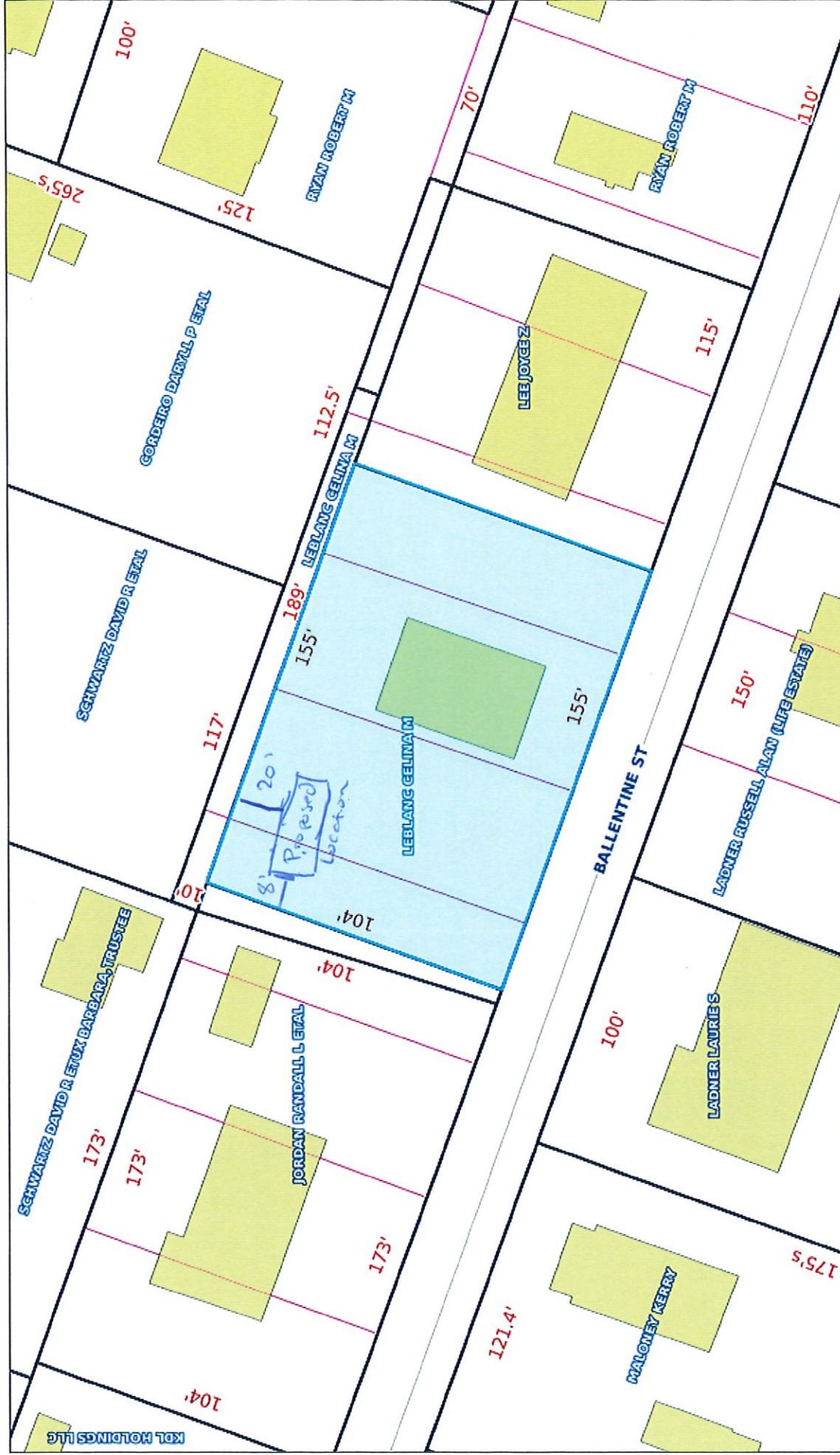


Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

137J-0-44-270.000

Owner City, State ZIP: BAY ST LOUIS, MS 39520

Physical Address: 411 BALLENTINE ST

Improvement Type: RES

Year Built: 1926

Base Area: 1095

Adjusted Area: 1231

Actual Total Value: 99379

Taxable Total Value: 0

Estimated Tax: 856.19

Homestead Exemption: Yes

Deed Book: 2011

Deed Page: 6440

Legal Description 1: ALL 49,50 & PT48&51 BALLENTINE

Legal Description 2:

Legal Description 3:

Legal Description 4:

Legal Description 5:

Legal Description 6:

Longitude: 0

Latitude: 0

Square Footage: 17014.77

Sketches

Sketch Sketch Name



137J-0-44-270_00001-Model.gif

Condos

GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2018.
2. ALL MATERIALS & LABOR SHALL BE IN ACCORDANCE WITH LOCAL CODES AT THE TIME OF MANUFACTURE.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. STRUCTURES ARE DESIGNED FOR LOCATIONS THAT HAVE A 3 SECOND WIND GUST OF 150 MPH (MAX). STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
5. STRUCTURES ARE DESIGNED FOR LOCATIONS WITH A SURFACE ROUGHNESS CATEGORY B & A TOPOGRAPHICAL FACTOR OF 1.0. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
6. STRUCTURES SHOULD HAVE METAL ROOF OR OPTIONAL 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES WITH 1 LAYER OF 15 LB ROOFING FELT.
7. ALL STUDS, RAFTERS, COLLAR TIES, & TRUSS CHORDS ARE SPF #2, U.N.O.
8. ALL EXTERIOR DIMENSIONAL WOOD IS TO BE PRESSURE TREATED.
9. ALL ROOF DECKING IS TO BE 7/16" O.S.B.
10. ALL SIDING IS TO BE 5/8 T-111 OR 3/8 SMART SIDING ON PAINTED BUILDING W/ 50 YR LTD MFG WARRANTY
11. ALL FLOOR JOISTS ARE TO BE P.T. SYP #2.
12. ALL EXTERIOR NAILS ARE TO BE HOT DIPPED GALVANIZED.
13. ALL INTERIOR FLOOR DECKING IS TO BE 5/8" PLYWOOD.
14. ALL SKIDS ARE TO BE 4x6 P.T. SYP, RATED FOR GROUND CONTACT.
15. THE STRUCTURE HAS BEEN DESIGNED TO RESIST LOADS AS A COMPLETED STRUCTURE ONLY. APPLICATION OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR & INCLUDED IN THE DESIGN OF SHORING, BRACING, FORM WORK, & OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.
16. NO FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION WILL BE PROVIDED BY THE ENGINEER.

DESIGN CRITERIA:

1. INTERNATIONAL BUILDING CODE 2018
2. DEAD LOADS:
FLOOR: 10 PSF
LOFT: 5 PSF
3. WIND LOADS:
ROOF: 10 PSF
FLOOR: 10 PSF
4. LIVE LOADS:
FLOOR: 40 PSF
LOFT: 10 PSF
5. SNOW LOADS:
GROUND SNOW LOAD, PG=25PSF
FLAT ROOF SNOW LOAD, PF=20PSF
SNOW EXPOSURE FACTOR, CE=1.2
SNOW LOAD IMPORTANCE FACTOR, I=0.8
THERMAL FACTOR, CT=1.2
6. SEISMIC LOADS:
THIS STRUCTURE IS EXEMPT FROM SEISMIC DESIGN PER EXEMPTION 3 OF ASCE 7-10, SECTION 11.1.2

BUILDING SIZE:

8' WIDTH 8x12 8x16	14' WIDTH 14x20 14x24	18' WIDTH 18x20 18x24	24' WIDTH 24x20 24x24
10' WIDTH 10x12 10x16	14x28 14x32	18x28 18x32	24x28 24x32
10x24	14x40	18x40 18x45	24x40 24x50
12' WIDTH 12x16 12x20	16' WIDTH 16x20 16x24	20' WIDTH 20x20 20x24	40' WIDTH 40x20 40x24
12x24 12x28	16x28 16x32	20x28 20x32	40x28 40x32
12x32 12x40	16x40 16x50	20x40 20x50	40x40 40x50
		20x60	40x60

ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE NOT PROVIDED BY RAILROAD CONSULTANTS, PLLC & ARE TO BE DESIGNED BY OTHERS IF APPLICABLE & ARE TO BE SUPPLIED & INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. RAILROAD CONSULTANTS, PLLC IS NOT RESPONSIBLE THESE ITEMS.

1. RAMPS, STAIRS, & GENERAL ACCESS.
2. ELECTRICAL SERVICE HOOKUP.

INDEX OF SHEETS:

- S-101 - COVER SHEET
S-102 - FOUNDATION PLAN
S-103 - UPLIFT ANCHORAGE
S-104 - FLOOR PLAN
S-105 - ROOF FRAMING PLAN
S-106 - SECTIONS PLAN
S-107 - ELEVATION PLAN
S-108 - NAILING PATTERN
S-109 - BUILD DETAIL 1
S-110 - BUILD DETAIL 2

THE CONTRACTOR/
MANUFACTURER
SHALL COMPLY WITH
THE FOLLOWING
CODES & ALL
APPLICABLE
AMENDMENTS/
SUPPLEMENTS:
1. INTERNATIONAL
BUILDING CODE 2018

CODE CRITERIA:



DANIELS PORTABLE BUILDINGS, LLC.

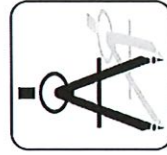
PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM

DRAWN BY: TNT SCALE: NTS DATE: 04-14-2022

SHEET TITLE: COVER PAGE

DRAWING NUMBER:

S-101



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