
G-3	8X25Z16	13'-9 3/4"
G-4	8X25Z13	13'-9 3/4"
G-5	8X25Z14	14'-7 3/4"

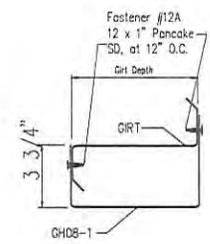
CONNECTION PLATES		
FRAME LINE 1		
ID	MARK/PART	
1	ZTCA	
2	F2	
3	F3	



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1
 PANELS: 26 Ga. PR - Saddle Tan



GENERAL NOTES:
 1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
 2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
 3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
 4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK



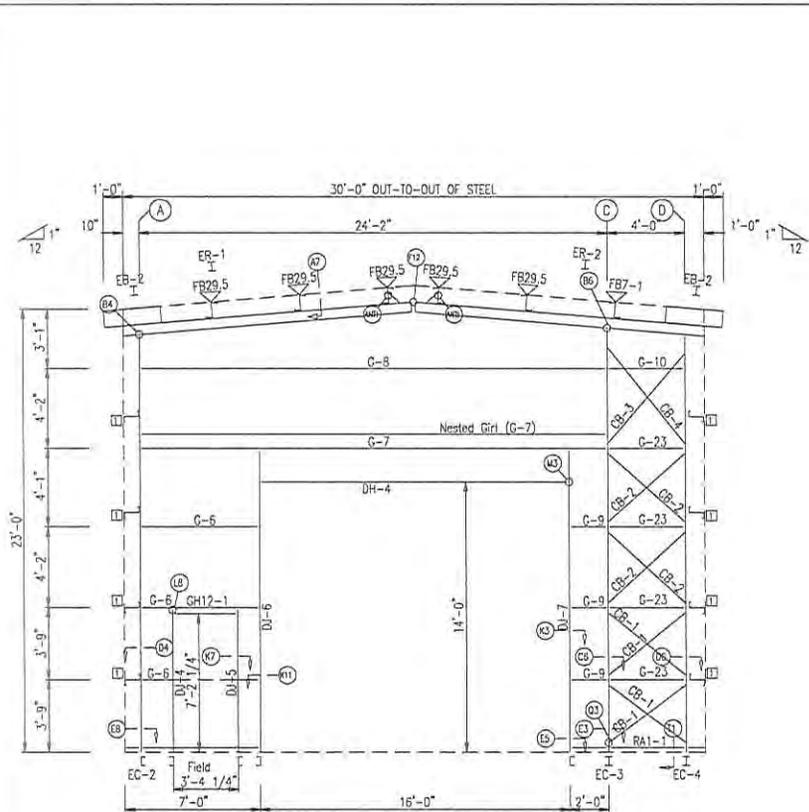
ALLIED BUILDINGS
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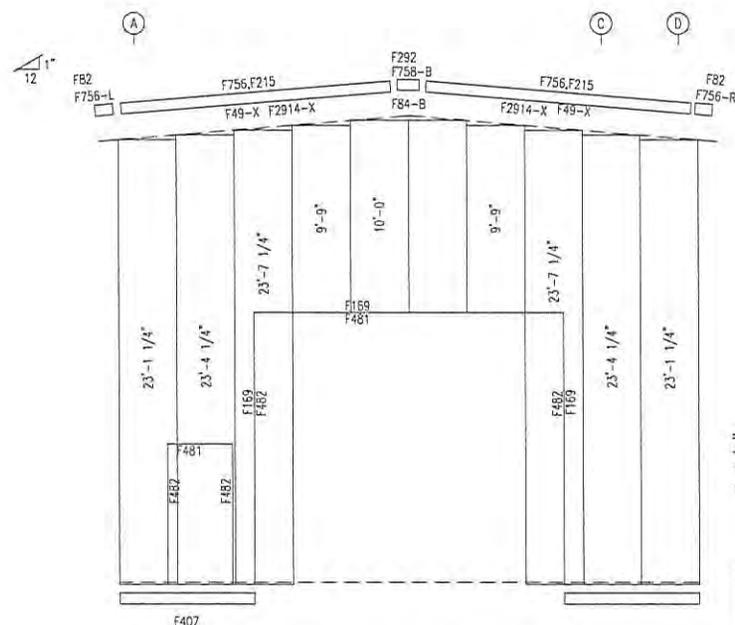
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich OWNER: Davis Vindich
 LOCATION: Gautier MS 39553

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	E5





ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3
PANELS: 26 Ga. PR - Saddle Tan

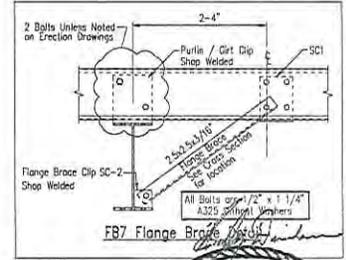
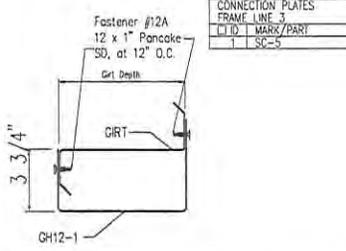
BEARING FRAME ONLY!
WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	5/8"	1 3/4"
Columns/Raft	4	A325	1/2"	1 1/4"

MARK	PART	LENGTH
EB-2	W10X12	2'-8 9/16"
EC-2	12X25214	21'-5 5/8"
EC-3	W12X14	21'-9 15/16"
EC-4	W12X14	21'-5 13/16"
ER-1	WBX10	15'-0 3/8"
ER-2	WBX10	15'-0 3/8"
DU-4	12F35C14	7'-6"
DU-5	12F35C14	7'-6"
DU-6	12F35C12	15'-9"
DU-7	12F35C12	15'-9"
GH12-1	GH12	3'-4 1/4"
DH-4	12F35C14	16'-0"
G-6	12X25214	5'-6 1/4"
G-7	12X35212	23'-6"
G-8	12X35212	23'-6"
G-9	12X25214	1'-4 1/4"
G-10	12X25214	3'-4"
G-23	12X25212	3'-4"
CB-1	1/2" DIA. ROD	5'-6"
CB-2	1/2" DIA. ROD	5'-9"
CB-3	5/8" DIA. ROD	6'-7"
CB-4	5/8" DIA. ROD	6'-10"

MEMBER	MARK	LENGTH
1	F481	10'-0"
2	F482	2'-5 1/2"

MEMBER	MARK	LENGTH
1	F481	10'-0"
2	F482	2'-5 1/2"



- GENERAL NOTES:**
- INSTALL ALL GRIS AND FLANGE BRACES (FB) AS SHOWN.
 - WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
 - OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
 - AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAWINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

ALLIED BUILDINGS
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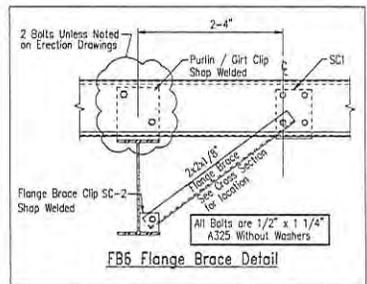
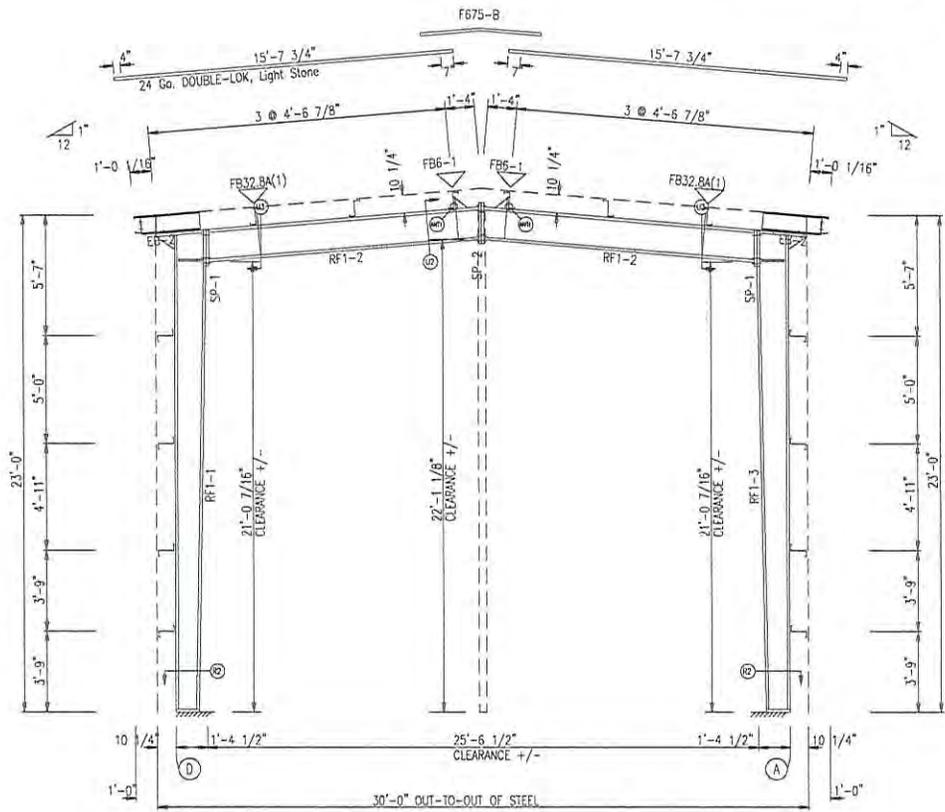
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gautier MS 39553

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	E6

SPLICE BOLT TABLE						
Mark	Qty	Top	Bot	Int	Type	Length
SP-1	2	4	0	0	A325	3/4" 2"
SP-2	4	4	0	0	A325	3/4" 1 3/4"

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)
 FBxxA(1); xx=length(in)
 A - L2XX14G

MEMBER TABLE					
Mark	Web Depth	Web Plate	Web	Flange	Length
RF-1	10.0/15.4	0.134	224.5	8 x 1/4" x 240.0	8 x 1/4" x 224.5
	15.4/16.0	0.134	24.0	8 x 1/4" x 25.9	8 x 1/4" x 24.0
RF-2	16.0/16.0	0.185	18.8	8 x 1/4" x 26.6	8 x 1/4" x 25.6
	15.0/15.0	0.136	93.9	6 x 1/4" x 152.6	6 x 1/4" x 152.6
RF-3	15.0/15.0	0.134	60.0	8 x 1/4" x 26.6	8 x 1/4" x 24.0
	16.0/16.0	0.185	18.8	8 x 1/4" x 25.9	8 x 1/4" x 224.6
	15.4/10.0	0.134	224.5	8 x 1/4" x 240.0	



RIGID FRAME ELEVATION: FRAME LINE 1

GENERAL NOTES:
 1. ALL BOLTED JOINTS WITH A325M-09 TYPE 1 BOLTS ARE SPECIFIED AS SNUG TIGHTED JOINTS IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004". PRETENSIONING METHODS, INCLUDING TURN-OF-NUT, CALIBRATED WRENCH, TWIST OFF TYPE TENSION BOLTS OR DIRECT TENSION INDICATOR ARE NOT REQUIRED. INSTALLATION INSPECTION REQUIREMENTS FOR SNUG TIGHT BOLTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.1) IS SUGGESTED.
 2. ALL FIELD WELDED CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A325 MACHINE BOLTS.
 3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK



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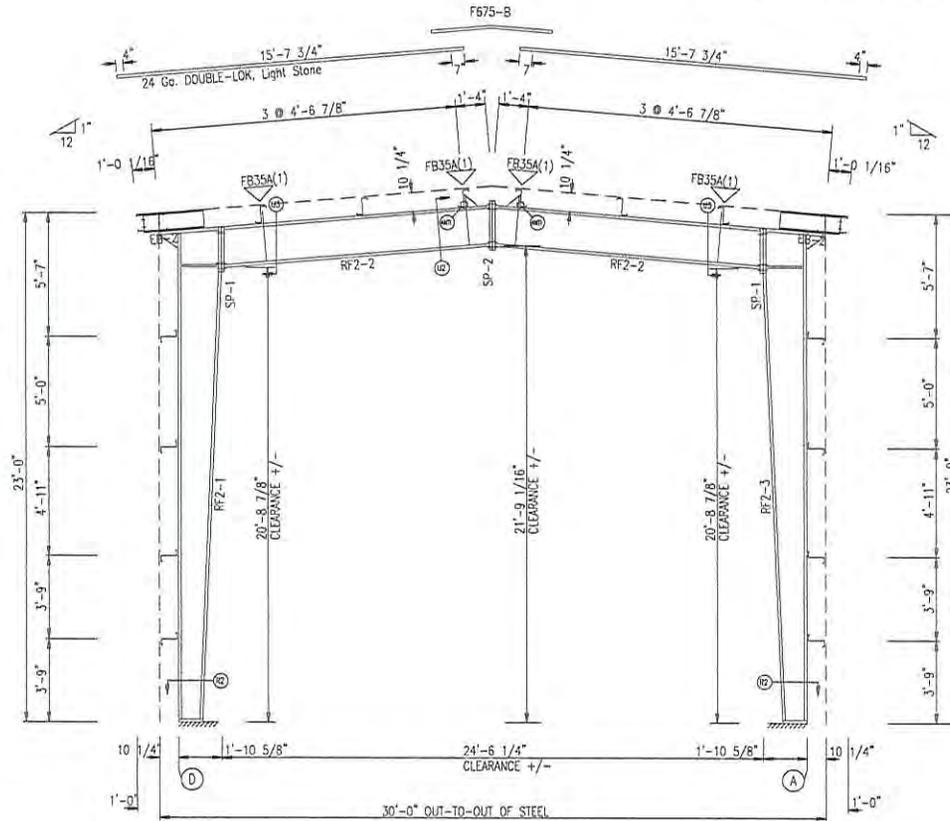
PROJECT:	300756 - David Vindich	OWNER:	David Vindich			
CUSTOMER:	David Vindich					
LOCATION:	Gautier MS 39553					
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	E7



SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	2	4	0	A325	7/8"	2 1/2"
SP-2	4	4	0	A325	3/4"	1 3/4"

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)
 FB(x)(1); xx=length(in)
 A - L2X2X14G

MEMBER TABLE								
Mark	Web Depth		Web Plate		Outside Flange		Inside Flange	
	Start	End	Thick	Length	W x Thk	x Length	W x Thk	x Length
RF2-1	10.0/20.0	0.136	220.7		8 x 5/16"	x 240.0	8 x 5/16"	x 220.0
	20.0/22.0	0.136	24.0		8 x 5/16"	x 25.9	8 x 5/16"	x 24.0
	22.0/22.0	0.185	23.1		8 x 5/16"	x 32.6		
RF2-2	19.0/19.0	0.185	147.9		6 x 5/16"	x 146.3	6 x 1/4"	x 146.3
RF2-3	22.0/22.0	0.185	23.1		8 x 5/16"	x 32.6	8 x 5/16"	x 24.0
	22.0/20.0	0.136	24.0		8 x 5/16"	x 25.9	8 x 5/16"	x 220.0
	20.0/10.0	0.136	220.7		8 x 5/16"	x 240.0		



RIGID FRAME ELEVATION: FRAME LINE 2

GENERAL NOTES:

- ALL BOLTED JOINTS WITH A325M-09 TYPE 1 BOLTS ARE SPECIFIED AS SNUG TIGHTED JOINTS IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004". PRETENSIONING METHODS, INCLUDING TURN-OF-NUT, CALIBRATED WRENCH, TWIST OFF TYPE TENSION BOLTS OR DIRECT TENSION INDICATOR ARE NOT REQUIRED. INSTALLATION INSPECTION REQUIREMENTS FOR SNUG-TIGHT BOLTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.1) IS SUGGESTED.
- ALL FIELD WELDED CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A325 MACHINE BOLTS.
- INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK



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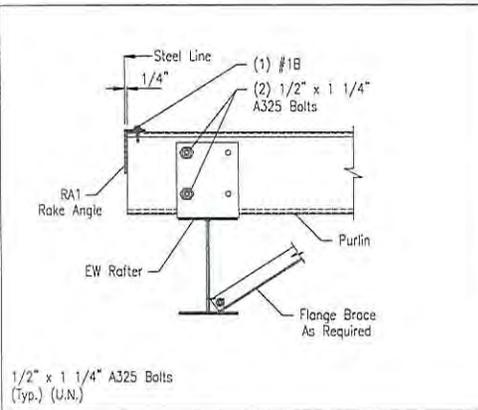
PROJECT: 300756 - David Vindich OWNER: David Vindich

CUSTOMER: David Vindich

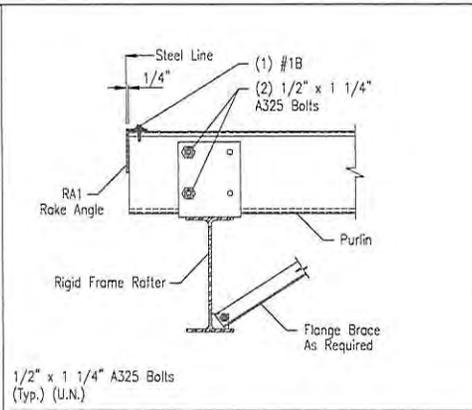
LOCATION: Gautier MS 39553

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
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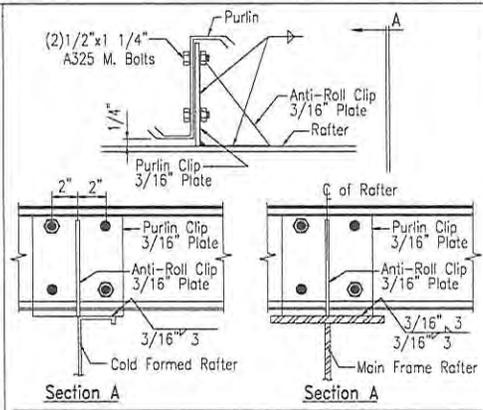




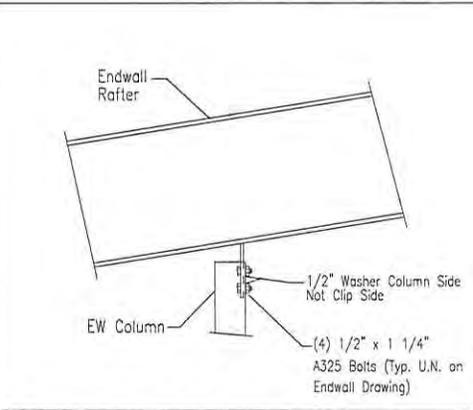
A7 SECTION THRU HOT ROLLED RAFTER



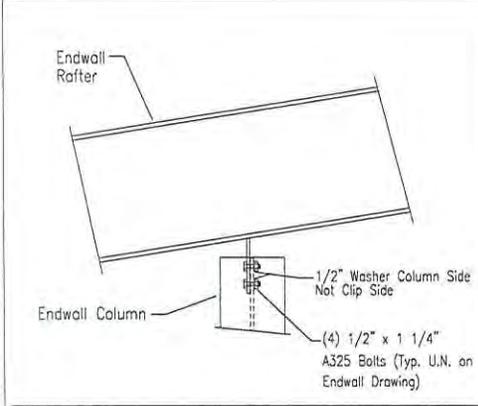
A10 ROOF PURLIN TO ENDWALL RIGID FRAME



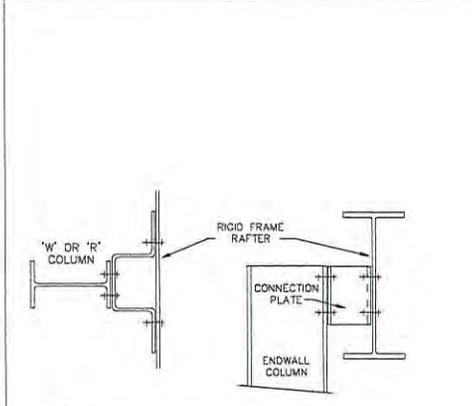
ANTI PURLIN ANTI-ROLL CLIP



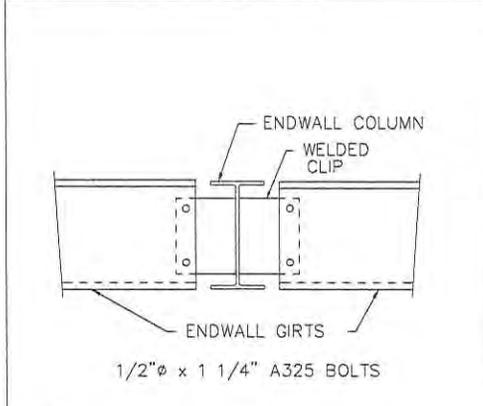
B4 ENDWALL COLUMN TO RAFTER



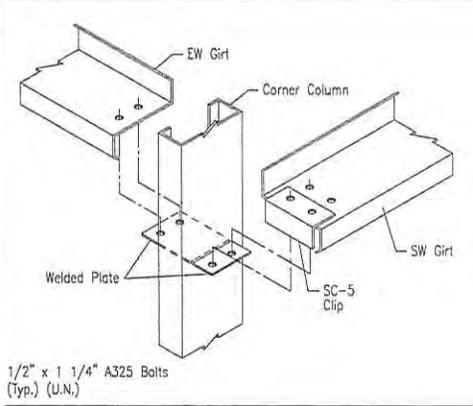
B6 HOT ROLLED ENDWALL COLUMN TO RAFTER



B34 ENDWALL RAFTER TO COLUMN



C6 ENDWALL COLUMN TO WALL GIRT



D4 CORNER COLUMN TO WALL GIRT

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

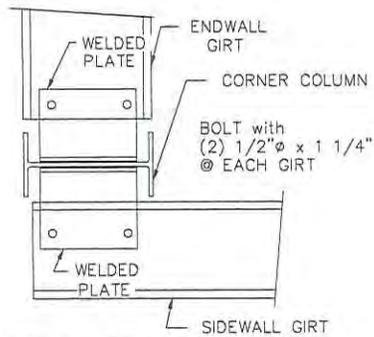
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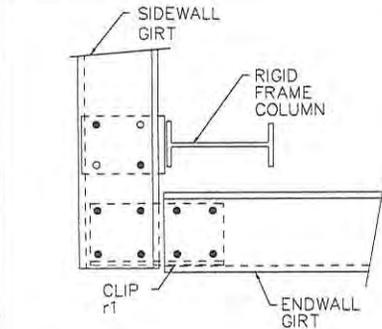
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gulfport MS 39553

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET1

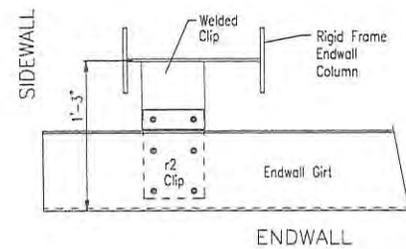




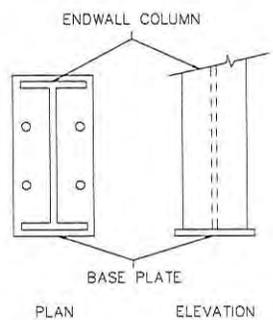
D6 CORNER COLUMN TO WALL GIRT



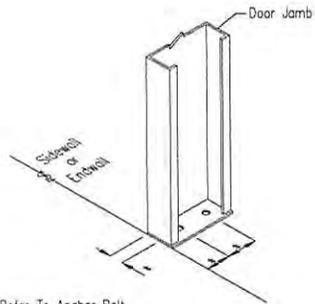
D16 CORNER COLUMN TO WALL GIRT
 1/2" x 1 1/4" A325 Bolts (Typ.) (U.N.)



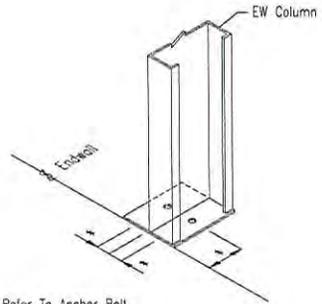
D27 EW GIRT TO RIGID FRAME COLUMN
 (6) 1/2" x 1 1/4" A325 Bolts (Typ.) (U.N.)



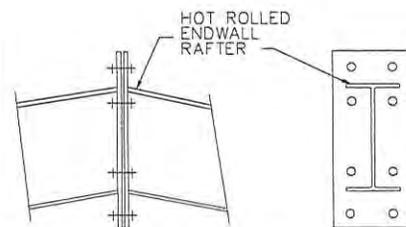
E3 BASE PLATE FOR ENDWALL COLUMN



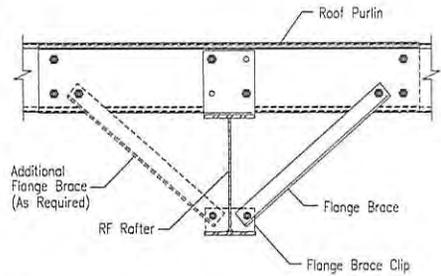
E5 BASE PLATE FOR DOOR JAMB
 (*) = Refer To Anchor Bolt Plan



E8 BASE PLATE FOR ENDWALL COLUMN
 (*) = Refer To Anchor Bolt Plan



F12 RAFTER SPLICE AT SURFACE CHANGE
 SEE ENDWALL DRAWING FOR BOLT DIA AND TYPE.



G2 ROOF PURLIN TO INTERIOR FRAME RAFTER
 1/2" x 1 1/4" A325 Bolts (Typ.) (U.N.)

ISSUE	DATE	DESCRIPTION	BY	Ck'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

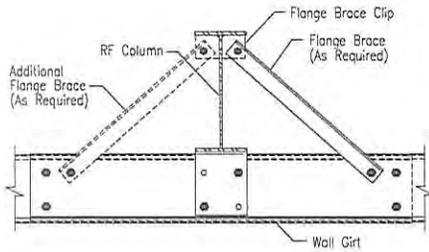
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PROJECT: JD0756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gaufer MS 39553

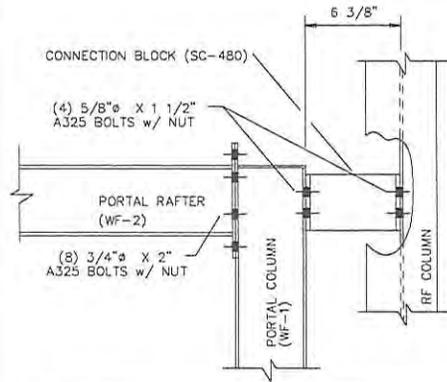
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET2



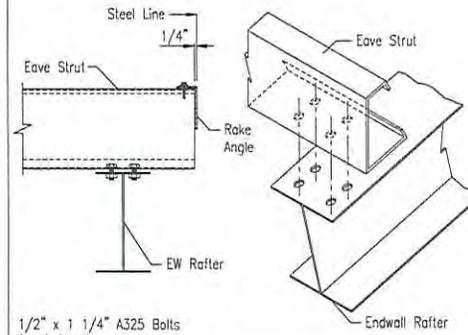


1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

H2 WALL GIRT TO RIGID FRAME COLUMN

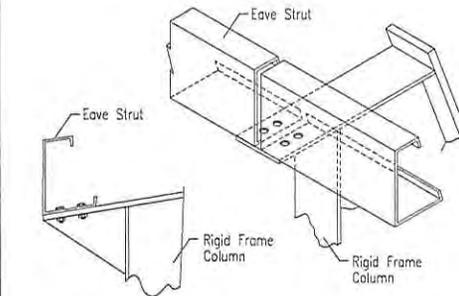


H10 PORTAL FRAME TO BUILDING COLUMN



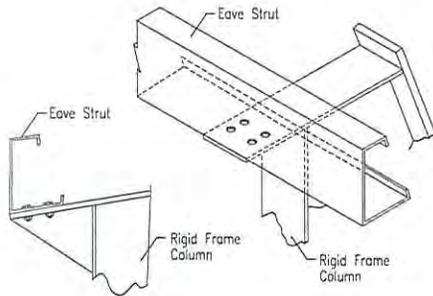
1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

18 LOW SIDE EAVE STRUT TO HOT ROLLED RAFTER



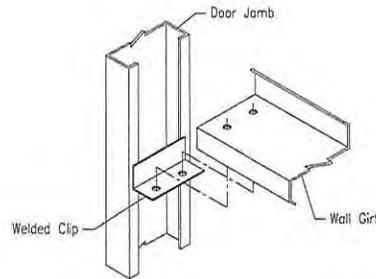
1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

J2 EAVE STRUT TO RIGID FRAME



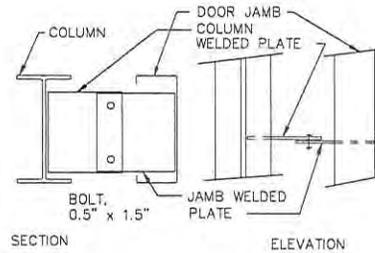
1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

J24 EAVE STRUT TO RIGID FRAME

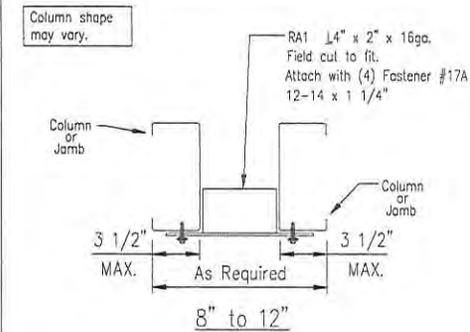


1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

K3 WALL GIRT TO DOOR JAMB



K7 WALL COLUMN TO DOOR JAMB



K11 GIRT FRAMING AT FRAMED OPENING

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

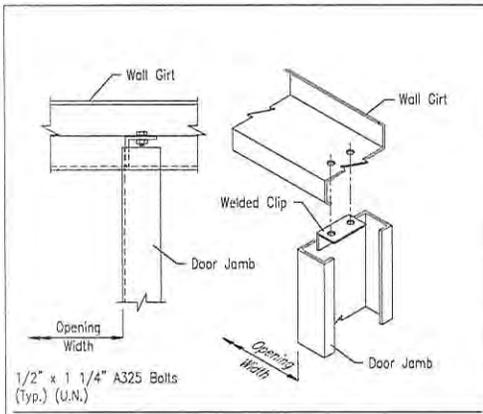


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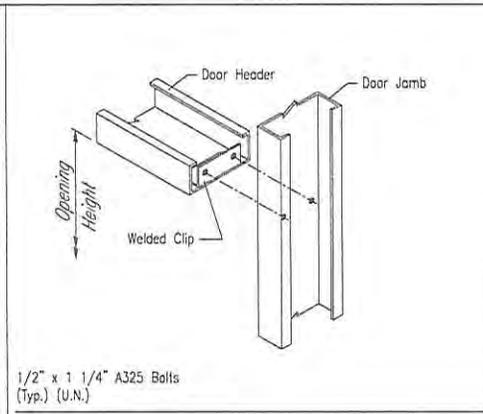
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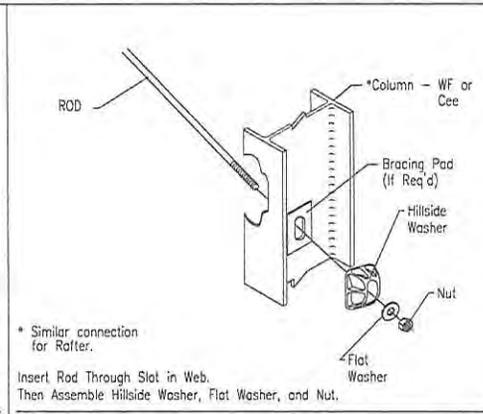
PROJECT:	300756 - David Vindich	OWNER:	David Vindich			
CUSTOMER:	David Vindich					
LOCATION:	Gautier MS 39553					
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET3



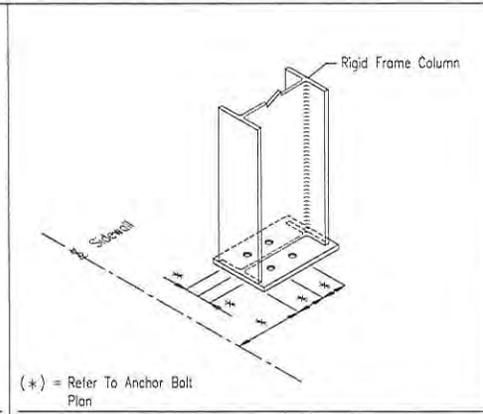
L8 DOOR JAMB TO WALL GIRT
 1/2" x 1 1/4" A325 Bolts (Typ.) (U.N.)



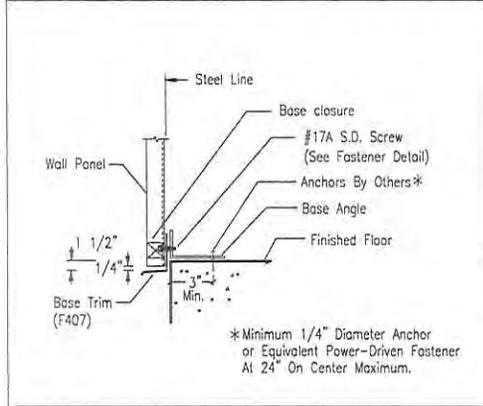
M3 DOOR HEADER TO DOOR JAMB
 1/2" x 1 1/4" A325 Bolts (Typ.) (U.N.)



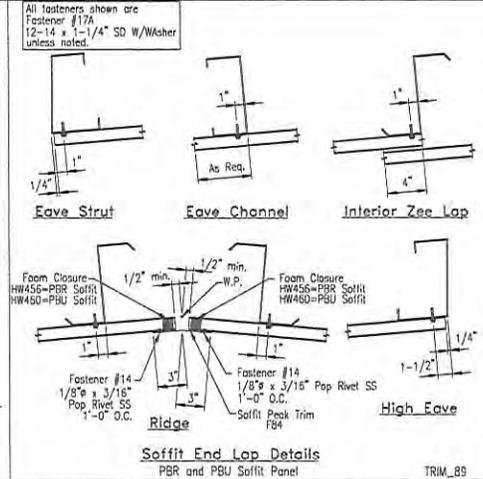
Q3 DIAGONAL ROD
 * Similar connection for Rafter.
 Insert Rod Through Slot in Web. Then Assemble Hillside Washer, Flat Washer, and Nut.



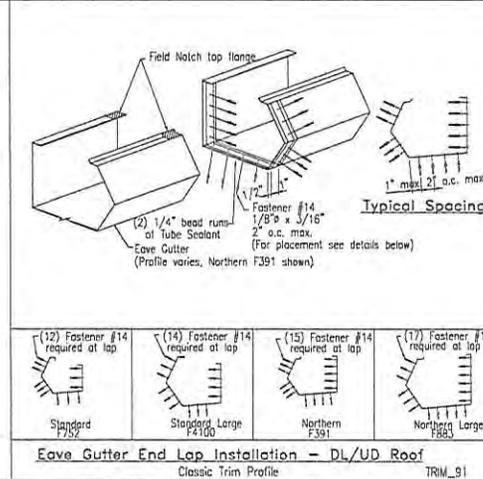
R2 ANCHOR BOLTS AT SIDEWALL COLUMNS
 (*) = Refer To Anchor Bolt Plan



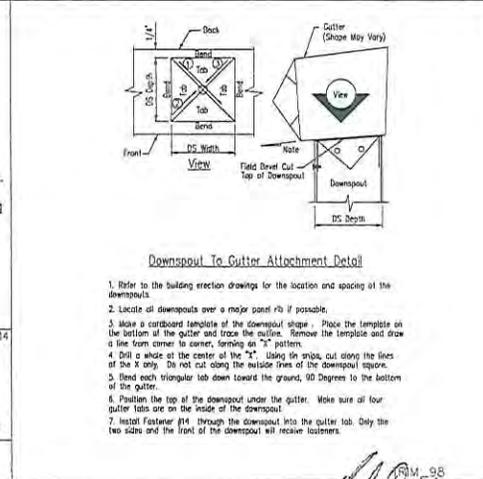
T1 SECTION THRU WALL PANEL AND CONCRETE FOUNDATION
 * Minimum 1/4" Diameter Anchor or Equivalent Power-Driven Fastener At 24" On Center Maximum.



TRIM_89
 Soffit End Lap Details
 PBR and PBU Soffit Panel



TRIM_91
 Eave Gutter End Lap Installation - DL/UD Roof
 Classic Trim Profile



Downspout To Gutter Attachment Detail
 1. Refer to the building erection drawings for the location and spacing of the downspouts.
 2. Locate all downspouts over a major panel rib if possible.
 3. Make a cardboard template of the downspout shape. Place the template on the bottom of the gutter and trace the outline. Remove the template and draw a line from corner to corner, forming an "X" pattern.
 4. Drill a hole at the center of the "X". Using tin snips, cut along the lines of the X only. Do not cut along the outside lines of the downspout square.
 5. Bend each triangular tab down toward the ground, 90 degrees to the bottom of the gutter.
 6. Position the top of the downspout under the gutter. Make sure all four gutter tabs are on the inside of the downspout.
 7. Insert fastener #14 through the downspout into the gutter tab. Only the two sides and the front of the downspout will receive fasteners.

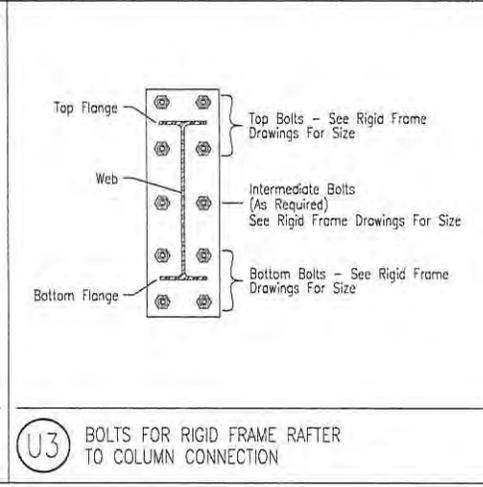
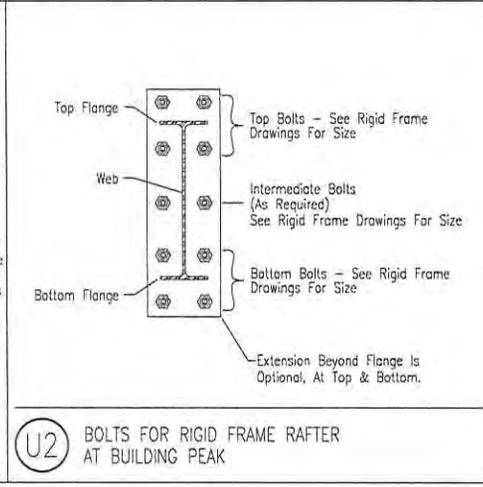
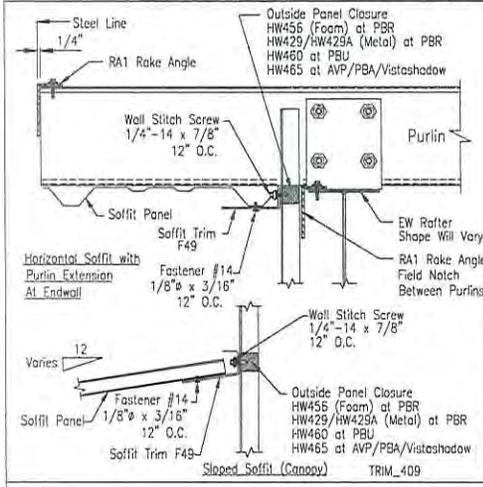
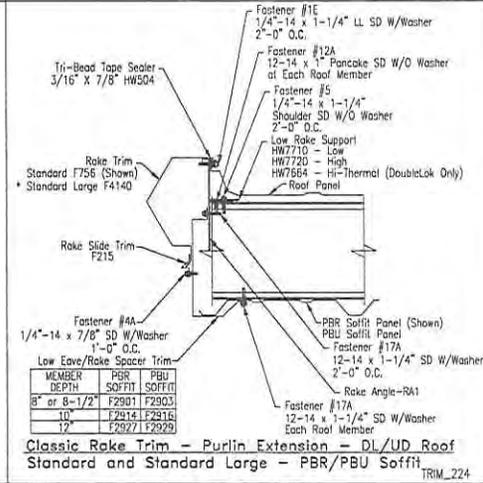
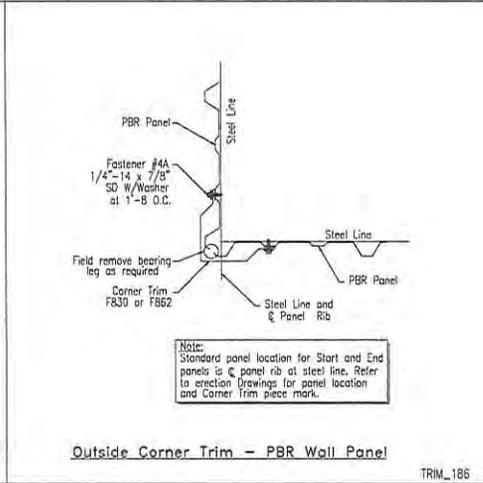
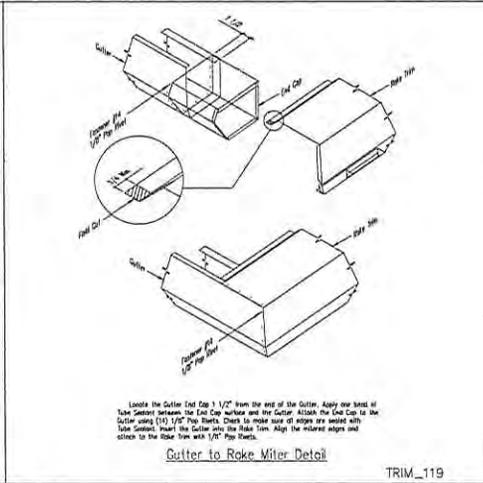
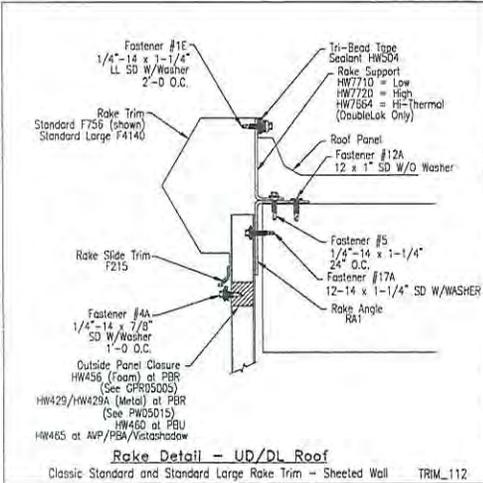
ISSUE	DATE	DESCRIPTION	BY	CK'D	DSK
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

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PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gautier MS 39553
 OWNER: David Vindich

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	I	A	15-B-22025	DET4



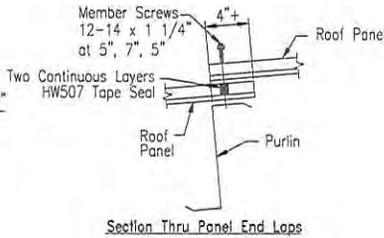
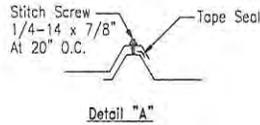
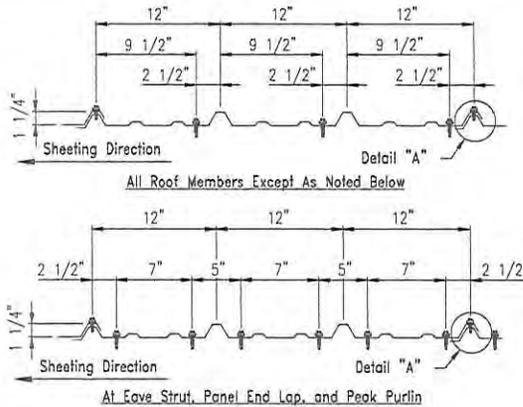
ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

ALLIED BUILDINGS
STEEL BUILDING | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

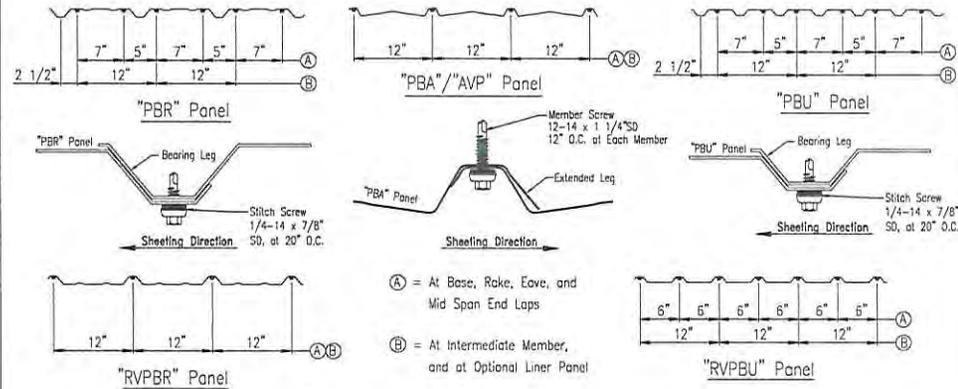
888-864-8666

PROJECT:	300756 - David Vindich	OWNER:	David Vindich
CUSTOMER:	David Vindich		
LOCATION:	Gautier MS 39553		

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	
	1/18/16	N.T.S.	1	A	15-B-22025	DETS	A



Fastener Location for "PBR" Roof Panel



Fastener Location for Panel At Wall

TRIM_175

TRIM_174

DoubleLok / UltraDek - Standard & Standard Large
Low Eave Rake Corner with Eave Gutter - 1 1/4" Wall Panel

WDL05005
 Mar 14, 04

1.) Apply Tube Sealant to End Cap bottom and side tabs. Install End Cap 2 1/2" in from end of Gutter. Inspect after installing and seal any gaps with Tube Sealant.

2.) Attach Eave Gutter to Roof Panel locating end 1 1/2" past face of Panel or Trim. (See Gutter Placement)

3.) Field Cut Bird Stop allowing Bird Stop to overlap Rake Support Angle a minimum of 1" and attach to End Cap.

4.) Align edges of Eave Gutter and Rake Trim and attach Rake Trim as shown. Apply Tube Sealant along edges to seal.

5.) See Eave and Rake Construction Details included with Erection Drawings for attachment of Eave Gutter and Rake Trim to Roof and Walls.

Knock-In Bridging Installation
 Less Than 3:12 Single Row

KBO1001
 May 12, 02

Note: The Bridging Angle will be installed from the top side of the high side purlin to the bottom side of the adjacent low side purlin.

Note: The bridging must be inserted into the pre-punched slot in the Purlin as shown in Step 1 and the tab bent side ways for proper installation. Step 2. The process must be complete for the bridging in junction at design.

Standard Grade

Description	Fastener Number	Application
1/4"-14 x 7/8"	4A	Stitch & Trim Screw
12-14 x 1 1/4"	17A	Member Screw
12-14 x 1 1/2"	17B	Member Screw
12-14 x 2"	28	Member Screw

Long Life

Description	Fastener Number	Application
1/4"-14 x 7/8"	4	Stitch & Trim Screw
12-14 x 1 1/4"	3	Member Screw
12-14 x 1 1/2"	3A	Member Screw
12-14 x 2"	5B	Member Screw

Self-Drilling Screw Application
 SCRW1

Note: Standard details call for 1 1/4" fasteners as member screws by default. Member screws may be 1 1/4", 1 1/2", or 2" depending on insulation, application, or customer request.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT			

ALLIED BUILDINGS
 REGISTERED PROFESSIONAL ENGINEER

888-864-8666

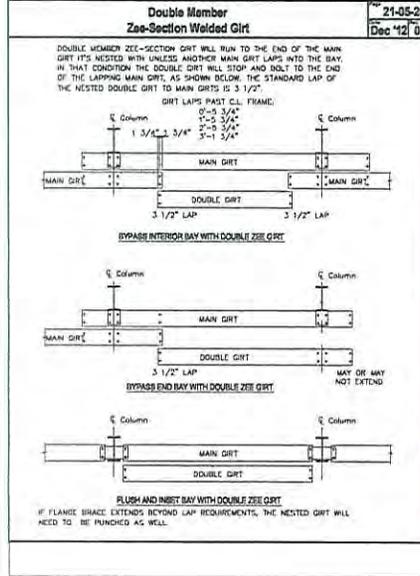
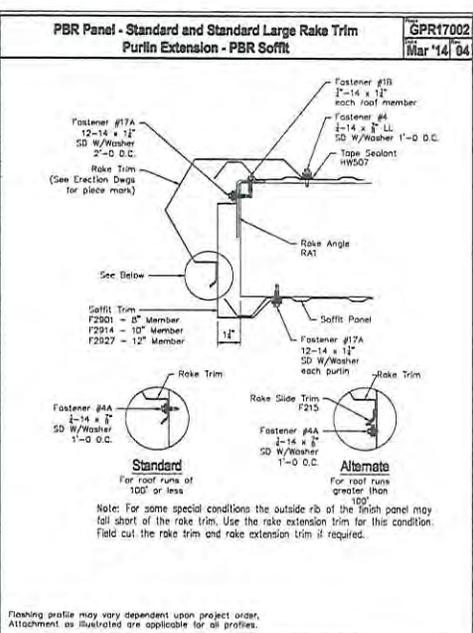
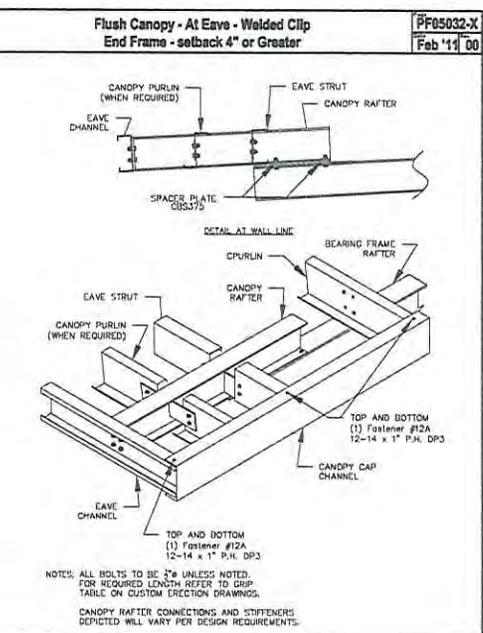
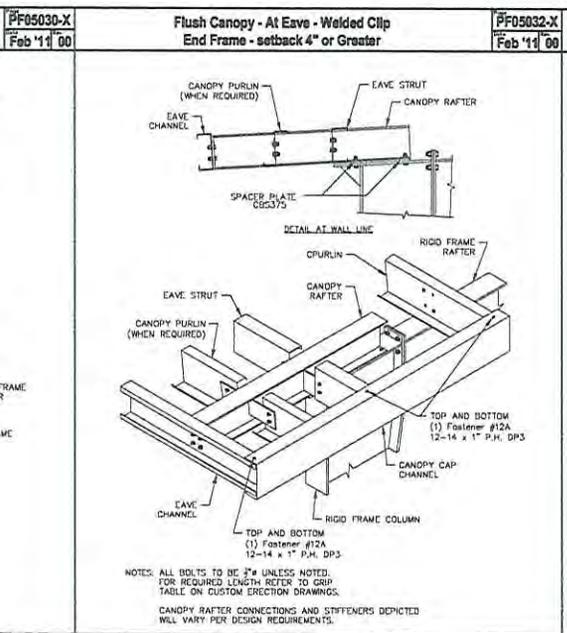
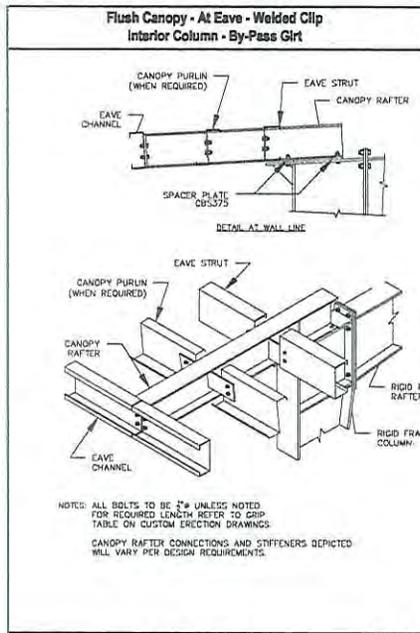
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gutter MS 39553

OWNER: David Vindich

CAD: DATE: SCALE: PHASE: BUILDING ID: JOB NUMBER: SHEET NUMBER:

1/18/16 N.T.S. 1 A 15-B-22025 DET7

13872
 Jan 21, 2016
 STATE OF MISSISSIPPI



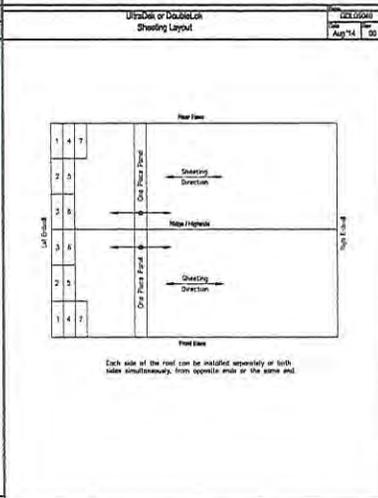
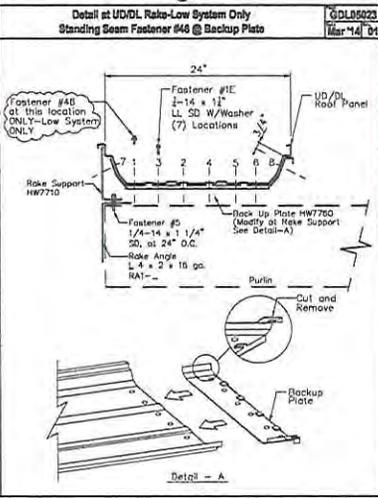
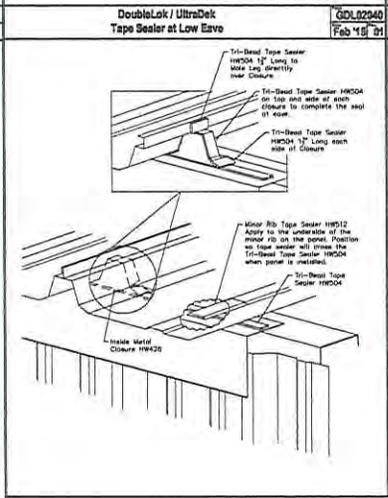
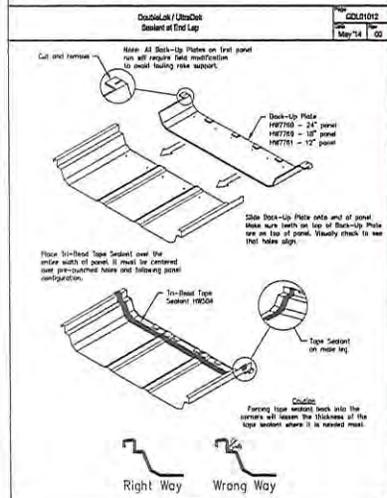
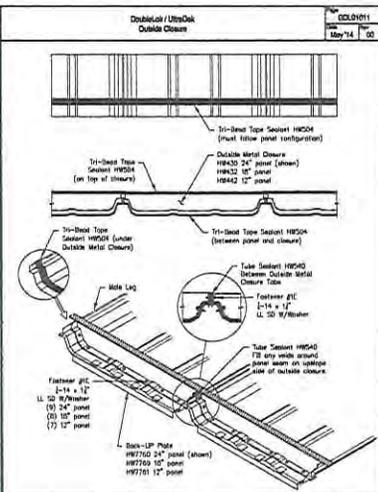
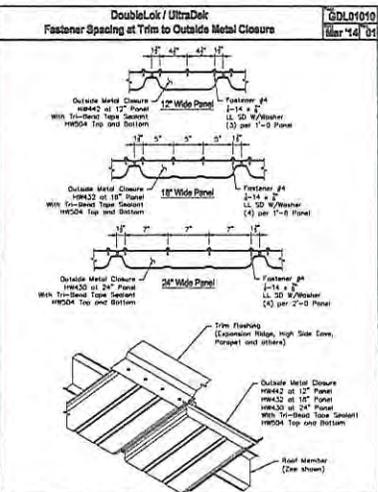
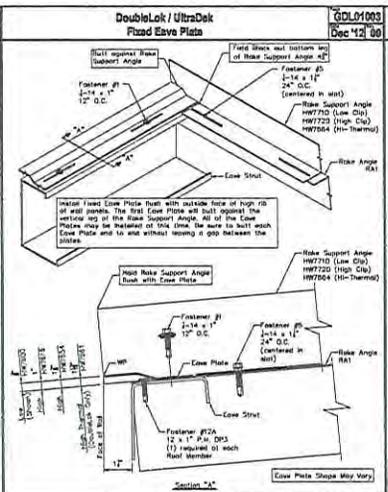
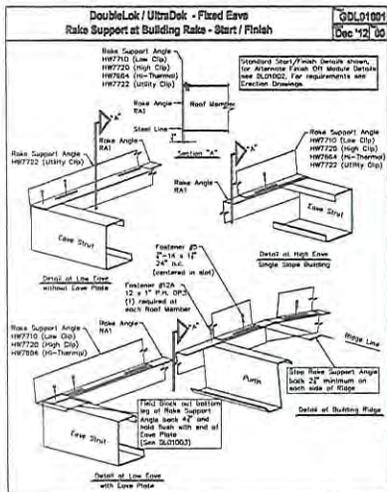
ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

ALLIED BUILDINGS
 888-864-8666
 BUILDRIDGE | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

PROJECT: 300758 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gautier MS 39553
 OWNER: David Vindich

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET8

S. HARLEY DAVIDSON
 REGISTERED PROFESSIONAL ENGINEER
 13572
 Jan 21, 2016
 STATE OF MISSISSIPPI



ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

ALLIED BUILDINGS
STEEL BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

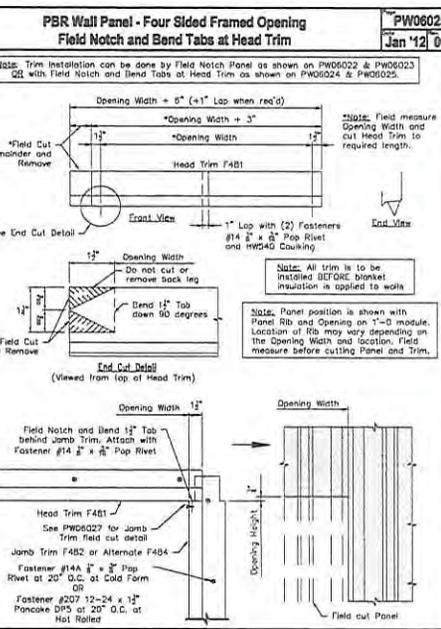
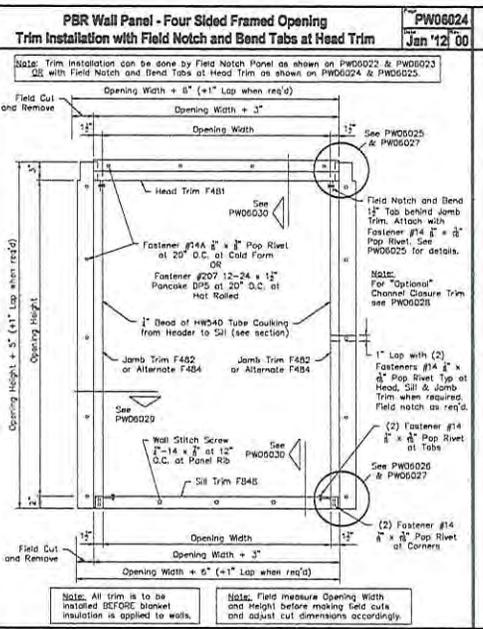
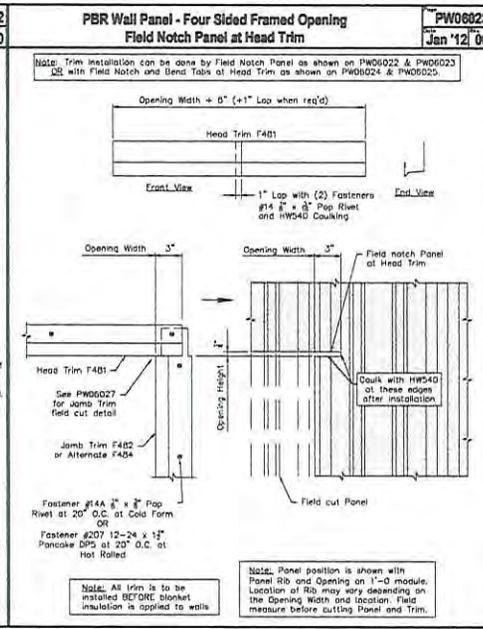
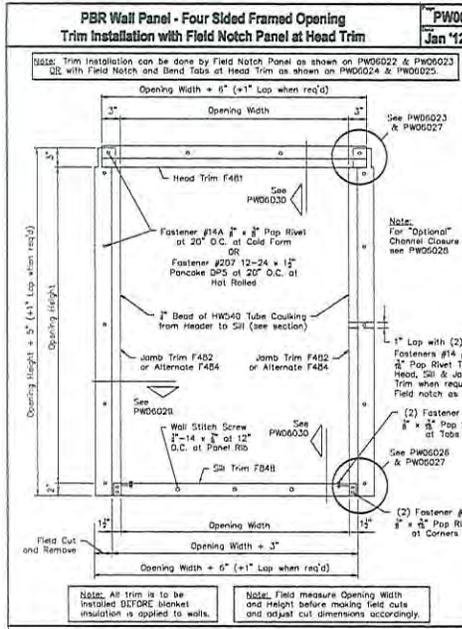
888-864-8666

PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gauthier MS 39553

OWNER: David Vindich

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	T	A	15-B-22025	DET10





STANDARD 4 SIDED FRAMED OPENING DETAILS (PBR WALL PANEL)

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

ALLIED BUILDINGS
REGISTERED PROFESSIONAL ENGINEER

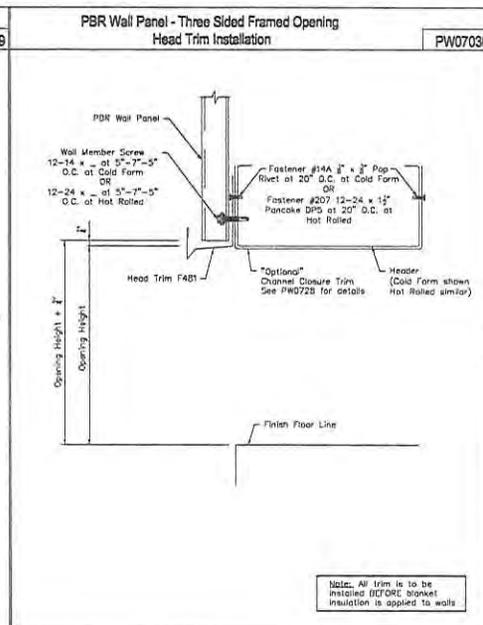
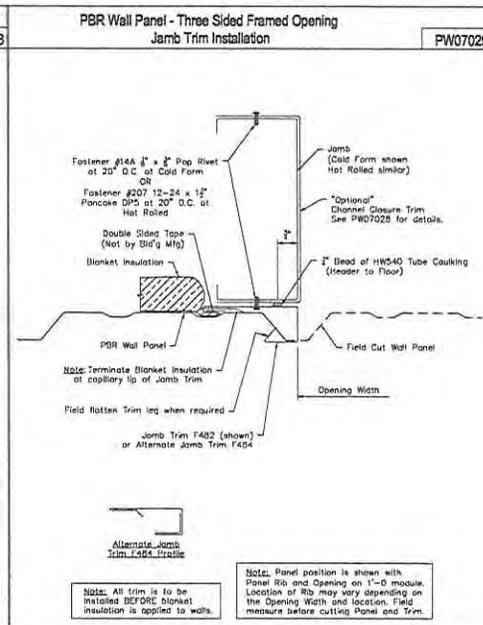
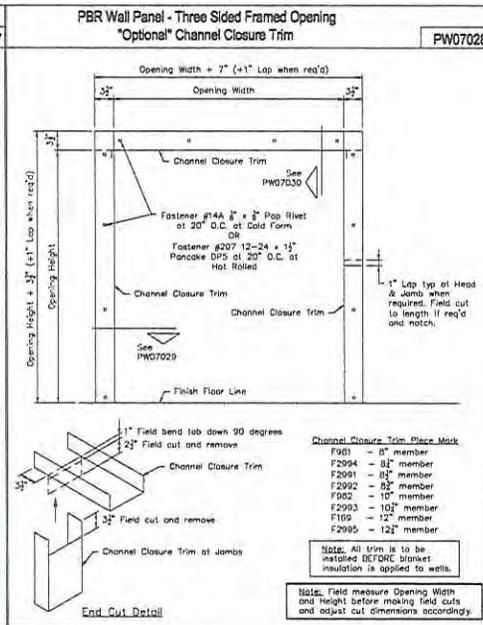
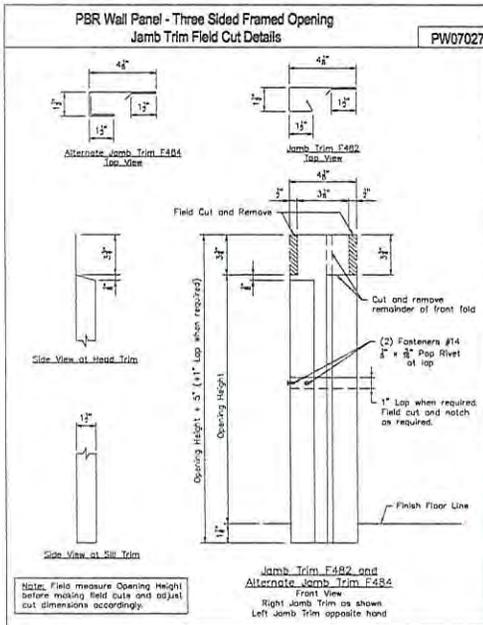
PROJECT: 300756 - David Vindich
CUSTOMER: David Vindich
LOCATION: Gautier MS 39553

OWNER: David Vindich

SCALE: 1/8" = 1'-0"
PHASE: I
BUILDING ID: A
JOB NUMBER: 15-B-22025
SHEET NUMBER: DET11

888-864-8666

13872
Jan 21, 2016
STATE OF MISSISSIPPI



STANDARD FRAMED OPENING DETAILS (PBR WALL PANEL)
CONT.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

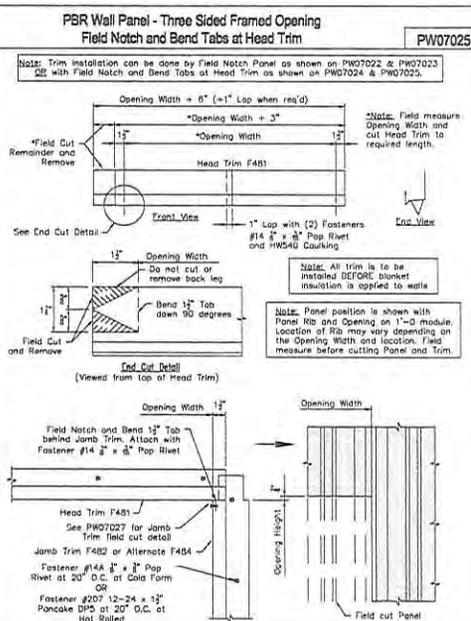
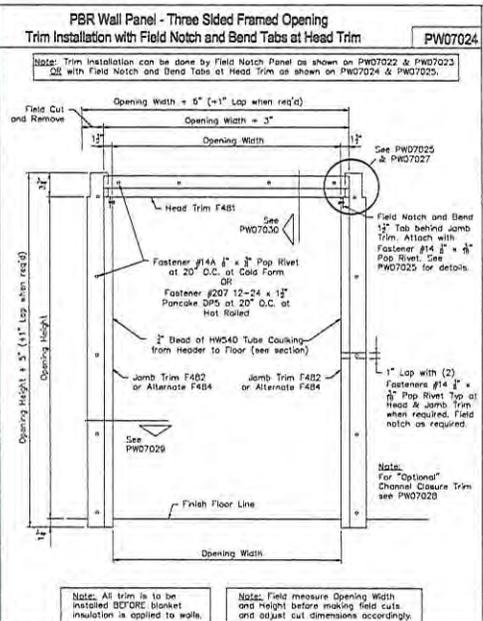
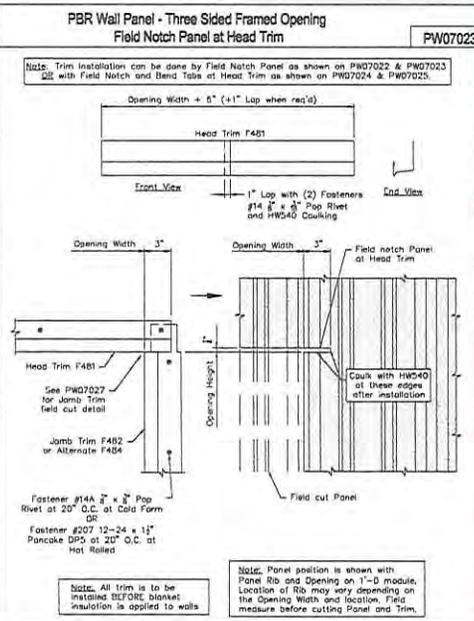
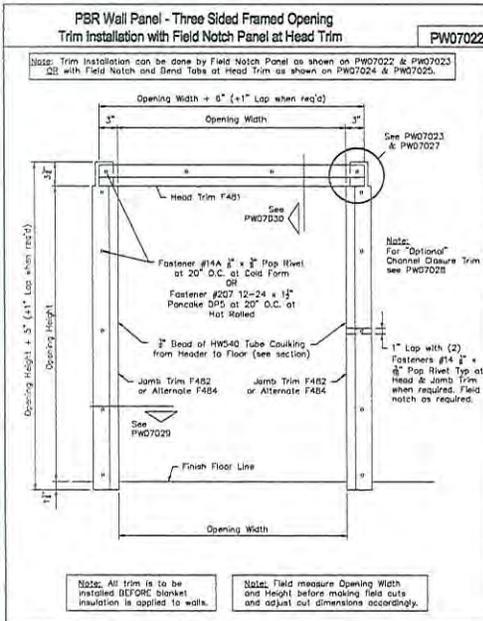
ALLIED BUILDINGS
STEEL BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

888-864-8666

PROJECT: 300756 - David Vindich
CUSTOMER: David Vindich
LOCATION: Gautier MS 39553
OWNER: David Vindich

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET13





STANDARD FRAMED OPENING DETAILS (PBR WALL PANEL)

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

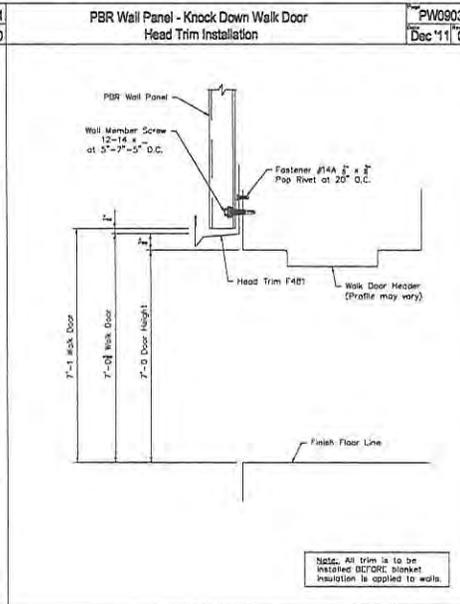
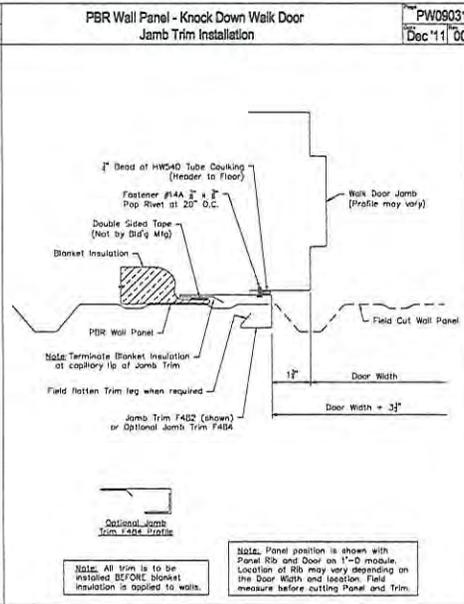
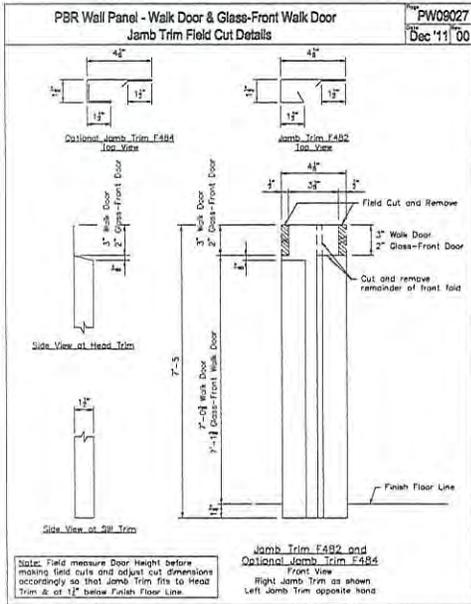
ALLIED BUILDINGS
STEEL BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

888-864-8666

PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gautier MS 39553
 OWNER: David Vindich

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET14



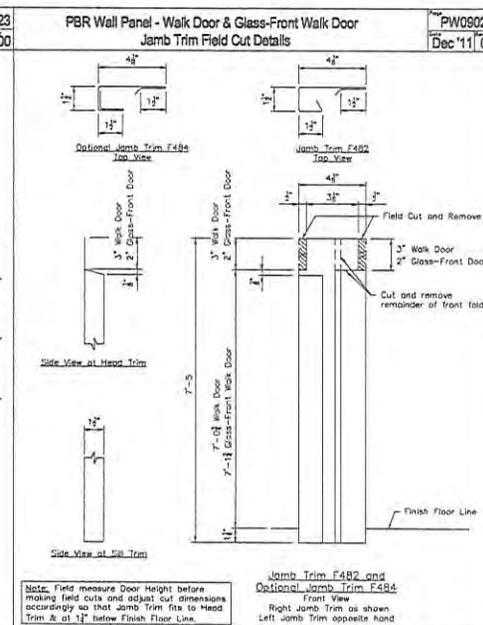
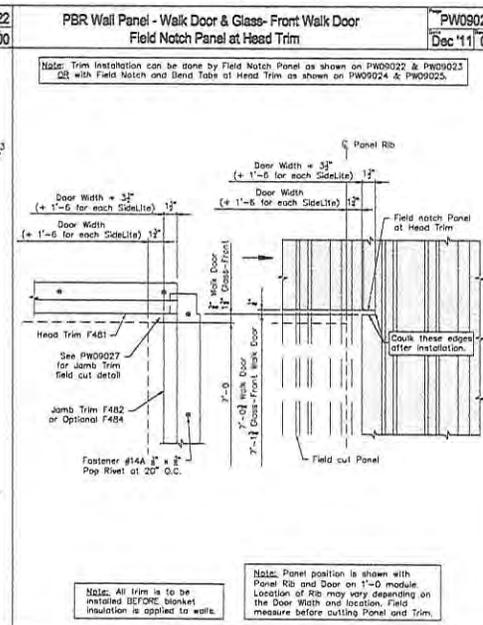
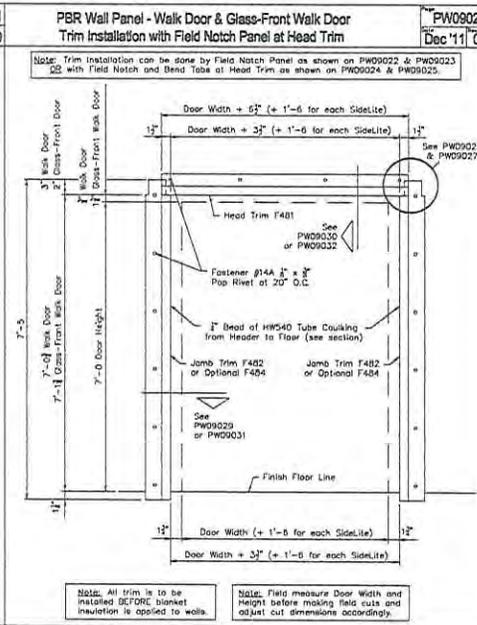
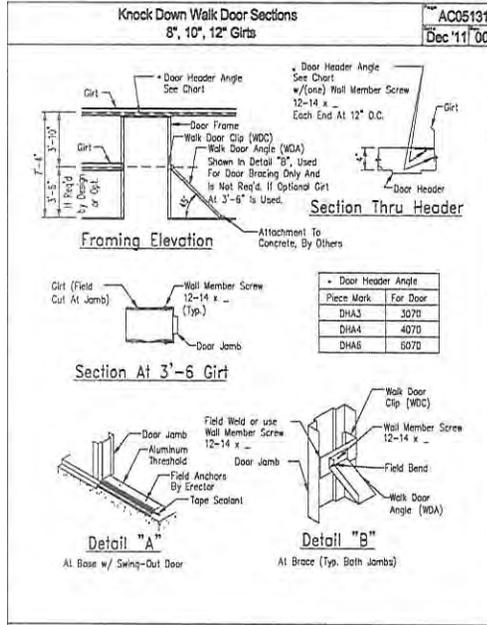


STANDARD WALKDOOR DETAILS (PBR WALL PANEL)
 CONT.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

		888-864-8666				
PROJECT: 300756 - David Vindich						
CUSTOMER: David Vindich		OWNER: David Vindich				
LOCATION: Gautier MS 39553						
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	I	A	15-B-22025	DET15





STANDARD WALKDOOR DETAILS (PBR WALL PANEL)

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

ALLIED BUILDINGS
OTHER BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

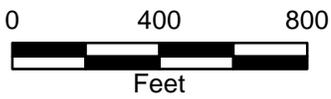
888-864-8666

PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gautier MS 39553
 OWNER: David Vindich

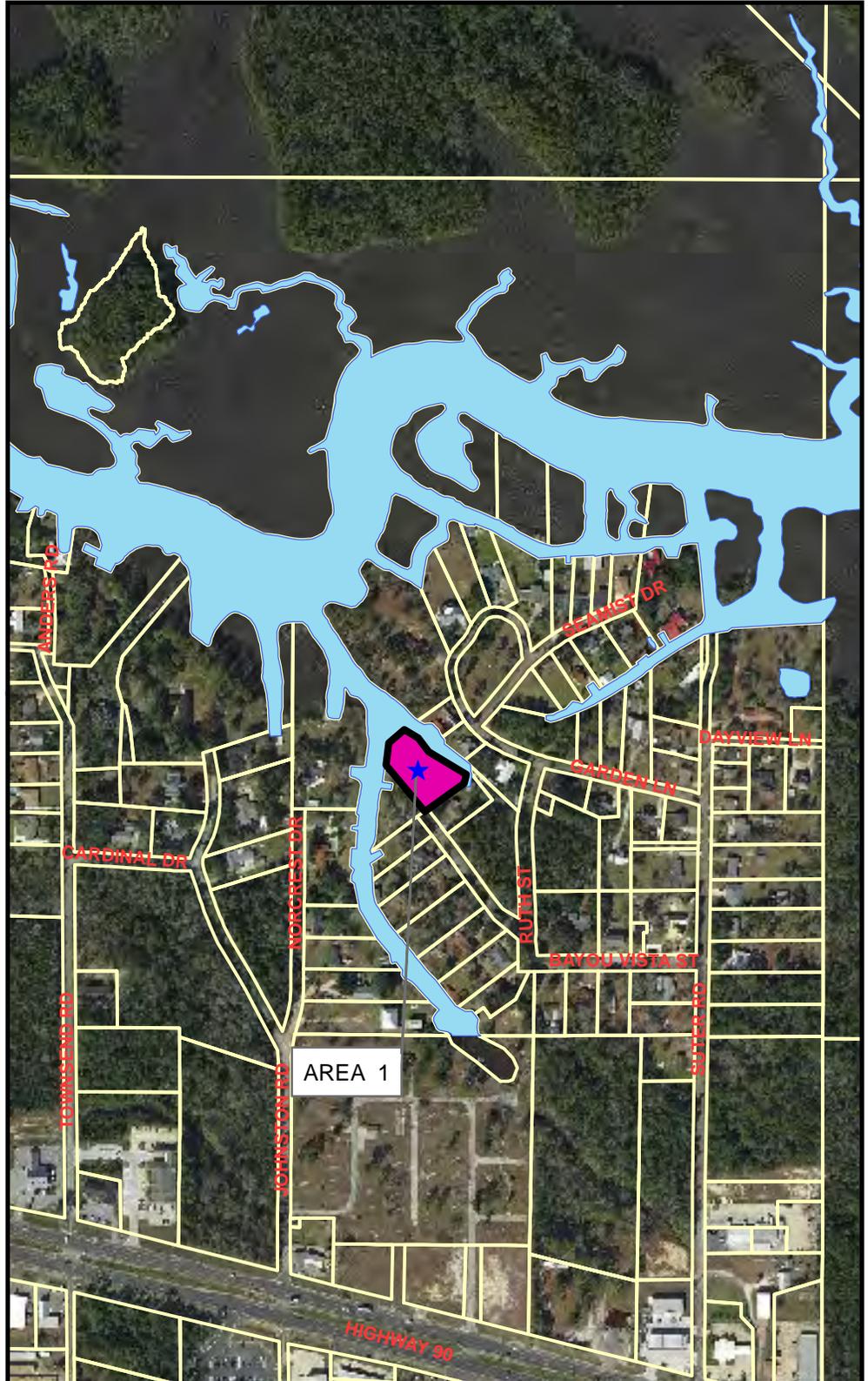
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET16

Location Map
1616 Bayou Vista Street
Staff Appeal

City Of Gautier
Economic Development/Planning

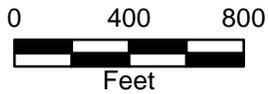


Prepared by the
City of Gautier
Planning Division



Existing Zoning Map

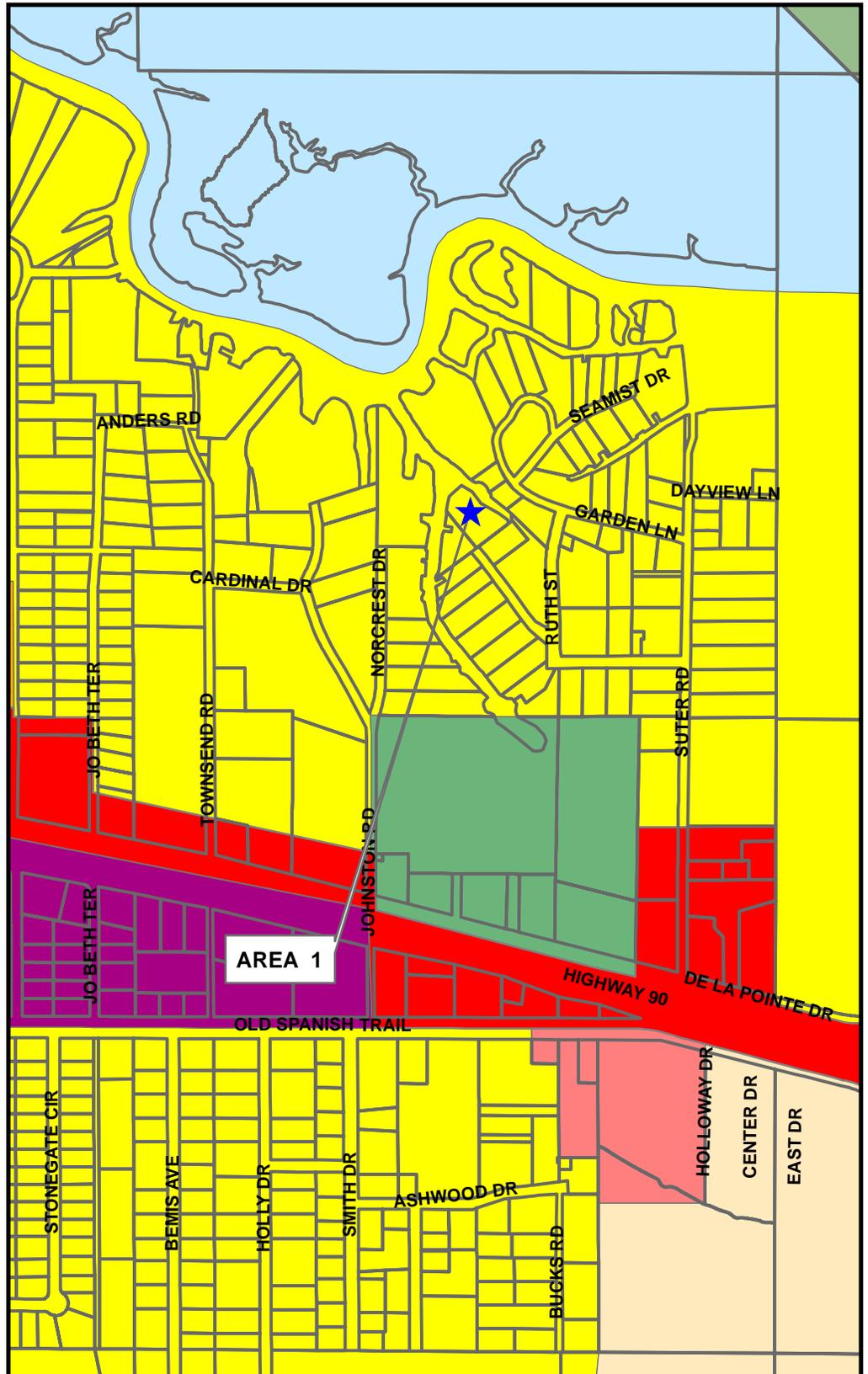
**City Of Gautier
Economic Development/Planning**



**Prepared by the
City of Gautier
Planning Division**

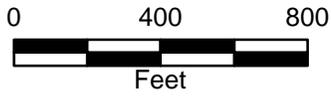
Legend

- AG Agricultural
- PL Public/Semi-Public
- PUD Planned Unit Development
- R-1 Low Density Residential
- R-2 Multi-Family Residential
- R-3 Mobile Home District
- MUM
- TC
- MURC-1
- MURC-2
- MURC-MW
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Highway Commercial
- I-2 Industrial

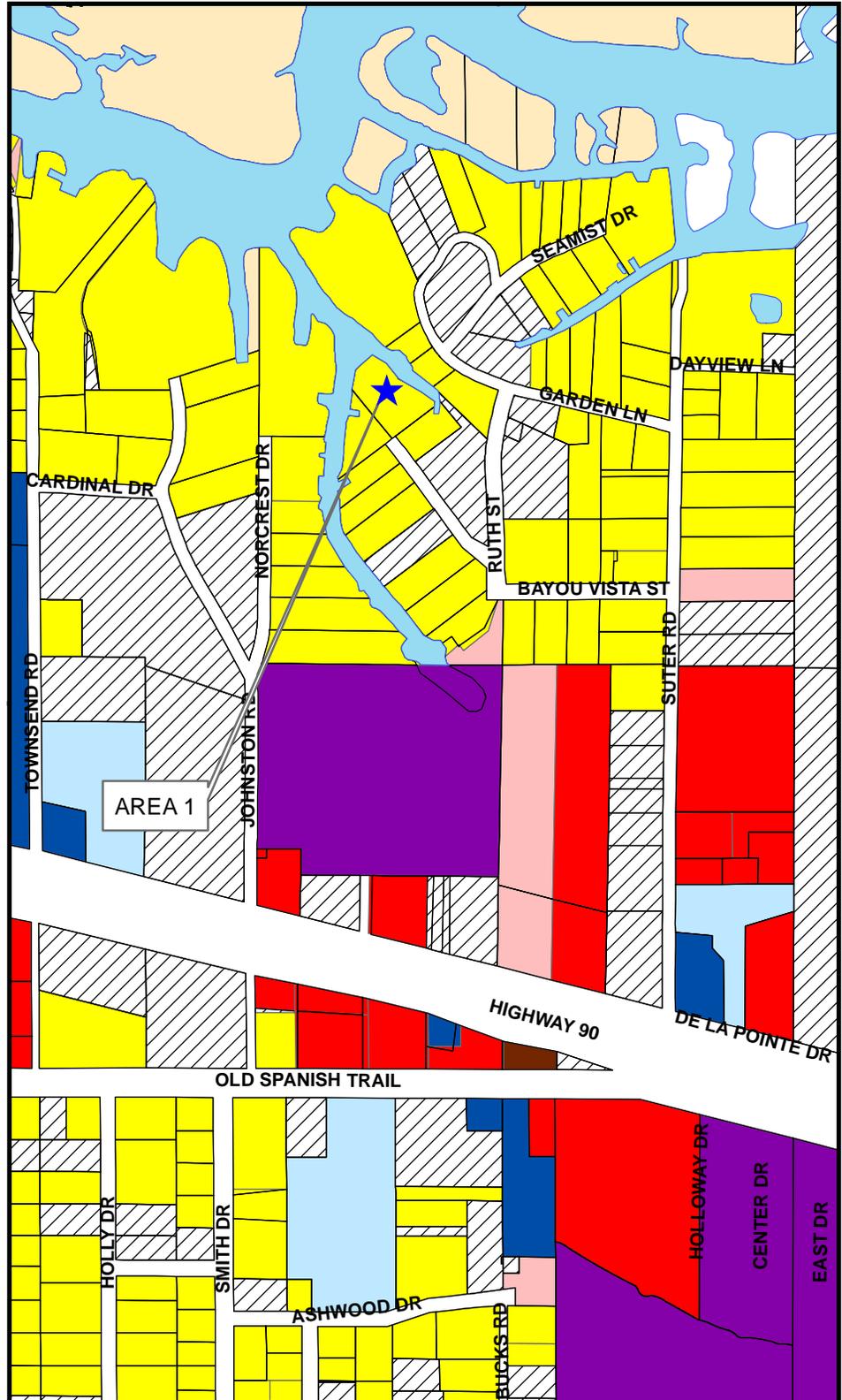


Existing Land Use Map

**City Of Gautier
Economic Development/Planning**



**Prepared by the
City of Gautier
Planning Division**



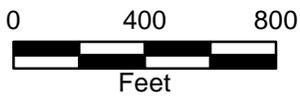
Legend

EXISTING LAND USE

- Commercial-Retail
- Conservation
- Civic
- Industrial
- Marina/Fish Camps
- High Density Residential
- Mobile Home
- Mobile Home Park
- Medium Density Residential
- Office
- Recreation
- Very Low to Low Density Residential
- Utility
- Vacant

Future Land Use Map

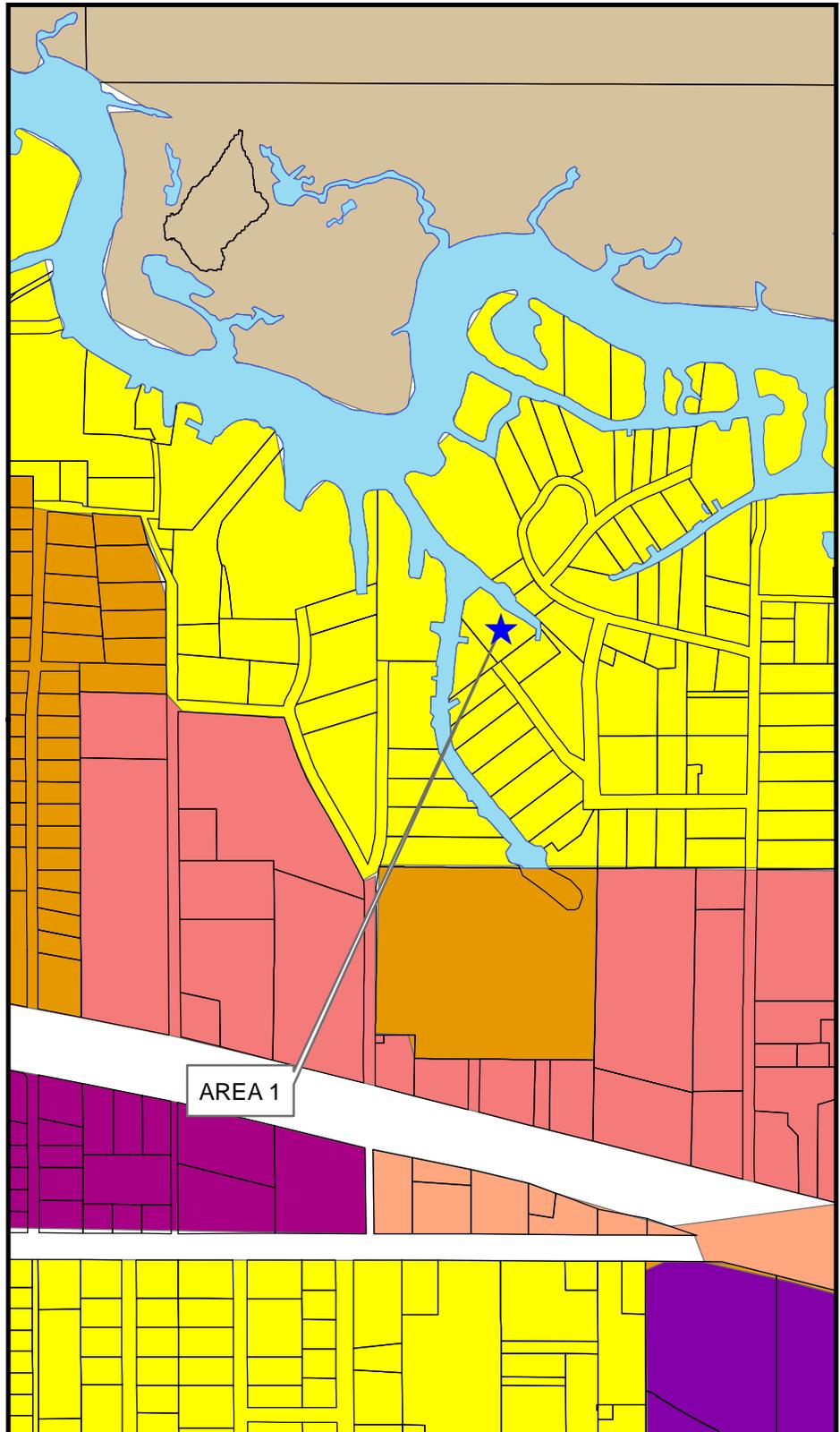
City Of Gautier
Economic Development/Planning



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Legend

-  Civic
-  High Impact Commercial
-  Conservation
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Mobile Home Residential
-  Low Impact Commercial
-  Recreational
-  Recreational Commercial
-  Regional Scale Commercial
-  Mixed Use Residential
-  Town Center
-  Very Low Density Residential



There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi, the following:

ORDER NUMBER 088-2016

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, to accept the Planning Commission recommendation and authorize the Non-Conforming Use to continue as a Legal Non-Conforming Use and to refund \$75.00 to the Applicant.

IT IS FURTHER ORDERED that the Interim City Manager or City Clerk is authorized to execute any and all documents necessary.

Motion was made by **Councilman Vaughan**, seconded by **Councilman Guillotte** and the following vote was recorded:

AYES: **Gordon Gollott**
 Mary Martin
 Johnny Jones
 Hurley Ray Guillotte
 Casey Vaughan
 Rusty Anderson

NAYS: **Adam Colledge**

MAYOR

ATTEST:

CITY CLERK

Passed and Adopted by Mayor and Members of the Council of the City of Gautier, Mississippi, at the meeting of April 19, 2016.

**CITY OF GAUTIER
MEMORANDUM**

To: Josh Danos, Interim City Manager

From: Chandra Nicholson, Economic Development & Planning Director

Date: April 12, 2016

Subject: 1413 Laurel Glen Road – Request for a fifty-five percent (55%) Variance to Minimum Living Area of Dwelling Unit Requirements (GPC Case No. 16-08-VAR)

REQUEST:

The Economic Development and Planning Department has received a request from Connie J. Sajwaj for a fifty-five percent (55%) Variance to minimum living area of dwelling unit requirements for a single-family residential structure in R-1 Low Density Single Family Residential/C-2 Community Commercial Zoning Districts at 1413 Laurel Glen Road, PID #85700097.000. The application fee of \$175 was paid on February 26, 2016. All public notice requirements have been met.

DISCUSSION:

Staff has attached a Staff Report with detailed project analysis. The Planning Commission held a public hearing on April 7, 2016 to consider the request. The GPC deliberated the request and determined that the property was not vacated for more than 60 days due to a tenant lease in place and that a variance is not needed at this time. The Planning Commission recommends that the non-conforming use be allowed to continue as a legal non-conforming use and the case be treated as a Staff Appeal instead of a Variance request. Planning Commission also recommended refunding \$75 to the applicant, which is the difference between a Variance Application and a Staff Appeal Application.

CONCLUSION:

The Gautier Planning Commission recommends that the Non-Conforming Use be authorized to continue as a Legal Non-Conforming Use.

The City Council may:

1. Approve the Living Area Variance request as presented; or

2. Treat the case as a Staff Appeal and authorize the Non-Conforming Use to continue as a Legal Non-Conforming Use and to refund \$75 to the Applicant; or
3. Deny the Living Area Variance request and the Legal Non-Conforming Use Recommendation.

ATTACHMENTS:

1. GPC Minute Excerpt
2. GPC Staff Report with Back Up

Excerpt from April 7, 2016 Gautier Planning Commission Meeting

REQUEST

1413 LAUREL GLEN ROAD – REQUEST FOR A FIFTY-FIVE PERCENT (55%) VARIANCE TO MINIMUM LIVING AREA OF DWELLING UNIT REQUIREMENTS FOR AN EXISTING DWELLING UNIT IN A R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (GPC CASE #16-08-VAR).

RECOMMENDATION

Vice-Chairperson Walters made the motion that a variance is not required as the allowed non-conforming use had not reached the 60 day termination based on the fact that the property was occupied through the end of December; based on the fact that rent had been paid through that date and the request for a permit was made prior to the 60 day period. The Commission also recommends that \$75.00 be refunded. **Commissioner Green** seconded the motion and the following vote was recorded.

**AYES: Larry Dailey
Sandra Walters
Phil Torjusen
Anthony York
J.J. Fletcher
Kay C. Jamison
Jimmy Green**

NAYS: None

Motion passed.

Gautier Planning Commission

Regular Meeting Agenda

April 07, 2016

GPC #16-08-VAR

1413 Laurel Glen Road - Variance Request

VII. NEW BUSINESS

A. QUASI-JUDICIAL

3. 1413 LAUREL GLEN ROAD – REQUEST FOR A FIFTY-FIVE PERCENT (55%) VARIANCE TO MINIMUM LIVING AREA OF DWELLING UNIT REQUIREMENTS FOR AN EXISTING DWELLING UNIT IN A R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (GPC CASE #16-08-VAR)

QUASI-JUDICIAL PROCEDURES

1. Announcement of Matter. Read the matter title to be considered.
2. Swear the Witnesses. All witnesses, parties, citizen participants and City Staff who plan to speak at the hearing shall collectively be sworn at the beginning of the hearing by the City Attorney
3. Ex Parte Disclosure. All members must disclose on the record any ex parte communications, to include any physical inspections of the subject property. The disclosure should include with whom any communication has taken place, a summary of the substance of the communication, and the date of the site visit, if any. If anyone has received written communications, the writing must be presented, read into record or a copy provided to all participants, and made a part of the official record.
4. Applicant Presentation.
5. Questions directed to Applicant. The applicant should answer any questions by the public, the Planning Commission, or others.
6. Staff Presentation. This includes presentation of the staff report into the official record.
7. Objections from Applicant. Confirm whether there are objections from the applicant regarding the staff report or development order.
8. Questions directed to Staff. The staff answers any questions by the public, the Planning Commission, or others.
9. Public Comments. Members of the public should be allowed to make comments regarding the application.
10. Applicant rebuttal/final comments
11. Staff rebuttal/final comments
12. Call for final questions.
13. Close public portion of the hearing.
14. Motion & Deliberation. Planning Commission makes a motion, and debates and deliberates regarding the application and development order.
15. Vote.
16. Close the quasi-judicial proceeding.

**CITY OF GAUTIER
STAFF REPORT**

To: Chairman and Members, Planning Commission

From: Chandra Nicholson, Director of Economic Development & Planning

Date: April 1, 2016

Subject: 1413 Laurel Glen Road – Request for a fifty-five percent (55%) Variance to Minimum Living Area of Dwelling Unit Requirements (GPC Case No. 16-08-VAR)

REQUEST:

The Economic Development and Planning Department has received a request from Connie J. Sajwaj for a fifty-five percent (55%) Variance to minimum living area of dwelling unit requirements for a single-family residential structure in R-1 Low Density Single Family Residential/C-2 Community Commercial Zoning Districts at 1413 Laurel Glen Road, PID #85700097.000. The application fee of \$175 was paid on February 26, 2016. All public notice requirements have been met.

BACKGROUND:

The request property has split zoning and is zoned R-1 Low Density Single Family Residential/C-2 Community Commercial. The property contains an existing single-family dwelling which is located within the R-1 portion of the lot. The existing dwelling is non-conforming due to its size of 609 square feet and has lost its “grandfathered” status due to non-occupancy for more than 60 days. The owner would like to continue to use the structure for residential use.

DISCUSSION:

Section 5.4.4 of the UDO requires dwelling units to have a minimum living area of 1,325. A variance request has been submitted to reduce the allowable square footage of the dwelling unit from 1,325 square feet to 609 square feet. A reduction request of fifty-five (55 %) or 716 square feet of the required square footage of a dwelling unit.

DETERMINATION OF APPLICABLE LAW:

UDO SECTION 13.3.1: Termination of Nonconforming Use

A nonconforming building, structure, dwelling, or land use or portion thereof, existing at the time of adoption of these regulations which is or hereafter becomes vacant for any reason,

for a period in excess of sixty (60) consecutive days any subsequent use shall conform to the regulations of this Ordinance for the district in which it is located.

The Unified Development Ordinance (UDO) defines **Variiances** as:

A Variance is a relaxation of the terms of the Unified Development Ordinance where such Variance will not be contrary to the public interest and where, owing to conditions peculiar to the property, a literal enforcement of the Ordinance would result in an unnecessary or undue hardship. As used in this Ordinance, a Variance is authorized only for height, area and size of structure, or size of yards, separation of uses, open spaces, off-street parking spaces and some subdivision of property. The establishment or expansion of a use not permitted shall not be allowed by Variance.

The UDO defines **Hardship** as:

Hardship means the exceptional hardship that would result from a failure to grant the requested variance. The City requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

UDO SECTION 4.18: Variance

In certain circumstances, a Variance from the dimensional requirements (i.e. height, setbacks, square footage) of this ordinance may be granted if the applicant can prove that because of physical constraints of the property involved, he is not able to build the same type of structure that other persons with the same zoning classification can build. Variances for uses permitted will not be considered in as much as “use Variances” are not legal in the State of Mississippi.

Most Variances must be granted by the City Council; however, certain minor Variances may be granted by the Economic Development Director in accordance with *Section 4.18.3* below.

4.18.1 Who May Initiate

A request for a Variance may be initiated by the property owner or agent of the owner provided that said property has not been denied a previous request for a Variance for the same property or portion of property within the past twelve (12) months.

4.18.2 Application for Variance

Applications for a Variance (from dimensional requirements) may be filed on the appropriate application available from the Economic Development/Planning Department and shall include all requested information, attachments and submittals:

4.18.3 Administrative Variances