CITY OF PASS CHRISTIAN PLANNING COMMISSION MEETING

MEETING & HEARING DATE: September30, 2025

ACTION REQUESTED: Variance for front load parking at the property located at 120 Poplar Pt

APPLICANT AND OWNER: Donna Cooper REVIEWED BY: Melodie Hayes, City Planner

RECOMMENDATION: Recommend approval to Board of Aldermen

Background

The applicant is requesting consideration of approval for a variance for front load parking at 120 Poplar Point in the Timber Ridge subdivision.

The property has side yard setback dimensions do not allow side or rear parking at this location. The majority of the homes in the development are front load parking.

Staff has reviewed the request and recommends approval to allow the variance for front load parking for the above-mentioned lot. This lot would be consistent with other lots in the development.



Planning Commission Variance Application

City of Pass Christian
Planning & Zoning Department 200 W
Scenic Drive
Pass Christian, MS 39571
(228) 452-5047
planning@pass-christian.com

	Timber Ridge
	Shores
n	unit 3
n	Callen township-

Section Range 23-08-13

	I.	Project Address 120 Poplar Pt Pass Canistian, MS
	II.	Parcel Number 03/24-01-110.000
	III.	General description of request +32
		Lot 1 3955
	be	quest a front load driveway variance to omodate parking as side vard setbacks do not for side or rear parking & Surnounding homes in
0 (acc	Smodate parting as side ofine serbices
Al	wu	for side of bear filled & surrounding homes in
	IV. C	ownership and Certification Neighborhood constistents have front over the long of ARI veware of certify that I have read and understand this application, and that all
	I here	by certify that I have read and understand this application, and that all
	inforr	iation and attachments are true and correct. I further certify that I agree to comply with all
	~ 4-	able City codes, ordinances and state laws, and that I am the owner of the property involved in
	this re	quest or authorized to act as the owner's agent for herein described request.
(icant sona Coper Doma Coper 8.21.25
	Print n	11 Previder Rd Covington Ut 70+33
	98	52646206 Johna C 2894@ avl. com
	Ch	when Cooper Collenter Boy 8.21.25
	Own	er if different from Applicant
	Print N	ame Signature Date
	Mailing	Address
	Phone N	fumber Email
	· TITLITE I	Eman

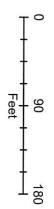
In the case of multiple owners, please include names and contact information for all owners.

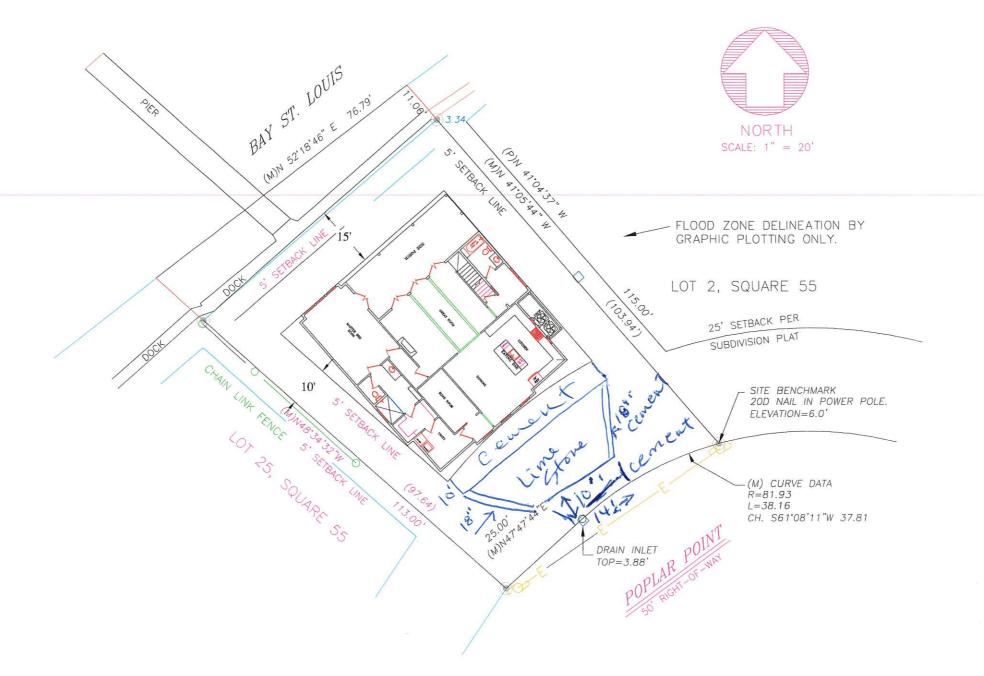
Each owner must sign the application, and original signatures are required.



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY, IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.





NECAISE DESIGN 228-493-1046 PLOT PLAN Revisions
date description PLANS FOR
CHARLES & DONNA
COOPER
120 POPLAR PT
PASS CHRISTIAN MS

DRAWN BY : HN

DATE: 7-11-25 SCALE 1/8" =1'-0"

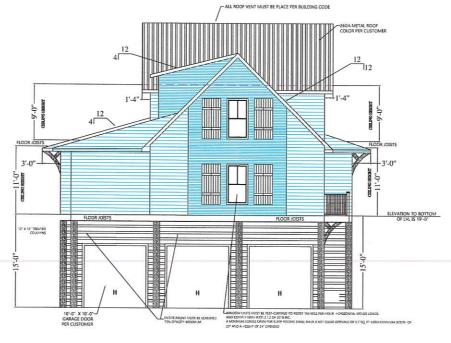
10

NECAISE DESIGN ALL RIGHTS RESERVED

	RAF	TER SPANS
RAI (LIVE	TER SPANS : LOAD = 20 I	FOR SOUTHERN PINE SPECIES PSF, LA=240 DEAD LOAD =10PSF
SIZE	SPACING (INCHES	
	12.0	12'-11"
	16.0	11'-2"
5,X8.	19.2	10'-2"
	24.0	9'-2"
	12.0	16'-4"
2"X8"	16.0	14'-2"
S YB	19.2	12'-11"
	24.0	11'-7"
	12.0	19'-5"
2 X10"	16.0	16'-10"
E XIU	19.2	15'-4"
	24.0	13'-9"
	12.0	22'-10"
5,X15.	18.0	19'-10"
- 112	19.2	18'-1"
	-	16'-2"
NOTE:	7	TABLE IS BASED ON THE IRC 2018 ABLE R802.4.1 (3)
CEILING	CEILI	NG JOIST SPANS FOR SOUTHERN PIRE SPECIES E ATTIC WITHOUT STORAGE
CEILING	CEILI JOIST SPAN NINHABITABLE OAD = 20 P.	NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES 5 ATTIC WITHOUT STORAGE SF, LA=240 DEAD LOAD =10PSF
CEILING	CEILI JOIST SPAN NINHABITABLE OAD = 20 P. SPACING (INCHES)	NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES 5 ATTIC WITHOUT STORAGE SF, LA=240 DEAD LOAD =10PSF
CEILING U (LIVE L	CEILI JOIST SPAN NINHABITABLE OAD = 20 P. SPACING (INCHES) 12.0	ABLE ROOZ-4.1 (3) NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES E ATTIC MITHOUT STORAGE SF, LA=240 DEAD IOAD = IOPSF VISUALLY GRADED SOUTHEREN PIN MAX CEILING JOIST SPAN (FT-IN) 6'-3' 6'-3'
CEILING U (LIVE L	CEILI JOIST SPAN NINHABITABLE OAD = 20 P. SPACING (INCHES) 12.0 16.0	NG JOIST SPANS S FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE SF, LA-240 DEAD LOAD =10PSF VISUALLY GRADED SOUTHEREN PIN MAX CEILING JOIST SPAN (FT-IN)
CEILING U (LIVE L	CEILI JOIST SPAN NINHABITABLE OAD = 20 P. SPACING (INCHES) 12.0 16.0 19.2	ABLE ROOZ.4.1 (3) NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES E ATTIC MITHOUT STORAGE SP. (L=240 DEAD LOAD =10PSF VISUALLY GRABED SOUTHEREN PIN MAX CEILING JOIST SPAN (PT-IN) 6'-0' 7'-4'
CEILING U (LIVE L	CEILI JOIST SPAN NINHABITABLE OAD = 20 P SPACING (INCHES) 12.0 16.0 19.2 24.0	ABLE ROOZ-4.1 (3) NG JOIST SPANS S FOR SOUTHERN PINE SPECIES ACTIC MITHOUT STORAGE ST. La-240 PEAD LAND -10PSF VISUALLY GRADED SOUTHEREN PIN MAX CELLING JOIST SPAN (FT-IN) 6'-3' 7'-4' 6'-7' 6'-7' 6'-7'
CEILING U (LIVE L	CEILI JOIST SPAN NINHABITABLI OAD = 20 P SPACING (INCHES) 18.0 19.2 24.0 12.0	ABLE ROOZ.4.1 (3) NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES E ATTIC MITHOUT STORAGE SP. (L=240 DEAD LOAD =10PSF VISUALLY GRABED SOUTHEREN PIN MAX CEILING JOIST SPAN (PT-IN) 6'-0' 7'-4'
CEILING U (LIVE L SIZE 2"X4"	CEILI JOIST SPAN NINHABITABLE OAD = 20 P. SPACING (INCHES) 12.0 16.0 19.2 24.0 12.0 16.0	ABLE ROOZ-4.1 (3) NG JOIST SPANS S FOR SOUTHERN PINE SPECIES ACTIC MITHOUT STORAGE ST. La-240 PEAD LAND -10PSF VISUALLY GRADED SOUTHEREN PIN MAX CELLING JOIST SPAN (FT-IN) 6'-3' 7'-4' 6'-7' 6'-7' 6'-7'
CEILING U (LIVE L SIZE 2"X4"	CEILI JOIST SPAN NINHABITABLE OAD = 20 P. SPACING (INCHES) 12.0 16.0 19.2 24.0 12.0 16.0 19.2	ABLE ROOZ-4.1 (3) NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES E ATTIC WITHOUT STORAGE E ATTIC WITHOUT STORAGE VISUALLY GRABED SOUTHEREN PIN MAX CELLING JOIST SPAN (PT-IN) 8'-0' 7'-4' 6'-7' 18'-11'
CEILING U (LIVE L SIZE 2"X4"	CEILI JOIST SPAN NINHABITABLE SPACING (INCHES) 12.0 19.2 24.0 18.0 19.2 24.0 24.0	ABLE ROGZ-4.1 (3) NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE F. LA-240 DEAD LOAD -10°SF VISUALLY GRADED SOUTHEREN PIN MAX CELLING JOIST SPAN (FT-IN) 6'-0' 7'-4' 6'-7' 18'-11' 18'-0' 11'-0' 9'-10'
CEILING U (LIVE L SIZE 2"X4"	TO CEILI JOIST SPAN NINHABITABLE JOIST SPAN NINHABITABLE SPACING (INCHES) 12.0 18.0 19.2 24.0 19.2 18.0 19.2 24.0 19.2 11.0	ABLE ROOZ-4.1 (3) NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES E ATTIC WITHOUT STORAGE SP. (LA-240 DEAD LOAD -10PSF VISUALLY GRABED SOUTHEREN PIN MAX CEILING 101ST SPAN (PT-IN) 8'-0' 7'-4' 6'-7' 18'-11' 12'-0' 11'-0' 9'-10' 17'-7'
CEILING U (LIVE L SIZE 2"X4"	TO CEILL JOIST SPAN NINHABITABLI OAD = 20 P SPACING (INCRES) 12.0 16.0 19.2 24.0 12.0 18.0 19.2 24.0 12.0 18.0	ABLE ROOZ-4.1 (3) NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE F. LA-240 DEAD LOAD -10°SF VISUALLY GRADED SOUTHEREN PIN MAX CELLING JOIST SPAN (FT-IN) 6'-3' 6'-1' 15'-11' 11'-0' 6'-10' 11'-0' 9'-10' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0'
CEILING U (LIVE L SIZE 2"X4"	TO CEILLI JOIST SPAN NINHABITABLI AD AD = 20 P SPACING (INCHES) 12.0 18.0 19.2 24.0 12.0 16.0 19.2 24.0 16.0 19.2 16.0 19.2 16.0 19.2 19.0 19.0 19.0 19.0 19.0 19.0 19.0 19.0	ABLE R002.4.1 (3) NG JOIST SPANS S POR SOUTHERN PIRE SPECIES EATTH WITHOUT STORAGE SP. LA-240 DEAD LOAD =10PSF VISUALLY GRABED SOUTHEREN PIN MAX CEILING 101ST SPAN (YT-IN) 9'-3" 7'-4" 8'-7" 11'-0" 11'-0" 11'-0" 11'-0" 15'-3" 15'-11' 15'-3"
CEILING U (LIVE L SIZE 2"X4"	TO CEILLI JOIST SPAN NINHABITABLE AND A SPACING (INCRES) 112.0 116.0 119.2 24.0 12.0 118.0 119.2 24.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12	ABLE ROOZ-4.1 (3) NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE F. LA-240 DEAD LOAD -10°SF VISUALLY GRADED SOUTHEREN PIN MAX CELLING JOIST SPAN (FT-IN) 6'-3' 6'-1' 15'-11' 11'-0' 6'-10' 11'-0' 9'-10' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0'
CEILING U (LIVE L SIZE 2"X4"	TO CEILLI JOIST SPAN NINHABITABLA OAD = 20 P SPACINS (INCRES) 112.0 116.0 119.2 24.0 116.0 119.2 24.0 119.2 24.0 119.2 24.0 119.2 24.0 119.2	ABLE R002.4.1 (3) NG JOIST SPANS S POR SOUTHERN PIRE SPECIES EATTH WITHOUT STORAGE SP. LA-240 DEAD LOAD =10PSF VISUALLY GRABED SOUTHEREN PIN MAX CEILING 101ST SPAN (YT-IN) 9'-3" 7'-4" 8'-7" 11'-0" 11'-0" 11'-0" 11'-0" 15'-3" 15'-11' 15'-3"
CEILING U (LIVE L SIZE 2"X4" 2"X6"	TO CEILLI JOIST SPAN NINHABITABLE OAD = 20 P SPACIES 112.0 118.0 119.2 24.0 119.2 24.0 119.2 12.0 119.2 12.0 119.2 12.0 119.2 12.0 119.2 12.0 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2 119.2	ABLE ROOZ-4.1 (3) NG JOIST SPANS S FOR SOUTHERN PIRE SPECIES ATTIC MITHOUT STORAGE PS. (LA-640 DEAD LOAD -10PSF VISUALLY GRADED SOUTHEREN PIN MAX CEILING JOIST SPAN (TY-IN) 9'-3' 6'-0' 13'-11' 12'-0' 11'-0' 9'-10' 17'-7' 15'-3' 15'-3' 15'-3' 15'-3' 15'-3' 18'-1' 18'-0' 20'-11' 18'-0'
CEILING U (LIVE L	TO CEILLI JOIST SPAN NINHABITABLA OAD = 20 P SPACINS (INCRES) 112.0 116.0 119.2 24.0 116.0 119.2 24.0 119.2 24.0 119.2 24.0 119.2 24.0 119.2	ABLE R002.4.1 (3) NG JOIST SPANS 9 FOR SOUTHERN PIES SPECIES 2 ATTIC WITHOUT STORAGE SP. LA-240 DEAD LOAD =10PSF VISUALLY GRABED SOUTHEREN PIN MAX CEILING 10157 SPAN (97-1N) 6'-0' 7'-4' 6'-7' 15'-11' 11'-0' 11'-0' 15'-11' 18'-11' 18'-11' 18'-11' 18'-11' 18'-11' 18'-0' 20'-11'

Г





FRONT ELEVATION



PLANS FOR CHARLES & DONNA COOPER 120 POPLAR PT PASS CHRISTIAN MS

DRAWN BY : HN DATE: 8-20-25 SCALE 3/16" =1'-0"

SHEET NUMBER :

NECAISE DESIGN ALL RIGHTS RESERVED

RIGHT ELEVATION



- GEN. NOTES

 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS AND FHAVA MPS.

 2. IT IS THE RESPONSIBILITY OF THE OWNER AND OR GENERAL CONTRACTOR TO CHECK ALL DIMENSION FOR THE JOB BEFORE CONSTRUCTION.

 3. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BILLING WITH SITE REGULERMENTS.

- 3. CONTRACTOR SHALL INSUIRE COMPATIBILITY OF THE BUILDING WITH 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, ORDINANCE REGULATION, ETC SHALL BE CONSIDERED AS PART OF THE SPECIFICATION FOR THIS BUILDING AND TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME WHERE ARE VARIANCE.

 6. STANPEDIAPPROVED PLAN (CITY) MUST BE ON SUFE

- VARIANCE.
 6. STAMPED/APPROVED PLAN (CITY) MUST BE ON SITE FOR ALL INSPECTION.
 7. PROOF OF TERMITE TREATMENT SHALL BE SHOWN AT TIME OF FOOTING INSPECTION CUSTOMER WANTS TERMITE TREATMENT ON ALL WALLS)
 8. OWNER MUST SUPPLY SPECIFICATIONS ON ANY/ALL MANUFACTURED/ENGINEERED MEMBERS/MATERIALS INCLUDING SPANS, LOADS, LAYOUT, PASTENING DETAIL (JAMADUA PER, GRAM LOISE TRIUSSES METALLS) DETAIL(130MPH) ETC (BEAM, JOIST, TRUSSES. METAL ROOFS, GARAGE DOORS, LIFTS/ELEVATORS, ETC.) 9. ALL STRAPPING MUST BE HOT DIPPED GALVENIZED
- MPH SUSTAINED AMD 155 MPH 3 SECOND GUST. 11. ALL 6" GUTTERS WILL BE PER CUSTOMER

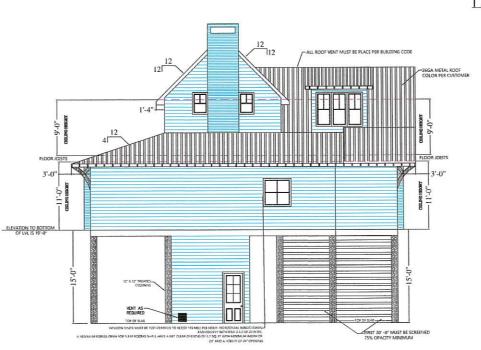
L

	RAFT	ER SPANS
		OR SOUTHERN PINE SPECIES SP, LA=240 DEAD LOAD =10PSF
SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEEN BRACING) (FT-IN)
	12.0	12'-11"
	16.0	11'-2"
2"X6"	19.2	10'-2"
	24.0	9'-2"
	12.0	16'-4"
2"X8"	16.0	14'-2"
2 10	19.2	12'-11"
	24.0	11'-7"
	12.0	19'-5"
2"X10"	16.0	16'-10"
E XIU	19.2	15'-4"
	24.0	13'-9"
	12.0	22'-10"
5.X15.	16.0	19'-10"
- 11-	19.2	18'-1"
	24.0	16'-2"
NOTE:	T	TABLE IS BASED ON THE IRC 2018 ABLE R802.4.1 (3)
CEILING	CEILI	ABLE R802.4.1 (3)
CEILING	CEILI JOIST SPANS NINHABITABLE OAD = 20 PS	NG JOIST SPANS FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE P, LA-240 DEAD LOAD -10PSP VISUALLY GRADED SOUTHEREN PINI
CEILING U. (LIVE L	CEILI JOIST SPANS NINHABITABLE OAD = 20 PS SPACING (INCHES)	NG JOIST SPANS FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE FP, LA=240 DEAD LOAD =10PSP VISUALLY GRADED SOUTHERE PINN MAX CEILING JOIST SPAN (T'-IN)
CEILING U. (LIVE L	CEILI JOIST SPANS NINHABITABLE OAD = 20 PS SPACING (INCHES) 12.0	NG JOIST SPANS FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE VISUALLY GRADED SOUTHEREN PINI MAX CELLING JOIST SPAN (PT-IN) 9'-3"
CEILING U. (LIVE L	CEILI JOIST SPANN NINHABITABLE OAD = 20 PS SPACING (INCHES) 12.0 16.0	RBLE RB02.4.1 (3) NG JOIST SPANS FOR SOUTHERN PIWE SPECIES ATTIC WITHOUT STORAGE FOR LAWAGE DEAD LOAD =10978 VISUALLY GRADED SOUTHEREN PINI MAX CEILING JOIST SPAN (FT-IN) 9'-9" 8'-0" 8'-0"
CEILING U. (LIVE L	CEILI JOIST SPANS NINHABITABLE OAD = 20 PS SPACING (INCHES) 12.0 16.0 19.2	NG JOIST SPANS FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE F, LA=240 DEAD LOAD =10PSP VISUALLY GRADED SOUTHEREN PINI MAX CEILING JOIST SPAN (FT-IN) 8'-0" 7'-4"
CEILING U. (LIVE L	CEILI JOIST SPANS NINHABITABLE OAD = 20 PS SPACING (INCHES) 12.0 18.0 19.2 24.0	BEE REC2.4.1 (3) NG JOIST SPANS FOR SOUTHERN PIWE SPECIES ATTIC WITHOUT STORAGE P, LA-420 DEAD LOAD -10PSP PIN MAX CEILING JOIST SPAN (FT-IN) 9'-9' 7'-4' 6'-7' 6'-7' 6'-7'
CEILING U. (LIVE L	CEILI JOIST SPANS NINHABITABLE OAD = 20 PS SPACING (INCHES) 12.0 16.0 19.2 24.0 12.0	NG JOIST SPANS FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE VISUALLY GRADED SOUTHEREN PIN MAX CELLING JOIST SPAN (PT-IN) 8'-0' 7'-4' 6'-7' 13'-11'
CEILING U. (LIVE L SIZE 2°X4°	CEILI JOIST SPANS INNHABITABLE OAD = 20 PS SPACING (INCHES) 12.0 16.0 19.2 24.0 12.0 11.0	BEE REGEA.1 (3) NG JOIST SPANS FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE FOR LAWRENCE SOUTHEREN FINN MAX CELLING JOIST SPAN (FT-IN) 6'-3' 7'-4' 6'-7' 13'-11' 12'-0'
CEILING U. (LIVE L SIZE 2°X4°	CEILI JOIST SPANS INNHABITABLE OAD = 20 PS SPACING (INCHES) 12.0 16.0 19.2 24.0 12.0 16.0 19.2	NG JOIST SPANS FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE VISUALLY GRADED SOUTHEREN PIN MAX CEILING JOIST SPAN (PT-IN) 8'-0' 7'-4' 6'-7' 13'-11' 12'-0' 11'-0'
CEILING U. (LIVE L SIZE 2°X4°	CEILI JOIST SPANS INNHABITABLE OAD = 20 PE SPACING (INCHES) 12.0 16.0 19.2 24.0 16.0 19.2 24.0 24.0 24.0	BEE REC2.4.1 (3) NG JOIST SPANS FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE PY, LA=440 DEAD LOAD =10PSF VISUALLY GRADED SOUTHEREN FINN MAX CELLING JOIST SPAN (FT-IN) 6'-3' 6'-0' 7'-4' 6'-7' 13'-11' 12'-0' 9'-10'
CEILING U. (LIVE L SIZE 2°X4°	TO CEILI. JOIST SPANN NINHABITABLE OAD = 20 PS SPACING (INCHES) 18.0 19.2 24.0 18.0 19.2 24.0 19.2 24.0 19.2 24.0	BREE REGULATION NG JOIST SPANS FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE F. LA=240 DEAD 1098F VISUALLY GRADED SOUTHEREN PIN MAX CELLING JOIST SPAN (PT-IN) 8'-0' 7'-4' 6'-7' 13'-11' 12'-0' 11'-0' 9'-10' 1'-7'
CEILING U. (LIVE L SIZE 2"X4"	T. CEILLI JOIST SPANS NINHABITABLE OAD = 20 PE SPACING (INCRES) 12.0 16.0 19.2 24.0 12.0 12.0 12.0 16.0 19.2 19.2 10.0 10.1 10.1 10.1 10.1 10.1 10.1 10.1 10.1 10.1 10.1 10.1 10.1 10.1 10.1 10.1	BEE REC2.4.1 (3) NG JOIST SPANS FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE P, LA=440 DEAD LOAD =10PSF VISUALLY GRADED SOUTHEREN FINM MAX CEILING JOIST SPAN (FT-IN) 6'-3' 6'-0' 7'-4' 6'-7' 13'-11' 12'-0' 11'-0' 9'-10' 11'-0' 9'-10' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0'
CEILING U (LIVE L SIZE 2"X4"	TO CEILLI JOIST SPANSININHABITABLE SALE SALE SALE SALE SALE SALE SALE SA	BLE R802.4.1 (3) NG JOIST SPANS FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE IF, LA=240 DEAD LOAD =10PSF VISUALLY GRADED SOUTHEREN PINI MAX CELLING JOIST SPAN (YT-IN) 9'-3" 1'-4" 15'-1' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-1' 115'-3' 115'-11'
CEILING U (LIVE L SIZE 2"X4"	TO CEILI JOIST SPANNINHABITABLE OAD = 20 PS SPACING (INCHES) 112.0 118.0 119.2 24.0 110.0 119.2 12.0 110.0 119.2 12.0 110.0 119.2 24.0 110.0 119.2 24.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12	BEE REC2.4.1 (3) NG JOIST SPANS FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE PT. LA=420 DEAD LOAD =10PSF VISUALLY GRADED SOUTHEREN PIN MAX CELLING JOIST SPAN (FT-IN) 6'-3' 6'-0' 7'-4' 6'-7' 13'-11' 12'-0' 9'-10' 11'-0' 9'-10' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0'
CEILING U (LIVE L SIZE 2"X4"	TO CEILI. JOIST SPANNINHABITABLE OAD = 20 PS SPACING (INCRES) 112.0 116.0 119.2 24.0 116.0 119.2 24.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12	BLE R802.4.1 (3) NG JOIST SPANS FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE IF, LA=240 DEAD LOAD =10PSF VISUALLY GRADED SOUTHEREN PINI MAX CELLING BISTS SPAN (YT-IN) 9'-3' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-1' 11'-0' 20'-11' 12'-0' 20'-11'
CEILING U. (LIVE L SIZE 2"X4" 2"X6"	TO CEILI JOIST SPANIS ININHABITABLE OAD = 20 PS SPACING (INCRES) 18.0 19.2 24.0 15.0 19.2 24.0 15.0 19.2 24.0 15.0 19.2 24.0 15.0 19.2 12.0 15.0 19.2 12.0 15.0 19.2 12.0 15.0 19.2 12.0 15.0 19.2 12.0 15.0 19.2 12.0 15.0 19.2 12.0 15.0 19.2 12.0 15.0 19.2 12.0 15.0 19.2 12.0 15.0 19.2 15.0 15.0 15.0 15.0 15.0 15.0 15.0 15.0	BEE R802.4.1 (3) NG JOIST SPANS FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE FOR SOUTHERN PINE SPECIES ATTIC WITHOUT STORAGE FOR SOUTHERN PIN MAX CEILING JOIST SPAN (FT-N) 8'-9' 8'-9' 18'-11' 112'-0' 9'-10' 11'-0' 9'-10' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-1' 11'-0' 11'-1' 11'-0'
CEILING U. (LIVE L	TO CEILI. JOIST SPANNINHABITABLE OAD = 20 PS SPACING (INCRES) 112.0 116.0 119.2 24.0 116.0 119.2 24.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12	BLE R802.4.1 (3) NG JOIST SPANS FOR SOUTHERN PIRE SPECIES ATTIC WITHOUT STORAGE IF, LA=240 DEAD LOAD =10PSF VISUALLY GRADED SOUTHEREN PINI MAX CELLING BISTS SPAN (YT-IN) 9'-3' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-0' 11'-1' 11'-0' 20'-11' 12'-0' 20'-11'





LEFT ELEVATION



NECAISE DESIGN NOT BEING AN ARCHTECTURAL OR ENGINEERING FIRM, ASSULE NO LIGHLITY POR THE STRUCTURAL OR ARCHTECTURAL DISCIGN OF THIS DWEALING. EVERY EFPOT HAS BEEN MADE TO ENSUITE ALL DIMENSIONS ARE CORRECT AND ALL PEDERAL, STATE, AND LOCAL CODE ORDINANCES, RECULLITON, ETC. ARE MET. IF AN ERROR OR OMMISSION DOES OCCUR. IT IS THE RESPONSIBILITY OF THE OWNER TOWN CORRECT THE ERROR AND / OR OMMISSION AT HIS/HER EYPENSE, AND IS NOT THE RESPONSIBILITY OF NECAISE DESIGNS.

NECAISE DESIGN 228-493-1046 ELEVATION

Revisions

PLANS FOR CHARLES & DONNA COOPER 120 POPLAR PT PASS CHRISTIAN MS

DRAWN BY : HN SCALE 3/16" =1'-0"

SHEET NUMBER : 2A NECAISE DESIGN ALL RIGHTS RESERVED

GEN. NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS AND FHAVA MPS.

2. IT IS THE RESPONSIBILITY OF THE OWNER AND OR GENERAL CONTRACTOR TO CHECK ALL DIMENSION FOR THE JOB BEFORE CONSTRUCTION.

3. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE RILL INJUNG WITH SITE REGULIREMENTS.

3. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH 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, ORDINANCE.REGULATION, ETC SHALL BE CONSIDERED

AS PART OF THE SPECIFICATION FOR THIS BUILDING AND TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME WHERE ARE VARIANCE.

6. STAMPED/APPROVED PLAN (CITY) MUST BE ON SITE

6. STAMPED/APPROVED PLAN (CITY) MUST BE ON SITE FOR ALL INSPECTION.
7. PROOF OF TERMITE TREATMENT SHALL BE SHOWN.
AT TIME OF POOTING INSPECTION CUSTOMER WANTS
TERMITE TREATMENT ON ALL WALLS)
8. OWNER MUST SUPPLY SPECIFICATIONS ON ANY/ALL
MANUFACTURED/ENGINEERED MEMBERS/MATERIALS
INCLUDING SPANS,LOADS,LAYOUT, FASTENING
DETAIL (TAMPEL) FOR GRAM JOIST TRUISSEE METAL DETAIL(130MPH) ETC (BEAM, JOIST, TRUSSES METAL ROOFS, GARAGE DOORS.LIFTS/ELEVATORS, ETC.) 9. ALL STRAPPING MUST BE HOT DIPPED GALVENIZED

OR STAINLESS STEEL. STRAPS MUST REFERENCE 2018 IRC FOR TYPICAL METHODS OF ANCHORAGE AND BRACING.STRAP INSPECTION ARE REQUARED PRIOR TO

COVERING.

10. ALL SHINGLES OR METAL ROOFING MUST MEET 130
MPH SUSTAINED AMD 155 MPH 3 SECOND GUST.

11. ALL 6° GUTTERS WILL BE PER CUSTOMER