

Mayor
Gordon J. Gallott

City of Gautier
Gautier, Mississippi

City Manager
Samantha D. Abell

City Clerk
Cynthia Russell

3330 Highway 90
Gautier, MS 39553
Phone: (228) 497-8000
Fax: (228) 497-8028
Email: gautier@gautier-ms.gov
Website: www.gautier-ms.gov

Council
At Large Mary F. Martin
Ward 1 Johnny Jones
Ward 2 Hurley Ray Guillotte
Ward 3 Casey C. Vaughan
Ward 4 Charles "Rusty" Anderson
Ward 5 Adam D. Colledge



September 8, 2015

Mr. Danny Senseney
D & S Marine
1105 Highway 90
Gautier, MS 39553

RE: D & S Marine - 1105 Highway 90
Operating Without Privilege License

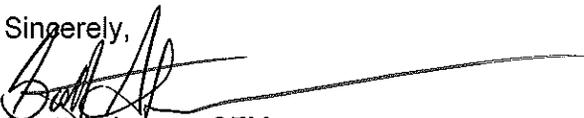
Dear Mr. Senseney:

It has come to the City's attention that you have been operating a business at 1105 Hwy 90 without a privilege license as required by City of Gautier's Unified Development Ordinance. Please consider this official notice that you have 15 days to obtain such a license. Failure to obtain a privilege license within the prescribed period will result in legal action to enjoin you from continued operation within the city. If such action is taken, legal expenses and fees will be sought in relation to the lawsuit.

Additionally, it has come to the City's attention that your business is operating outside the scope of those allowed in a C3 zone, as discussed in the city's letter, dated June 11, 2015 (attached). Once you have come into compliance with the municipal ordinance requiring a privilege license, you must regulate your activities to those permitted in C3 zones and listed on the privilege license obtained. Failure to do so will force the City to take legal action to enjoin your prohibited activities.

If you have any questions, you can contact me at 228-219-7057 or sankerson@gautier-ms.gov.

Sincerely,


Scott Ankerson CFM
Building Official

cc: Permitting File
Chandra Nicholson, Director of Economic Development & Planning
Robert Jones, Fire Chief
Chad Jordan, Public Works Director

TINDELL LAW FIRM

2200 25TH AVENUE
GULFPORT, MISSISSIPPI 39501
WWW.TINDELLLAW.COM

A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW

KELLY L. CASH

TELEPHONE: (228) 896-8962
FACSIMILE: (228) 205-4457
EMAIL: kelly@tindelllawfirm.com

September, 21, 2015
Via U.S. Mail and electronic mail

Mr. Scott Ankerson
Building Official
City of Gautier
3330 Highway 90
Gautier, MS 39553

RE: D&S Marine - 1105 Highway 90

Dear Mr. Ankerson:

Our firm has been retained by Danny Senseney and D&S Marine regarding application and renewal of all permits and/or licenses necessary for D&S Marine to continue to operate in the City of Gautier.

Mr. Senseney is a long-time resident of Gautier, a business man for over twenty (20) years and D&S Marine has been conducting business in the City for over five (5) years selling, repairing and servicing boats, marine engines and related equipment and supplies.

In recent correspondence to our client, the City requested that he obtain a business permit and privilege license to do business as a "Warehouse-Commercial" property or a "Junkyard" and to apply for a Public Hearing regarding same. D&S Marine is neither a warehouse nor a junkyard. In fact, the City has issued permits for the operation of the business as a place for retail sales and boat parts for years. A plain reading of the City of Gautier Unified Development Ordinance reflects that D&S Marine falls under the definitions of "Boat Yard" and/or "Marine Sales and Services." The premises are primarily used for the reconstruction, repair, maintenance and sale of pleasure boats, marine engines, equipment and related supplies; and thus, the business falls under the City's own definition of "Boat Yard" and/or "Marine Sales and Service":

Boat Yard: A premise or site used as an industrial establishment for the provision of all such facilities as are customary and necessary to the construction, reconstruction, repair, or maintenance and accessory sale of boats, marine engines, or marine equipment, supplies, or services of all kinds including, but not limited to, rental of covered or uncovered boats slips, or dock space or enclosed dry storage space, lifting or launching services.

Marine Sales and Services: A commercial use that sells and services pleasure boats, yachts, personal water crafts and other marine vessels.

D&S Marine, as a viable Marine/Boating business, is a customer of marine parts dealer, Donovan Marine, and copies of that vendor's and other vendors' purchase histories can be provided which reflect the marine retail aspects of this business and continuing purchases of marine accessories and boat/motor/trailer parts which are used and/or sold during the day-to-day operations of D&S Marine. Since it's opening in 2010, D&S Marine has continuously held itself out to be a marine related retail and service business. And, the City has year after year, permitted those operations; nothing has changed which would alter the primary use of the current D&S Marine site. The City should have copies of those but same can be provided from 2010 to the present.

D&S Marine is not now and has not been, primarily or otherwise, a facility characterized by extensive storage of finished products with frequent trucking activity, a "Warehouse, Commercial," as defined by the City's ordinances. D&S Marine is not now and has not been, primarily or otherwise, an auto wrecking yard, a used lumber yard, a house wrecking yard, or a place for storage of salvaged inoperable vehicles, house wrecking and structural steel materials and equipment, a "Junkyard," as defined by the City's ordinances.

Since the inspection noted in the City's correspondence, code items pertinent to the operation of a retail sales and boat parts dealership and pertinent to the health, safety and general welfare of the residents of the City have been addressed. My client's intent is to and he does agree to regulate his business activities to only those permitted in C3 Zones as a Boat Yard and/or Marine Sales and Services site.

With the changes completed, and with the desirable clarification that our client has no interest in operating either a Junkyard or a Commercial Warehouse, it is my opinion that, according to the City of Gautier's Unified Development Ordinance, a request for a public hearing is not required for application to continue operations as a Boat Yard and/or Marine Sales and Services site in the applicable C-3 Zone. Please accept this letter as D&S Marine's application for renewal of his Business Permit and Privilege License for operation of a Boat Yard and/or Marine Sales and Services site at its listed address in Gautier's C-3 Zone. Surely continued efforts to maintain, rather than restrict, existing businesses which service and support the needs and boating and marine activities of the residents of Nature's Playground, Gautier, a City with winding bayous, a view of the Mississippi Gulf Coast and 70 miles of waterfront, is a desirable goal for the City.

Page Three
City of Gautier Permit/License

I thank you for your time and consideration of these matters and after your review, I ask that you please forward a copy of the renewed Business Permit and Privilege License for D&S Marine and/or your Decision regarding same to the above listed address at your earliest convenience.

With kindest regards, I remain,

Very truly yours,

A handwritten signature in black ink that reads "Kelly Cash". The signature is written in a cursive style with a large, looped "K" and "C".

Kelly Cash

cc: Danny Senseney
Chandra Nicholson, Director of Economic Development and Planning
Robert Jones, Fire Chief
Chad Jordan, Public Works Director

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.

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:

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>		
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

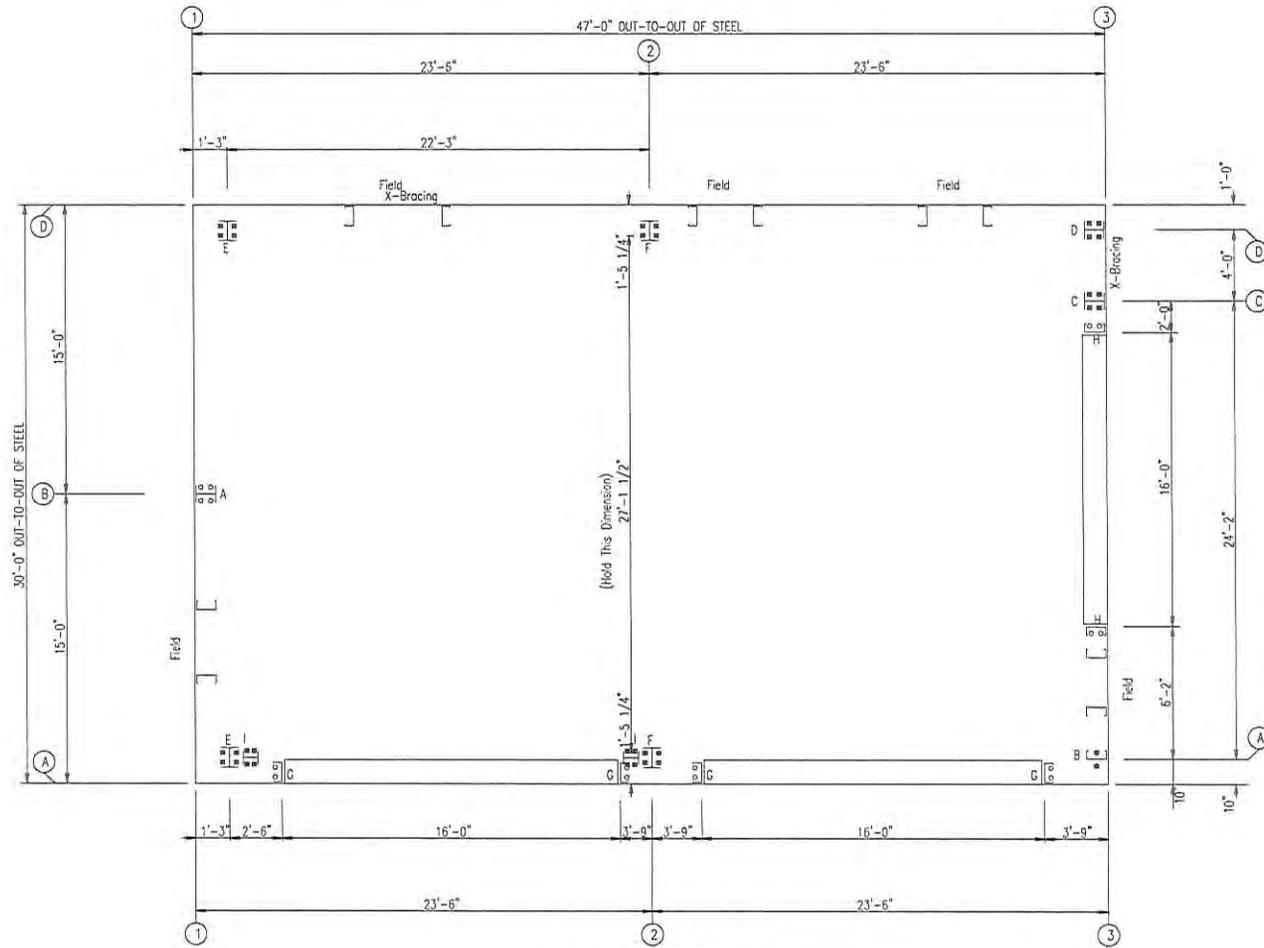
(A) FLOOD PLAIN INFORMATION: FLOOD ZONE _____ CERTIFIED ELEV. IF IN "A" ZONE _____

(B) ZONING DISTRICT _____

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

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

(D) PC HEARING _____



○ 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): Wind, Seis

Notes: (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 (k)				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	8.625	0.375
R-SW	A	2	3.9	8.2	0.1	0.2	4	0.750	8.000	8.625	0.375

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

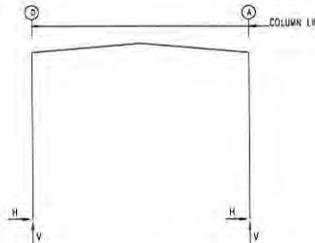
ANCHOR BOLT SUMMARY

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	WeldCol	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 UNCONVINCED 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	Anchor Qty	Base_Plate (in)	Width	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	Anchor Qty	Base_Plate (in)	Width	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		Collateral		Wind_Left1		Wind_Right1		Wind_Left2	
		Horz	Vert	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	-9.2	-13.0
1	A	-0.1	1.2	0.0	0.1	-0.4	3.5	-6.3	-3.2	7.7	-16.8	-4.3	0.6
2	D	0.2	2.0	0.0	0.2	0.8	3.8	-12.5	-30.0	11.5	-6.4	-16.7	-21.7
2	A	-0.2	2.0	0.0	0.2	-0.8	3.8	-11.5	-6.4	12.5	-30.0	-7.2	2.0

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frame Line	Col Line	Dead		Live		Wind_Left1		Wind_Right1		Wind_Left2		Wind_Right2		Wind Press	Wind Suct
		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	8.8
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
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
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

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frame Line	Col Line	Anchor Qty	Base_Plate (in)	Width	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	15.00	0.375	0.0

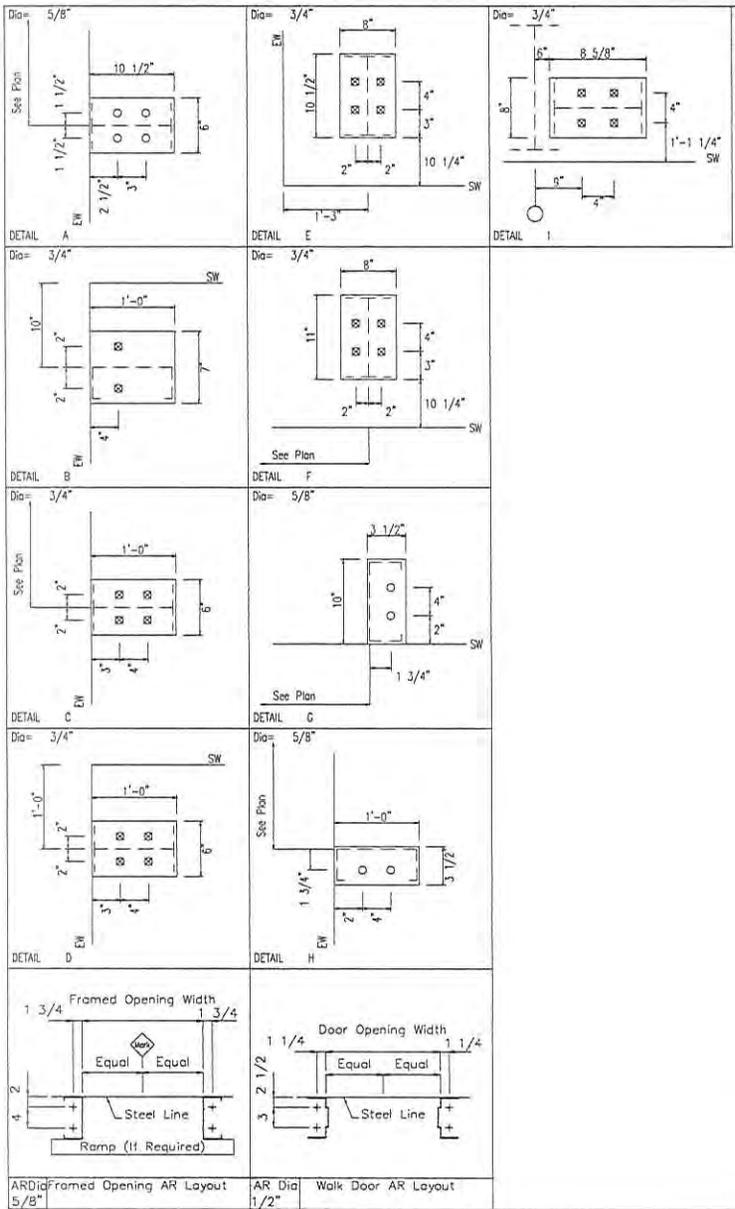
ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
D	1/18/15	FOR ERECTOR INSTALLATION	PNR	PNR	TSK

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



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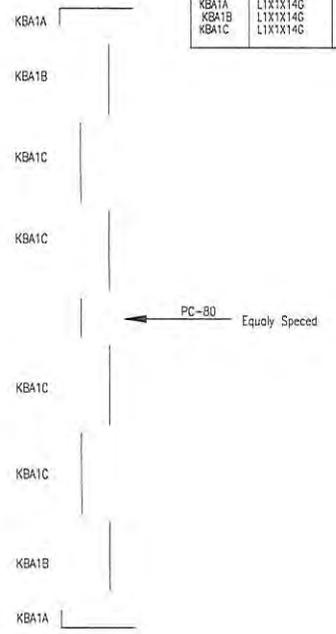
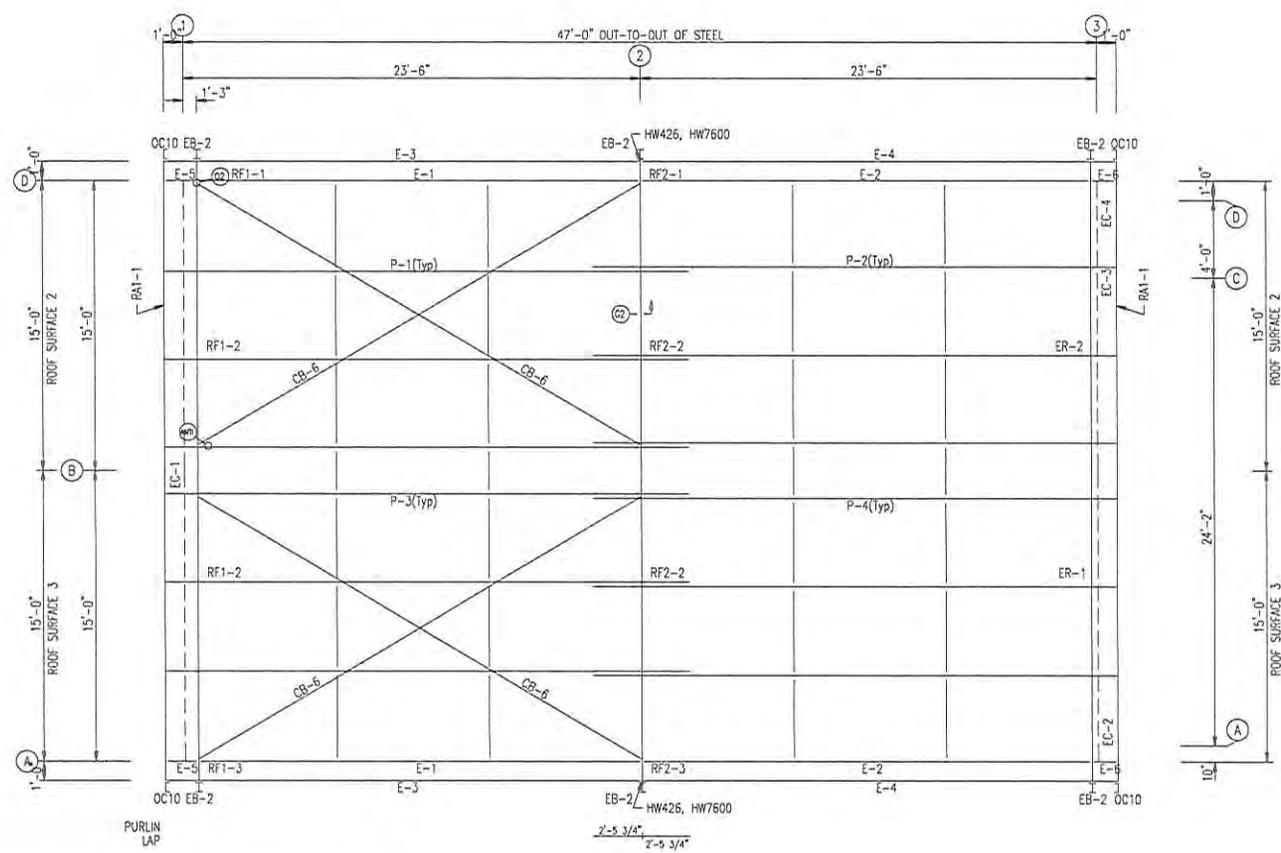
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gautier MS 39553

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		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	28'-11 1/2"
P-3	10X25Z14	28'-11 1/2"
P-4	10X25Z14	25'-11 1/2"
E-1	10ES114	21'-7"
E-2	10ES114	22'-8"
E-3	10X35C14	24'-5 1/2"
E-4	10X35C14	24'-5 1/2"
E-5	10ES114	1'-10 3/4"
E-6	10ES114	11 3/4"
CB-6	1/4" CABLE	28'-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 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.

ROOF FRAMING PLAN

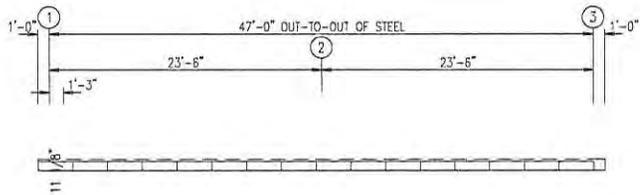
ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

ALLIED BUILDINGS
STEEL BUILDING | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

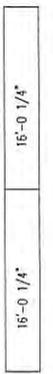
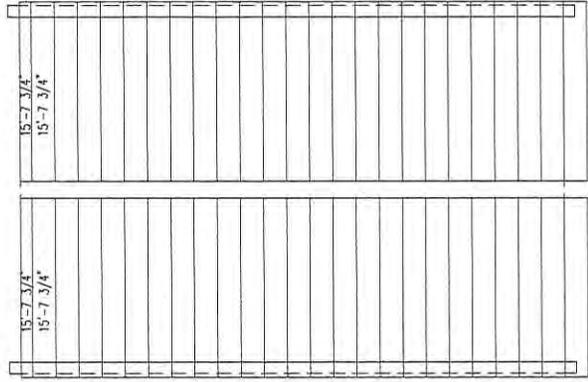
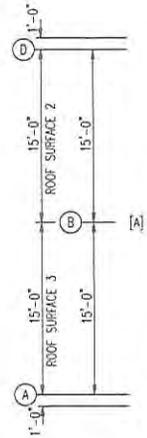
888-864-8666

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

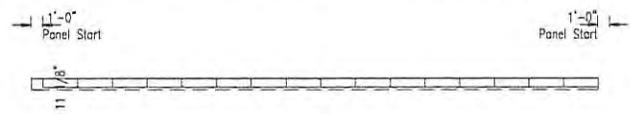
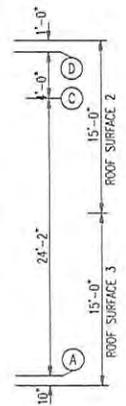
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	E1



[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

ALLIED BUILDINGS
STEEL BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

888-864-8666

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

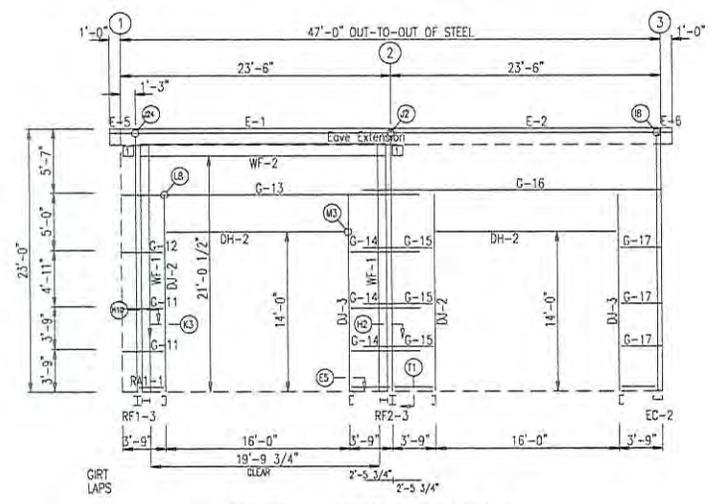
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	1/18/16	N.T.S.	1	A	15-B-22025	E2



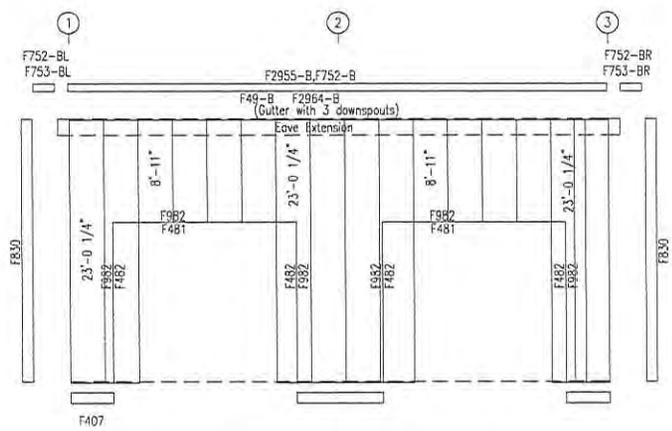
BOLT TABLE				
FRAME LINE A				
LOCATION	QUAN	TYPE	DIAM	LENGTH
WF-1 - WF-2	8	A325	3/4"	2"
WF-1 - RF1-3	8	A325	5/8"	1 1/2"
WF-1 - RF2-3	8	A325	5/8"	1 1/2"

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

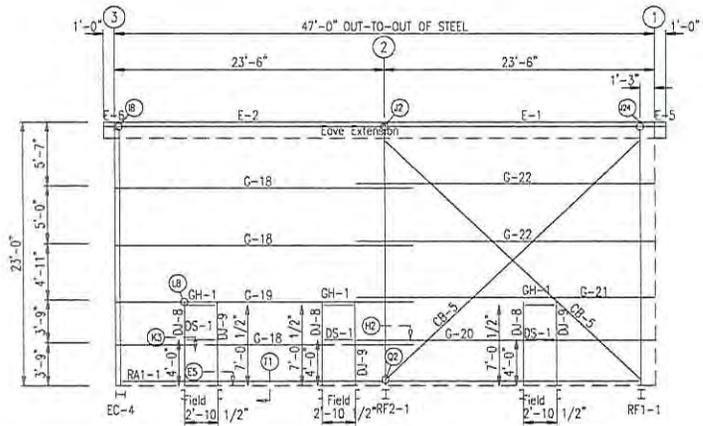
888-864-8666

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

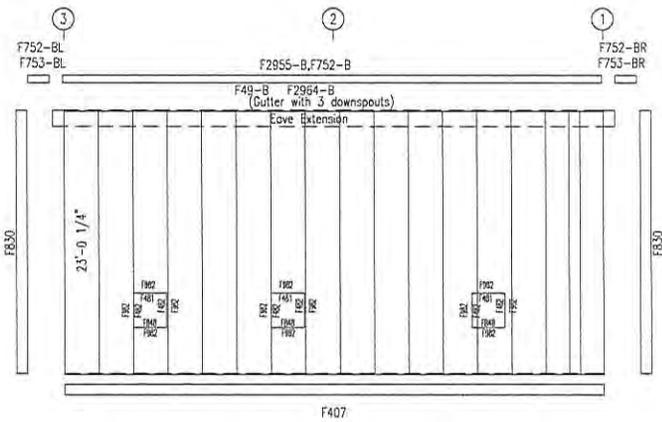
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	1/18/16	N.T.S.	1	A	15-B-22025	E3



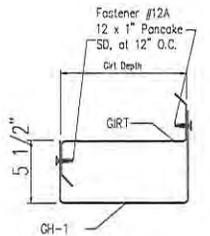
MARK	PART	LENGTH
DJ-8	10F25C14	7'-6"
DJ-9	10F25C14	7'-6"
GH-1	GH-1	2'-10 1/2"
DS-1	10F25C14	2'-10 1/2"
F-1	10ES1L14	21'-7"
F-2	10ES1L14	22'-6"
F-5	10ES1L14	1'-10 3/4"
F-6	10ES1L14	11 3/4"
G-18	10K25214	25'-11 1/2"
G-19	10K25213	25'-11 1/2"
G-20	10K25214	25'-11 1/2"
G-21	10K25213	25'-11 1/2"
G-22	10K25214	25'-11 1/2"
CB-5	3/8" CABLE	31'-3"



GIRT LAPS
 $2'-5 \frac{3}{4}"$
 $2'-5 \frac{3}{4}"$
 SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D
 PANELS: 26 Co. 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	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: 300796 - 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	E4

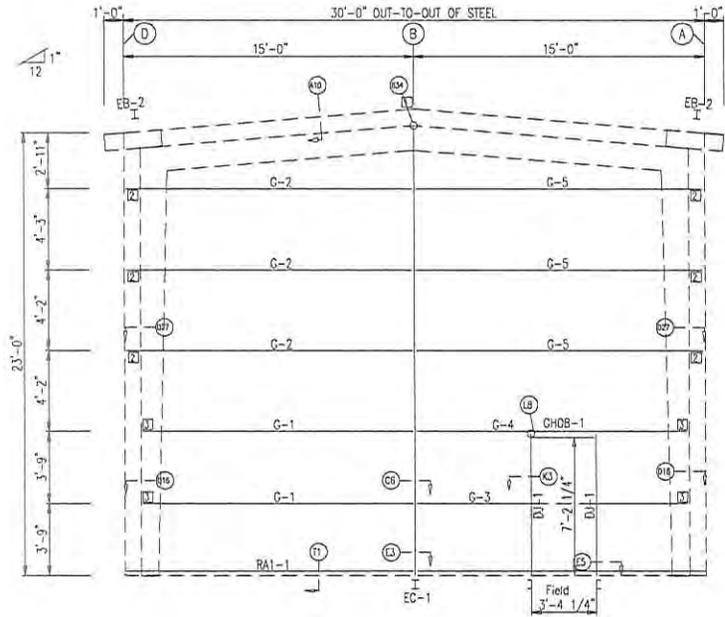


BEARING FRAME ONLY!
 WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

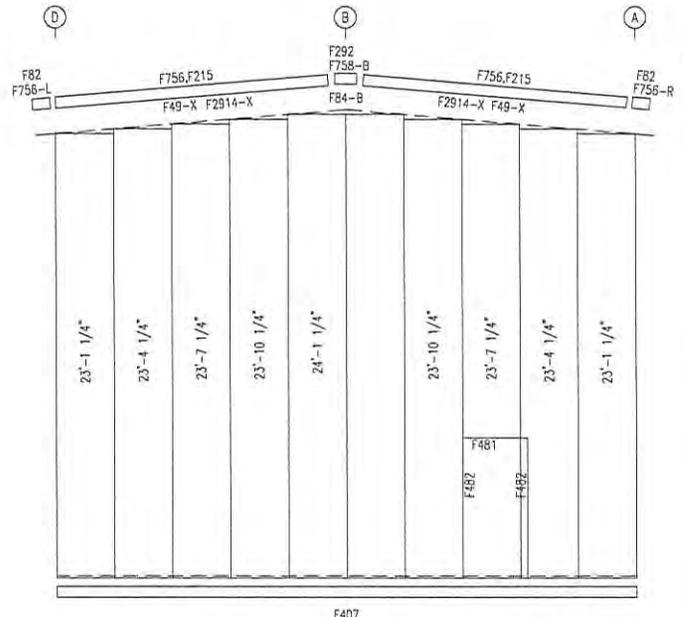
BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
Column/Raft	8	A325	1/2"	1 1/4"

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	

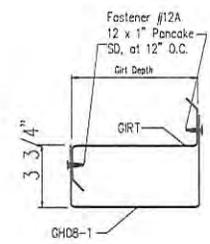


ENDWALL FRAMING: FRAME LINE 1



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

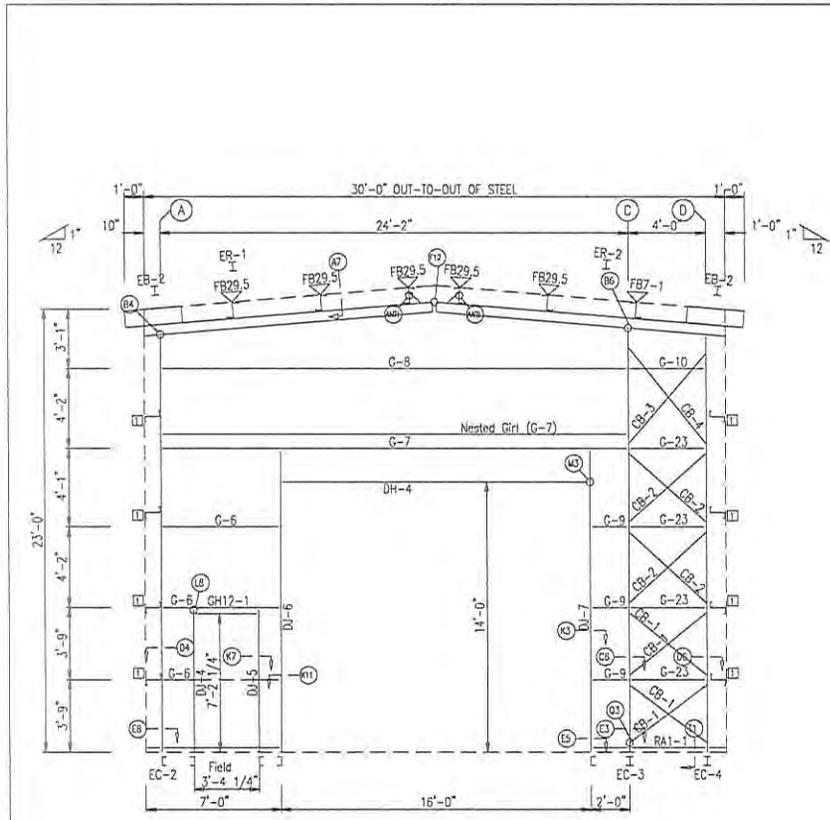


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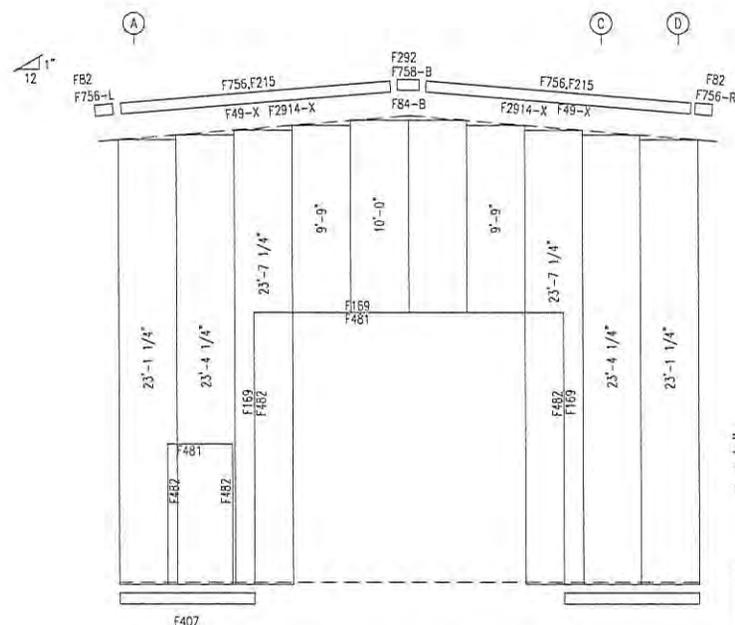
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gautier MS 39553
 OWNER: Davis Vindich

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

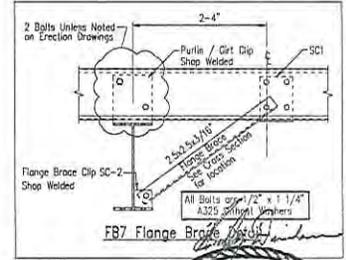
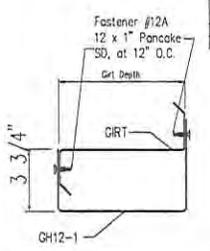
BEARING FRAME ONLY!
 WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

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

MEMBER TABLE		
FRAME LINE 3		
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	12X35214	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"

FLANGE BRACE TABLE		
FRAME LINE 3		
QTY	MARK	LENGTH
1	F481	17'-3 1/2"
2	F87-1	2'-3 1/2"

CONNECTION PLATES		
QTY	MARK/PART	LENGTH
1	SC1	5'-0"



- GENERAL NOTES:**
1. INSTALL ALL GRITS 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	CHK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK



ALLIED BUILDINGS
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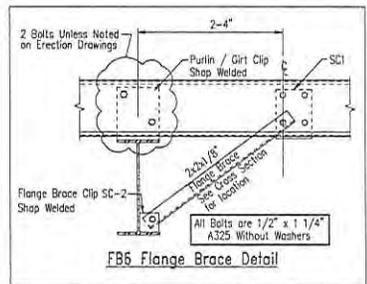
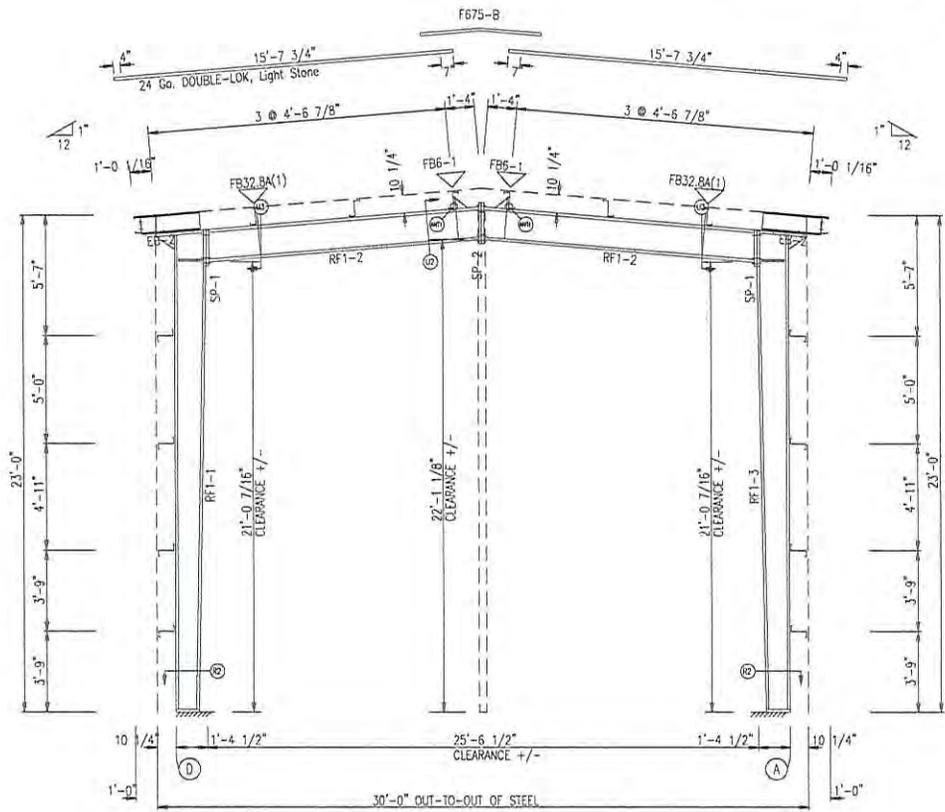
PROJECT:	300756 - David Vindich
CUSTOMER:	David Vindich
OWNER:	David Vindich
LOCATION:	Gautier MS 39553
CAD:	DATE: 1/18/16
SCALE:	N.T.S.
PHASE:	1
BUILDING ID:	A
JOB NUMBER:	15-B-22025
SHEET NUMBER:	E6



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	Flange	Outside Flange	Inside Flange
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	15.0/16.0	0.185	18.8	8 x 1/4" x 25.6	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
	15.0/15.4	0.134	24.0	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	



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	PWR	PWR	TSK



888-864-8666

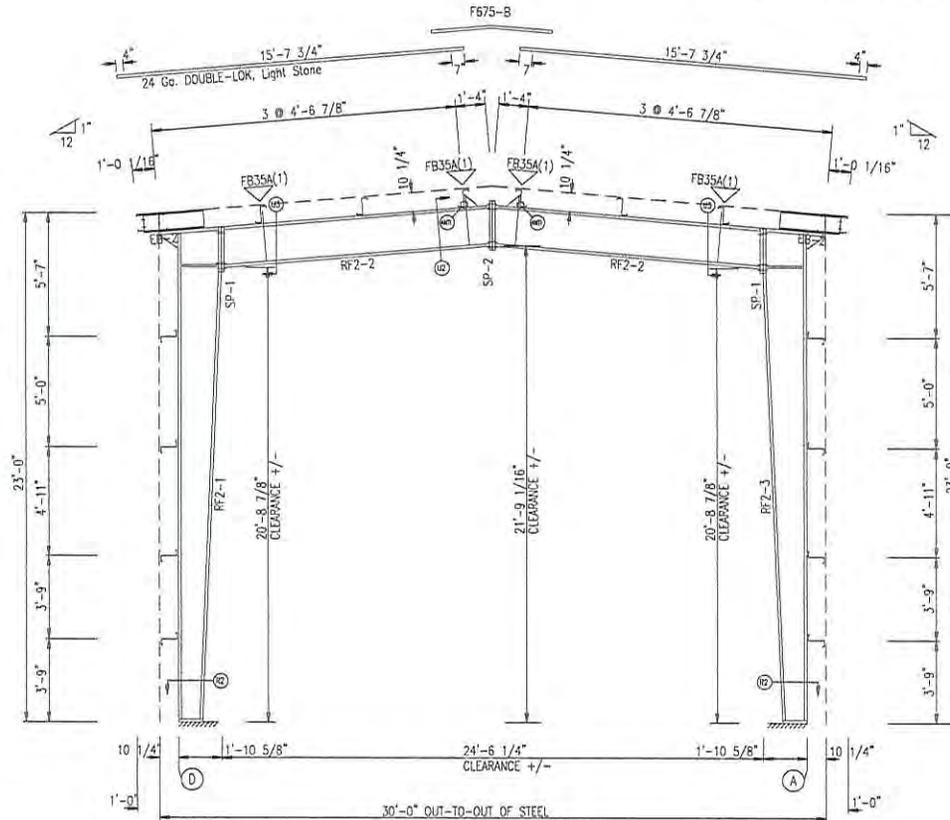
PROJECT:	300756 - David Vindich	OWNER:	David Vindich			
CUSTOMER:	David Vindich					
LOCATION:	Gautier MS 39553					
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	E7



SPLICE BOLT TABLE						
Mark	Qty Top	Qty Bot	Int	Type	Dia	Length
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)
 TBox(A): 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:
 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

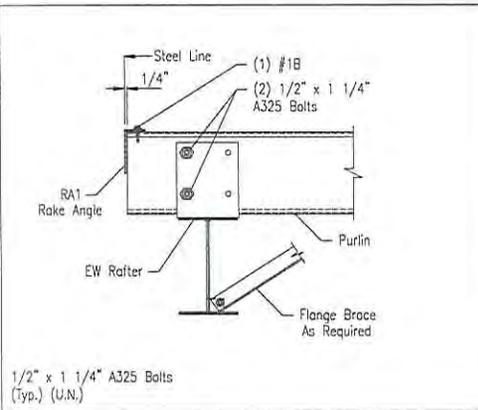
ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

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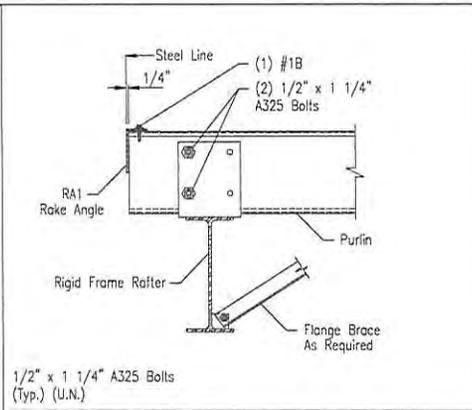
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gautier MS 39553
 OWNER: David Vindich

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

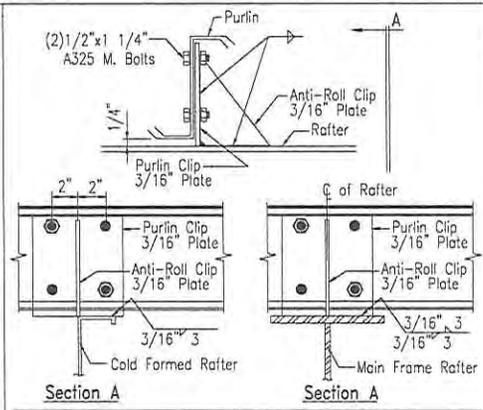




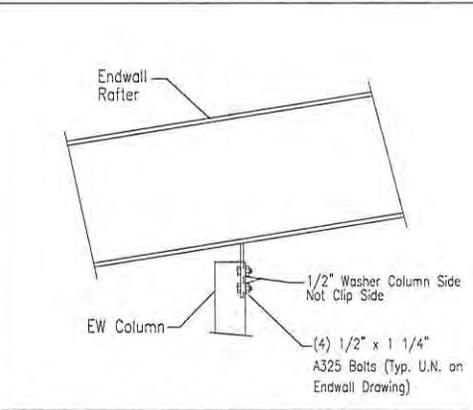
A7 SECTION THRU HOT ROLLED RAFTER



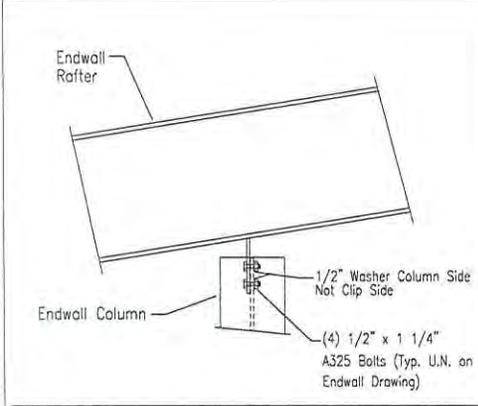
A10 ROOF PURLIN TO ENDWALL RIGID FRAME



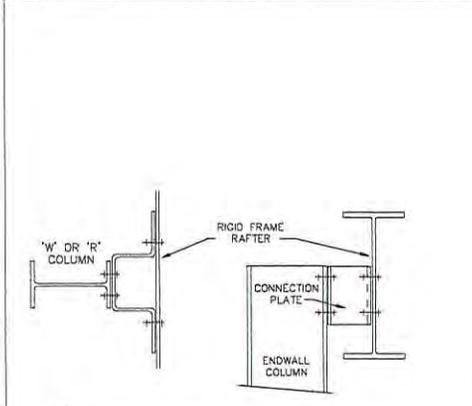
ANTI PURLIN ANTI-ROLL CLIP



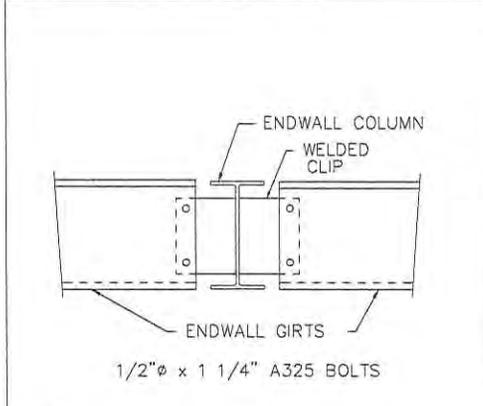
B4 ENDWALL COLUMN TO RAFTER



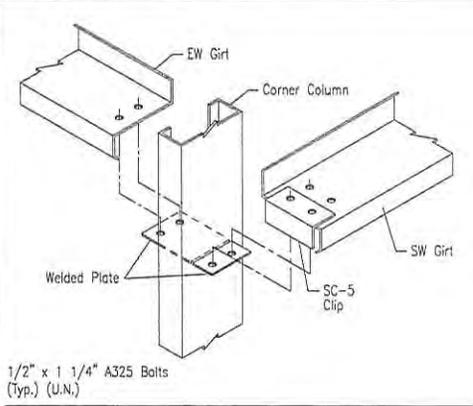
B6 HOT ROLLED ENDWALL COLUMN TO RAFTER



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

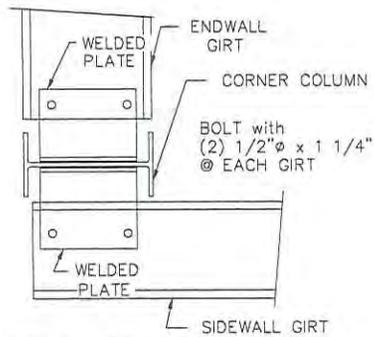
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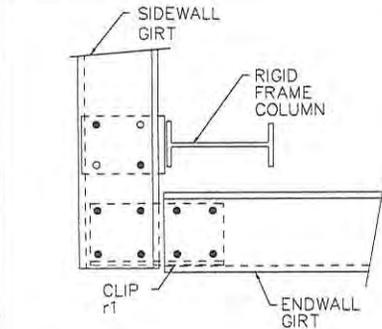
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gulfport MS 39553

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

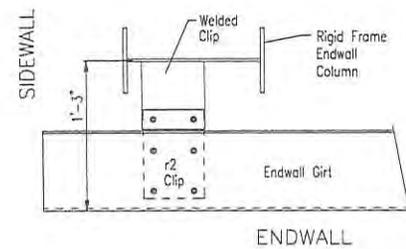




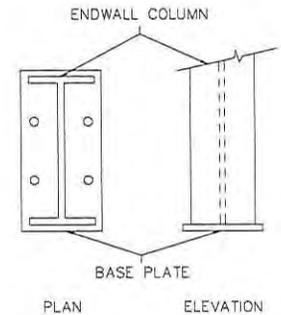
D6 CORNER COLUMN TO WALL GIRT



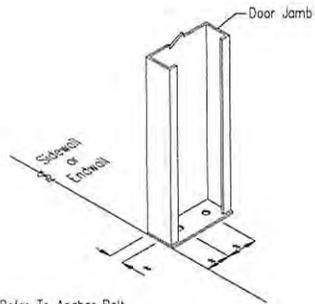
1/2" x 1 1/4" A325 Bolts (Typ.) (U.N.)
D16 CORNER COLUMN TO WALL GIRT



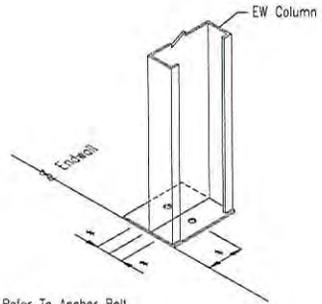
(6) 1/2" x 1 1/4" A325 Bolts (Typ.) (U.N.)
D27 EW GIRT TO RIGID FRAME COLUMN



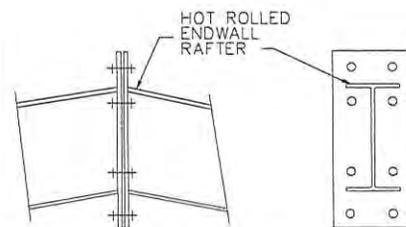
E3 BASE PLATE FOR ENDWALL COLUMN



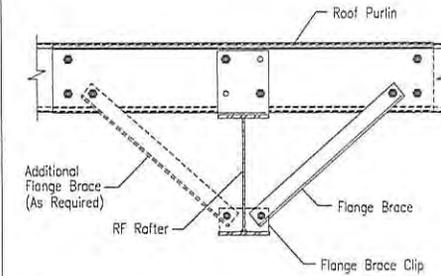
(*) = Refer To Anchor Bolt Plan
E5 BASE PLATE FOR DOOR JAMB



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



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



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

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

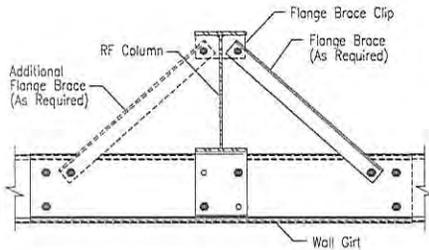
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PROJECT: JD0756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gulfport MS 39553

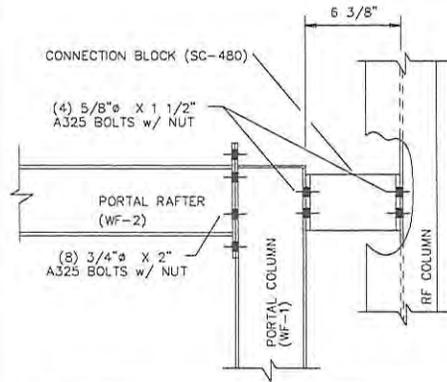
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET2





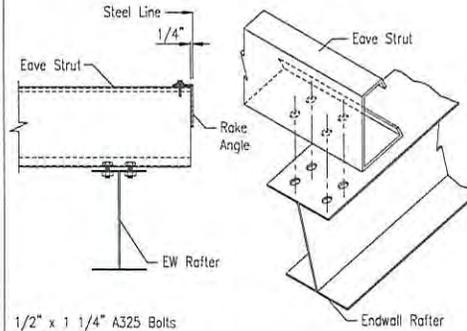
1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

H2 WALL GIRT TO RIGID FRAME COLUMN



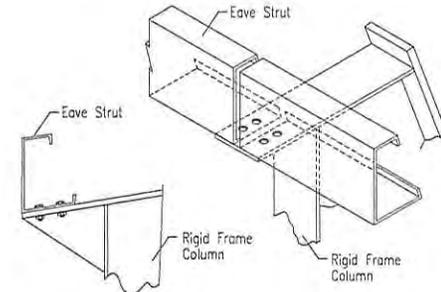
1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

H10 PORTAL FRAME TO BUILDING COLUMN



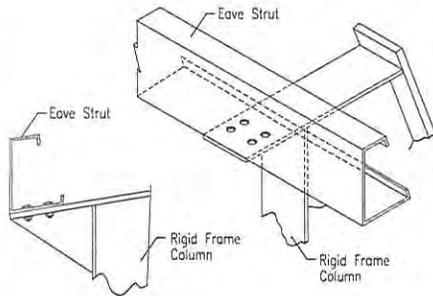
1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

18 LOW SIDE EAVE STRUT TO HOT ROLLED RAFTER



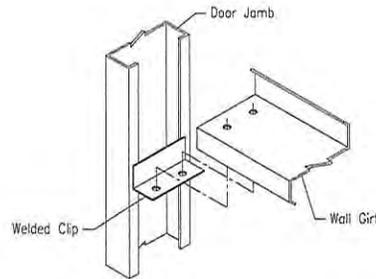
1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

J2 EAVE STRUT TO RIGID FRAME



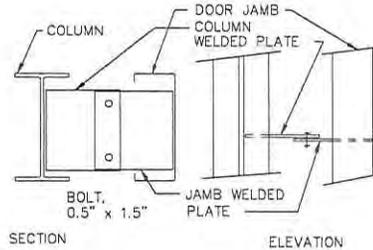
1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

J24 EAVE STRUT TO RIGID FRAME

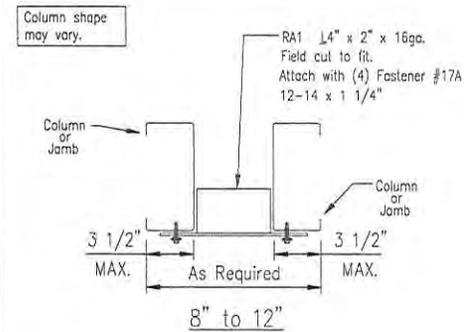


1/2" x 1 1/4" A325 Bolts
(Typ.) (U.N.)

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



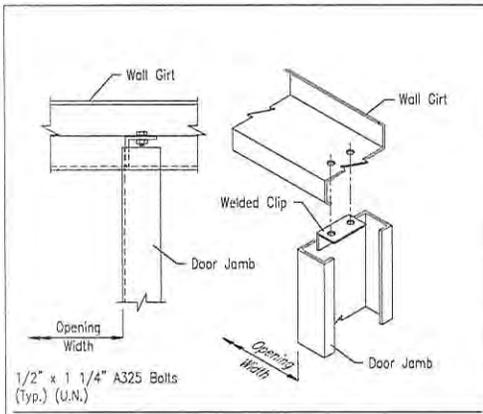
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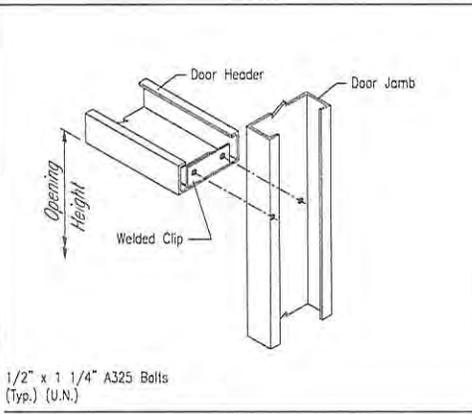
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich OWNER: David Vindich
 LOCATION: Gautier MS 39553

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET3

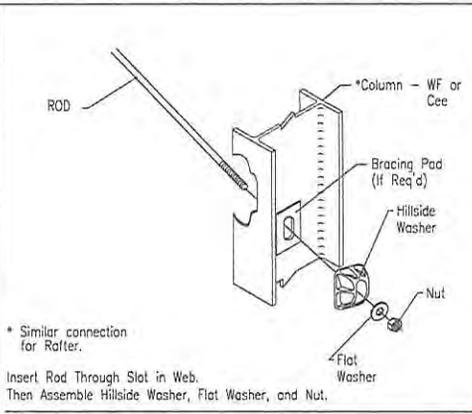




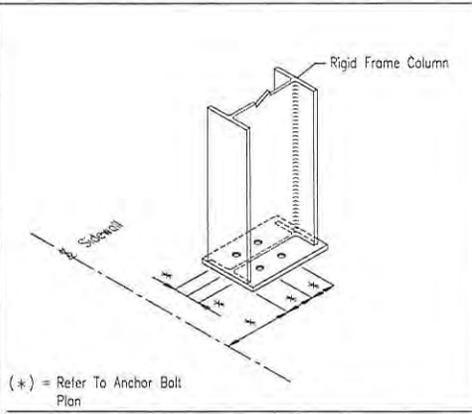
L8 DOOR JAMB TO WALL GIRT



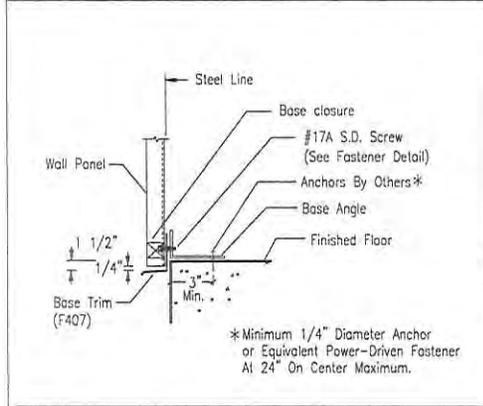
M3 DOOR HEADER TO DOOR JAMB



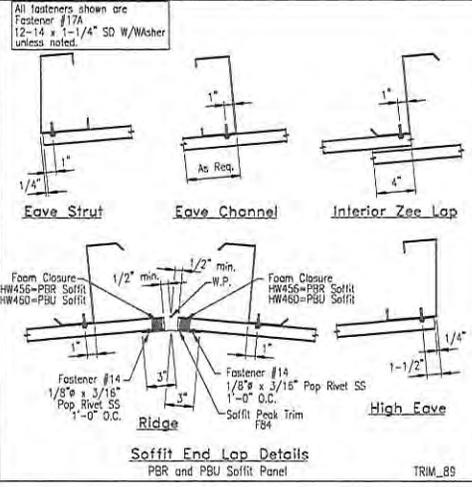
Q3 DIAGONAL ROD



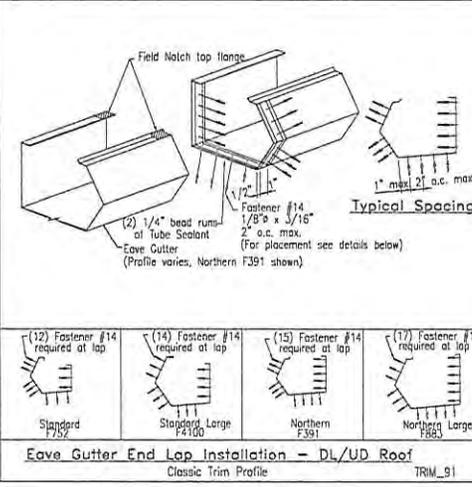
R2 ANCHOR BOLTS AT SIDEWALL COLUMNS



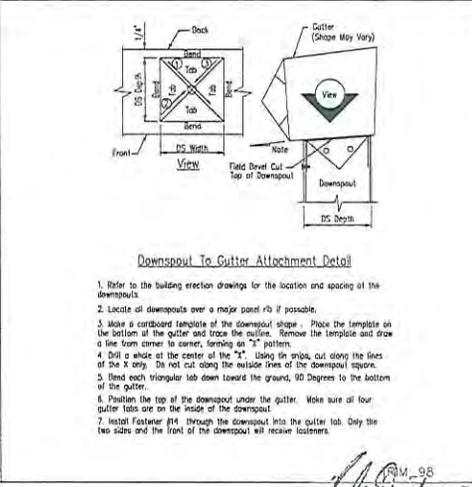
T1 SECTION THRU WALL PANEL AND CONCRETE FOUNDATION



TRIM_89 Soffit End Lap Details



TRIM_91 Eave Gutter End Lap Installation - DL/UD Roof



Downspout To Gutter Attachment Detail

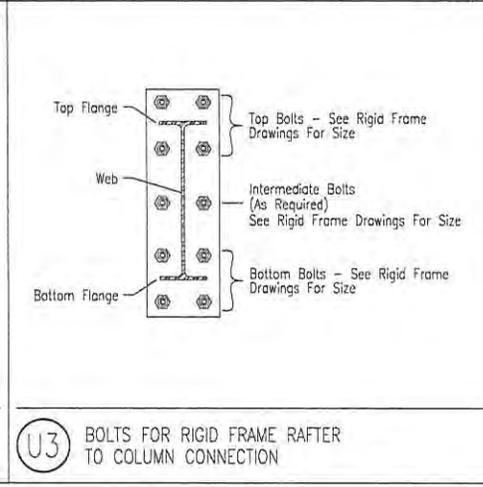
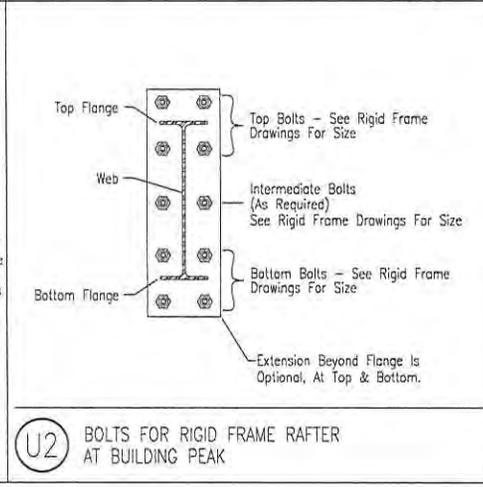
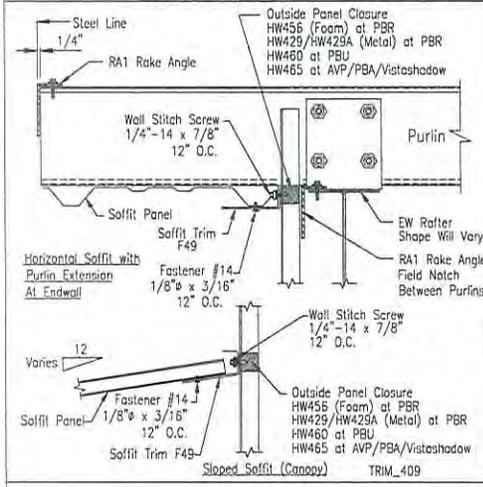
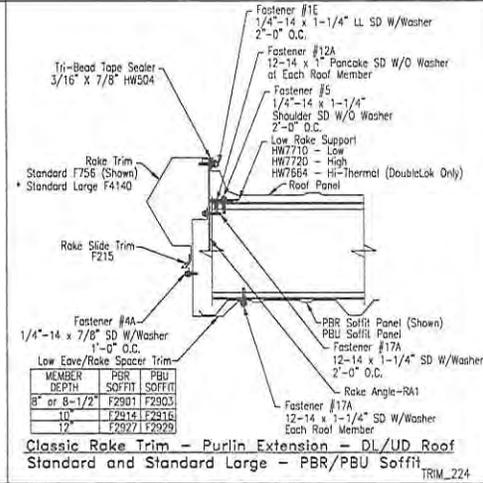
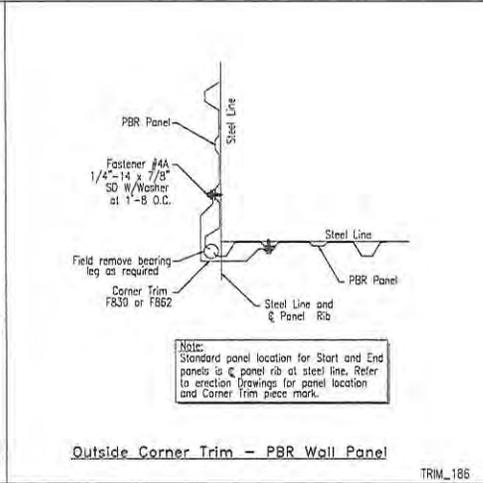
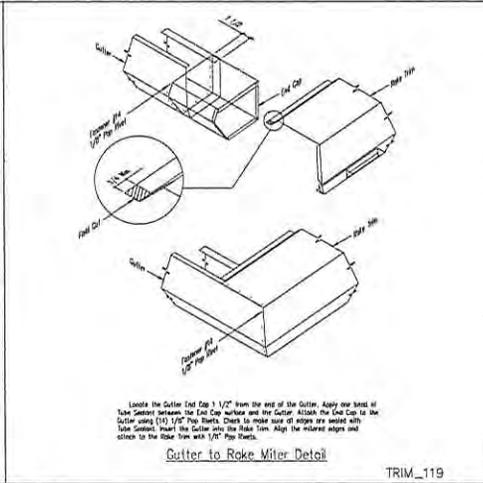
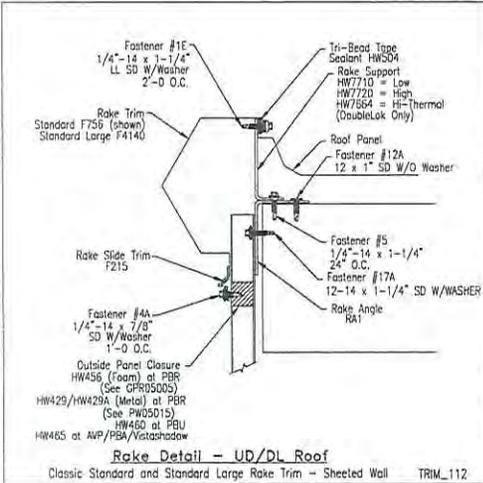
ISSUE	DATE	DESCRIPTION	BY	CK'D	DSK
A	1/18/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

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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

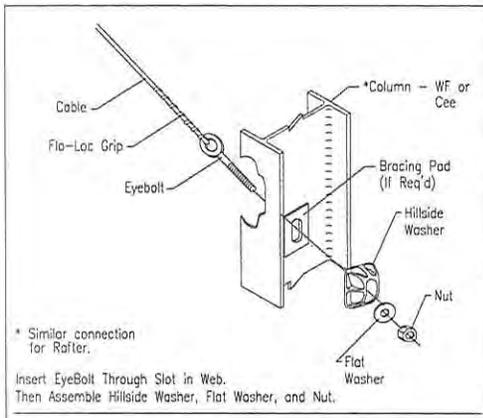


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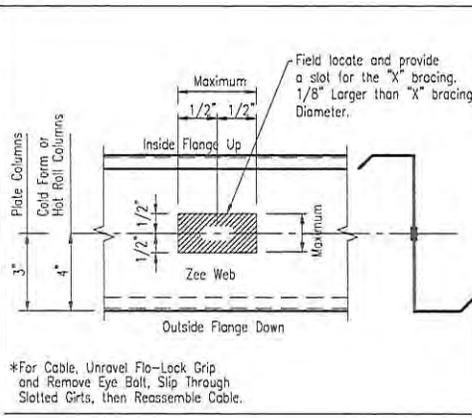
PROJECT: 300756 - David Vindich
 CUSTOMER: David Vindich
 LOCATION: Gautier MS 39553
 OWNER: David Vindich

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

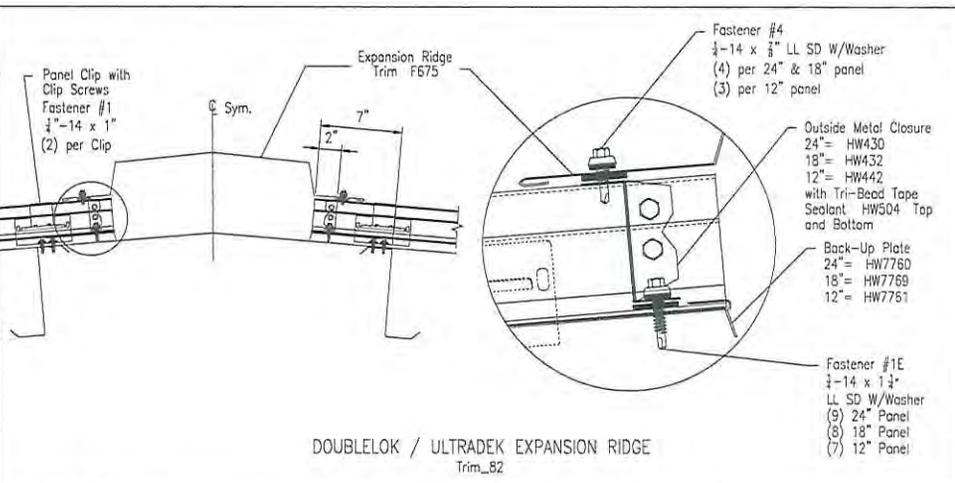




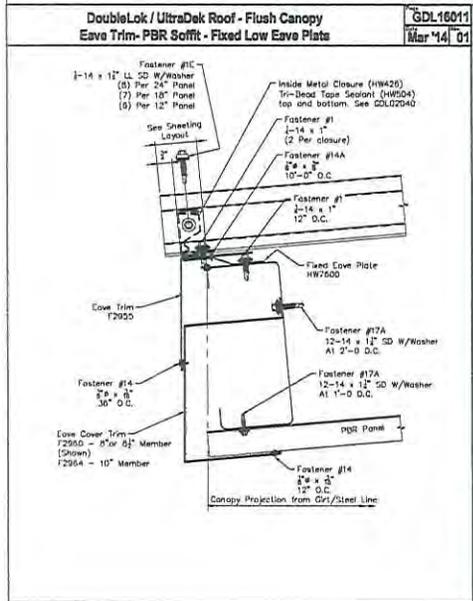
Q2 DIAGONAL CABLE, EYEBOLT END



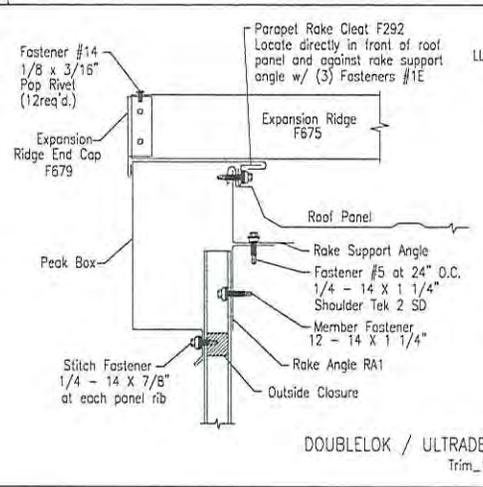
CABLE AT FLUSH WALL GIRT



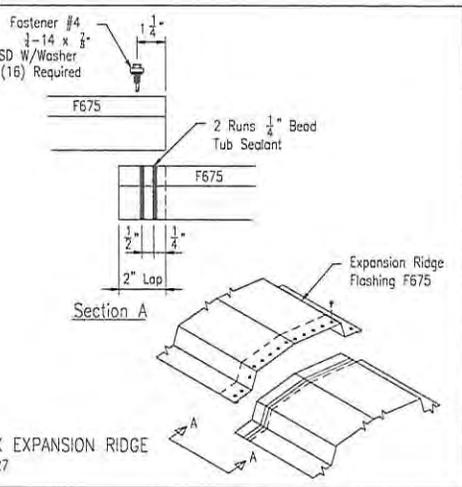
DOUBLELOK / ULTRADEK EXPANSION RIDGE



GDL16011
Mar '14 01



DOUBLELOK / ULTRADEK EXPANSION RIDGE Trim_127



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

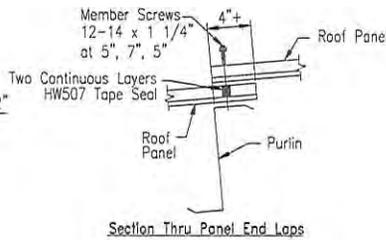
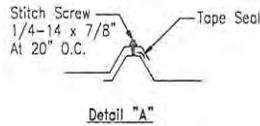
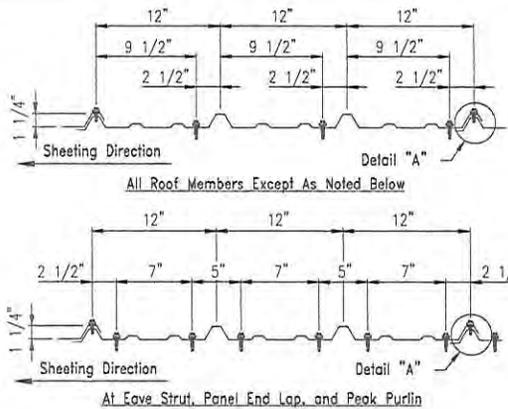
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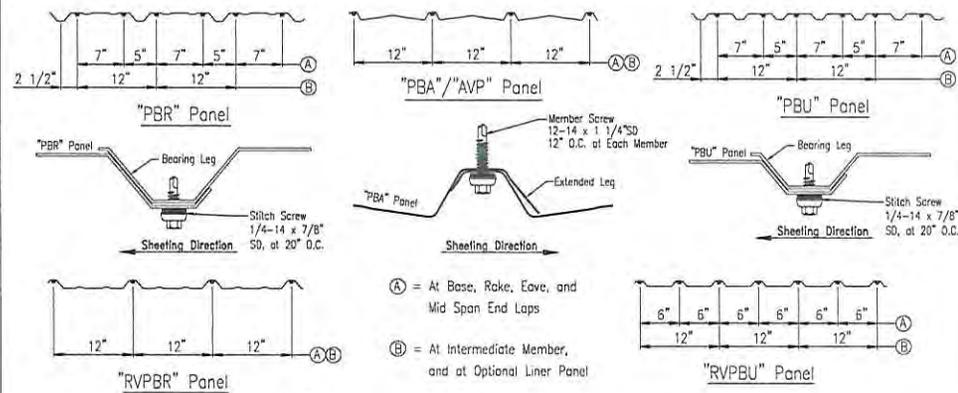
PROJECT: 300756 - David Vindich
CUSTOMER: David Vindich
LOCATION: Gautier MS 39553
OWNER: David Vindich

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER
	1/18/16	N.T.S.	1	A	15-B-22025	DET6

S. HARLEY DAVIDSON
REGISTERED PROFESSIONAL ENGINEER
13872
Jan 21, 2016
STATE OF MISSISSIPPI



Fastener Location for "PBR" Roof Panel



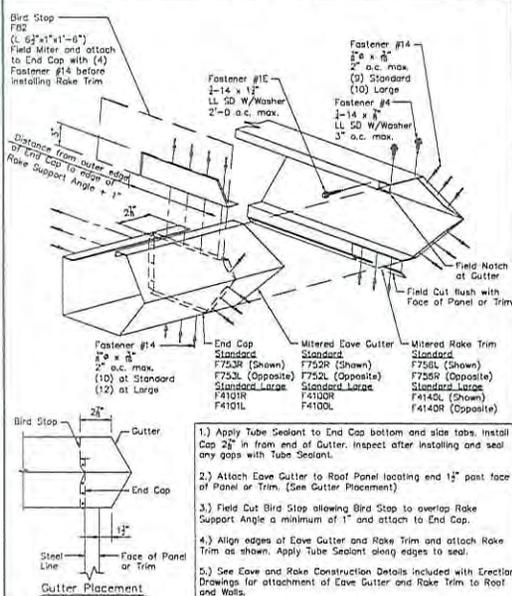
Fastener Location for Panel At Wall

TRIM_175

TRIM_174

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

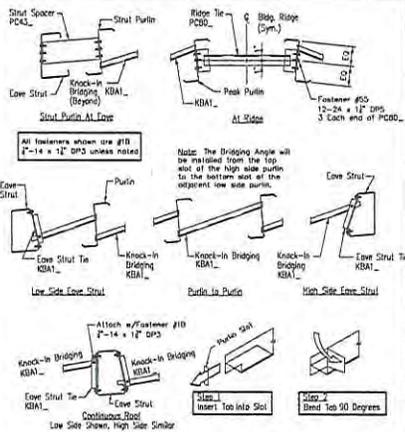
WDL05005
Mar 14/04



- 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 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

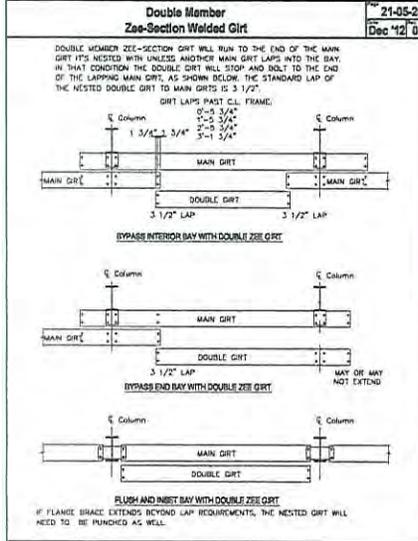
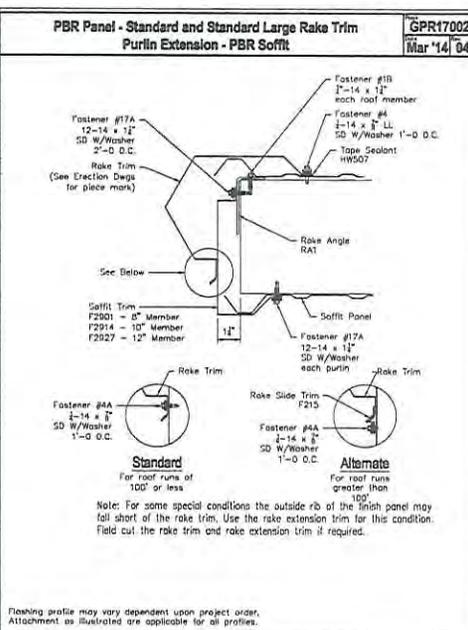
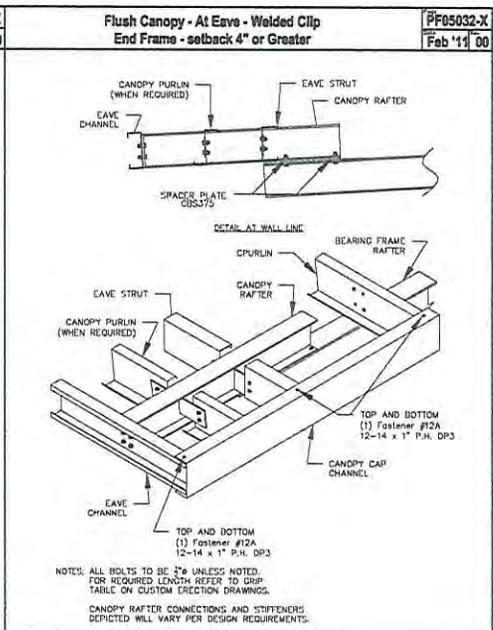
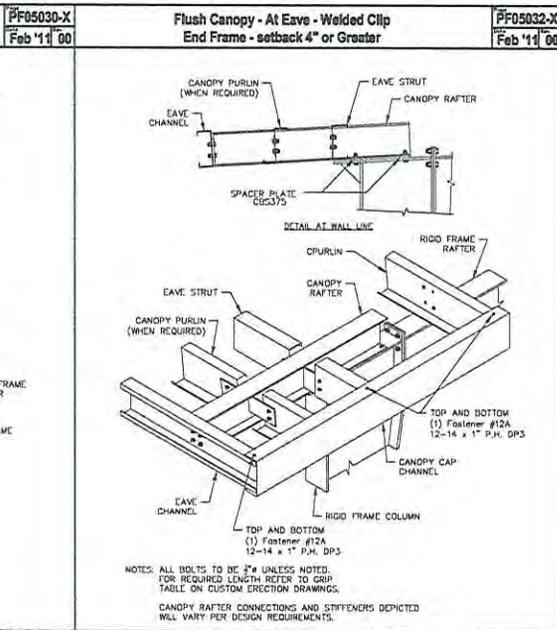
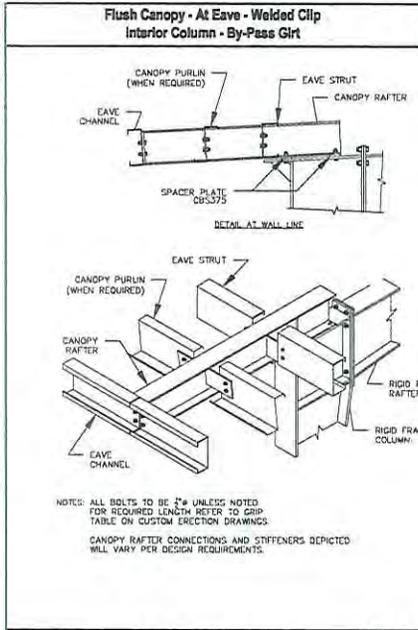
SCRW1



888-864-8666

PROJECT:	300756 - David Vindich	OWNER:	David Vindich
CUSTOMER:	David Vindich	LOCATION:	Gautier MS 39553
CAD:	DATE:	SCALE:	PHASE:
	1/18/16	N.T.S.	1
BUILDING ID:	JOB NUMBER:	SHEET NUMBER:	
A	15-B-22025	DET7	





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

ALLIED BUILDINGS
 888-864-8666
 UTILITY BUILDINGS | 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

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



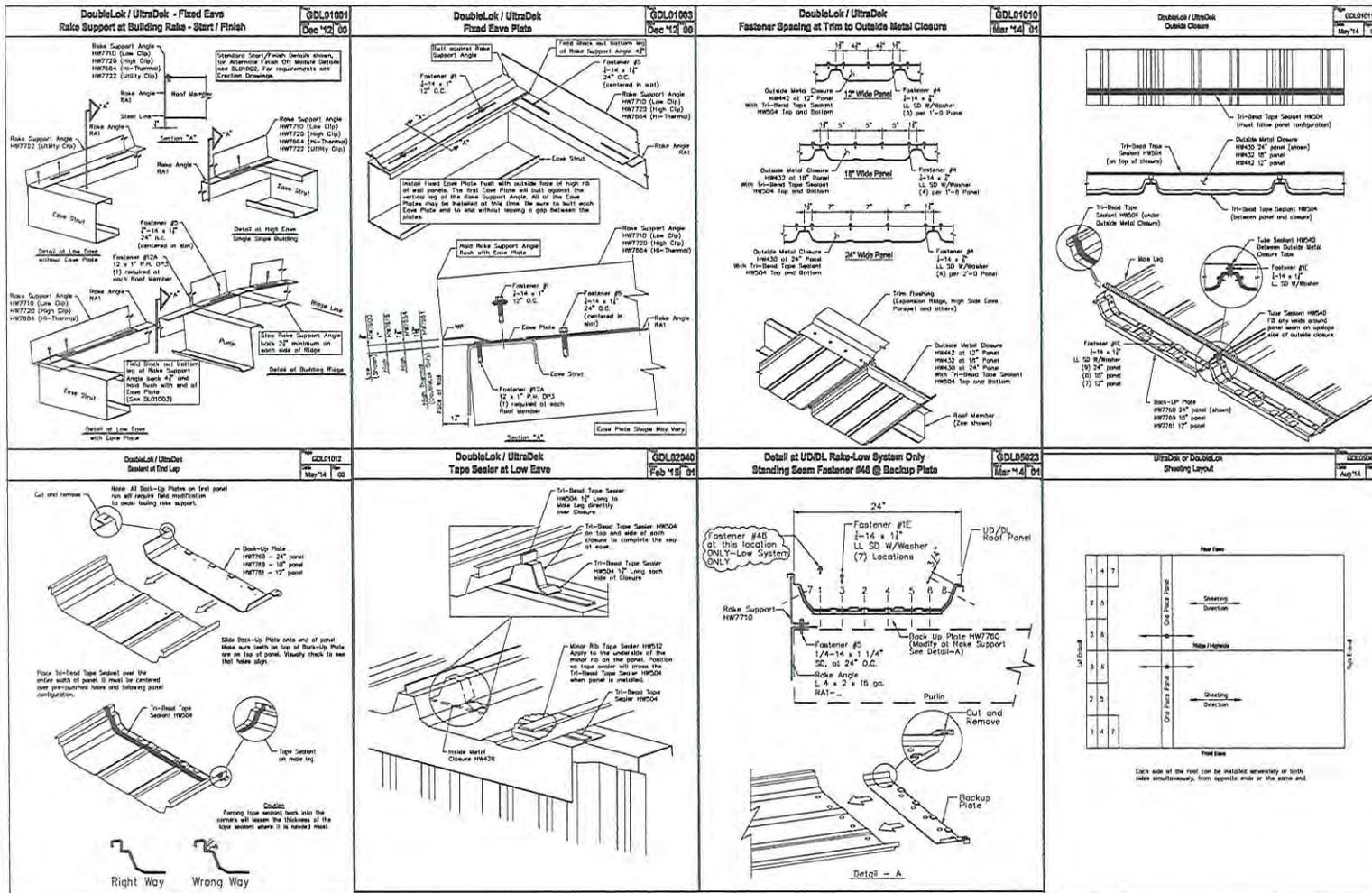
<p>DoubleLok/UltraDak Expansion Ridge End Cap Assembly <small>EXPL 06001 Mar '14 '15</small></p> <ol style="list-style-type: none"> Apply (2) sets of tabs spaced using vertical and horizontal centers of expansion and ribs. Place end cap into expansion ridge forming, ensuring the end cap is centered in the ridge forming profile. Do not adhere to the top of the ridge to simplify the install process. Slide end cap in from side, but do NOT lift the top of the ridge. The top of the ridge must be able to bond to the post for maximum adhesion. Using a screwdriver, insert the screw in the space of the top of the ridge. Do not lift the ridge through to cause the top of the ridge to spread slightly away from the top. Secure the end cap to the ridge forming with (2) Fastener #1 (1/4" x 1" ST) in space. 	<p>DoubleLok / UltraDak Expansion Ridge End Cap <small>EXPL 06002 Mar '14 '15</small></p> <p>Fastener #1 1/4" x 1" ST 1/2" max. depth (2) max. depth</p> <p>DoubleLok / UltraDak Expansion Ridge 1/2" x 1/2" x 1/2" max. depth (2) max. depth</p>	<p>DoubleLok / UltraDak Expansion Ridge <small>EXPL 07001 Mar '14 '15</small></p> <p>Fastener #1 1/4" x 1" ST 1/2" max. depth (2) max. depth</p> <p>DoubleLok / UltraDak Expansion Ridge 1/2" x 1/2" x 1/2" max. depth (2) max. depth</p>
<p>Finishing profile may vary, dependent upon project under Attachment and Manufacturer's recommendations for all materials.</p>		
<p>DoubleLok / UltraDak - Classic Standard and Standard Large Gutter - Fixed Low Slope Pile - Shaded Wall <small>EXPL 06004 Mar '14 '15</small></p> <p>Fastener #1 1/4" x 1" ST 1/2" max. depth (2) max. depth</p> <p>DoubleLok / UltraDak Expansion Ridge 1/2" x 1/2" x 1/2" max. depth (2) max. depth</p>	<p>DoubleLok / UltraDak - Standard & Standard Large Low Slope Ridge Corner with Eave Gutter - 1/2" Wall Panel <small>EXPL 06005 Mar '14 '15</small></p> <p>Fastener #1 1/4" x 1" ST 1/2" max. depth (2) max. depth</p> <p>DoubleLok / UltraDak Expansion Ridge 1/2" x 1/2" x 1/2" max. depth (2) max. depth</p>	<p>DoubleLok / UltraDak - Standard & Standard Large Low Slope Ridge Corner with Eave Gutter - 1/2" Wall Panel <small>EXPL 06006 Mar '14 '15</small></p> <p>Fastener #1 1/4" x 1" ST 1/2" max. depth (2) max. depth</p> <p>DoubleLok / UltraDak Expansion Ridge 1/2" x 1/2" x 1/2" max. depth (2) max. depth</p>
<p>1. Apply Ridge Section to End Cap bottom with side track section (see 2) in front and all Section, insert after installation and lock into place with Ridge Section.</p> <p>2. Attach Ridge Section to End Cap bottom using one (1) post from Ridge Section to form (see Ridge Section).</p> <p>3. Fasten End Cap into Ridge Section with Ridge Section. Attach Ridge Section to Ridge Section.</p> <p>4. Attach Ridge Section to Ridge Section and Ridge Section. Attach Ridge Section to Ridge Section.</p> <p>5. Attach Ridge Section to Ridge Section and Ridge Section. Attach Ridge Section to Ridge Section.</p> <p>6. Attach Ridge Section to Ridge Section and Ridge Section. Attach Ridge Section to Ridge Section.</p>		

David Davidson

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	1/15/16	FOR CONSTRUCTION PERMIT	PNF	PNF	TSK

ALLIED BUILDINGS <small>OFFICE BUILDINGS COMMERCIAL MANAGEMENT SERVICE BUILDINGS</small>		888-864-8666					
PROJECT:	300756 - David Vindich						
CUSTOMER:	David Vindich	OWNER:	David Vindich				
LOCATION:	Goulet IG 39553						
CD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	1/15/16	N.T.S.	1	A	15-B-22025	DET9	A

Jan 21, 2016



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

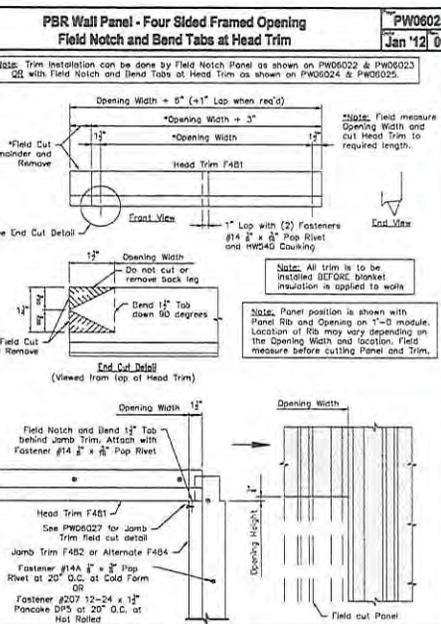
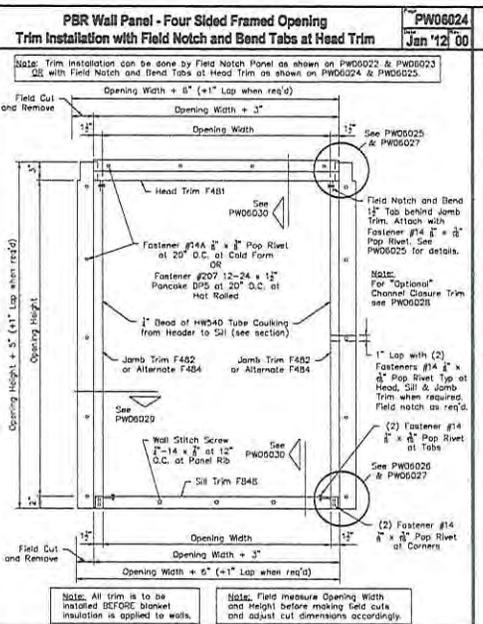
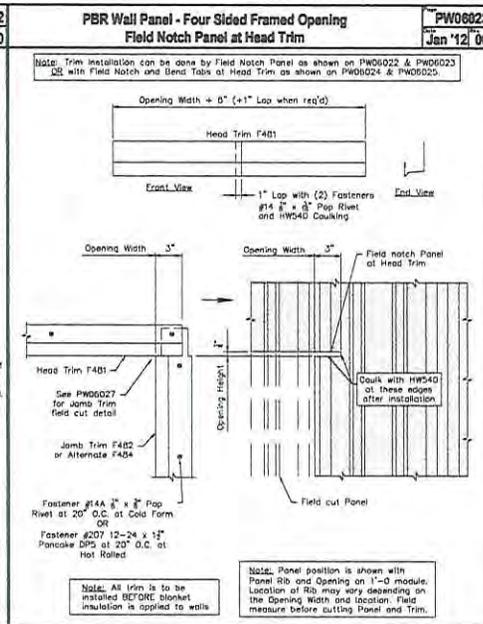
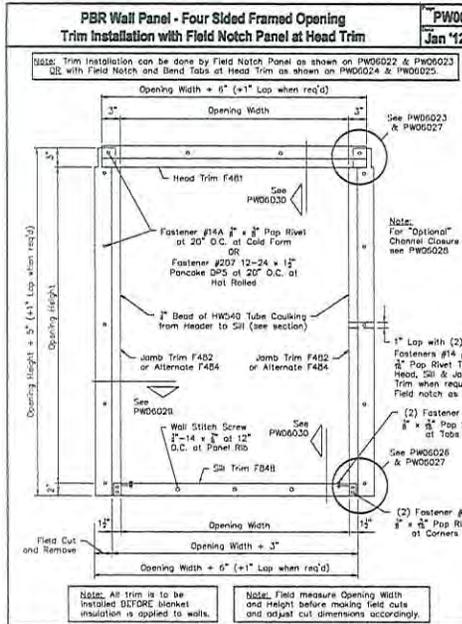
888-864-8666

ALLIED BUILDINGS
STEEL BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

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

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

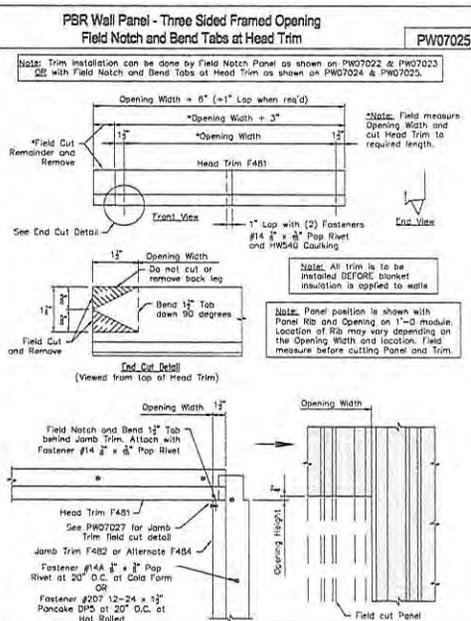
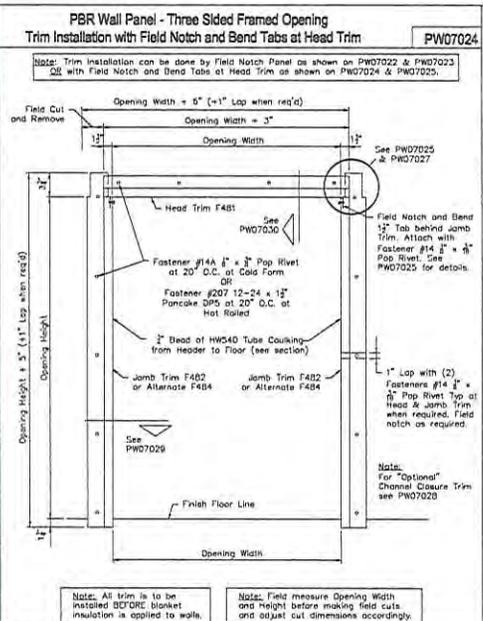
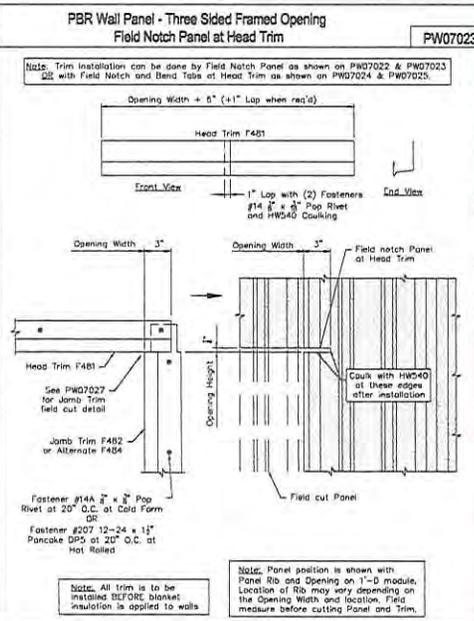
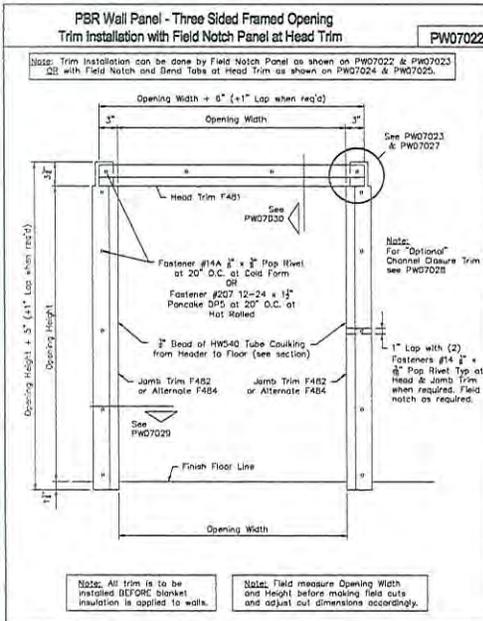
888-864-8666

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

OWNER: David Vindich

CAD: DATE: 1/18/16 SCALE: N.T.S. PHASE: I BUILDING ID: A JOB NUMBER: 15-B-22025 SHEET NUMBER: DET11

13872
Jan 21, 2016
STATE OF MISSISSIPPI



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 | TRUSS SERVICES

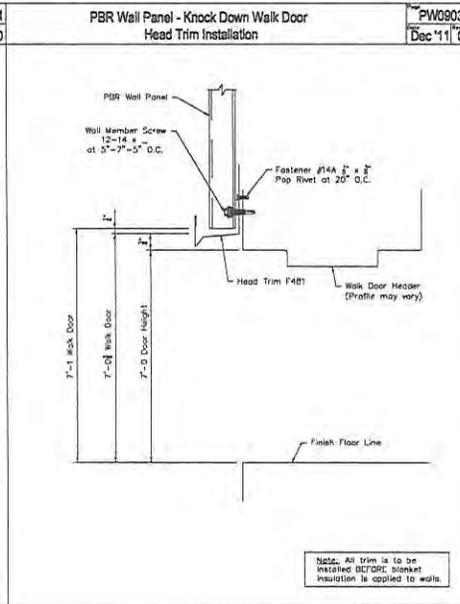
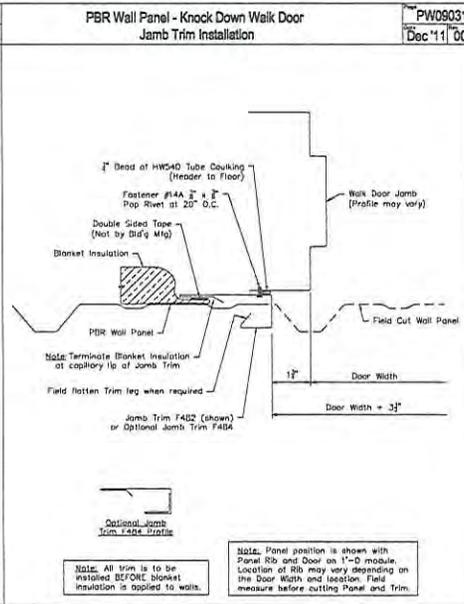
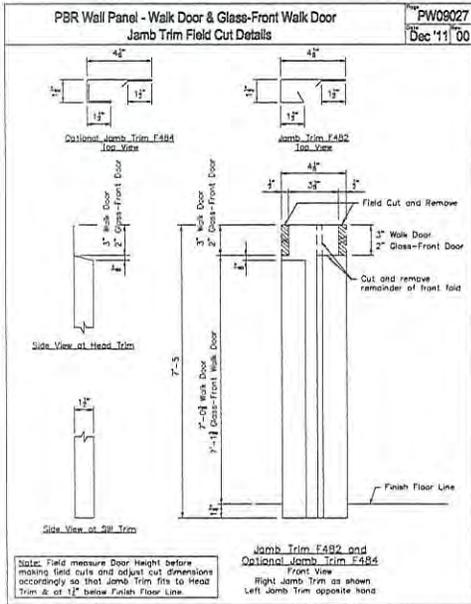
888-864-8666

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



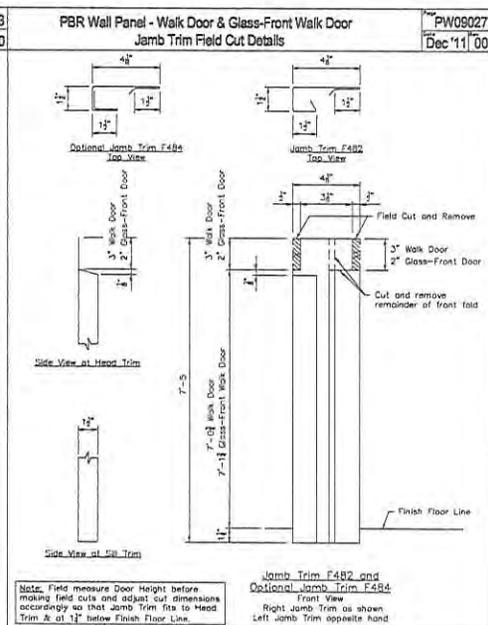
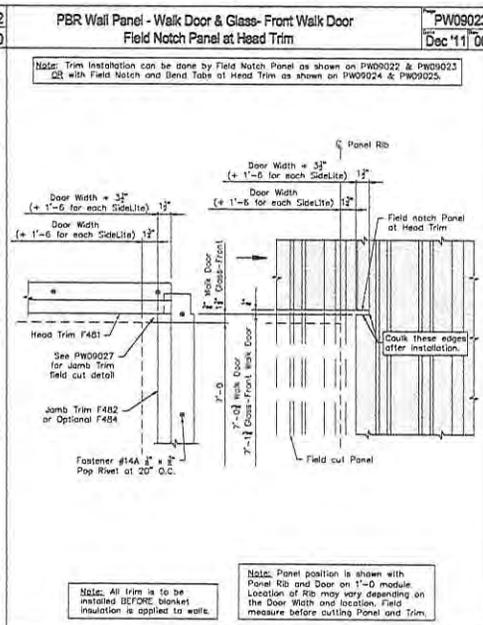
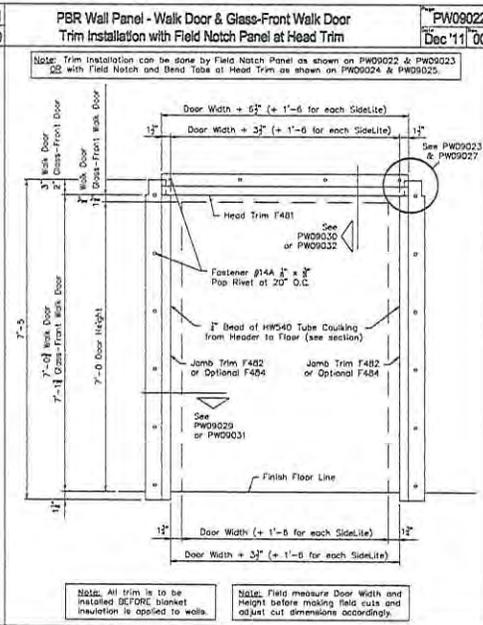
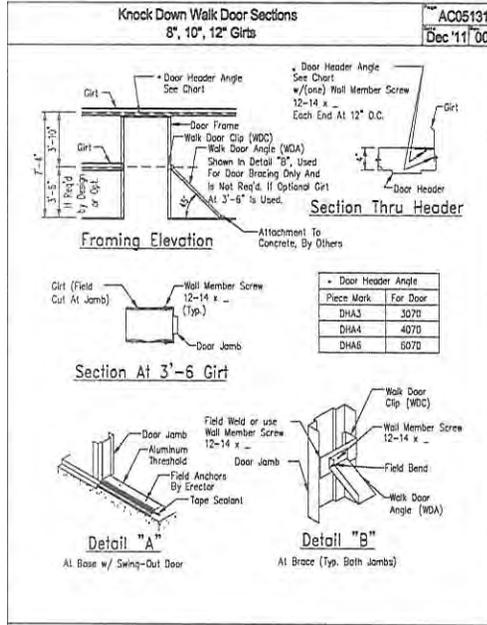


STANDARD WALKDOOR DETAILS (PBR WALL PANEL)
 CONT.

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	CHK'D	DSN
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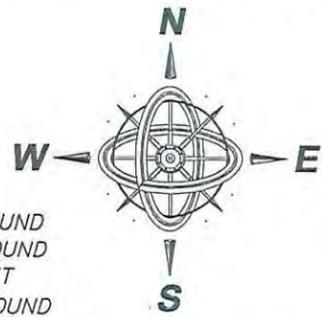
ALLIED BUILDINGS
OTHER BUILDINGS | CONSTRUCTION MANAGEMENT | DESIGN SERVICES

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

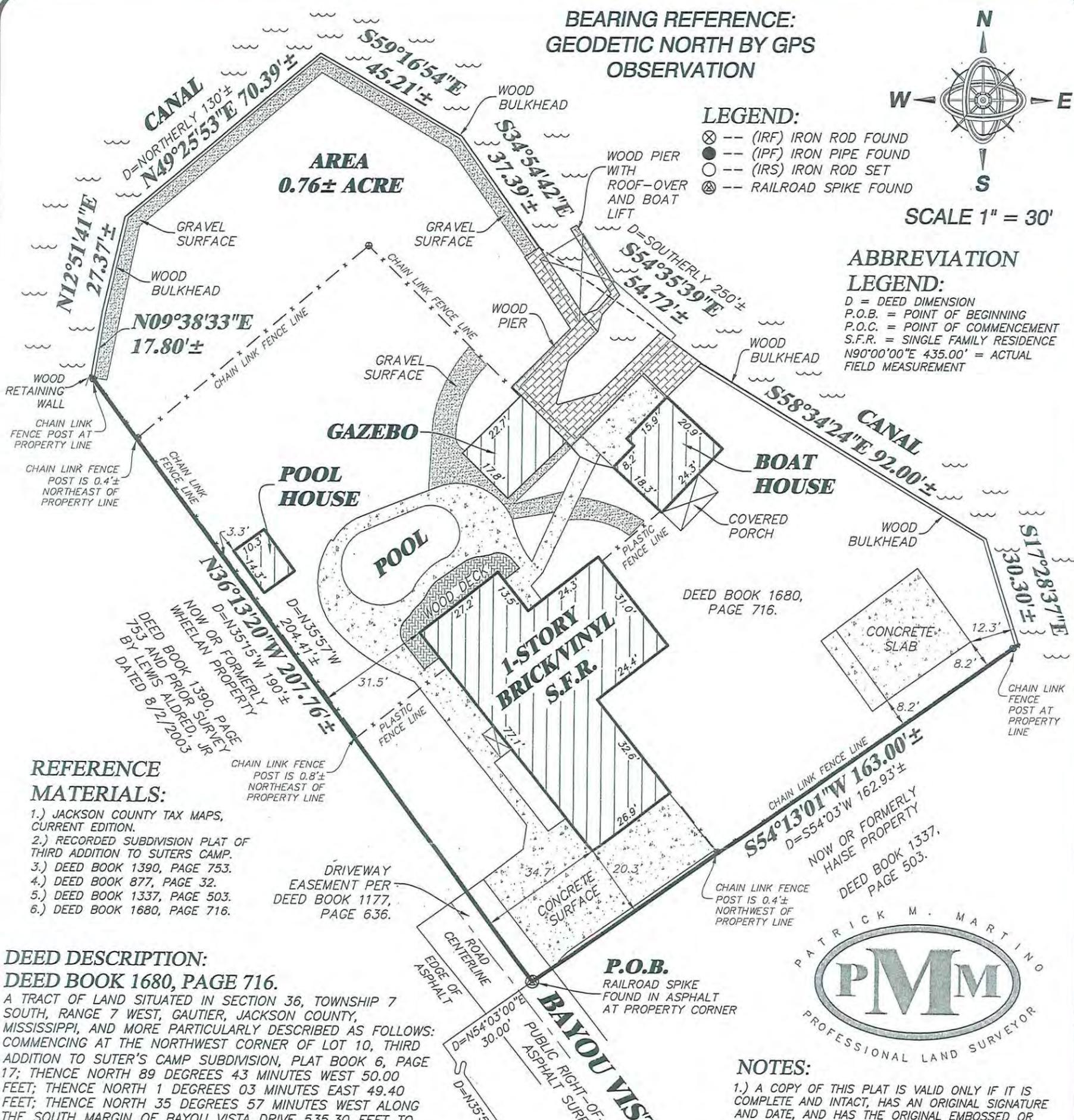
BEARING REFERENCE:
 GEODETIC NORTH BY GPS
 OBSERVATION



SCALE 1" = 30'

- LEGEND:**
- ⊗ -- (IRF) IRON ROD FOUND
 - -- (IPF) IRON PIPE FOUND
 - -- (IRS) IRON ROD SET
 - ⊗ -- RAILROAD SPIKE FOUND

- ABBREVIATION LEGEND:**
- D = DEED DIMENSION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - S.F.R. = SINGLE FAMILY RESIDENCE
 - N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT



REFERENCE MATERIALS:

- 1.) JACKSON COUNTY TAX MAPS, CURRENT EDITION.
- 2.) RECORDED SUBDIVISION PLAT OF THIRD ADDITION TO SUTERS CAMP.
- 3.) DEED BOOK 1390, PAGE 753.
- 4.) DEED BOOK 877, PAGE 32.
- 5.) DEED BOOK 1337, PAGE 503.
- 6.) DEED BOOK 1680, PAGE 716.

**DEED DESCRIPTION:
 DEED BOOK 1680, PAGE 716.**

A TRACT OF LAND SITUATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 7 WEST, GAUTIER, JACKSON COUNTY, MISSISSIPPI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 10, THIRD ADDITION TO SUTER'S CAMP SUBDIVISION, PLAT BOOK 6, PAGE 17; THENCE NORTH 89 DEGREES 43 MINUTES WEST 50.00 FEET; THENCE NORTH 1 DEGREE 03 MINUTES EAST 49.40 FEET; THENCE NORTH 35 DEGREES 57 MINUTES WEST ALONG THE SOUTH MARGIN OF BAYOU VISTA DRIVE 535.30 FEET TO THE END OF BAYOU VISTA DRIVE; THENCE NORTH 54 DEGREES 03 MINUTES EAST ALONG THE END OF BAYOU VISTA DRIVE 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 57 MINUTES WEST 204.41 FEET, MORE OR LESS, TO THE EAST MARGIN OF A CANAL; THENCE NORTHEASTERLY ALONG THE EAST MARGIN OF SAID CANAL 130 FEET, MORE OR LESS, TO THE WEST MARGIN OF A CANAL; THENCE SOUTHEASTERLY ALONG THE WEST MARGIN OF SAID CANAL 250 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 54 DEGREES 03 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 03 MINUTES WEST 162.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Patrick M. Martino
 PATRICK M. MARTINO

4/27/2015
 DATE OF FIELD SURVEY



NOTES:

- 1.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
- 2.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT AS NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

P.O.C.

NORTHWEST CORNER OF LOT 10, THIRD ADDITION TO SUTER'S CAMP SUBDIVISION. (PER DEED)

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT: DAVE VINDICH	
PARCEL 1616 BAYOU VISTA ADDRESS: GAUTIER, MS 39553	
SECTION 36, TOWNSHIP 7 SOUTH, RANGE 7 WEST	
PIDN: 82436245.000	
CREW CHIEF: Bfj	DRAWN BY: MTC
DATE: 4/23/2015	JOB#: P150378
REVISED:	CRD#:

SURVEY CLASS "B"
 SCALE: 1" = 30'

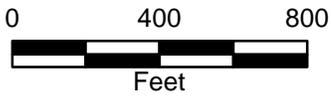
BEARINGS SHOWN HEREON ARE DERIVED BY:
 GEODETIC NORTH BY GPS OBSERVATION



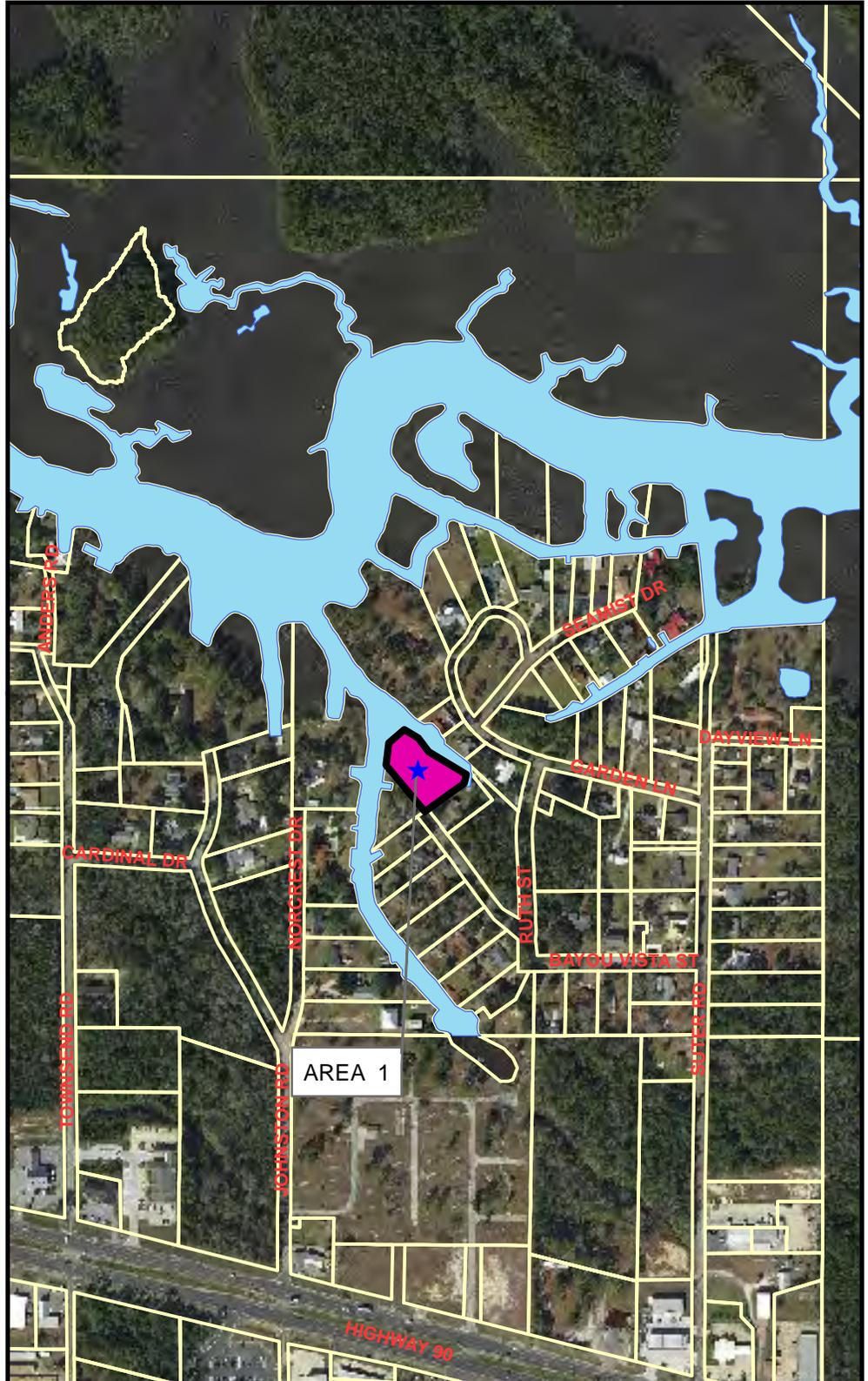
PATRICK M. MARTINO, PLS
 13061 SHRINERS BOULEVARD, SUITE B
 BILOXI, MISSISSIPPI 39532
 PHONE/FAX: 228-396-2283
 EMAIL: PATRICK@MARTINOSURVEYING.COM
 PROFESSIONAL LAND SURVEYOR

Location Map
1616 Bayou Vista Street
Staff Appeal

City Of Gautier
Economic Development/Planning

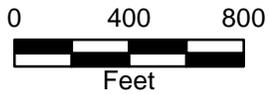


Prepared by the
City of Gautier
Planning Division



Existing Zoning Map

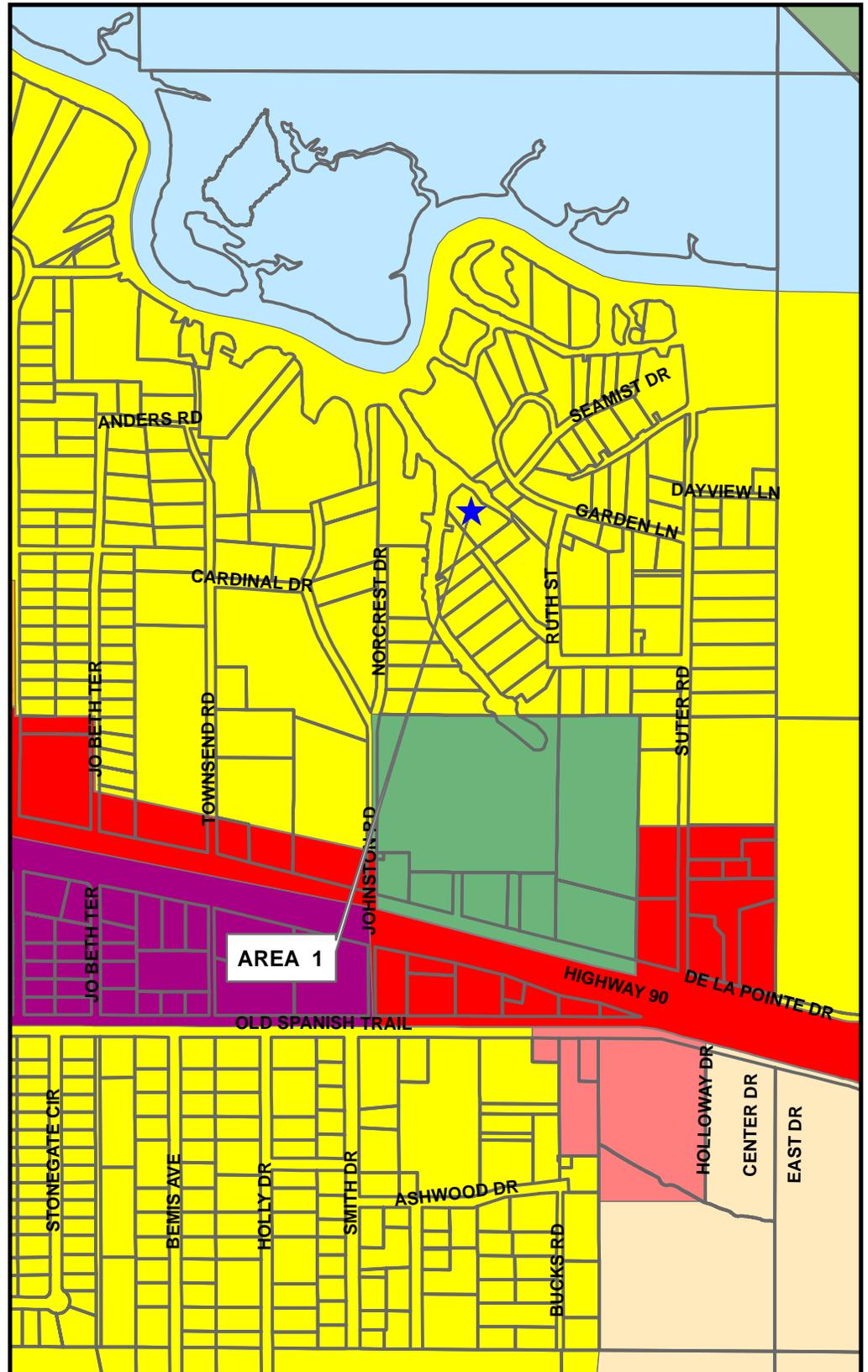
**City Of Gautier
Economic Development/Planning**



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

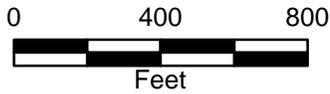
Legend

- 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

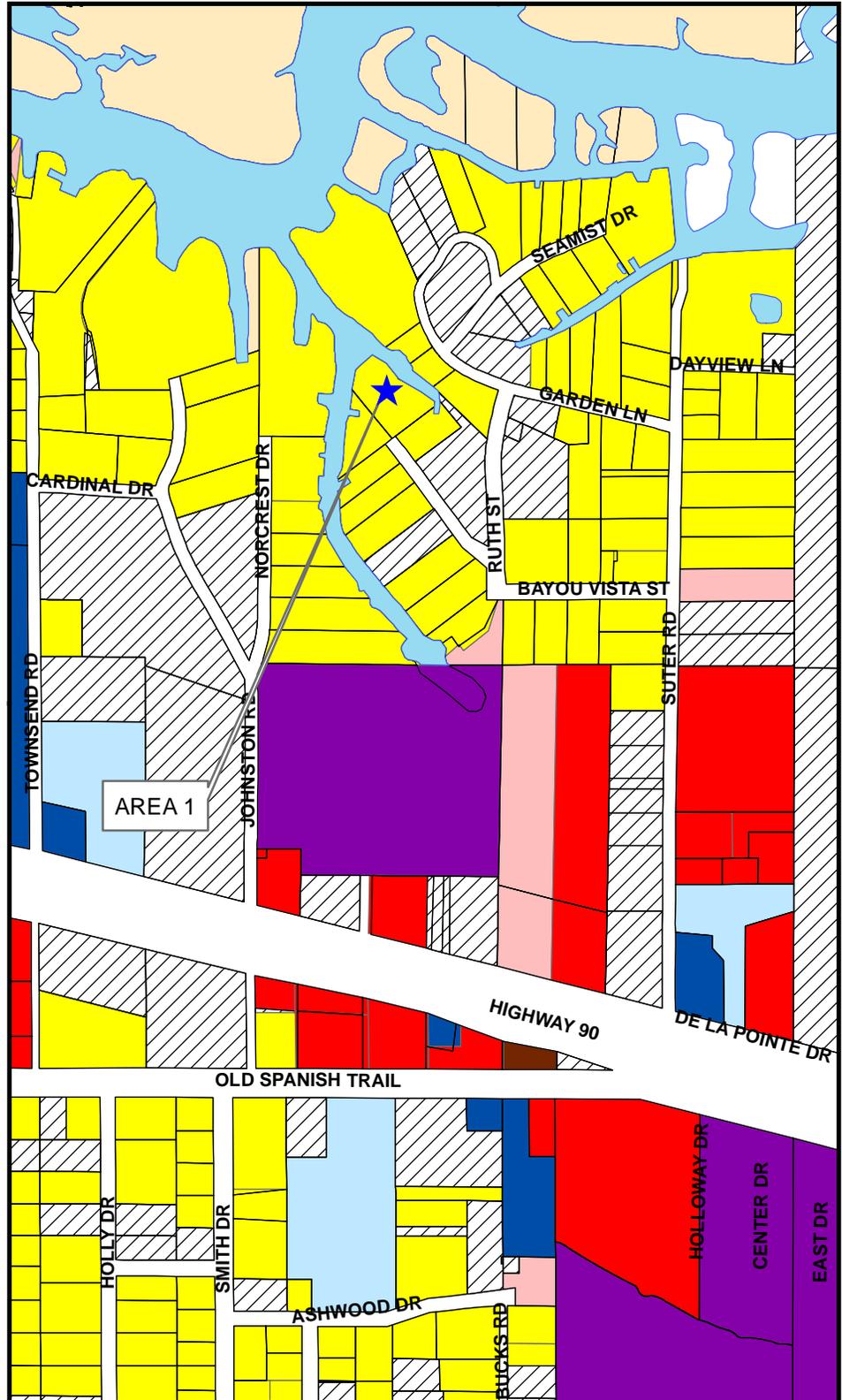


Existing Land Use Map

**City Of Gautier
Economic Development/Planning**



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



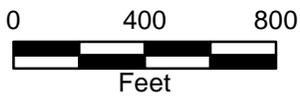
Legend

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

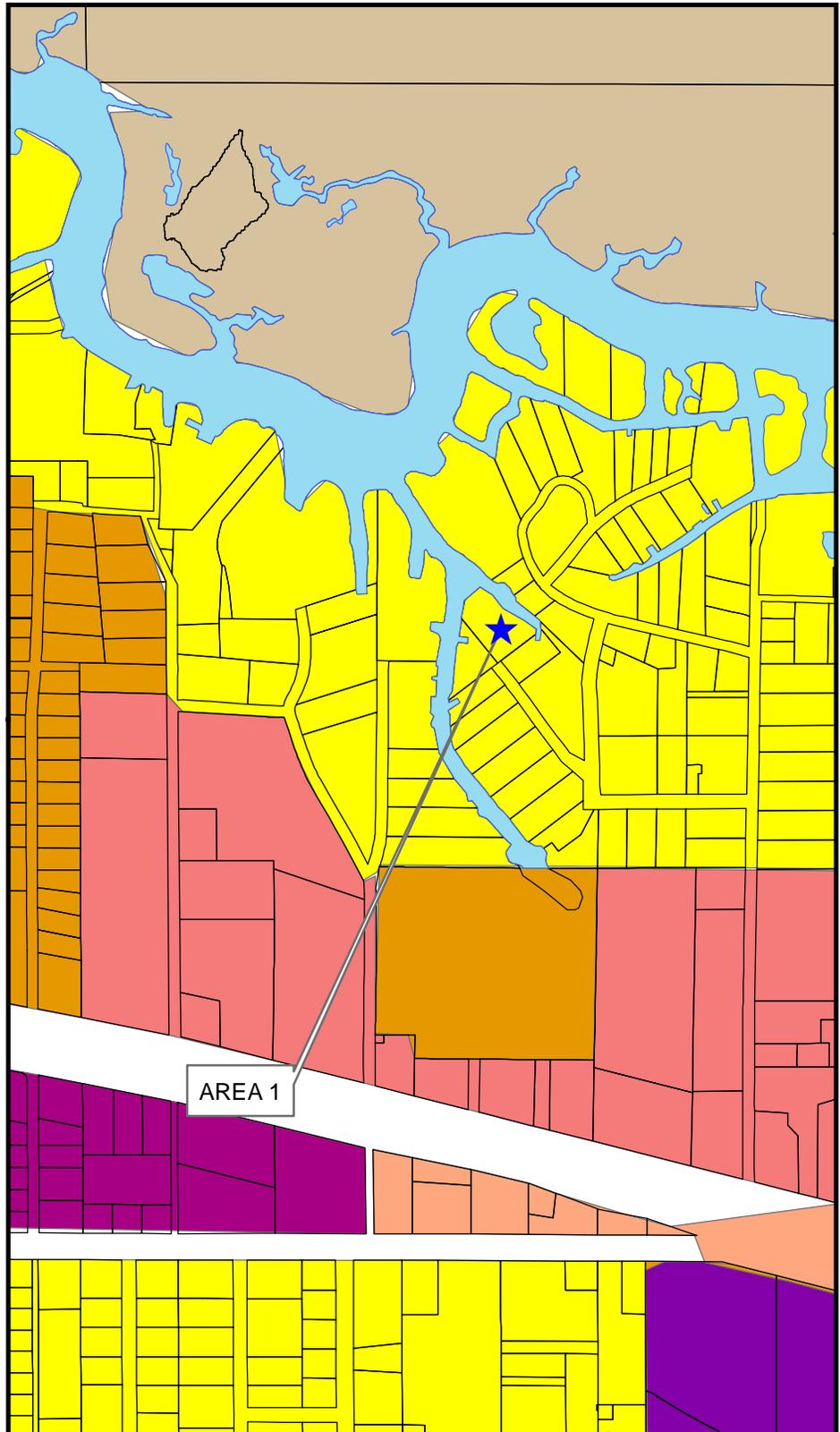
City Of Gautier
Economic Development/Planning



Prepared by the
City of Gautier
Planning Division

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



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

The following dimensional variances may be granted by the Economic Development Director at his/her discretion (Note: Within the COR, Corridor Overlay District, applicants shall be required to mitigate a requested dimensional variance in accordance with the Tier Land Use Provisions in Section 5.11):

- A. 30% of required off-street parking spaces and/or
- B. 30% of required setbacks from property lines

4.18.4 Criteria for Approval

The Variance application shall demonstrate the following:

- A. That special conditions and circumstances exist which are peculiar to this particular site (lot or parcel), structure or building involved and which are not applicable to other sites (lots or parcels) or structures or buildings in the same district;
- B. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of this Ordinance;
- C. That the special conditions and circumstances do not result from actions of the applicant; and
- D. That granting the Variance requested will not confer upon the applicant any special privilege that is denied by this Ordinance to other similar sites (lots or parcels) structures or buildings in the same district.

CONCLUSION:

The Planning Commission may:

1. Recommend that City Council approve the Living Area Variance request as presented; or
2. Recommend that City Council deny the Living Area Variance request.

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

GPC 16-08-VAR

TO BE HEARD BY GAUTIER PLANNING COMMISSION:		FEE:
Zoning Change	_____	\$300.00
Zoning Change (Comp.)	_____	\$300.00
Major Development	_____	\$100.00
Variance	<u> X </u>	\$175.00
Appeal to Staff Decision	_____	\$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 : Connie J. Sajwaj

875-6162 wk

Name of Business: _____

Phone: 218-4540 mbl

Property Address: 1413 Laurel Glen Rd Mailing Address (if Different): 8809 Old Spanish Trail
Ocean Springs, Ms 39564

E-Mail Address: byre@byrerec.net

Reason for request, location and intended use of Property: see attached

ATTACHMENTS REQUIRED AS APPLICABLE:

- see attach 1. Diagram of intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.
- see attach 2. A detailed project narrative.
- N/A 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: Connie J. Sajwaj

Date of Application: 2-26-16

FOR OFFICE USE ONLY	
Date Received	<u>2-26-16</u> Verify as Complete <u>3-1-16</u>
Fee Amount Received	<u>175.00</u> Initials of Employee Receiving Application <u>RM</u>

Reason for request, location, intended use of property and detailed narrative:

On October 1, 2015 the tenant paid the rent for the months of October, November and December, 2015. On January 10, 2016 I had not received the rent for the month of January and went to the subject property. At that time I found the dwelling to be vacant. Before subject was to be occupied again I removed the paneling from the walls with the intent of replacing the aluminum wiring, upgrading the exterior service panel, installing insulation, sheetrock, new cabinets and lighting. The cabinets have been purchased, finished and ready for installation. My friend along with her elderly father has sold the camper he was living in and is residing temporarily with another daughter while waiting for upgrades to be made.

On February 15, 2016 I called Ms. Shelia Ward with Singing River EPA and requested the power to be disconnected from the weather head so the contractor, Barry Lutz would have no delays once he started the work. The electrical account was set up with instructions that the city of Gautier would contact them once the work had been completed approved.

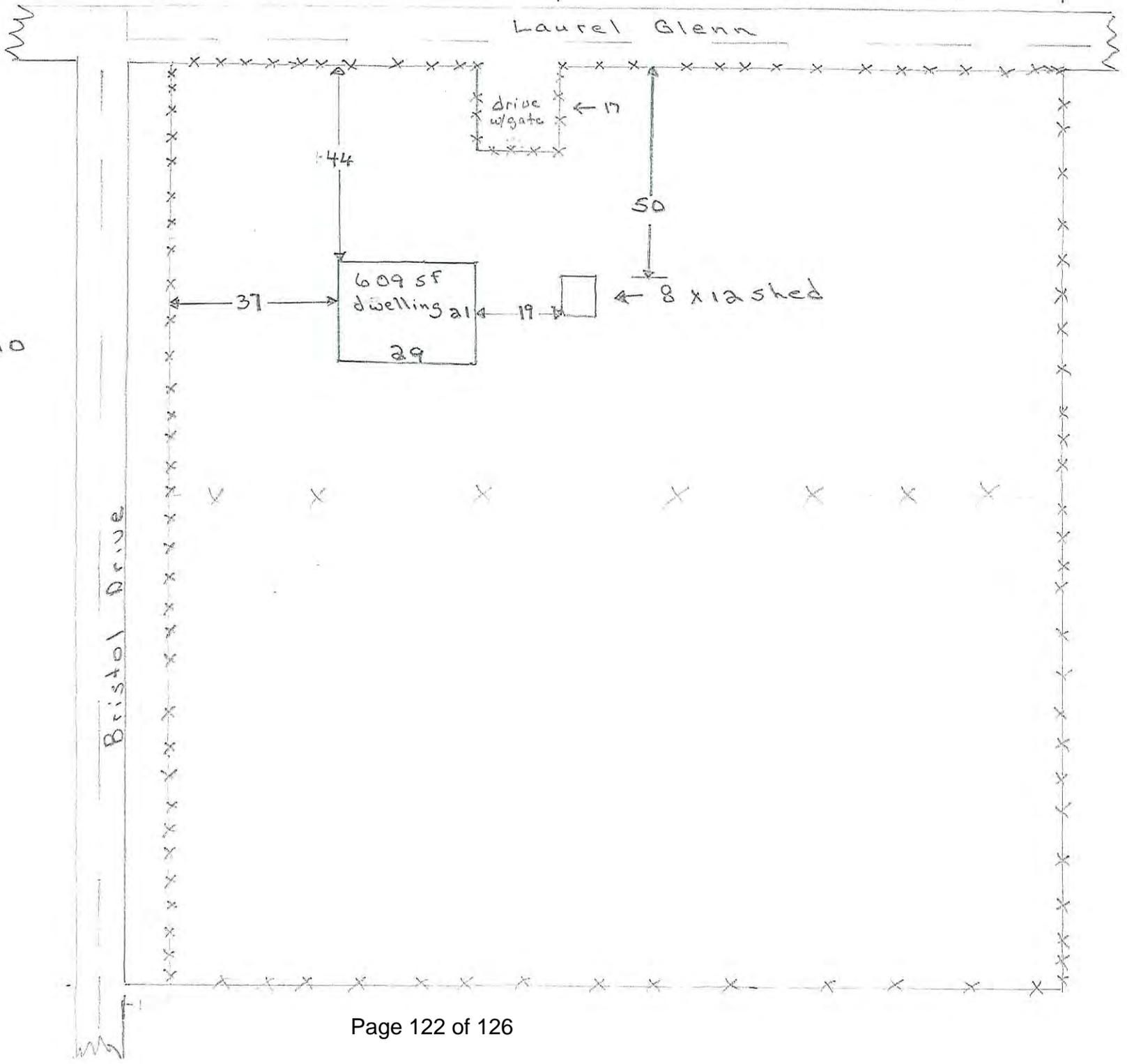
Mr. Lutz applied for the permit to do the work the week starting February 22, 2016. On February 25, 2016 I was advised I would not be able to get electrical service because it had been disconnected since November 27, 2015. I was not aware of the 60 day limit as required by the City of Gautier. I thought I had the 6 month requirement as provided by Singing River EPA. I was also advised that I would need to increase the square footage for a total of 1325.

I am not in a financial position to add the additional square footage and already have approximately \$30,000. Invested in this property. I will however, upgrade the existing structure as previously stated if the variance is granted to include new wiring/outlets/switches throughout, new exterior electrical service panel, weather head, sheetrock, insulation, lights, cabinets, flooring, trim, paint interior and paint all exterior wood trim.

Connie J. Sawyer

107 65 17 118

Laurel Glenn



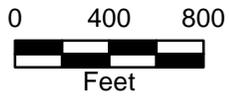
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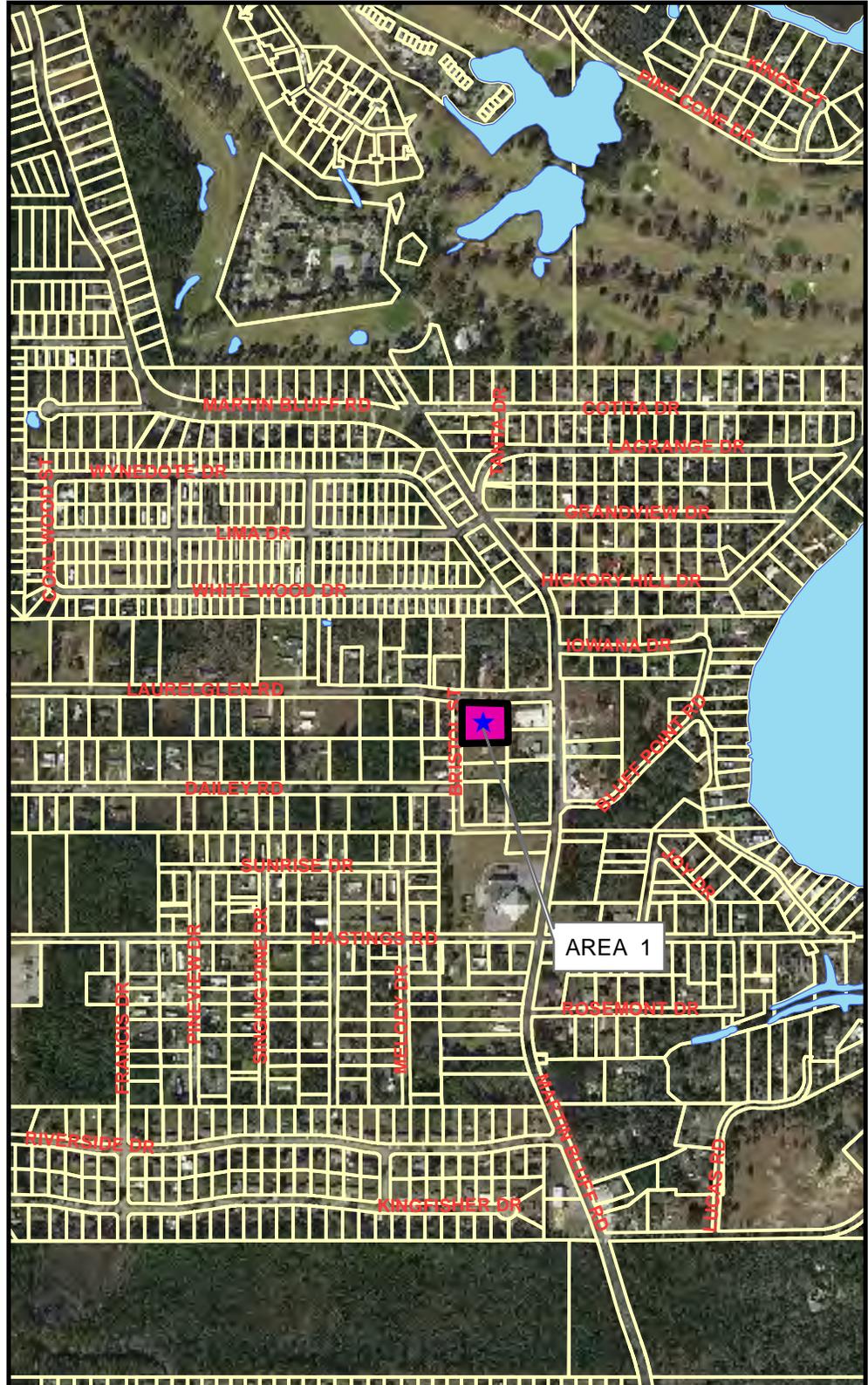
Bristol Drive

**Location Map
1413 Laurel Glen
Variance Request**

City Of Gautier
Economic Development/Planning

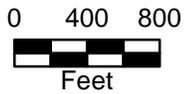


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Existing Zoning Map

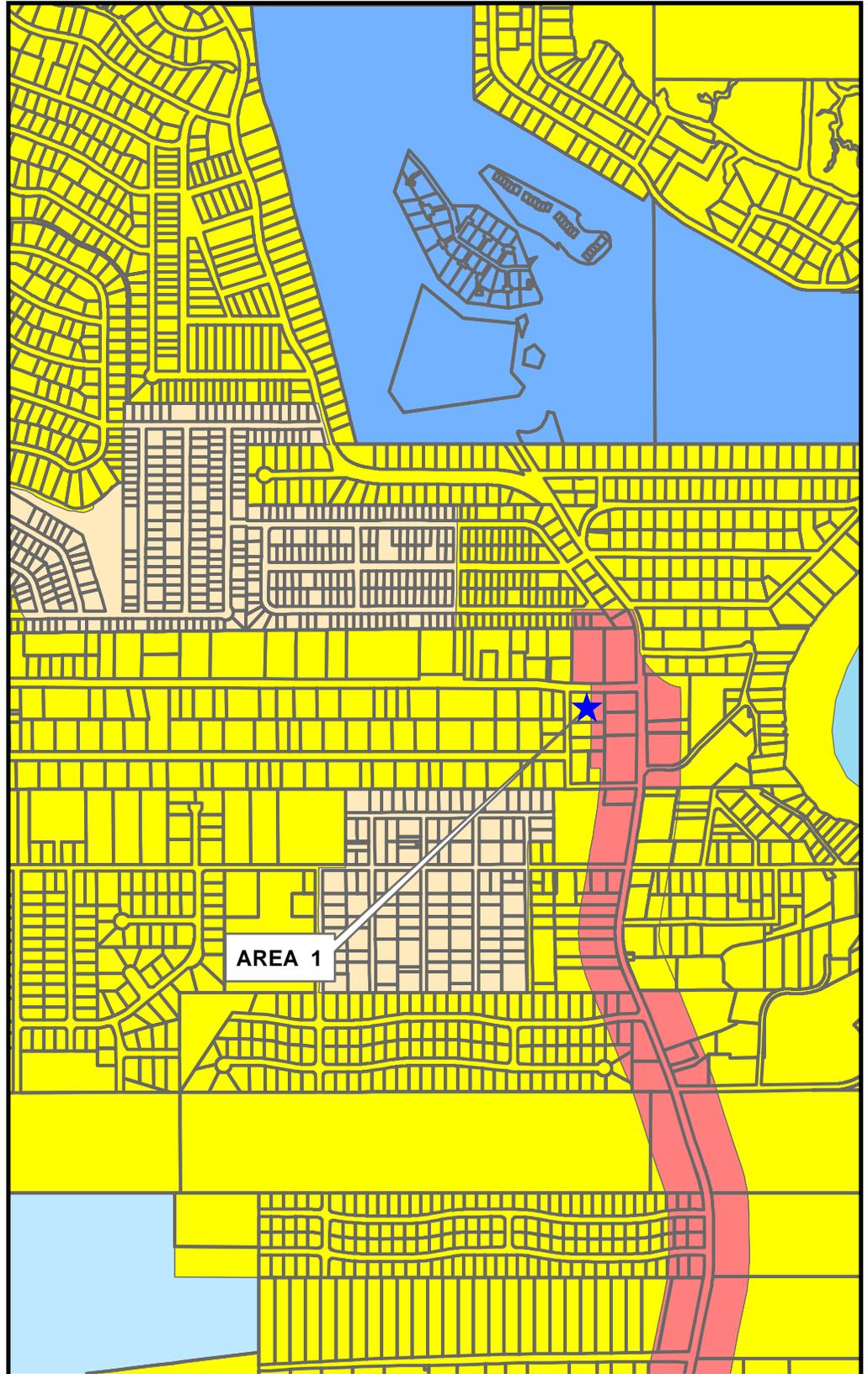
City Of Gautier
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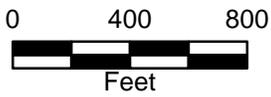
Legend

-  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**

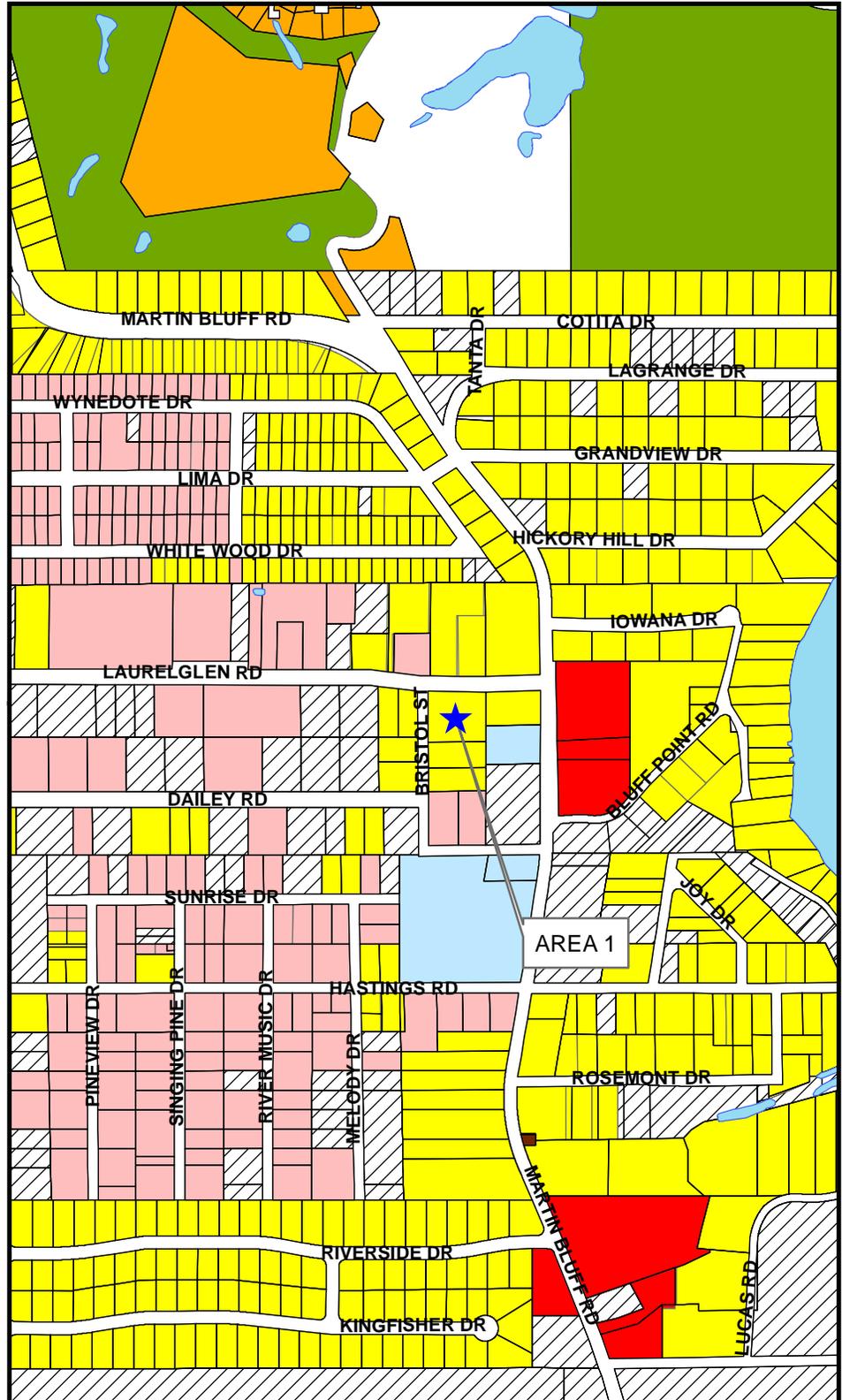


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Legend

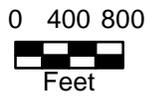
EXISTING LAND USE

- 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

