

Plot Plan

LOT 13, BLOCK 5, LEONHARD SUBDIVISION,
1ST WARD, CITY OF BAY ST. LOUIS,
HANCOCK CO., MS

- NOTES:
1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and standards.
 2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
 3. Contractor shall insure compatibility of the building with all site requirements.
 4. The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
 5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take precedence over anything shown, described, or implied where there are variances.

Scale:
1"=15'

W.O. #:
31725

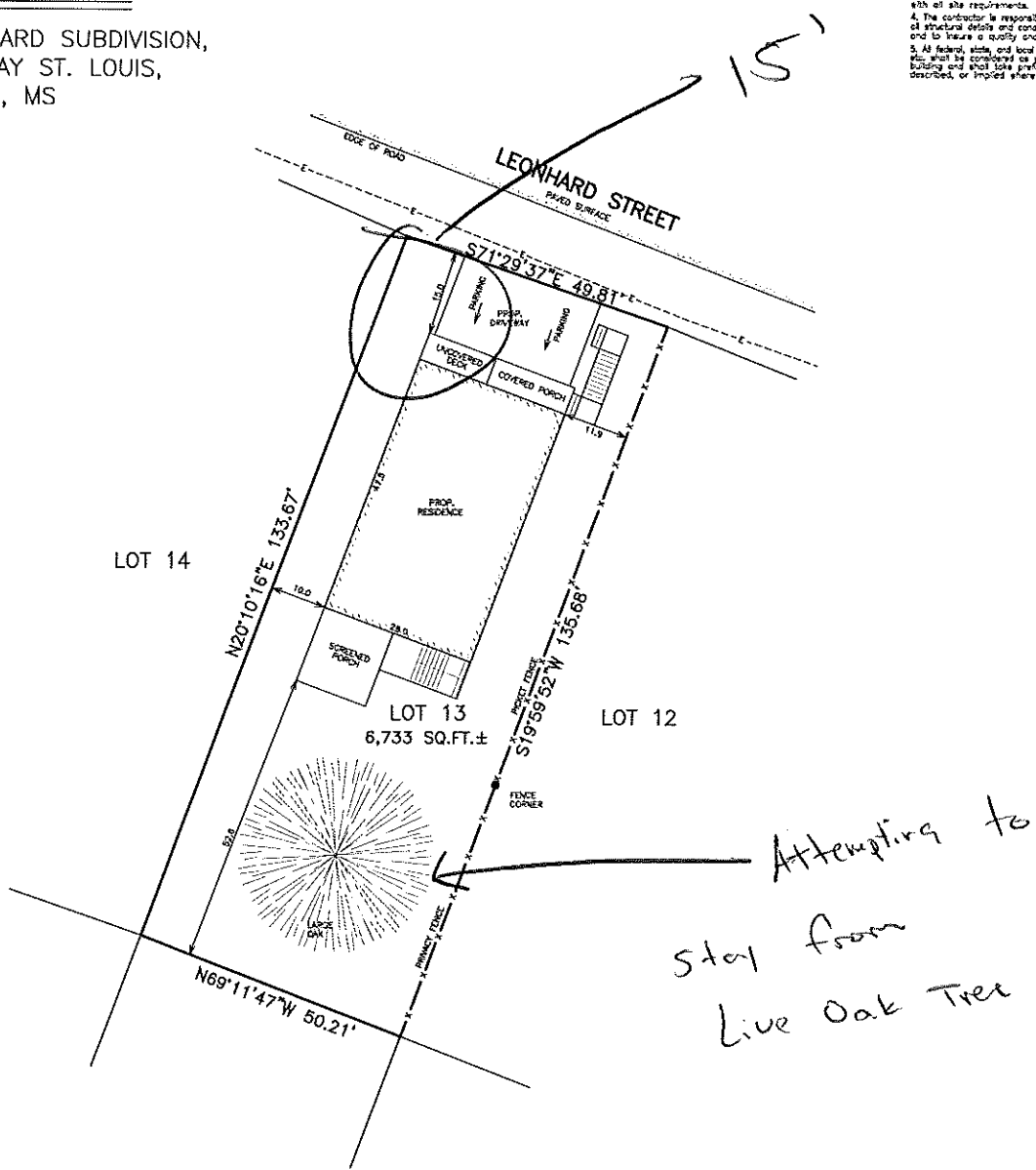
Date:
REVISED
06/17/25

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TLP

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Prepared For:
Bob & Lisa Glus
230 Leonhard Avenue
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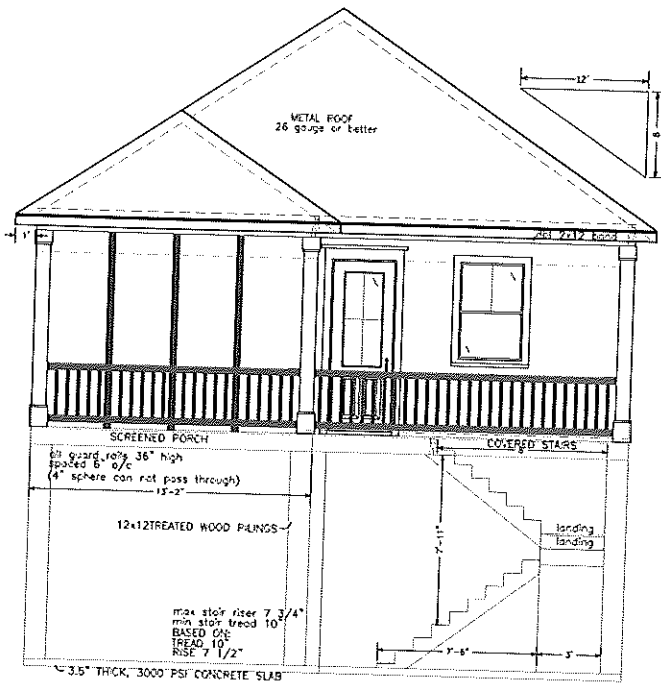
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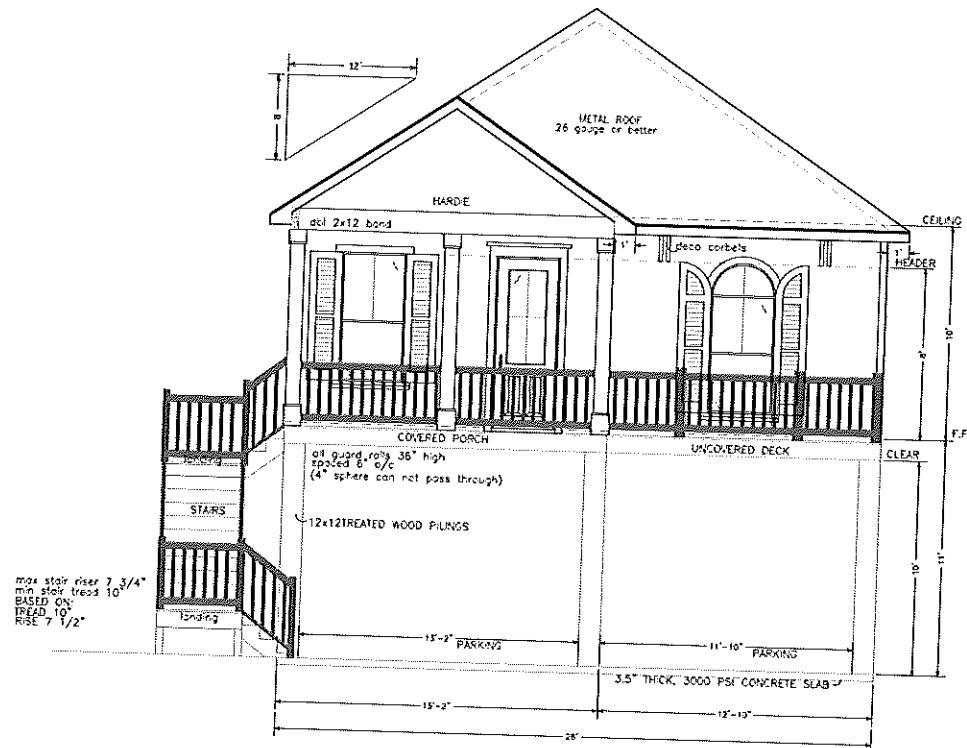
Note:
Plot plan is drawn per survey done by AKS
SURVEYING, LLC, dated 09/16/21, PROJ# 21823

Plot Plan

NOTES:
1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and standards.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall insure compatibility of the building with all site requirements.
4. The contractor is responsible for securing and sealing all exterior doors and windows to meet or exceed code.
5. All doors and windows shall be properly sealed and insulated.
6. All doors and windows shall be properly sealed and insulated.
7. All doors and windows shall be properly sealed and insulated.
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REAR VIEW



STREET FRONT

NOTES: CITY OF BAY ST LOUIS, MS
uses the 2018 International Building Code
and is in a High Velocity Wind Zone
requiring wind ratings of 130 mph
sustained and 140 mph 3 SEC gusts.

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

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ELEVATIONS PLAN

NOTES:

1. All work shall be performed in accordance with applicable national, state, and local codes, regulations and industry best practices.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall assume responsibility of the building prior to site measurements.
4. The contractor is responsible for adjusting and leveling all concrete slabs and foundations to meet all local codes and to be in a level and safe structure.
5. All electrical, plumbing, and HVAC systems, structures, regulations, etc. shall be considered as part of specifications for the building and shall have preference over anything stated, measured, or implied where there is no variance.



ELEVATIONS PLAN

Scale:
3/16"=1'-0"
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2

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Computer Aided Design

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FLOOR PLAN

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NOTES:

1. All work shall be performed in accordance with all applicable codes, rules and local regulations, and NFPA 70A.
2. It is the responsibility of the owner and/or architect to check all equipment for the job before installation.
3. Contractor shall have responsibility of the building with the installation.
4. The contractor is responsible for installing and wiring all electrical work and equipment in the building and to have a copy of this plan.
5. All wiring shall be installed in accordance with the building and local regulations and all wiring shall be installed in the building and local regulations.

NOTES:

1. Smoke Alarms shall be installed in the following locations:
 - a. In each sleeping room.
 - b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - c. On each additional story of the dwelling, except crawl spaces, unhabitable attics, in dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice.

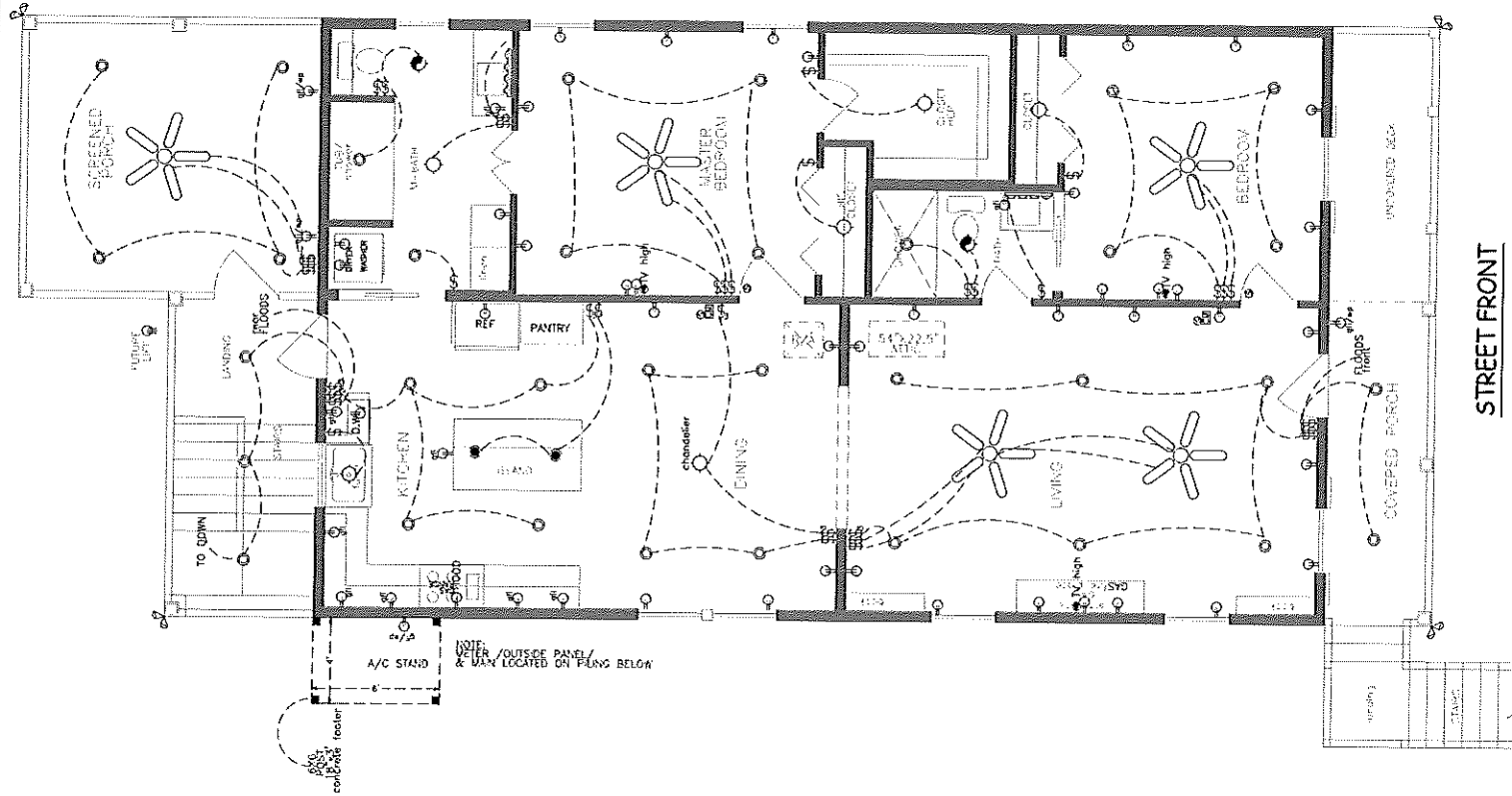
NOTES:

- Bathroom receptacles- all 125-volt, single phase 15- and 20-ampere receptacles installed in bathrooms shall have ground fault circuit-interrupter protection for personnel.
- garage & accessory building receptacles- all 125-volt, single phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or auto areas shall have ground fault circuit-interrupter protection for personnel.
- outdoor receptacles- all 125-volt, single phase, 15- and 20-ampere receptacles installed outdoors shall have ground fault circuit-interrupter protection for personnel.
- crawl space receptacles- where a crawl space is at or below grade level, all 125-volt, single phase, 15- and 20-ampere receptacles installed in such spaces shall have ground fault circuit-interrupter protection for personnel.
- Kitchen receptacles- all 125-volt, single phase 15- and 20-ampere receptacles that serve countertop surfaces shall have ground fault circuit-interrupter protection for personnel.
- bar and sink receptacles- all 125-volt, single phase, 15- and 20-ampere receptacles that serve a countertop surface, and are located within 6 feet of the outside edge of a wet bar sink shall have ground fault circuit-interrupter protection for personnel.
- bedroom outlets- all branch circuits that supply 125-volt, single phase, 15- and 20-ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit-interrupter listed to provide protection of the entire branch circuit.

ELECTRICAL LEGEND

	110 RECEPT.
	220 RECEPT.
	GROUND FAULT INT.
	WATER PROOF RECEPT.
	CARBON MONOXIDE SMOKE DETECTOR
	SWITCH
	3 WAY SWITCH
	BATH VENT W/ LIGHT
	RECESSED LIGHT
	STANDARD LIGHT
	PENDANT LIGHTS
	SCENE LIGHT
	CABLE
	FLOOD LIGHTS
	VANITY LIGHT
	CEILING FAN
	CORNER FAN
	INDIRECT LIGHTING
	FLUORESCENT LIGHT

ALL RECEPTACLES LOCATED BELOW 5'6" TO BE TAMPER RESISTANT UNLESS DEDICATED TO A SPECIFIC APPLIANCE



ELECTRICAL PLAN

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1/4"=1'-0"

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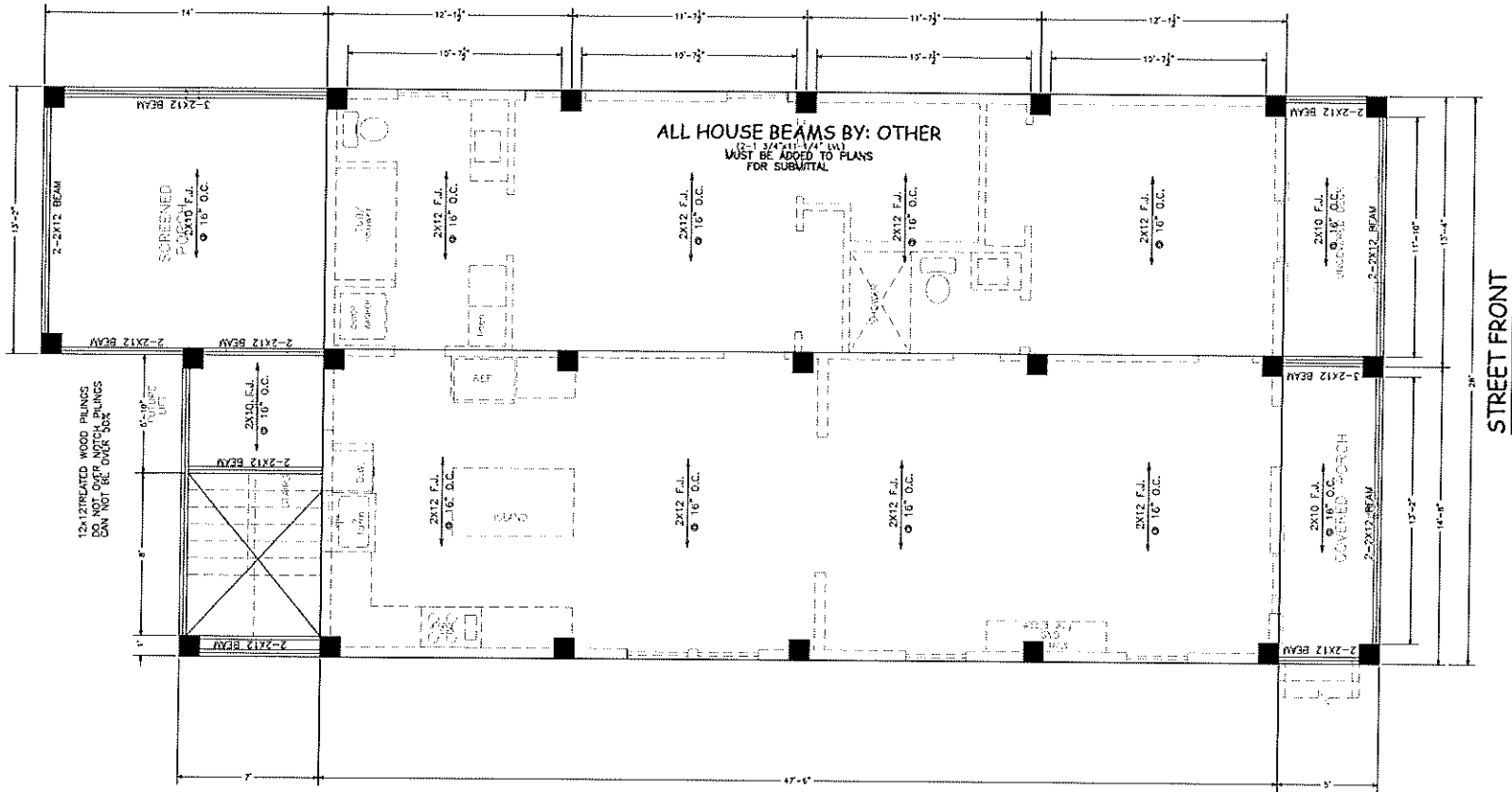
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NOTES:

1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FFA/VA MS.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall insure compatibility of the building with all site requirements.
4. The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
5. All federal, state, and local codes, ordinances, regulations, etc. shall be complied as part of specifications for this building and shall take precedence over anything shown, described, or implied where some are variance.



PILING PLAN

STREET FRONT

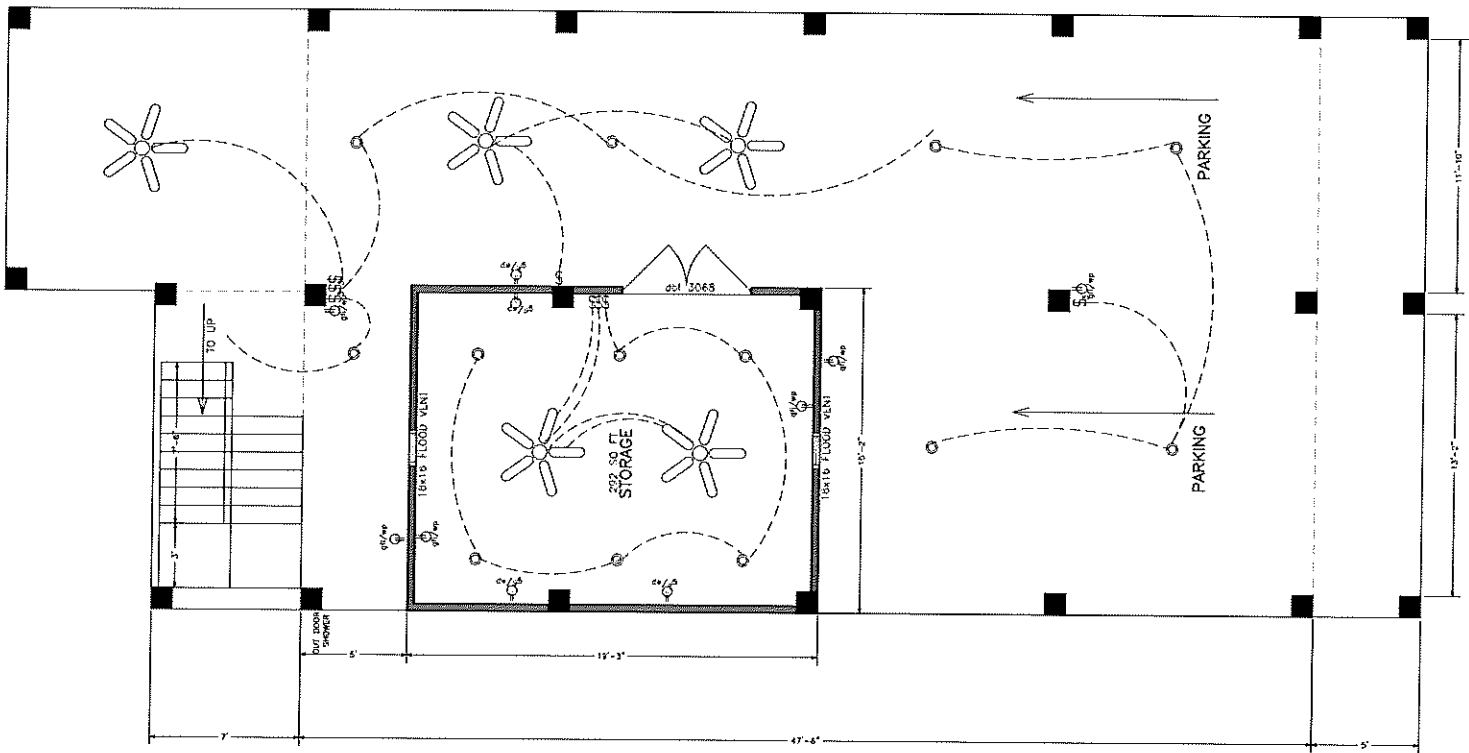
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NOTES:

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STREET FRONT

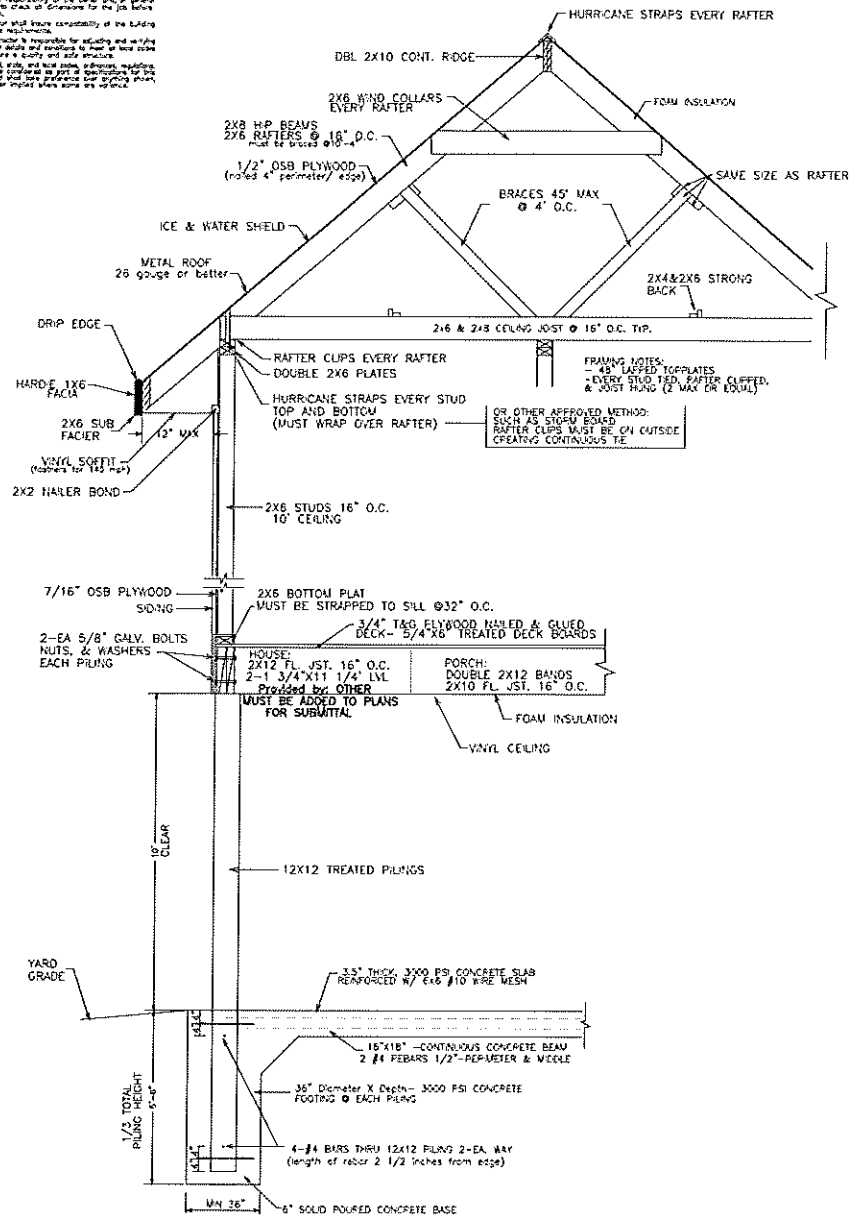
PILING PLAN

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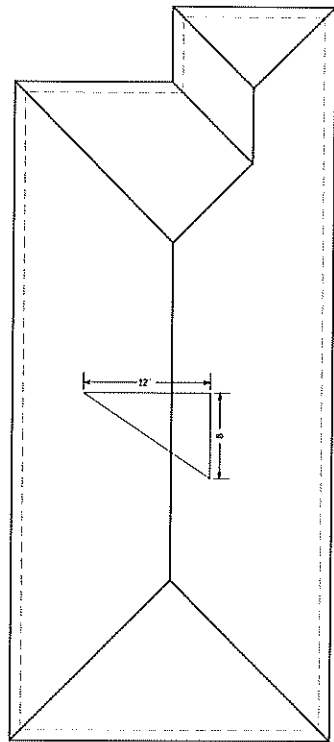
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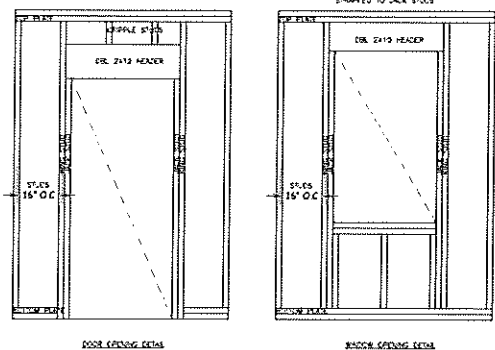
NOTES:
1. All work shall be performed in accordance with all applicable building, state, and local codes, regulations, and laws.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall have responsibility of the building and all its components.
4. The contractor is responsible for installing and securing all exterior doors and windows to meet all code requirements.
5. All doors, windows, and roof components, including all fasteners and sealants, shall be installed in accordance with the manufacturer's and local building code requirements.
6. All work shall be done in accordance with the building code and all applicable laws, regulations, and codes.



GENERAL ROOF NOTES:
ALL ROOFING SHINGLES- Are required to meet 130 mph sustained and 140 mph 3 second gust.
METAL ROOFING- materials must be 26 gauge or better installed to manufacturer's specification to ensure wind ratings of 130 mph sustained and 140 mph 3 second gusts.
HURRICANE STRAPS- hot dipped galvanized or stainless steel straps are required on every stud; refer to 2012 IRC typical methods of anchorage & bracing for further details. Strap inspections are required prior to covering.



ROOF DETAIL
1/8"=1'



WALL SECTION
N.T.S.

ENGINEER NOTES:
ELEVATED BUILDINGS SUPPORTED ON BORED PILES ARE PRONE TO SWAYING.
DUE TO THE ELEVATION AND WOOD CONNECTORS, THIS IS NOT A STRUCTURAL ISSUE.
DUE TO WIND BRIDGES THAT ARE BELOW THE DESIGN WIND SPEED OF THE STRUCTURE,
THIS STATED THE ENGINEER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS WILL NOT
BE LIABLE FOR SWAYING TO ANY LEVEL OR DEGREE, HOWEVER, THE STRUCTURAL
INTEGRITY IS AT RISK AND WILL PERFORM AS NECESSARY WITHOUT FAILURE OR COLLAPSE.

DETAILS PLAN

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