	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 318 S. 5 th St.		
	Proposal:	Repairs to existing gazebo		
	Petitioner:	Kevin Haddle/Noe Martinez		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 5/21/14	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Plans and photos				
EXECUTIVE SUMMARY:				
<p>Proposed is repair of an existing gazebo at 318 S. 5th St. The gazebo was damaged over the winter.</p> <p>Drawings are attached.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

• JOIST OR BLOCKING		
• TAIL BEAMS TO HEADERS (WHERE NAILING IS PERMITTED)	10d COMMON	2 EACH DIRECT BEARING
• HEADER BEAMS TO TRIMMERS (WHERE NAILING IS PERMITTED)	20d COMMON	EACH END 4 SQ. FT. FLOOR AREA
• CONTINUOUS HEADER TO STUD	8d COMMON	4 TOE NAIL
• CONTINUOUS HEADER TO PIECES	16d COMMON	16" O.C. DIRECT

ROOF AND CEILING CONSTRUCTION

• CEILING JOISTS TO PLATE	16d COMMON	3 TOE NAIL
• CEILING JOISTS (LAPS OVER PARTITION)	10d COMMON	3 DIRECT NAIL
• CEILING JOISTS (PARALLEL TO RAFTER)	10d COMMON	3 DIRECT NAIL
• COLLAR BEAM	10d COMMON	3 DIRECT
• ROOF RAFTER TO PLATE	8d COMMON	3 TOE NAIL
• ROOF RAFTER TO RIDGE	16d COMMON	2 TOE NAIL OR DIRECT
• JACK RAFTER TO HIP	10d COMMON	3 TOE NAIL OR 2 DIRECT NAIL

WALL AND ROOF SHEATHING

• 5/8" & 3/4" PLYWOOD	8d SMOOTH OR 6d DEFORMED	6" EDGES & 12" INTERMEDIATE SUPPORT
-----------------------	--------------------------	-------------------------------------

RE
DOD
E

NOTED OTHERWISE

IN FIELD

LOSET

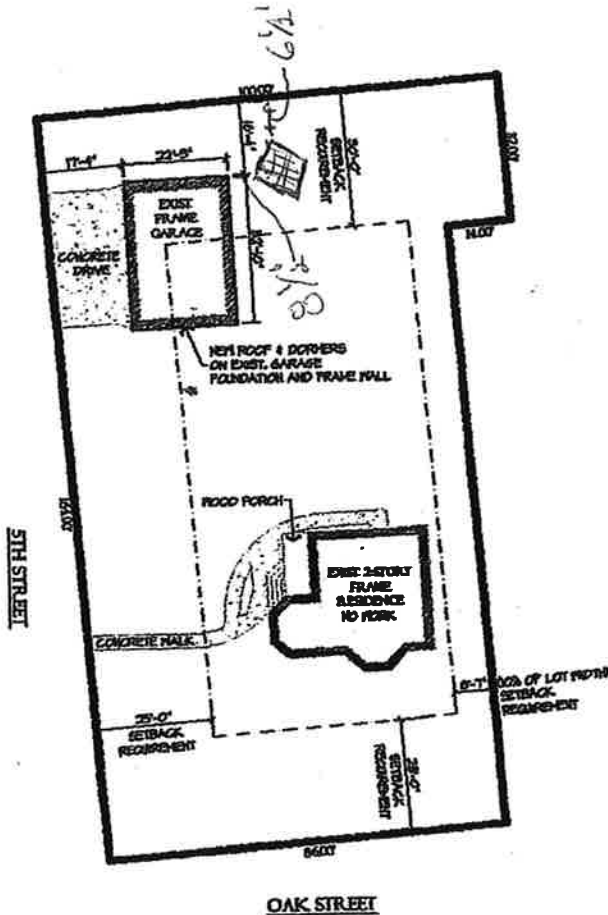
LEAN OUT

ATER

SMOKE DETECTORS AND CARBON MONOXIDE DETECTOR REQUIREMENTS:

SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE LOCATED ON ALL LEVELS, IN FURNACE ROOMS, AND IN THE VICINITY OF ALL BEDROOMS. ADDITIONALLY, SMOKE DETECTORS SHALL ALSO BE LOCATED IN ALL ROOMS USED FOR SLEEPING PURPOSES.

ALL DETECTORS SHALL BE 110 VOLT HARD-WIRED, INTERCONNECTED, WITH BATTERY BACK-UP.



ZONING REQUIREMENTS

ZONING CLASSIFICATION:
RT-2 SINGLE FAMILY

SQUARE FOOTAGE:
EXISTING HOUSE: 845 SQ. FT.
EXISTING GARAGE: 130 FT.

MAX. BUILDING HEIGHT:
20' FOR ACCESSORY STRUCTURE

SETBACK REQUIREMENTS (AS SHOWN):
CORNER FRONT YARD: 25'-0" MINIMUM
SIDE YARDS: 8'-7" MINIMUM
REAR YARD: 30'-0" MINIMUM

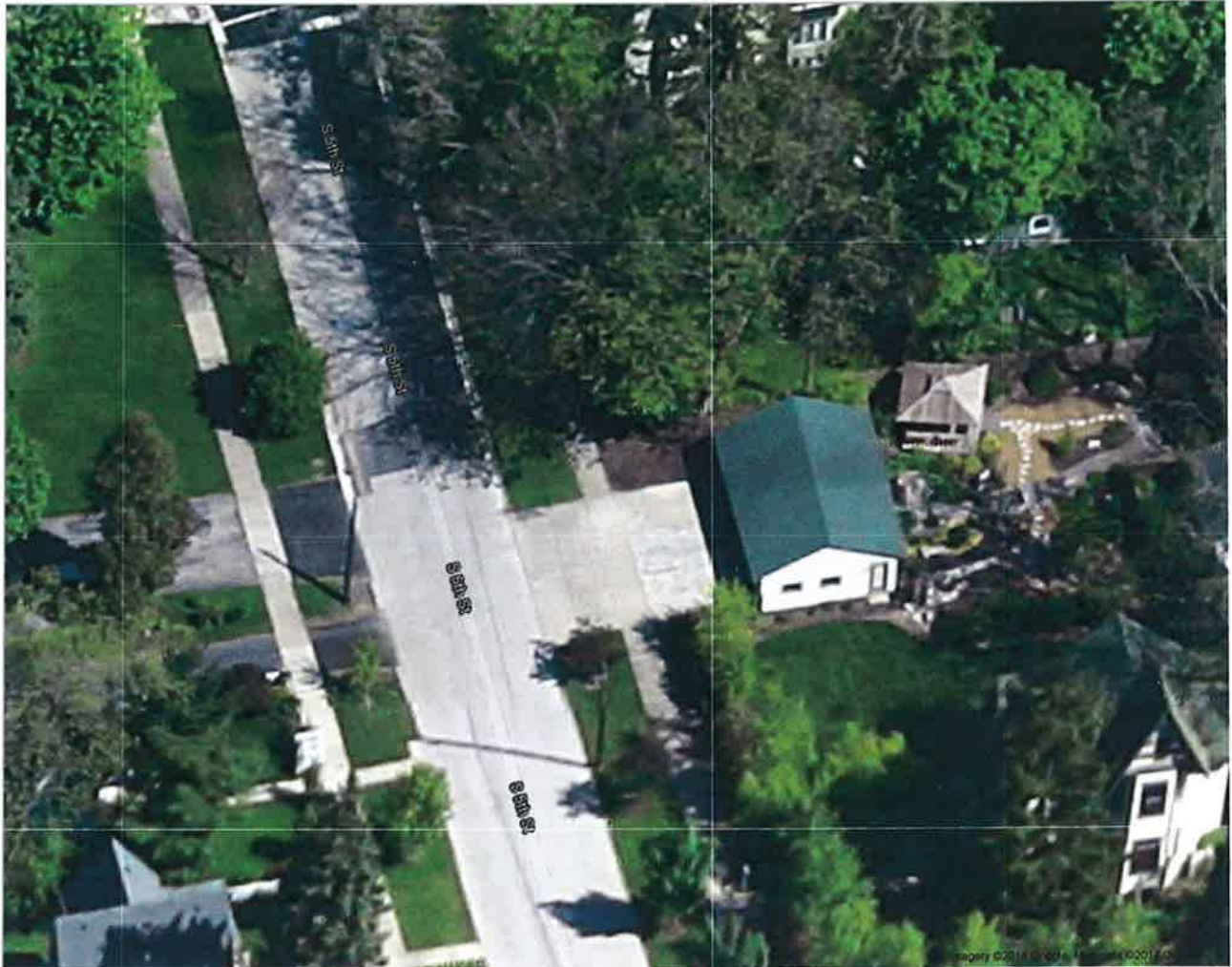


SITE-PLAN

SCALE: 1" = 20'-0"



To see all the details that are visible on the screen, use the "Print" link next to the map.



Picture of
existing
Gazebo

Garage

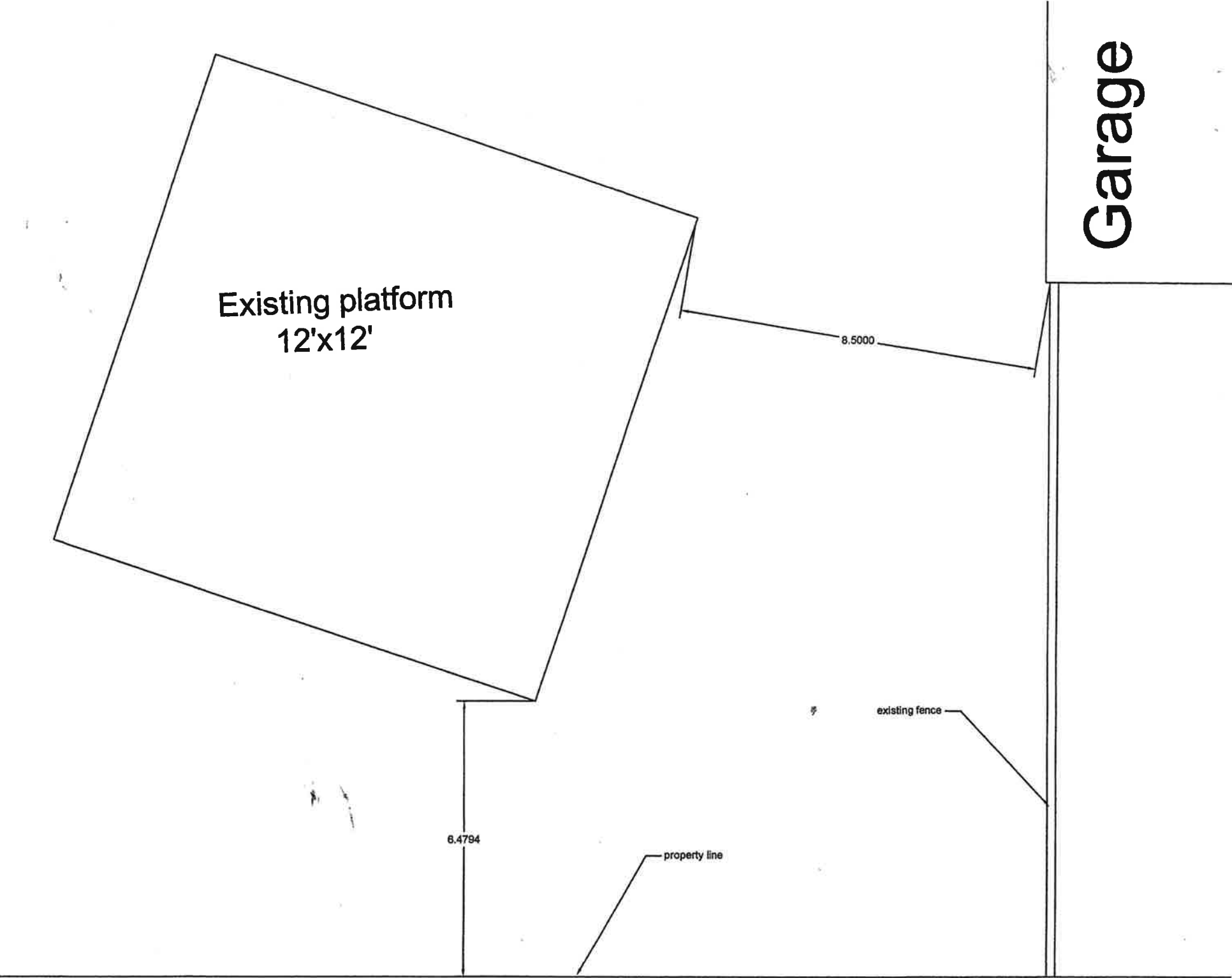
Existing platform
12'x12'

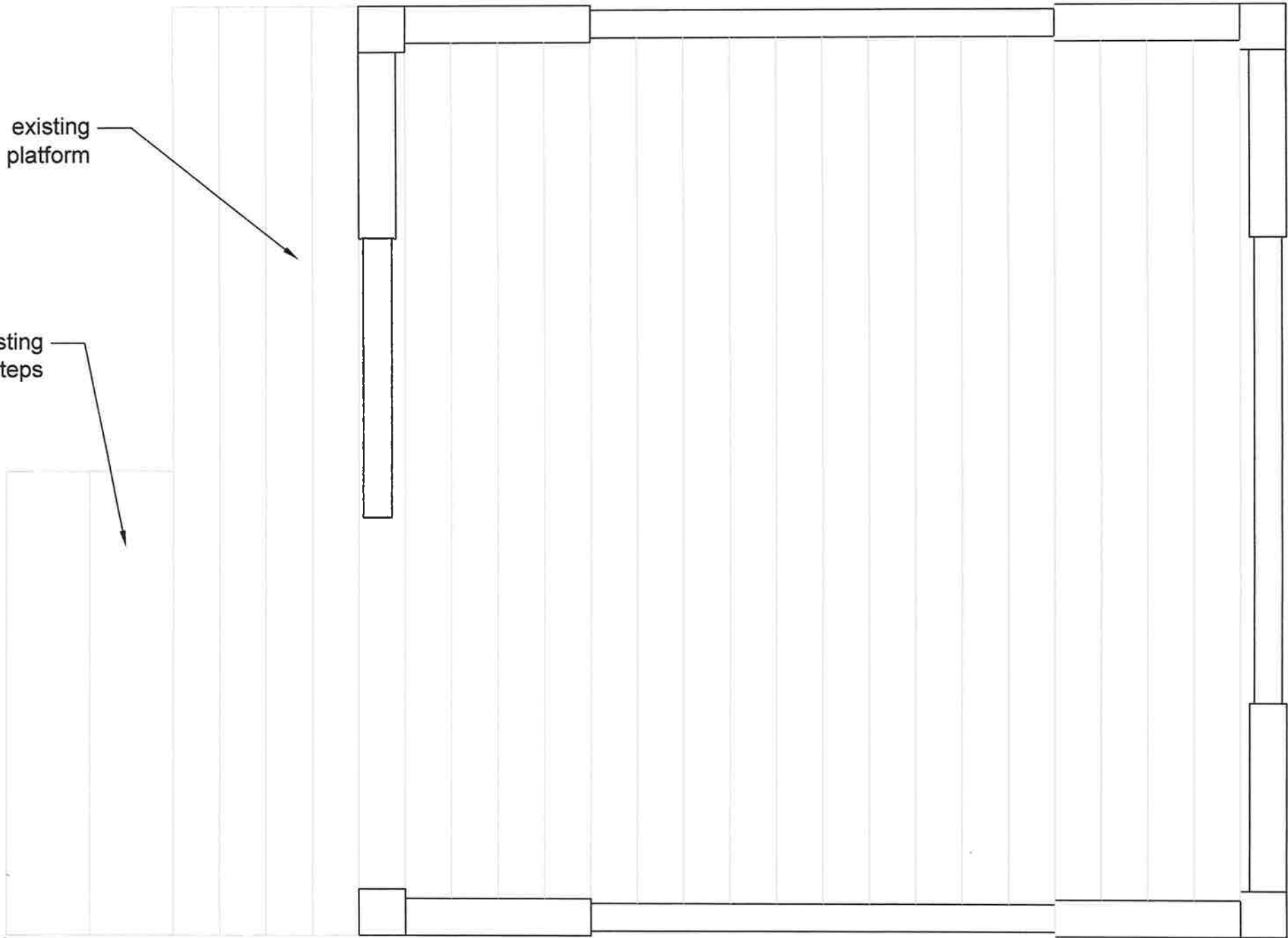
8.5000

6.4794

property line

existing fence

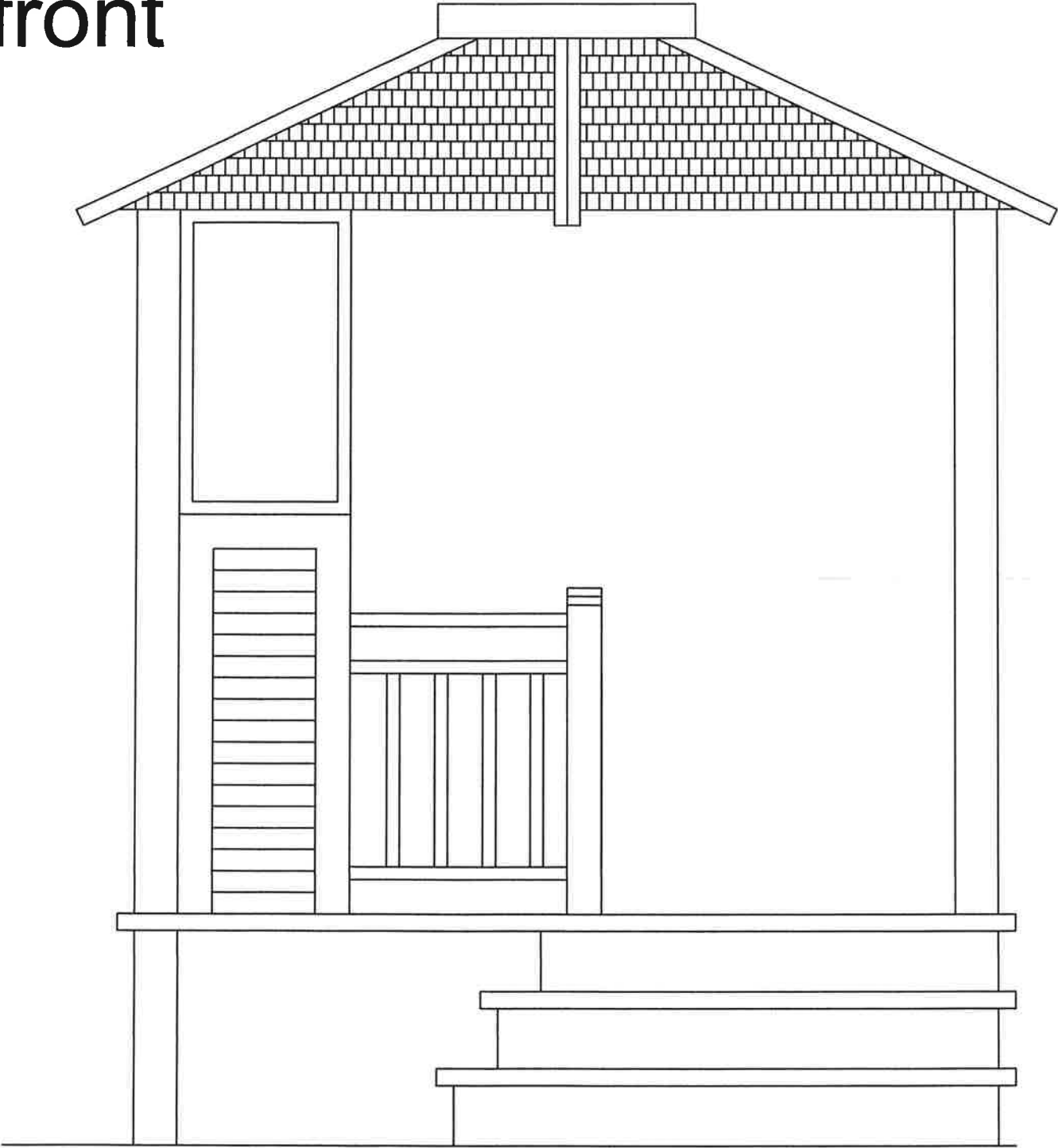




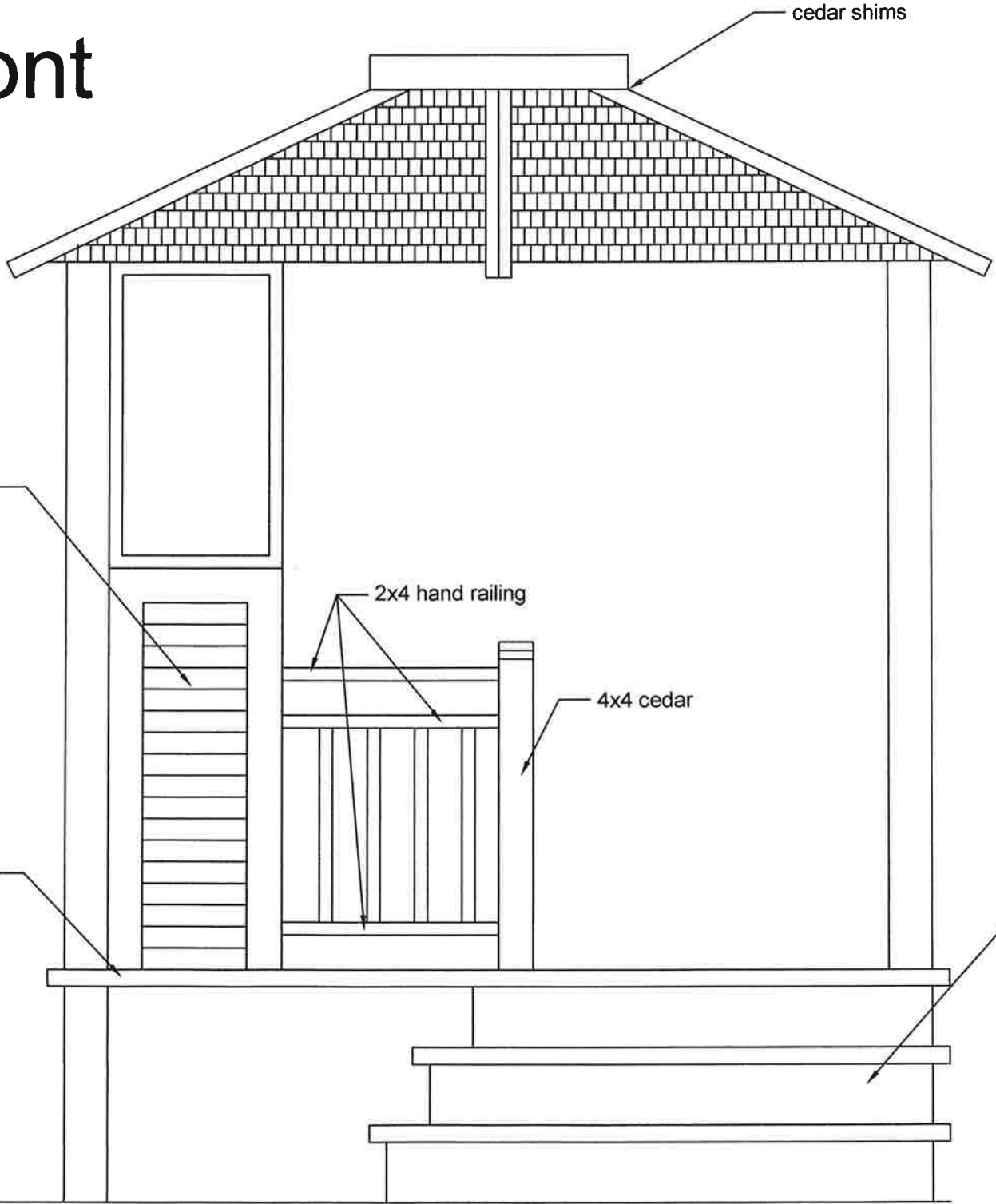
existing platform

Existing steps

front



front



cedar shims

1x4 beaded
T&G cedar

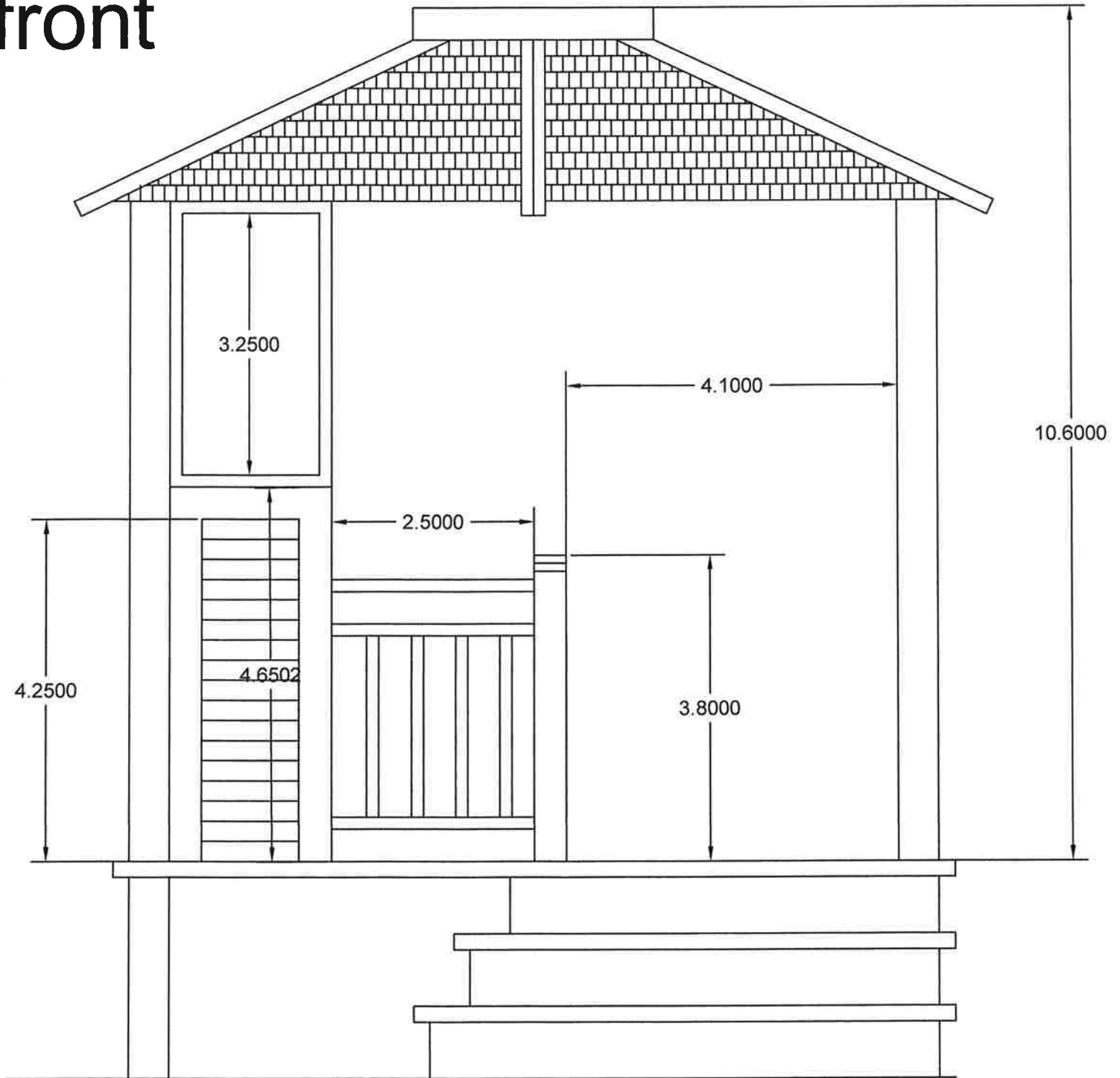
2x4 hand railing

4x4 cedar

Existing
platform

Existing
steps

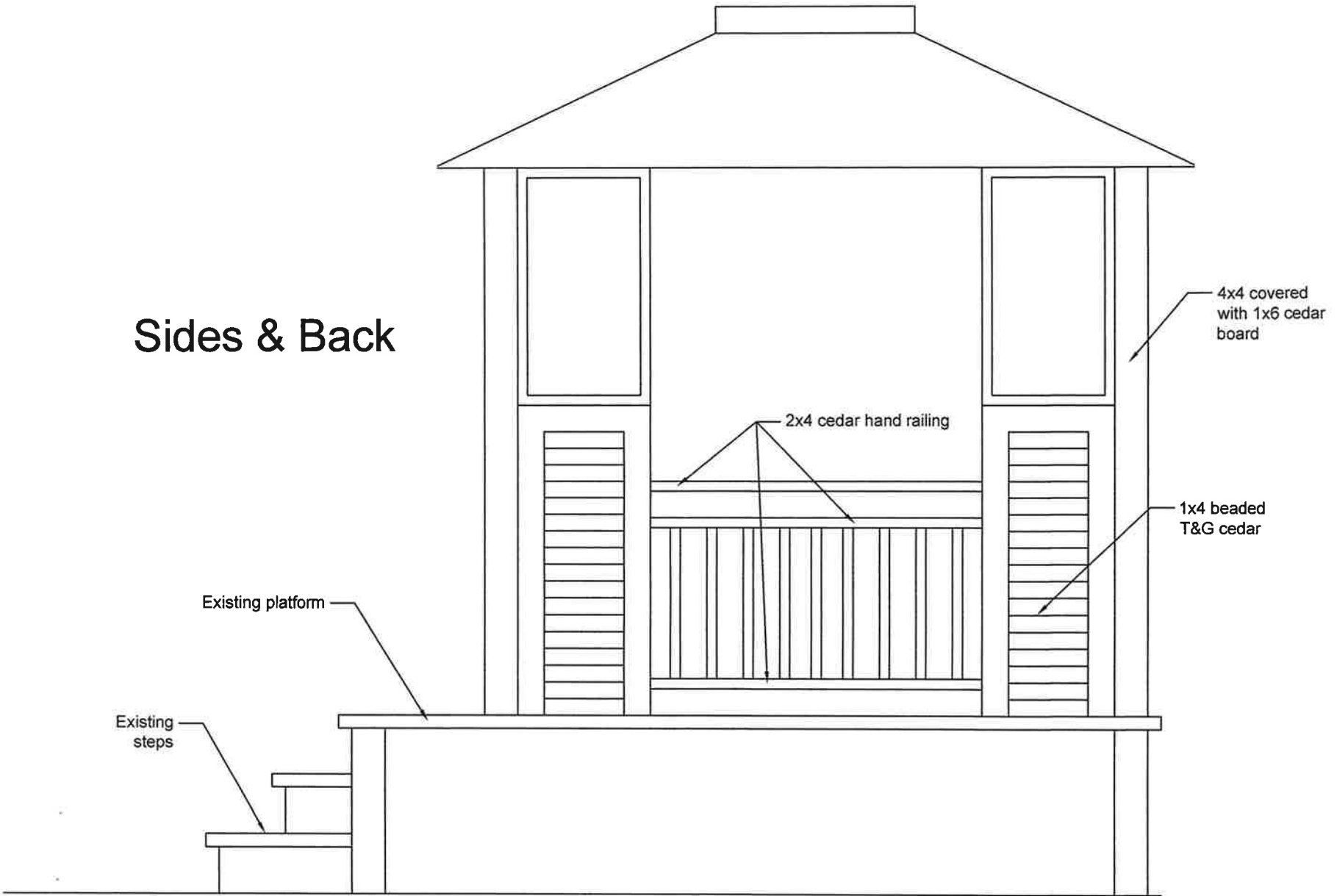
front



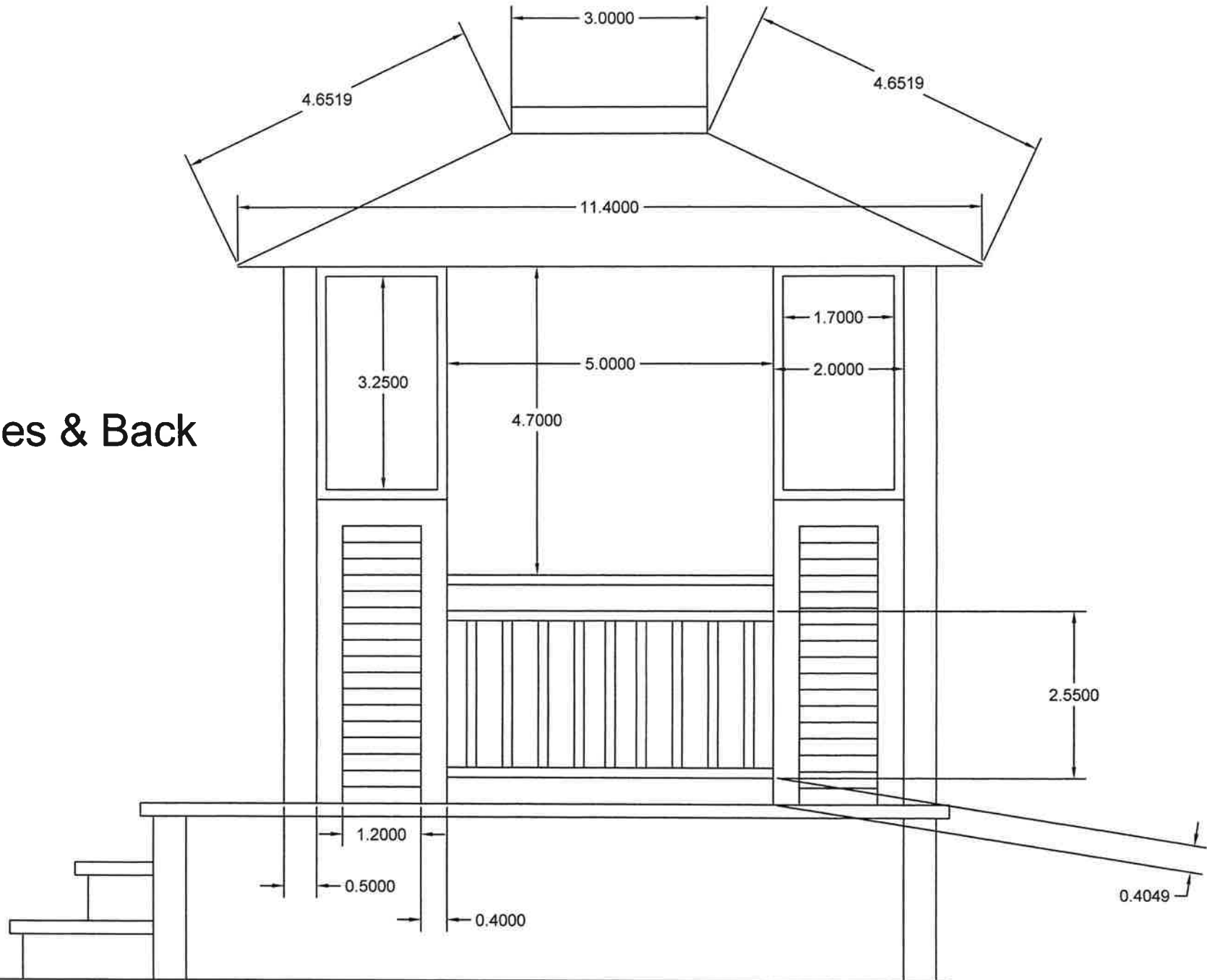
Sides & Back

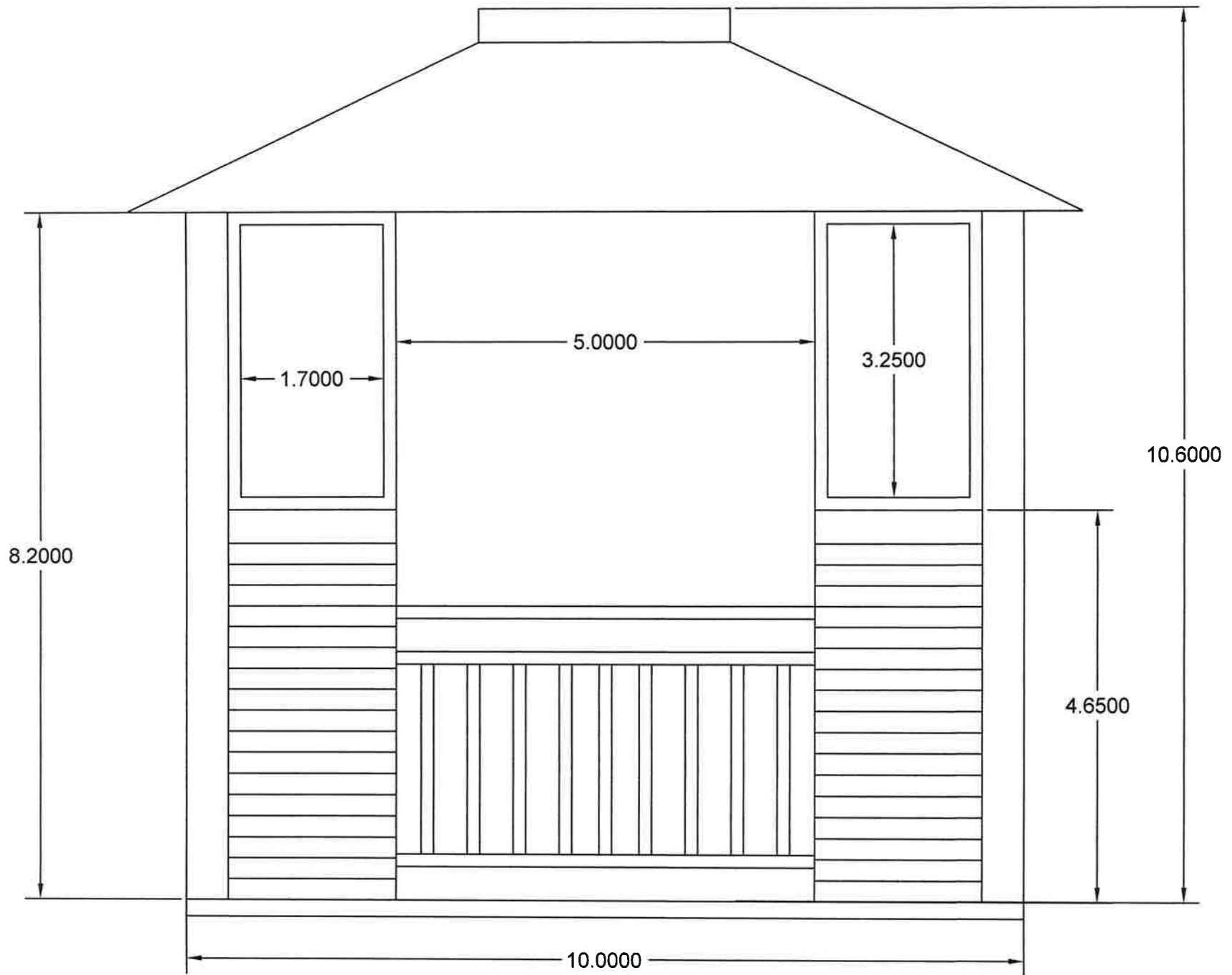


Sides & Back

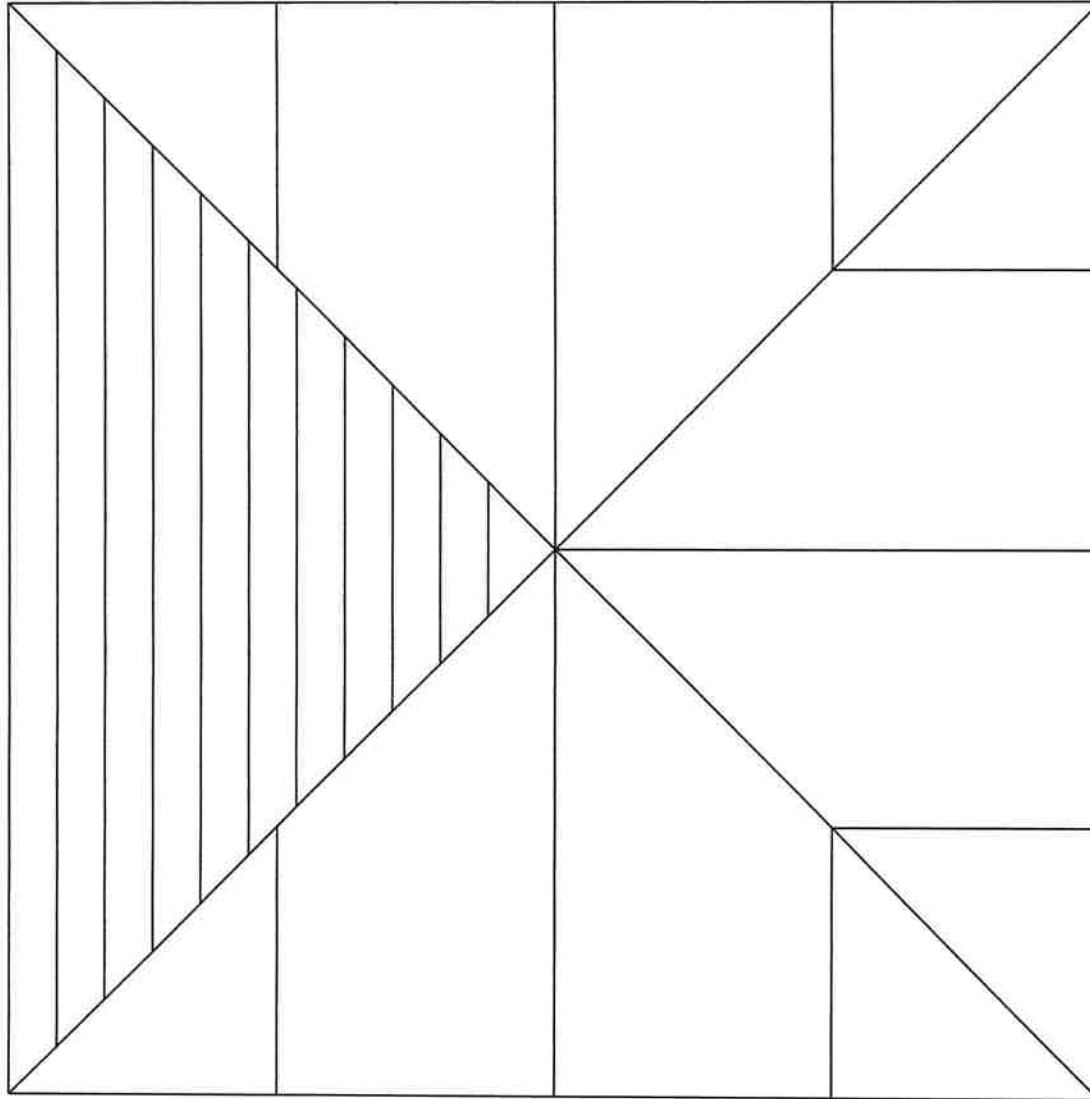


Sides & Back

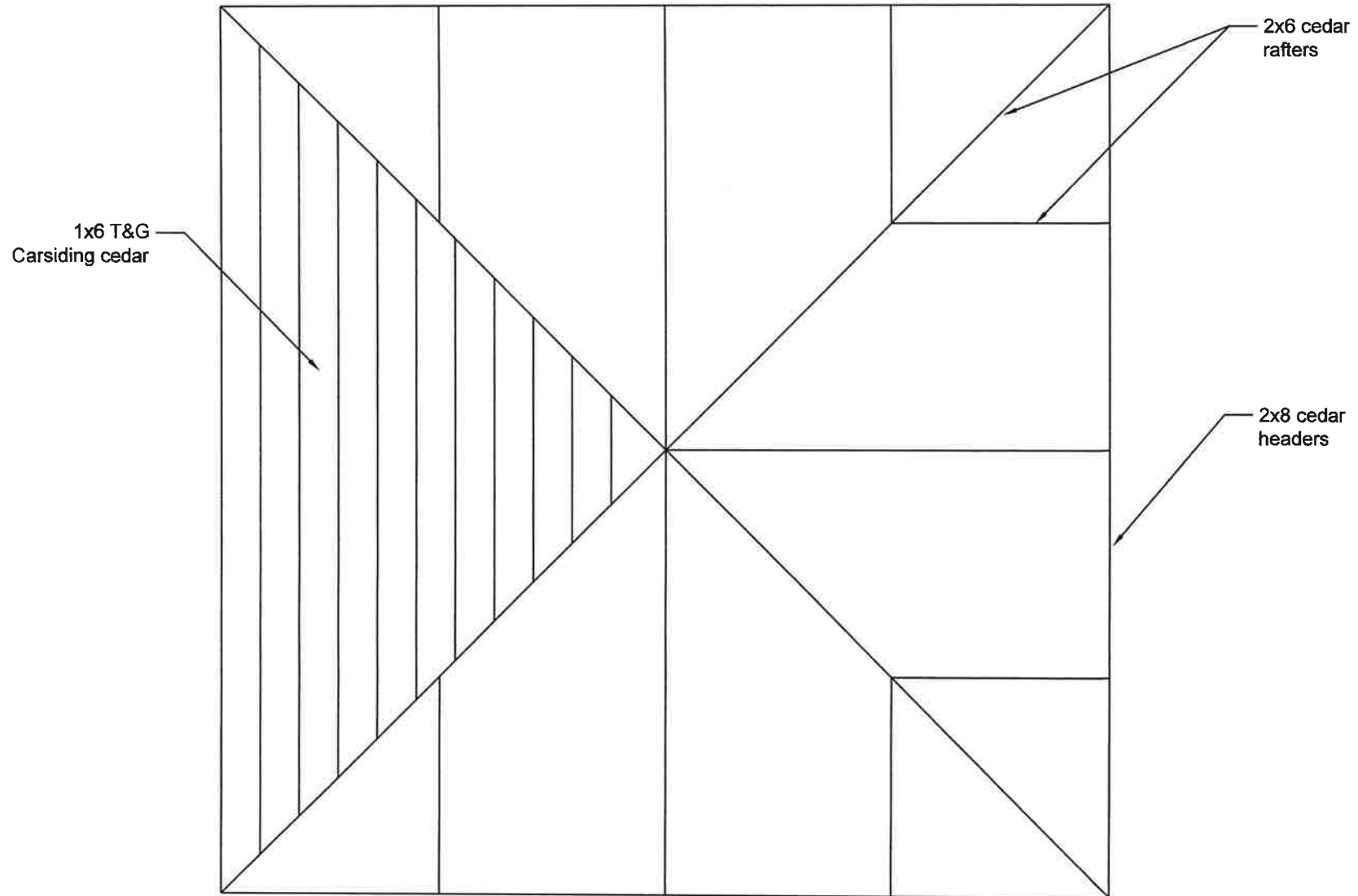




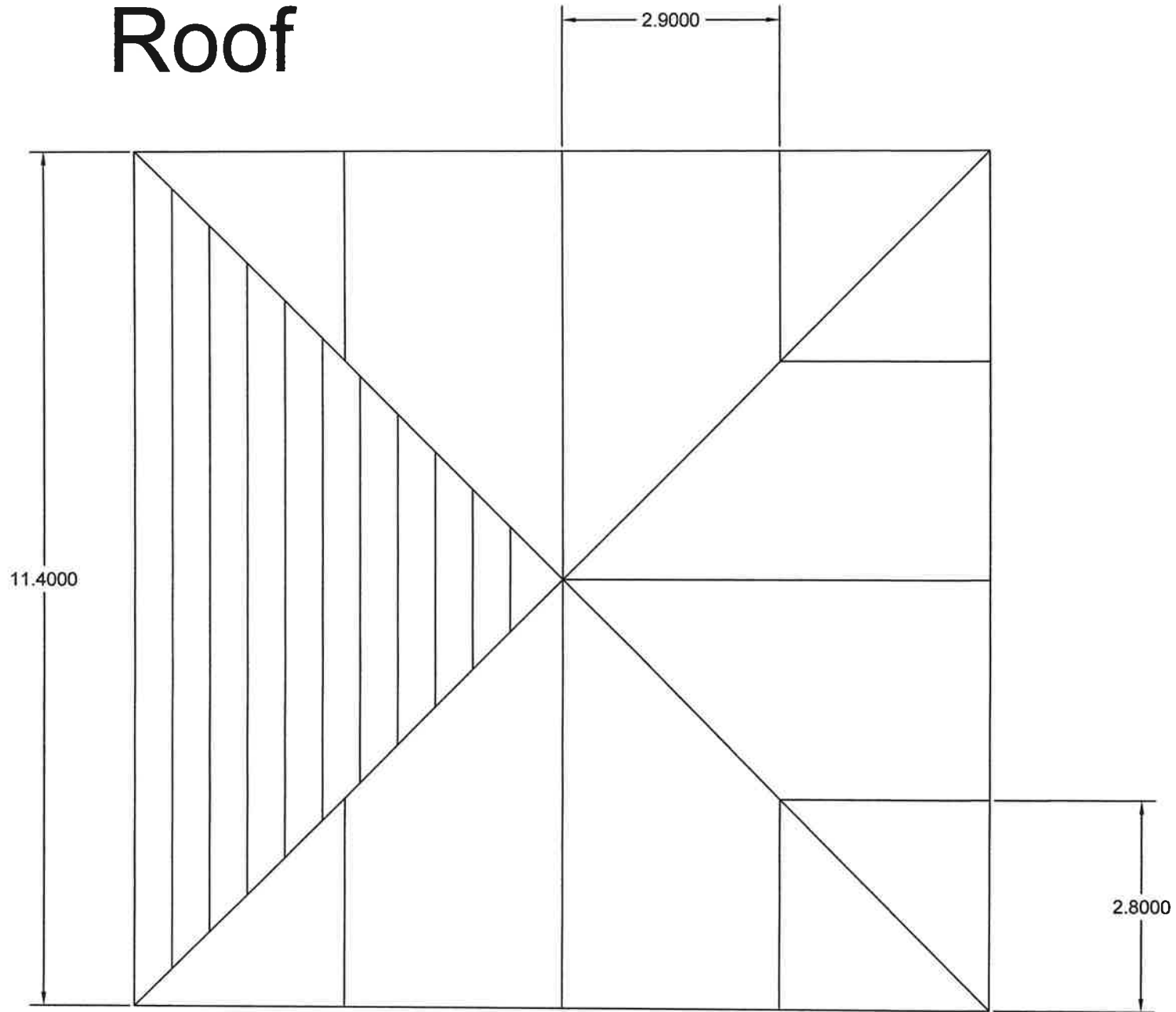
Roof



Roof



Roof





Post only

No glass

Example