May 11, 2026 - Historic Preservation Commission Meeting Agenda

May 11, 2026 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Action Items

1. Motion to approve the renovation to the front facade at 313 Ulman Avenue to include adding a french door and adding a roof over the deck submitted by Nancy Sorak
2. Motion to approve the addition to the residence located at 120 Bay View Court submitted by Lisa Forrester, consisting of a 31-foot by 14-foot screened porch at the rear, with a low-profile metal roof and wood pilings
3. Motion to approve the construction of a new residence at 703 Hancock Street submitted by Charles Bonner.
4. Motion to approve the construction of a pool enclosure at 313 St John Street submitted by A Plus Patio & Screen, consisting of a 33' x 21'6" freestanding aluminum structure with a gable roof in the back yard of 313 St John Street.
5. Motion to approve the renovations at the property located at 153 Main Street submitted by Magnolia Soap and Bath of Bay St. Louis, consisting of interior and exterior painting, installation of barn lights on the front exterior between the outermost windows and signage.
6. Motion to approve the construction at 202 Citizen Street submitted by Benfatti Construction for the installation of new aluminum fencing in 4-foot and 6-foot height.
7. Motion to approve the proposed construction at 348 Main Street submitted by Bruce Newton, consisting of a 10' x 12' shed at the rear of the property.

Minutes Approval

8. Motion to approve the meeting minutes from the April 13, 2026, HPC meeting

Adjourn

Bay St. Louis
Historic Preservation Commission
Review Application

Online Request #: APP-1861

Project #: PZ-2026-24

Submitted by:
Jeremy Burke
jeremyburkeusm@yahoo.com

Location: **313 ULMAN AVE**

City: **Bay St Louis** State: **MS** Zip: **39520**

Contact Information

Applicant's Contact Information

Title: First Name: **Nancy** Last Name: **Sorak** Suffix:

Business Name:

Mailing Address: **316 St John Street**

City: **Bay St Louis** State: **MS** Zip: **39520**

Email Address:

Cell Phone: **(228) 344-0355** Work Phone: Home Phone:

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: _ Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

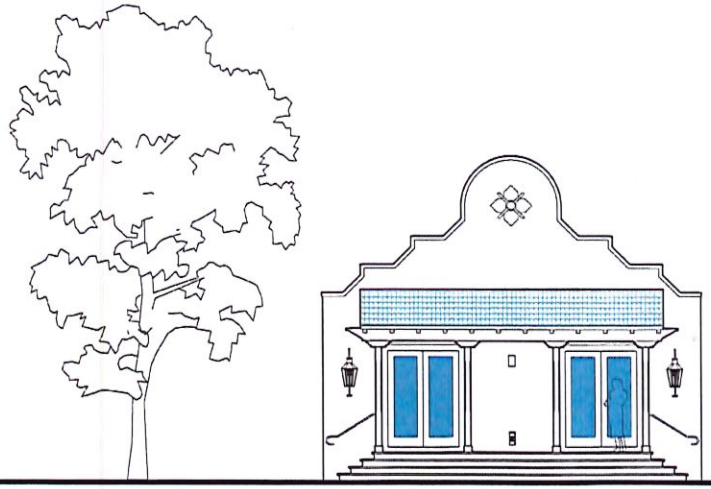
Historic Preservation Commission Review

Project Classification * Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es).	Addition/Renovation - Exterior alterations and or additions should be compatible with the building itself, its original design & style. Items needed: photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.
Give Written Scope of Work to be Performed *	Change the front facade of the building at 313 Ulman Avenue. French doors and a front deck roof will be installed.
Applicant Acknowledgment *	I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.
Applicant's Signature *	NS
Owner's Signature *	NS

Documents Uploaded

The following documents are attached to the Application.

Description of Exterior Trim Materials to be Used	**313 ulman avenue - plans.pdf**
Exterior Elevations (Street Views) of Proposed Structure(s)	**313 ulman avenue - picture.pdf**
Site Plan	**313 ulman avenue - site.pdf**

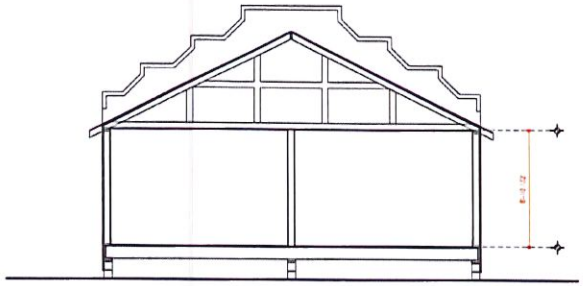


2 new south elevation
SCALE: 1/2" = 1'-0"

1 existing south elevation
SCALE: 1/2" = 1'-0"

313 Ulman: The Architect's Studio
facade renovation and new front porch

Jason Bigelow architect
BIGELOWSTUDIO
ARCHITECT
3603
STATE OF MINNESOTA



2 existing section
SCALE: 1/4" = 1'-0"

3 existing elevation
SCALE: 1/2" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION TO CONFORM TO LOCAL BUILDING, PLUMBING, AND ELECTRICAL CODES. G.C. VERIFY AND IMPLEMENT APPLICABLE CODES AS RELATES TO PROJECT SITE.
2. NEW CONSTRUCTION TO MAINTAIN SETBACKS AS REQUIRED BY COVENANT AND LOCAL CODE. G.C. TO VERIFY ULMAN STREET SETBACK AND ENSURE NEW PORCH SITS WHOLLY WITHIN BUILDABLE AREA.
3. THESE DRAWINGS MEANT TO CONVEY GENERAL DESIGN INTENT FOR ENVELOPE ONLY. FINAL STRUCTURAL DESIGN INCLUDING, BUT NOT LIMITED TO, FOUNDATION AND SLAB DESIGN, RAFTER SIZE AND SPACING, HEADER SIZES, NAILING PATTERNS AND SPECIFIC STRUCTURAL DETAILS ARE OUTSIDE THE SCOPE OF THESE DOCUMENTS AND ARE TO BE COMPLETED BY LICENSED ENGINEER. FOUNDATION DETAILS ARE SHOWN AS A GRAPHIC REFERENCE ONLY.
4. ALL WATERPROOFING, MOISTUREPROOFING AND FLASHINGS SHALL BE THE RESPONSIBILITY OF THE BUILDER AND SHALL BE INSTALLED ACCORDING TO STANDARD METHODS OF CONSTRUCTION.
5. FINAL PORCH FLOOR ELEVATION TO BE DETERMINED BY BUILDER. ELEVATION TO BE SET IN ACCORDANCE WITH APPLICABLE FEMA/FLOOD ZONE.

MECHANICAL AND ELECTRICAL NOTES

1. THESE DRAWINGS DESIGNED TO CONVEY APPROXIMATE SWITCHING AND OUTLET LOCATION ONLY. ALL ELECTRICAL AND MECHANICAL DESIGN TO BE APPROVED BY LOCAL ENGINEERS. REFLECTED CEILING PLAN / ELECTRICAL PLAN PROVIDED FOR REFERENCE ONLY.
2. G.C COORDINATE SIZE AND LOCATION OF ELECTRICAL SERVICES, METERS, FIXTURES, AND LOCATION AND SIZE OF WIRING CUTTERS, ETC. WITH OWNER AND POWER CO.
3. ALL FINISHES INCLUDING ALL PAINT COLORS, FLOORINGS, FURNISHINGS, FIXTURES, AND EQUIPMENT TO BE SELECTED BY OWNER. GC TO COORDINATE ALL INSTALLATIONS AND FINAL LOCATIONS WITH OWNER AND NECESSARY SUBS.

GENERAL DEMOLITION NOTES

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
2. CONTRACTOR SHALL CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY, AND ELECTRICAL LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION WORK.
3. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILINGS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK.
4. WHERE WALLS ARE REMOVED TO CREATE NEW OPENINGS, CONTRACTOR SHALL SHORE AND BRACE EXISTING STRUCTURE TO ENSURE SAFE AND STRUCTURALLY SOUND ENVIRONMENT.
5. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM THE SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS SHALL BE AT DISCRETION OF THE CONTRACTOR.
6. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR RECEIVE NEW SCHEDULED FINISHES.
7. WORK TO BE DEMOLISHED IS INDICATED BY DASHED LINES OR AS NOTED.
8. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR REMOVING OR ENCASING PER APPLICABLE LAW, CODE, AND BEST PRACTICES.

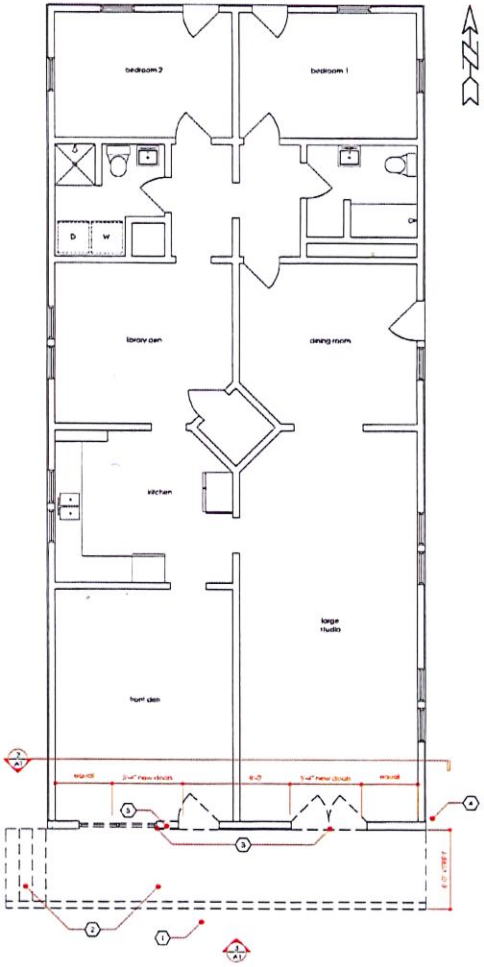
SPECIFIC DEMOLITION NOTES

1. REMOVE MISCELLANEOUS VEGETATION REQUIRED TO COMPLETE WORK.
2. REMOVE EXISTING WOODEN PORCH AND STEPS. PREPARE FOR NEW WORK.
3. REMOVE EXISTING DOORS AND WINDOWS. PREPARE FOR NEW WORK.
   NOTE: INTENT OF THIS CONSTRUCTION IS TO REPAIR AND REFINISH EXISTING STUCCO FACADE. CONTRACTOR IS TO REPLACE/REPAIR ANY ROTTEN SUBSTRATE AND FINISH TO MATCH EXISTING FACADE. PROVIDE ANY NEW BLOCKING, STRUCTURAL HEADERS, AND SUPPORT STUDS TO ACCOMPLISH NEW WORK. VERIFY FLASHING ON NORTH SIDE OF FACADE TO PROVIDE WATER TIGHT CONSTRUCTION AGAINST EXISTING PITCHED ROOF.
   NOTE: FACADE WORK TO BE COORDINATED AND SCHEDULED BY G.C. IN SUCH A MANNER TO PROTECT INTERIOR OF EXISTING BUILDING. G.C. TO PROVIDE SHORING AND BRACING NECESSARY TO PROTECT INTEGRITY OF EXISTING BUILDING. G.C. COORDINATE DEMOLITION WITH NEW WORK (NEW DOOR PROCUREMENT) SUCH THAT NEW CONSTRUCTION IMMEDIATELY FOLLOWS DEMOLITION.
4. EXISTING OVERHEAD ELECTRICAL TO BE REROUTED TO UNDERGROUND. PROVIDE NEW CONDUIT AND PRIMARY PANEL COORDINATION TO ACCOMPLISH. COORDINATE WITH LOCAL ELECTRICAL UTILITY PER LOCAL CODE/ORDINANCE.
5. REMOVE EXISTING SCONCE AND OUTLET. INSTALL NEW SCONCE AS SHOWN. INSTALL NEW WATERPROOF GFI OUTLET BETWEEN NEW DOORS.

ALTERNATE PRICING NOTES

DA1 G.C. PROVIDE PRICING TO REMOVE EXISTING SHINGLE ROOFING. INSTALL NEW PEEL AND STICK ICE & WATER SHIELD. NEW STANDING SEAM METAL ROOFING. COLOR BY OWNER

notes



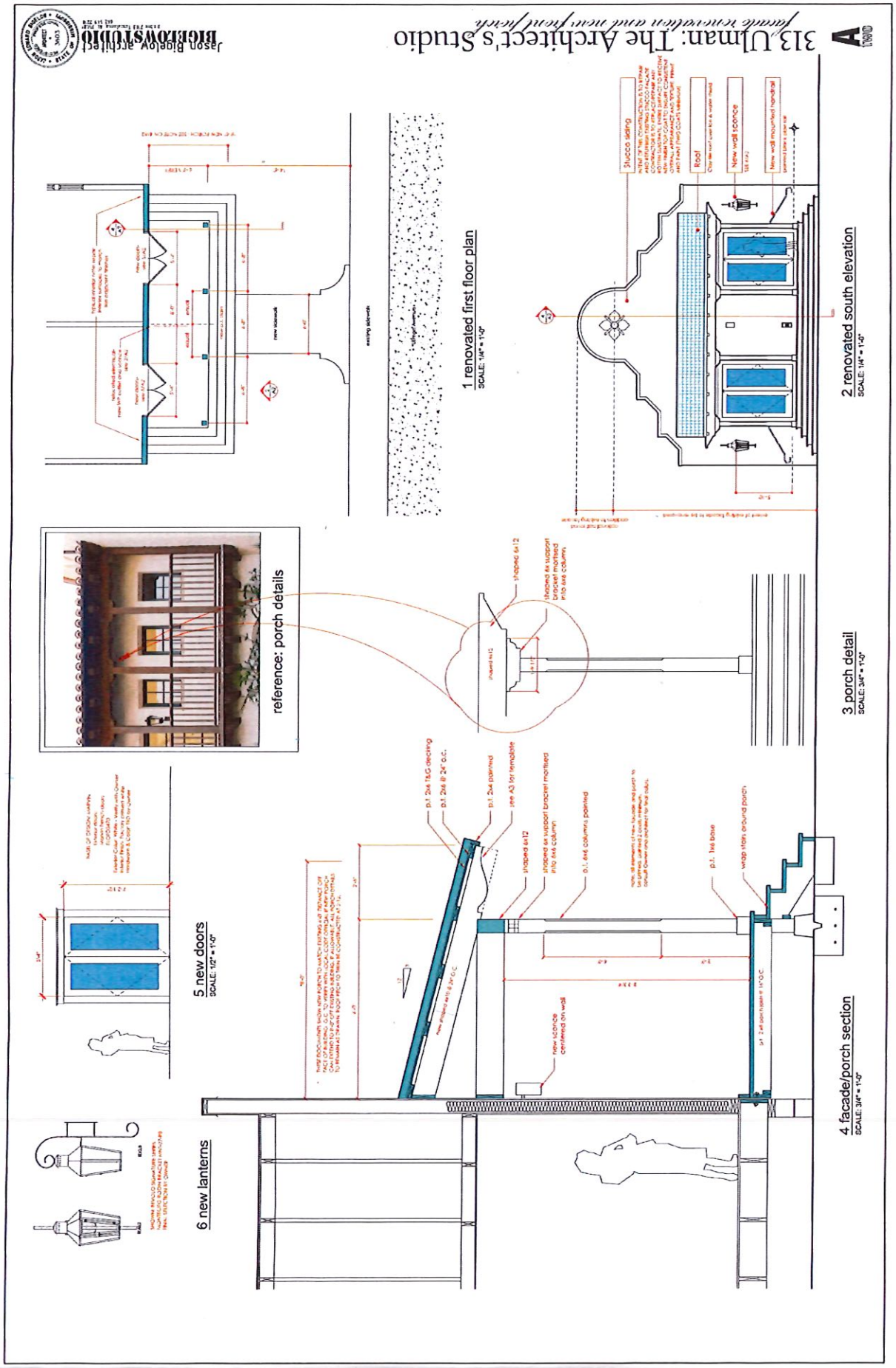
1 existing first floor plan
SCALE: 1/4" = 1'-0"

Jason Bigelow architect
BIGELOW STUDIO
LICENSED IN MINNESOTA & TEXAS
612.315.1218

313 Ulman: The Architect's Studio
facade renovation and new front porch

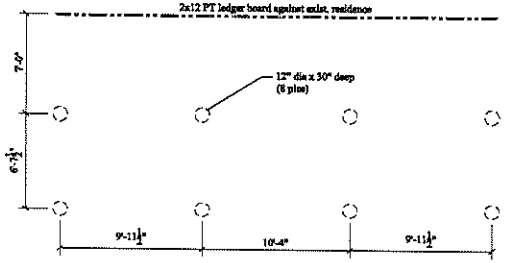
A ONE

Item # 1.

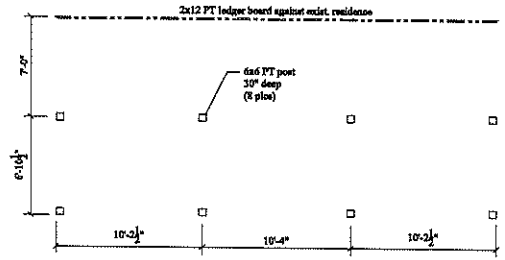

313 Ulman: The Architect's Studio
facade renovation and new front porch
Jason Bigelow architect
BIGELOWSTUDIO
1 renovated first floor plan
SCALE: 1/4" = 1'-0"
2 renovated south elevation
SCALE: 1/4" = 1'-0"
3 porch detail
SCALE: 3/4" = 1'-0"
4 facade/porch section
SCALE: 3/4" = 1'-0"
5 new doors
SCALE: 1/2" = 1'-0"
6 new lanterns
reference: porch details
Stucco siding
Roof
New wall sconce
New wall mounted handrail
shaped 6x12
shaped 6x support bracket mortised into 6x6 column
p.t. 2x6 T&G decking
p.t. 2x4 painted
see A3 for template
p.t. 6x6 columns painted
p.t. 1x6 base
wrap stairs around porch
new sconce centered on wall

313 Ullman: The Architect's Studio
porch rafter template
SCALE: 1:1
typical detail - exterior outlet mounting block
SCALE: 1-1/2" = 1'-0"
typical detail - light mounting block
SCALE: 1-1/2" = 1'-0"
Jason Bigelow Architect
BIGELOWSTUDIO

313 Ulman Ave



PILING HOLE LAYOUT



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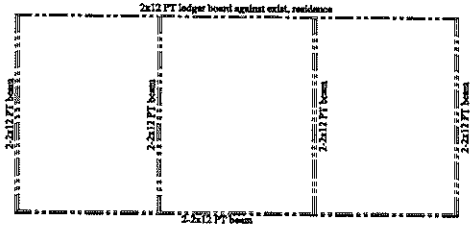
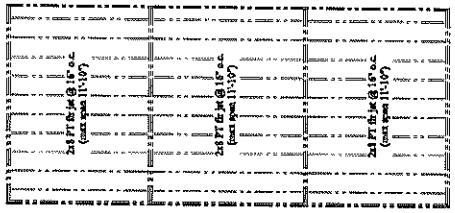
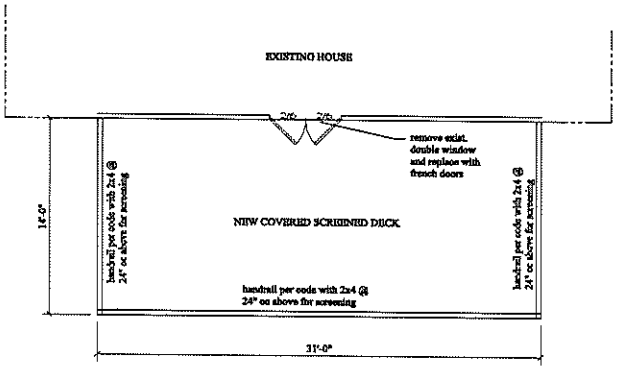


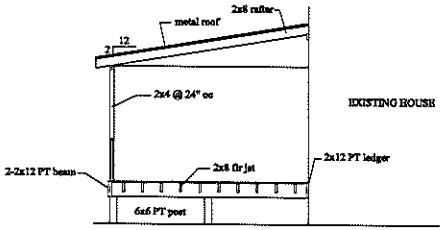
BEAM LAYOUT



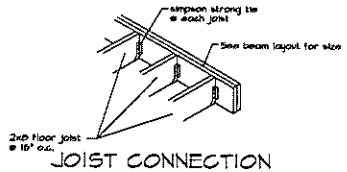
FLOOR JOIST LAYOUT



FLOOR LAYOUT

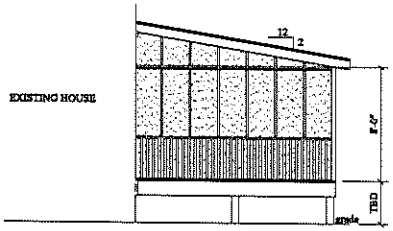


SECTION

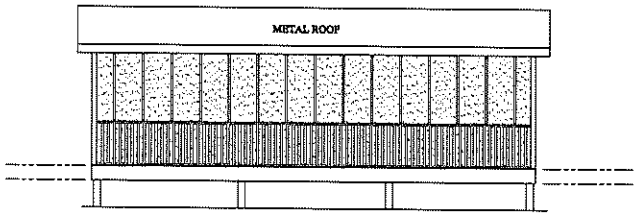


JOIST CONNECTION DETAIL

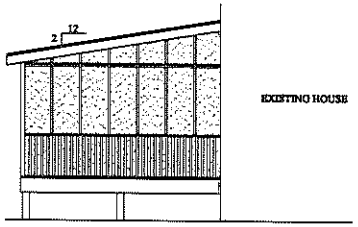
1/2"=1'-0"



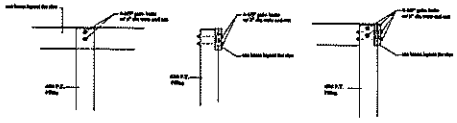
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



Piling/Beam Connection

Piling/Beam Connection (Corner)

NOTES:

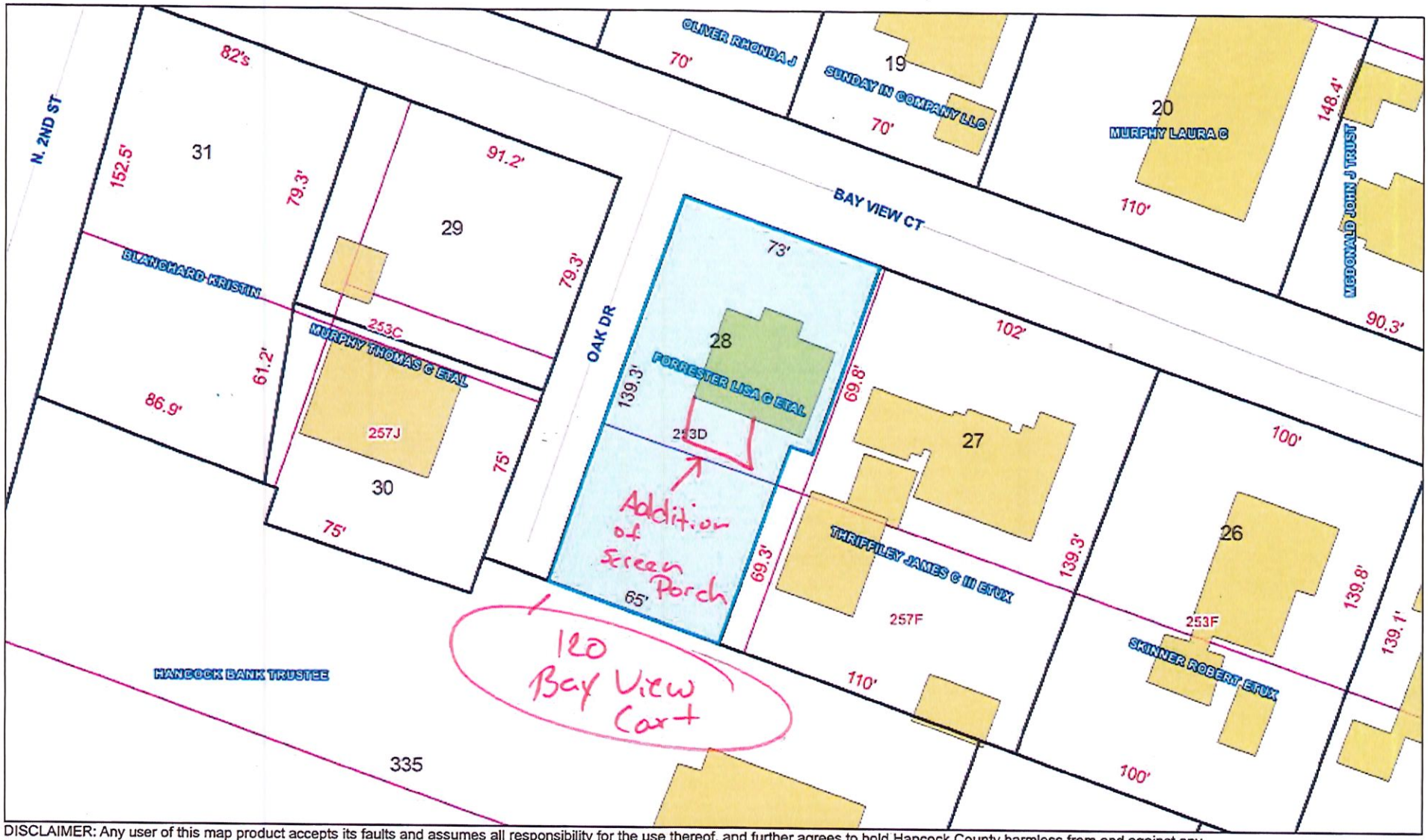
1. City stamped approved plans are required to be on site for all inspections.
2. Proof of termite treatment is required at footing inspection.
3. Specifications for all engineered/manufactured materials/members including spans, loads, layouts, fastening details (130 mph), etc. (beams, joists, trusses, impact windows, garage doors, metal roof, etc)
4. Contractors shall be responsible for maintaining proper drainage, property cleanup including street on daily basis and silt fence (properly installed) where necessary. Must have HARD SURFACE CONSTRUCTION ENTRANCE.
5. All equipment platforms must/shall have proper work clearance. (E3405 and M1305.1 of 2018 IRC)

The Residence Of:

Lisa Forrester
120 Bayview Ct.
Bay St. Louis, MS 39520

Job Number: 26forrester	SCREEN PORCH	Date: 01 May 2026	Sheet
Scale: 1/4"=1'-0"		Dwgs. by: Dustin	
		Checked by: Dustin	
		CMA by: Dustin	

Geoportal Map



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0 20 40ft

Item # 2.

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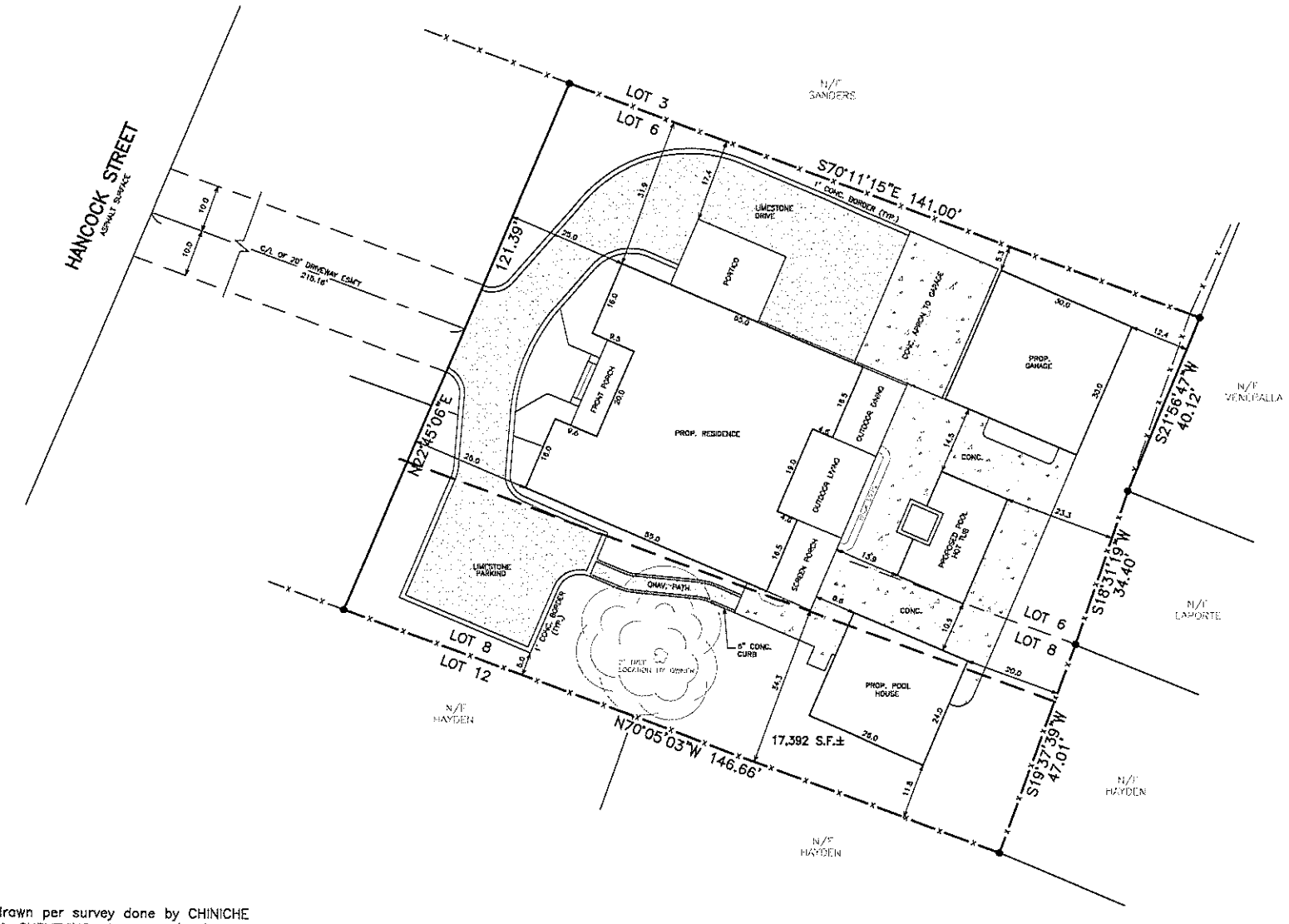
Plot Plan

PART OF LOTS 6 & 8, FOURTH 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 FHA/VA MPS.
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 compatability 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 preference over anything shown, described, or implied where same are variance.



Note:
Plot plan is drawn per survey done by CHINICHE ENGINEERING & SURVEYING, dated: 01/07/22, DWG#01/07/22\292-21P7

Plot Plan

Scale: 1"=15'

W.O. #: 22626

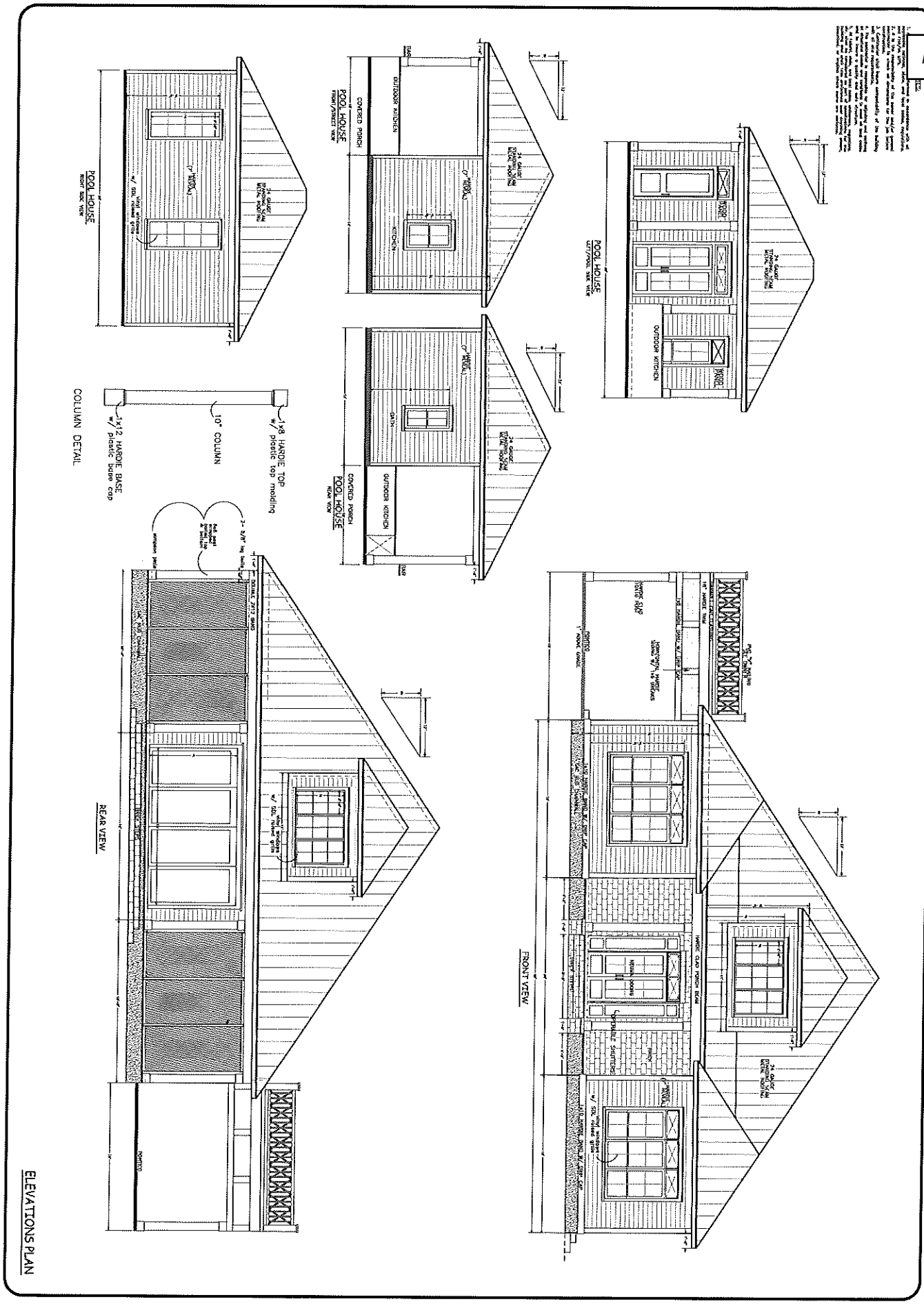
Date: revised 4/13/26

Drawn by: TLP

Sheet: P

Prepared For:
Thom & Devin Bonner
703 Hancock Street
Bay St. Louis, MS

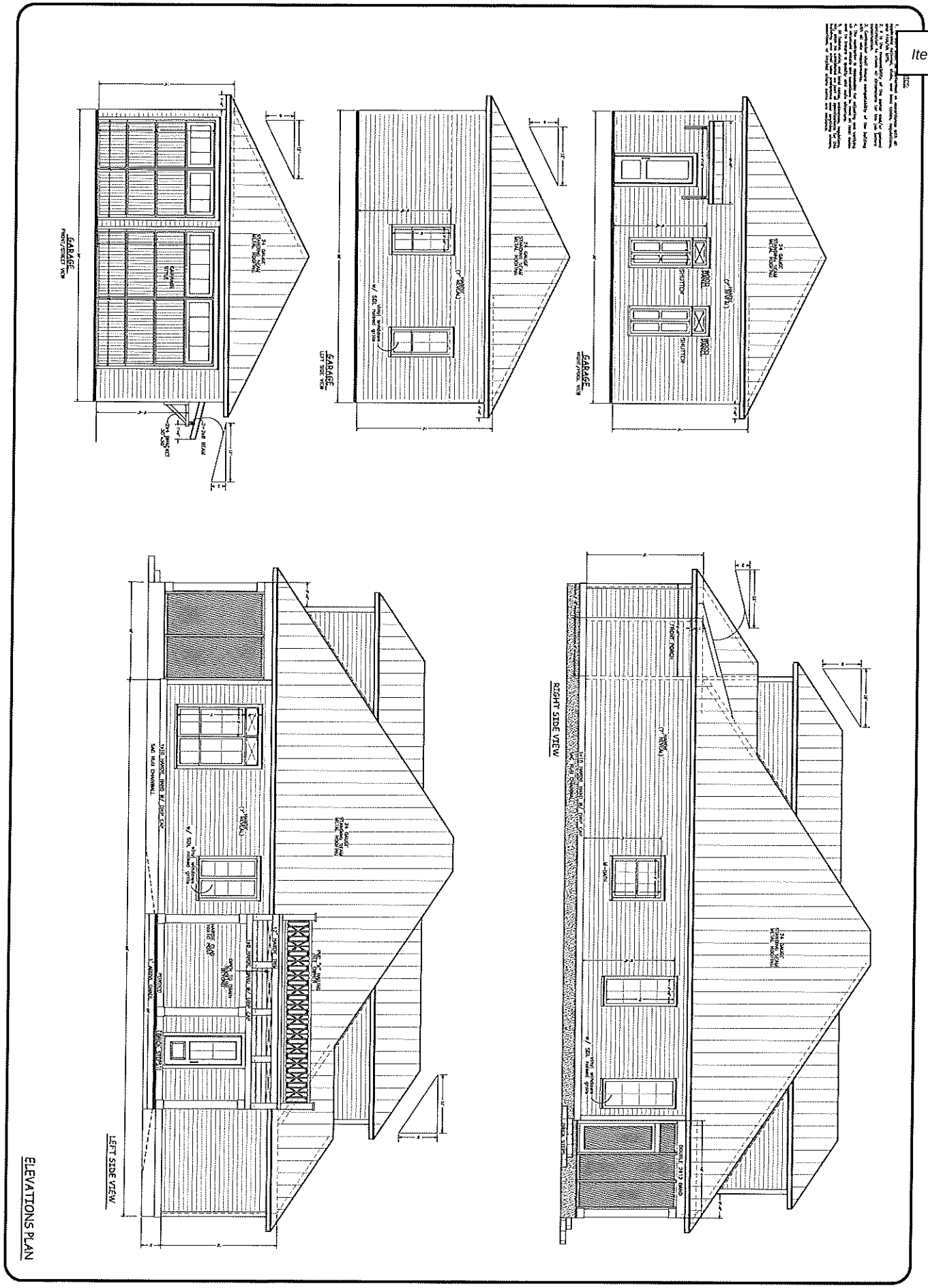
Techni-CAD Drafting Service
Computer Aided Design
17121 Fenton-Dedeaux Road
Kiln, MS 39556
Ph: 228-326-4232 email: atcashamonment@aol.com



Computer Aided Design
Techni-CAD Drafting Service
17121 Fenton Dedeaux Rd
Kiln, MS 39556
Ph: 228-326-4232 email: atoashamoment@aol.com

Prepared For:
Thom & Devin Bonner
703 Hancock Street
Bay St Louis, MS

Scale: 1/4=1'-0"
W.O. #: 22626
Date: REVISED 04/15/26
Drawn by: TLP
Sheet: 1



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Scale:	1/4=1'-0"
W.O. #:	22626
Date:	REVISED 04/15/26
Drawn by:	TLP
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NOTES:

1. [illegible] performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPs.
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 for insure a quality and safe structure.
5. All federal, state, and local codes, ordinances, regulations, etc. must be complied as part of specifications for the building and shall take preference over anything shown, described, or implied where same are conflicting.

GARAGE / POOL HOUSE SQFTG

GARAGE	900
POOL HOUSE:	
LIVING	364
COVERED PORCH	260

NOTES:

Windows and doors with glass must be pressure rated to withstand 130 mph sustained winds with 3 second gusts of 140 mph.

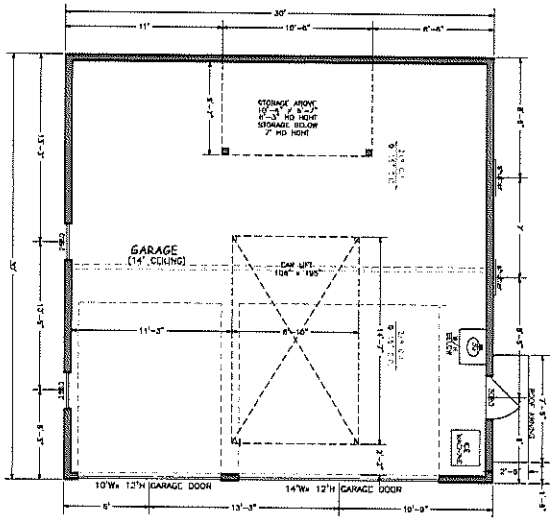
Glass in pressure rated windows must be large missile debris rated if they are not accessible from the ground or porch areas. Glass in doors and windows which are accessible from the ground or porch areas must be protected with functional wind rated shutters or cut-to-fit storm panels marked for each window with installation hardware pre-installed.

FIRE CODE NOTES:
ONE WINDOW IN EACH SLEEPING AREA
MUST MEET FIRE CODE
EGRESS 5.7 SQ FT CLEAR OPENING

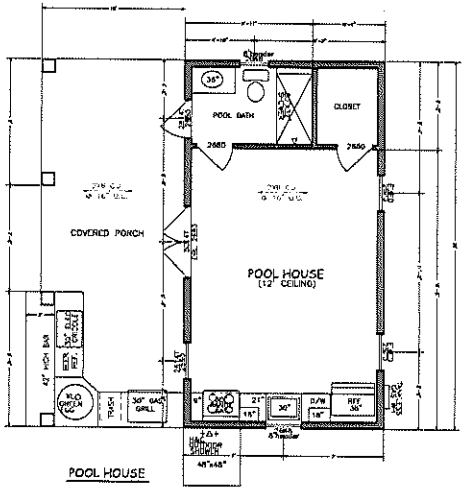
PLUMBING NOTES:
SIZE WALL FOR PENETRATION
1 1/2" PIPE -6" WALL
3" PIPE -8" WALL

HOME SQUARE FOOTAGE

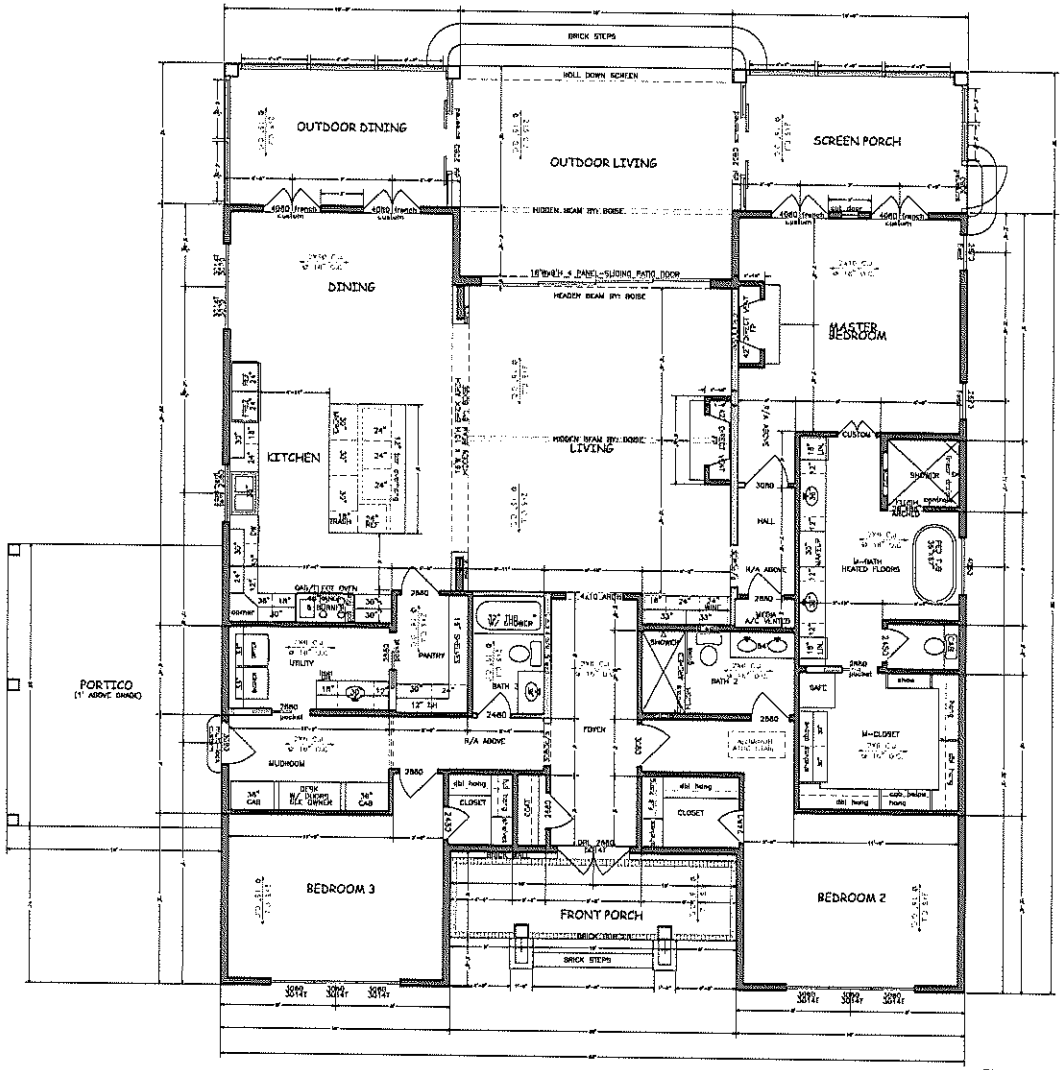
LIVING	2578
FRONT PORCH	120
PORTICO	300
REAR PORCH	612



GARAGE



POOL HOUSE



FLOOR PLAN

Scale:
1/4=1'-0"

W.O. #:
22626

Date:
REVISED
04/15/26

Drawn by:
TLP

Sheet:
3

Prepared For:
Thom & Devin Bonner
703 Hancock Street
Bay St Louis, MS

Computer Aided Design
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Ph: 228-326-4232 email: atoashamament@aol.com

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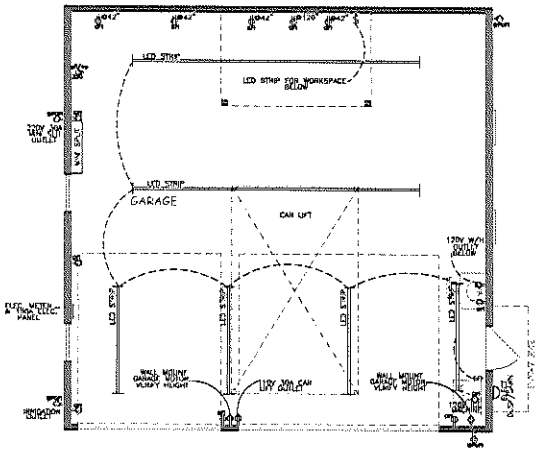
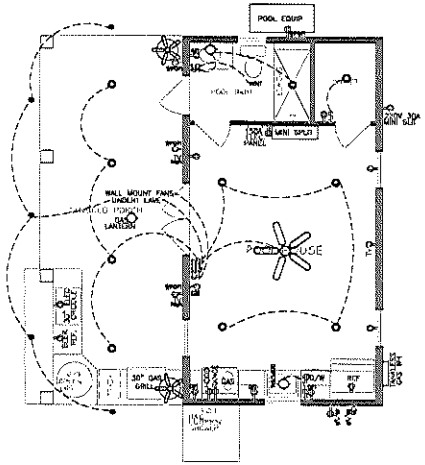
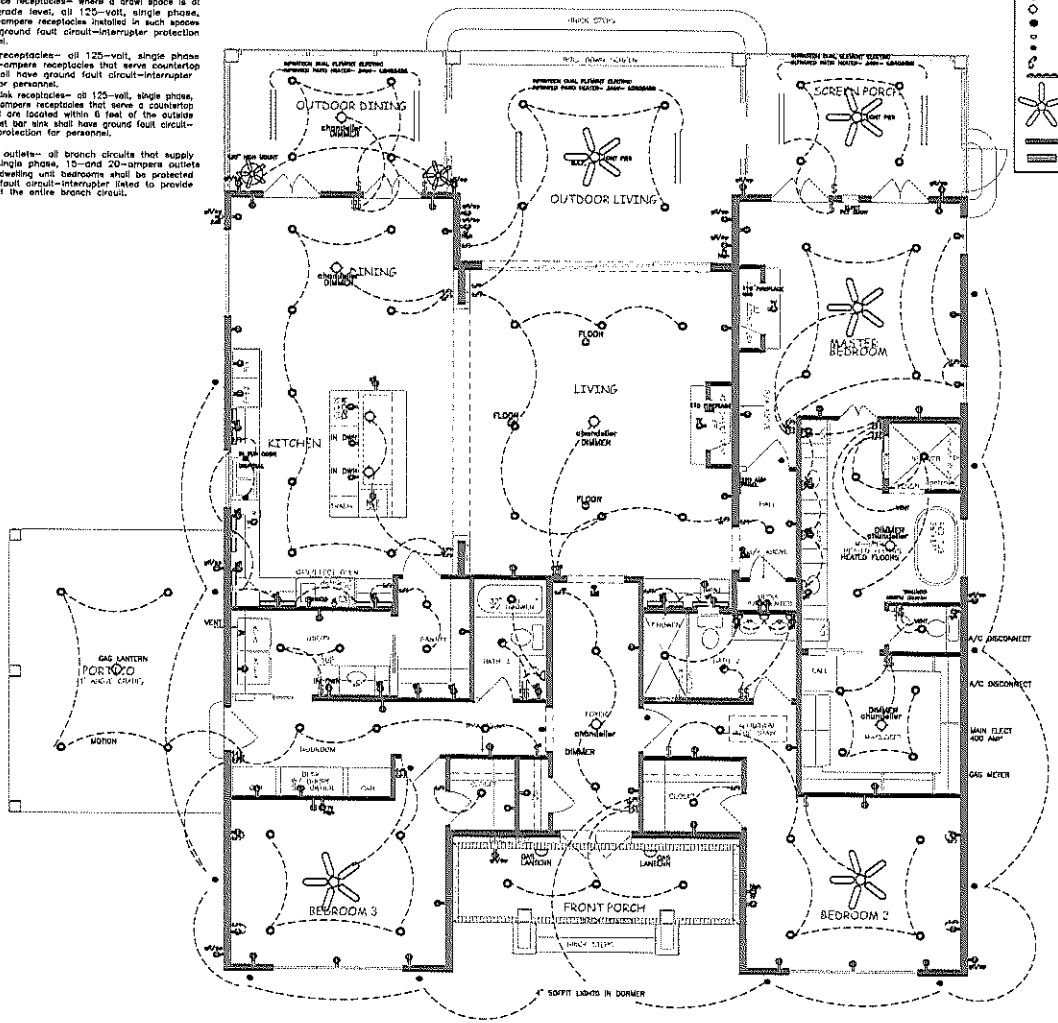
3. Contractor shall insure compatibility of the building with all site requirements.
4. The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
5. All federal, state, and local codes, ordinances, regulations, etc. shall be complained as part of specifications for this building and shall take preference over anything shown, described, or implied where same are verified.

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 work 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.

NOTES:
Smoke Alarms shall be installed in the following locations:
1. in each sleeping room
Carbon Monoxide alarms installed–(fuel–fired appliances used)
2. outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. on each additional story of the dwelling, except crawl spaces, uninhabitable 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.







ELECTRICAL LEGEND

- 110 RECEPT.
- 220 RECEPT.
- GROUND FAULT INT.
- WATER PROOF RECEPT.
- SMOKE DETECTOR
- CARBON MONOXIDE
- SWITCH
- 3 WAY SWITCH
- HEATER/ VENT/ LIGHT
- RECESSED LIGHT
- UNDER EAVE
- STANDARD LIGHT
- PENDANT LIGHTS
- SCONCE LIGHT
- CABLE
- FLOOD LIGHTS
- VANITY LIGHT
- CEILING FAN NO LIGHT
- INDIRECT LIGHTING
- FLUORESCENT LIGHT

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

ELECTRICAL PLAN

Scale: 1/4=1'-0"
W.O. #: 22626
Date: REVISED 04/15/26
Drawn by: TLP
Sheet: 4

Prepared For:
Thom & Devin Bonner
703 Hancock Street
Bay St Louis, MS

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17121 Fenton Dedeaux Rd
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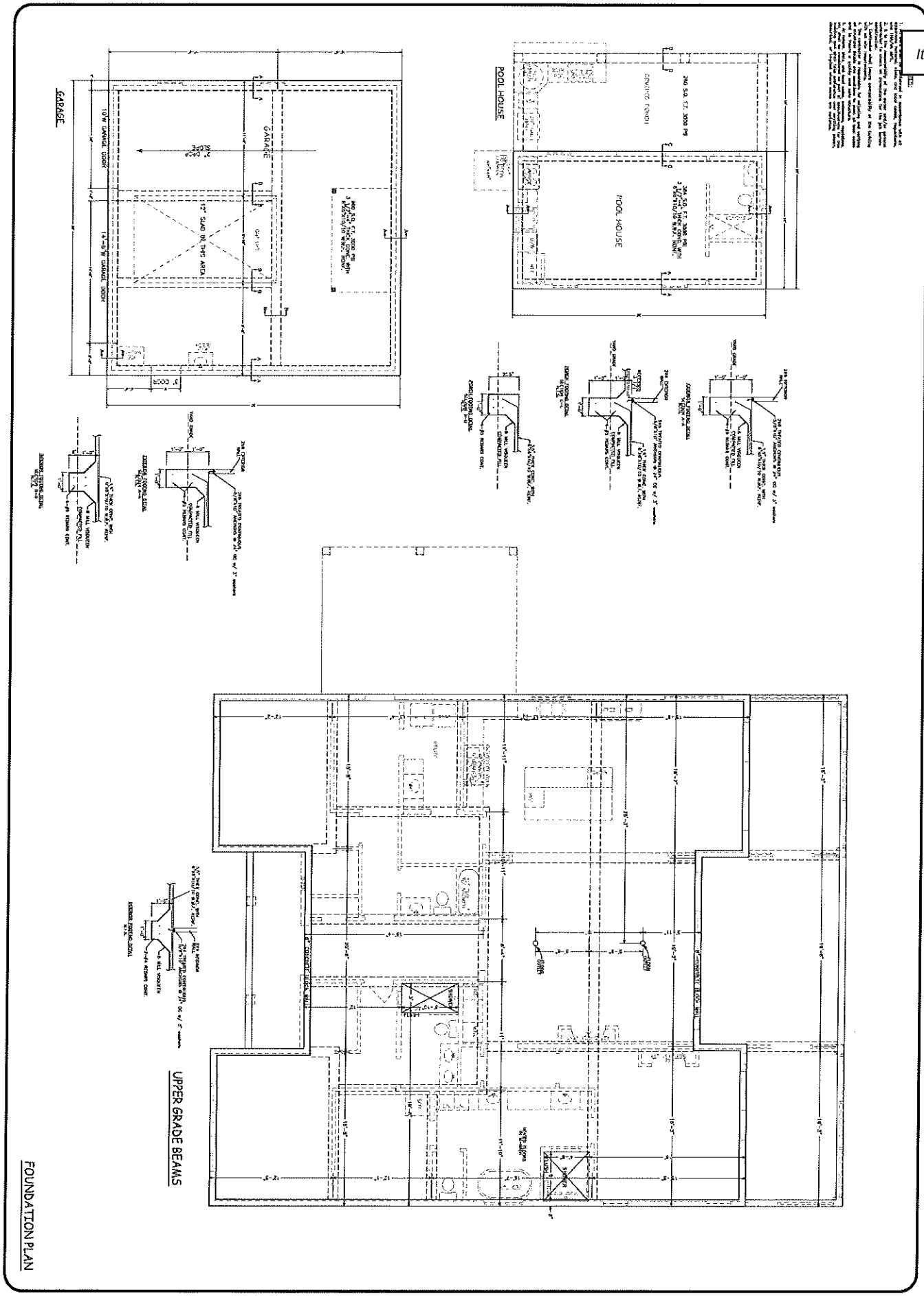
Computer Aided Design



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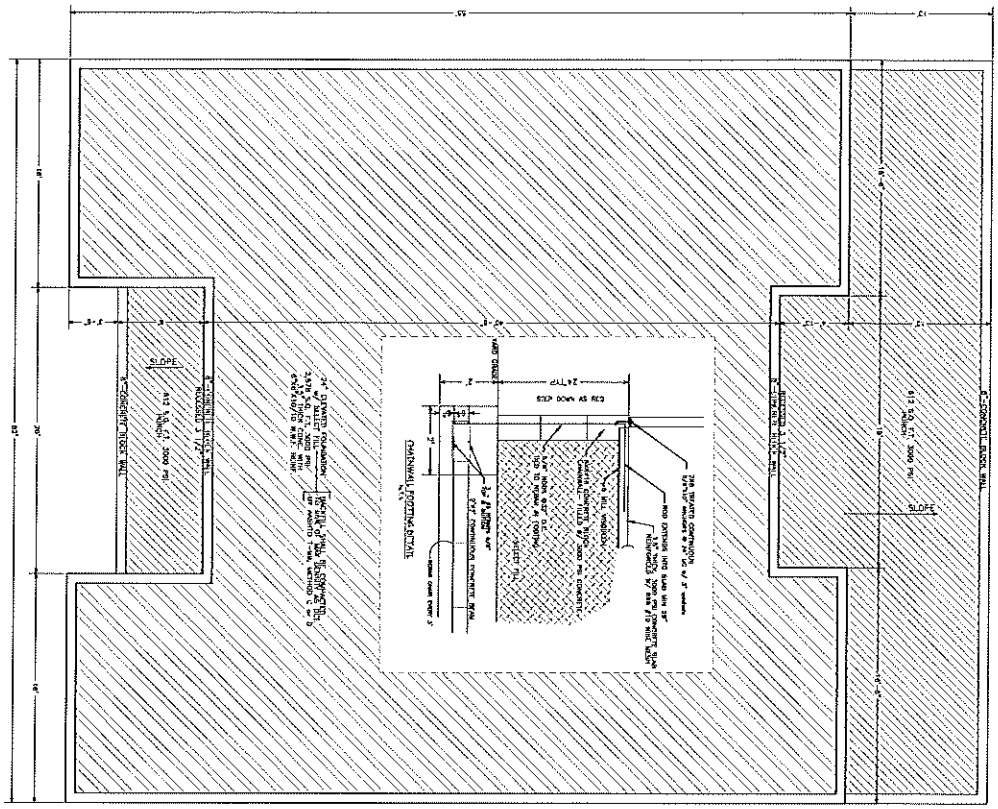
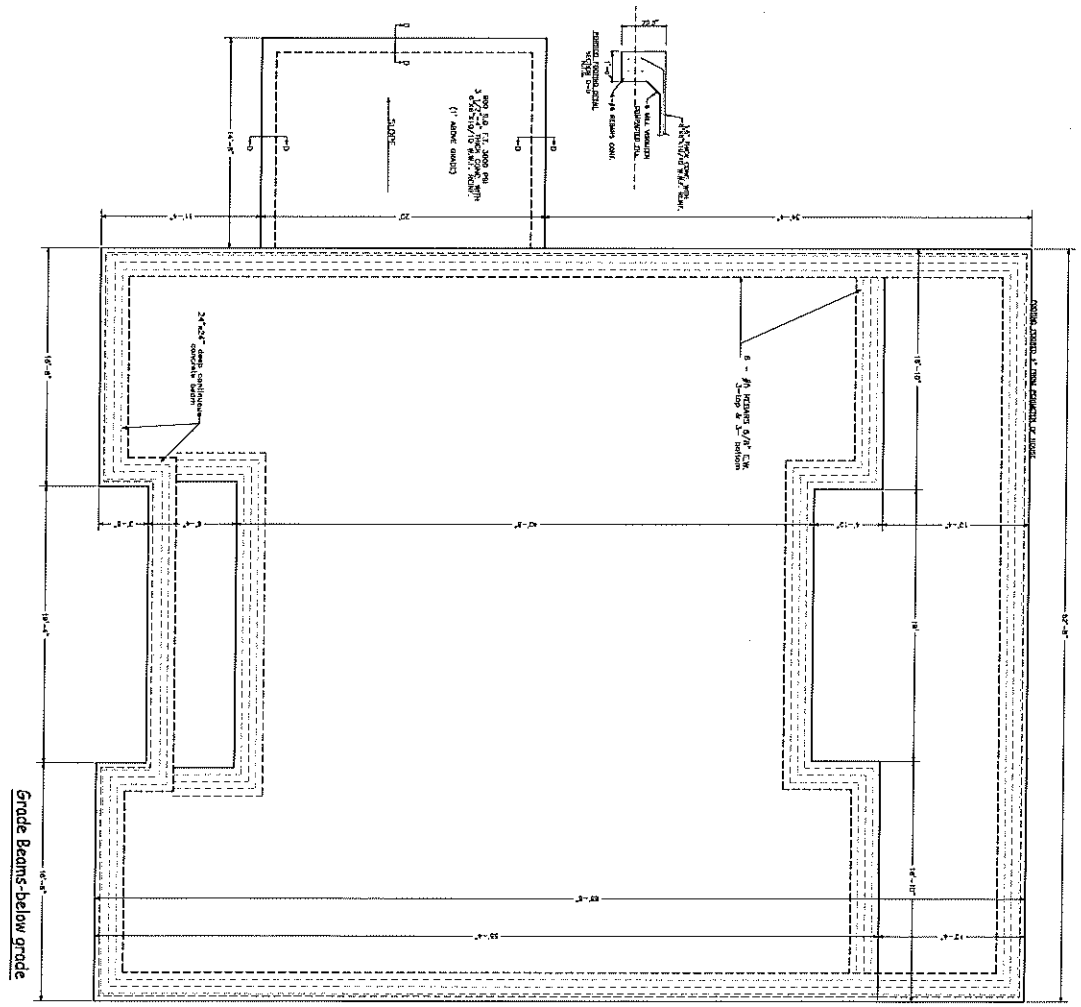
Bay St Louis, MS

Sheet: 5
Drawn by: TLP
Date: 22626
W.O. #:
Scale: 1/4=1'-0"





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Prepared For:
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Bay St Louis, MS

Scale: 1/4=1'-0"
W.O. #:
22626
Date: 02/26/26
Drawn by: TLP
Sheet: 6

NOTES:

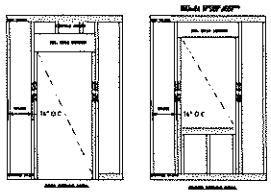
1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.

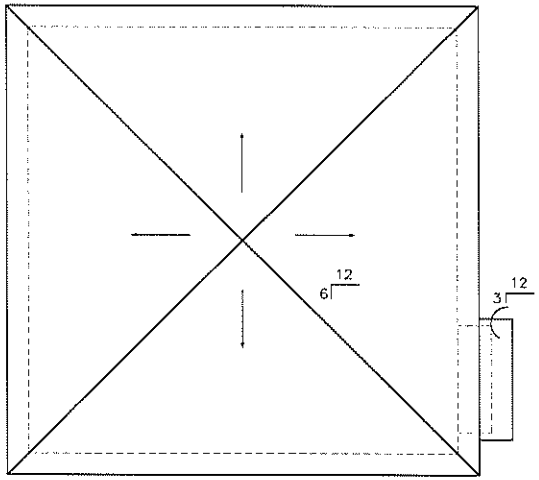
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.

3. Contractor shall insure compatability of the building with all site requirements.

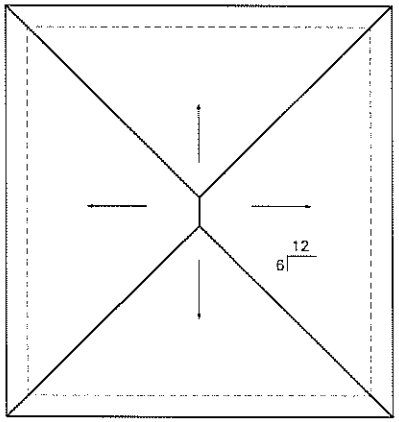
4. The contractor is responsible for aligning and verifying all structural members and conditions to meet all local codes and to insure a quality and safe structure.

5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for the building. Any what time preference over anything shown, described, or implied above perms are technical.

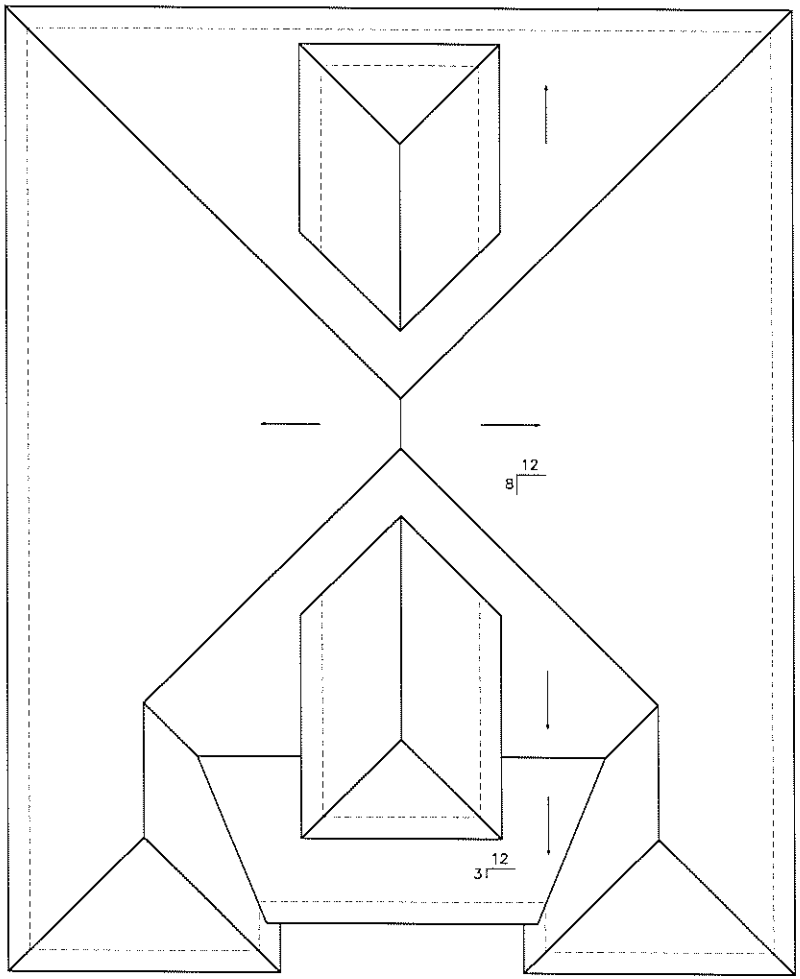




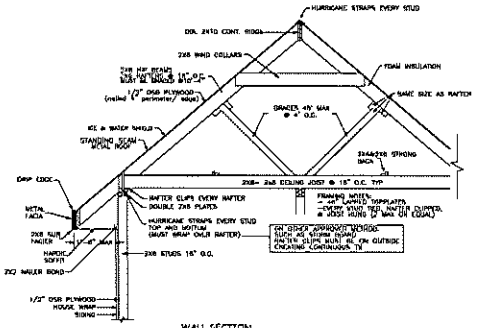
GARAGE



POOL HOUSE



MAIN HOUSE



WALL SECTION
N.T.S.

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.

DETAILS PLAN

Scale: 1/4=1'-0"

W.O. #: 22626

Date: 02/26/26

Drawn by: TLP

Sheet: 7

Prepared For:
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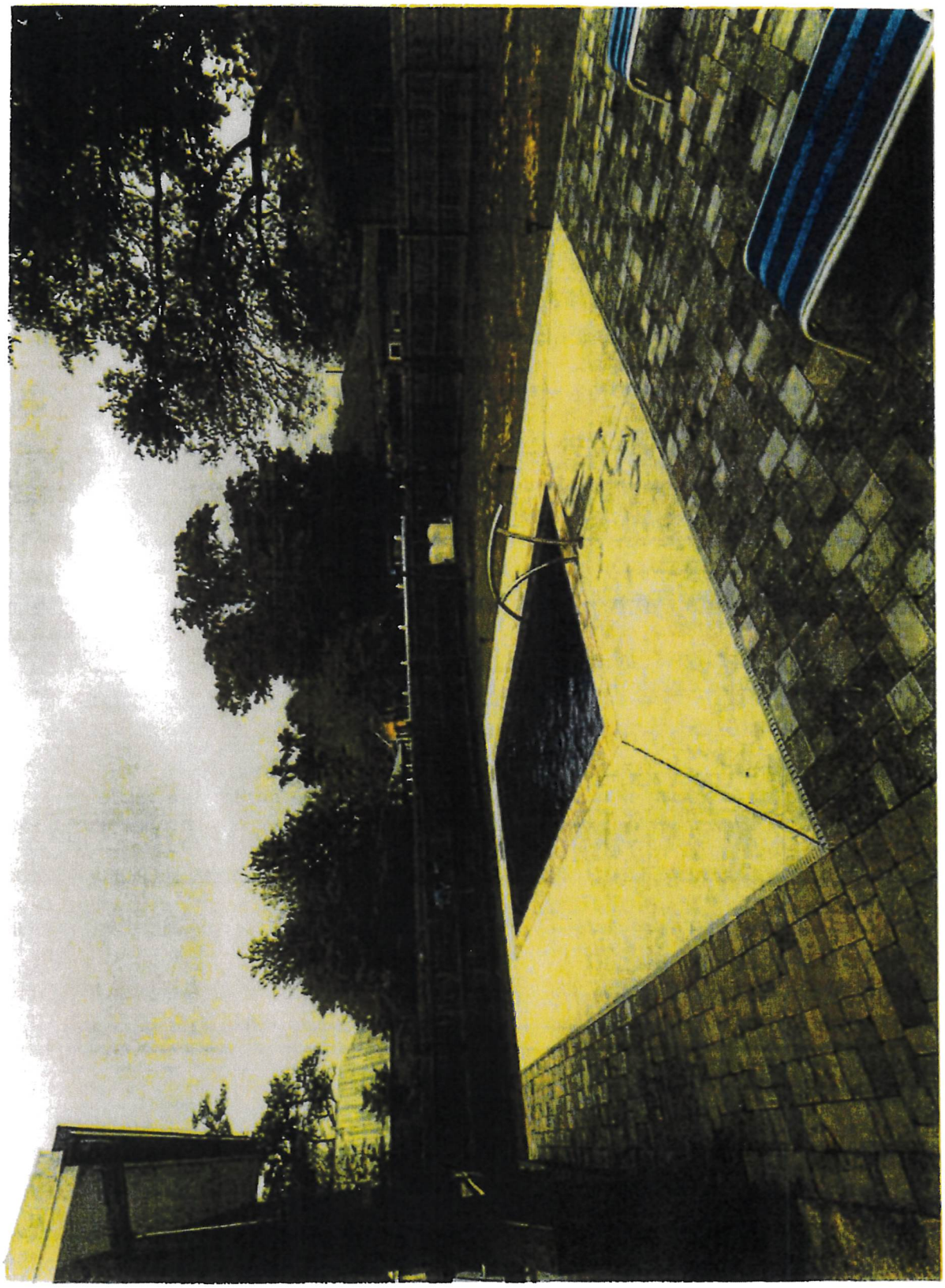
SCHULTZ COURT
313



TM

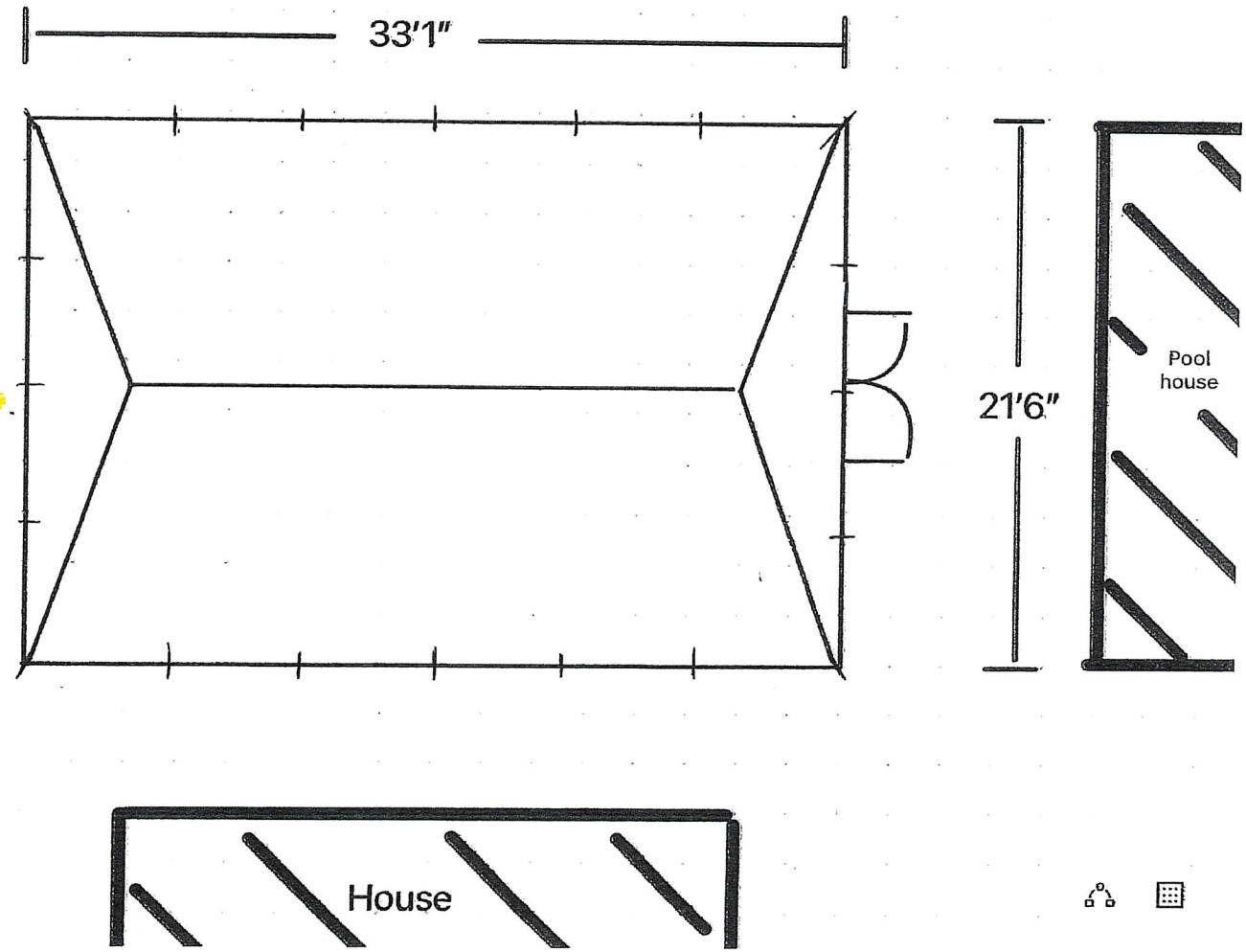
11:40 AM Fri Apr 10

Charles Lulei

50%

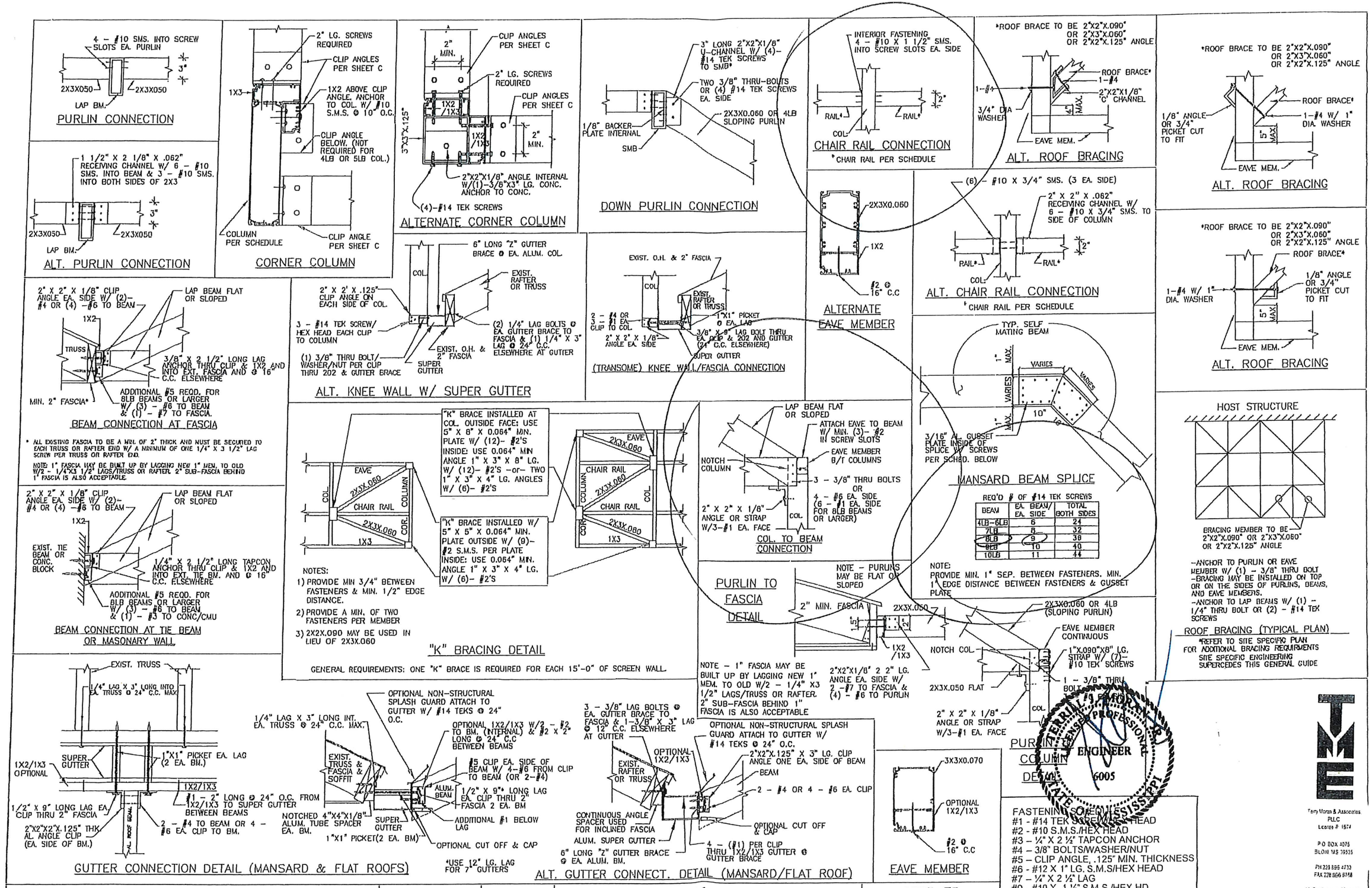
Install a 33'x 21'6" Gable Roof Aluminum Pool Enclosure, Free-Standing!

* See Engineering



150%

$ 25,000.00


4 – #10 SMS. INTO SCREW SLOTS EA. PURLIN
2X3X050
2X3X050
LAP BM.
PURLIN CONNECTION
1 1/2" X 2 1/8" X .062" RECEIVING CHANNEL W/ 6 – #10 SMS. INTO BEAM & 3 – #10 SMS. INTO BOTH SIDES OF 2X3
2X3X050
2X3X050
LAP BM.
ALT. PURLIN CONNECTION
2" LG. SCREWS REQUIRED
CLIP ANGLES PER SHEET C
1X3
1X2 ABOVE CLIP ANGLE. ANCHOR TO COL. W/ #10 S.M.S. @ 10" O.C.
CLIP ANGLE BELOW. (NOT REQUIRED FOR 4LB OR 5LB COL.)
COLUMN PER SCHEDULE
CLIP ANGLE PER SHEET C
CORNER COLUMN
2" MIN.
CLIP ANGLES PER SHEET C
2" LG. SCREWS REQUIRED
1X2 /1X3
CLIP ANGLES PER SHEET C
3"X3"X.125"
2" MIN.
2"X2"X1/8" ANGLE INTERNAL W/(1)-3/8"X3" LG. CONC. ANCHOR TO CONC.
(4)-#14 TEK SCREWS
ALTERNATE CORNER COLUMN
3" LONG 2"X2"X1/8" U-CHANNEL W/ (4)-#14 TEK SCREWS TO SMB*
TWO 3/8" THRU-BOLTS OR (4) #14 TEK SCREWS EA. SIDE
2X3X0.060 OR 4LB SLOPING PURLIN
1/8" BACKER PLATE INTERNAL
SMB
DOWN PURLIN CONNECTION
INTERIOR FASTENING 4 – #10 X 1 1/2" SMS. INTO SCREW SLOTS EA. SIDE
RAIL*
RAIL*
COL.
2"
CHAIR RAIL CONNECTION
*CHAIR RAIL PER SCHEDULE
*ROOF BRACE TO BE 2"X2"X.090" OR 2"X3"X.060" OR 2"X2"X.125" ANGLE
ROOF BRACE*
1-#4
1-#4
2"X2"X1/8" 'C' CHANNEL
1-#4
3/4" DIA WASHER
4" MAX.
EAVE MEM.
ALT. ROOF BRACING
*ROOF BRACE TO BE 2"X2"X.090" OR 2"X3"X.060" OR 2"X2"X.125" ANGLE
ROOF BRACE*
1/8" ANGLE OR 3/4" PICKET CUT TO FIT
1-#4 W/ 1" DIA WASHER
5" MAX.
EAVE MEM.
ALT. ROOF BRACING
2" X 2" X 1/8" CLIP ANGLE EA. SIDE W/ (2)-#4 OR (4) -#6 TO BEAM
LAP BEAM FLAT OR SLOPED
1X2
TRUSS
3/8" X 2 1/2" LONG LAG ANCHOR THRU CLIP & 1X2 AND INTO EXT. FASCIA AND @ 16" C.C. ELSEWHERE
ADDITIONAL #5 REQD. FOR 8LB BEAMS OR LARGER W/ (3) – #6 TO BEAM & (1) – #7 TO FASCIA.
MIN. 2" FASCIA*
BEAM CONNECTION AT FASCIA
* ALL EXISTING FASCIA TO BE A MIN. OF 2" THICK AND MUST BE SECURED TO EACH TRUSS OR RAFTER END W/ A MINIMUM OF ONE 1/4" X 3 1/2" LAG SCREW PER TRUSS OR RAFTER END.
NOTE: 1" FASCIA MAY BE BUILT UP BY LAGGING NEW 1" MEM. TO OLD W/2 - 1/4"X3 1/2" LAGS/TRUSS OR RAFTER. 2" SUB-FASCIA BEHIND 1" FASCIA IS ALSO ACCEPTABLE
6" LONG "Z" GUTTER BRACE @ EA. ALUM. COL.
COL.
EXIST. RAFTER OR TRUSS
2" X 2' X .125" CLIP ANGLE ON EACH SIDE OF COL.
3 – #14 TEK SCREW/ HEX HEAD EACH CLIP TO COLUMN
(2) 1/4" LAG BOLTS @ EA. GUTTER BRACE TO FASCIA & (1) 1/4" X 3" LAG @ 24" C.C. ELSEWHERE AT GUTTER
(1) 3/8" THRU BOLT/ WASHER/NUT PER CLIP THRU 202 & GUTTER BRACE
EXIST. O.H. & 2" FASCIA
SUPER GUTTER
ALT. KNEE WALL W/ SUPER GUTTER
EXIST. O.H. & 2" FASCIA
COL.
EXIST. RAFTER OR TRUSS
2 – #4 OR 3 – #1 EA. CLIP TO COL.
1"X1" PICKET @ EA. LAG
2" X 2" X 1/8" ANGLE EA. SIDE
3/8" X 3" LAG BOLT THRU EA. CLIP & 202 AND GUTTER (24" C.C. ELSEWHERE)
SUPER GUTTER
(TRANSOME) KNEE WALL/FASCIA CONNECTION
2X3X0.060
1X2
#2 @ 16" C.C
ALTERNATE EAVE MEMBER
(6) – #10 X 3/4" SMS. (3 EA. SIDE)
2" X 2" X .062" RECEIVING CHANNEL W/ 6 – #10 X 3/4" SMS. TO SIDE OF COLUMN
2"
RAIL*
RAIL*
COL.
ALT. CHAIR RAIL CONNECTION
*CHAIR RAIL PER SCHEDULE
TYP. SELF MATING BEAM
1" MAX.
VARIES
VARIES
VARIES
1" MAX.
10"
3/16" AL. GUSSET PLATE INSIDE OF SPLICE W/ SCREWS PER SCHED. BELOW
MANSARD BEAM SPLICE
REQ'D # OF #14 TEK SCREWS
BEAM | EA. BEAM/ EA. SIDE | TOTAL BOTH SIDES
4LB-6LB | 6 | 24
7LB | 8 | 32
8LB | 9 | 36
9LB | 10 | 40
10LB | 11 | 44
NOTE:
PROVIDE MIN. 1" SEP. BETWEEN FASTENERS. MIN. 1" EDGE DISTANCE BETWEEN FASTENERS & GUSSET PLATE
HOST STRUCTURE
BRACING MEMBER TO BE 2"X2"X.090" OR 2"X3"X.060" OR 2"X2"X.125" ANGLE
-ANCHOR TO PURLIN OR EAVE MEMBER W/ (1) – 3/8" THRU BOLT
-BRACING MAY BE INSTALLED ON TOP OR ON THE SIDES OF PURLINS, BEAMS, AND EAVE MEMBERS.
-ANCHOR TO LAP BEAMS W/ (1) – 1/4" THRU BOLT OR (2) – #14 TEK SCREWS
ROOF BRACING (TYPICAL PLAN)
*REFER TO SITE SPECIFIC PLAN FOR ADDITIONAL BRACING REQUIREMENTS
SITE SPECIFIC ENGINEERING SUPERCEDES THIS GENERAL GUIDE
"K" BRACE INSTALLED AT COL. OUTSIDE FACE: USE 5" X 8" X 0.064" MIN. PLATE W/ (12)- #2'S INSIDE: USE 0.064" MIN ANGLE 1" X 3" X 8" LG. W/ (12)- #2'S -or- TWO 1" X 3" X 4" LG. ANGLES W/ (6)- #2'S
EAVE
2X3X.060
COL.
CHAIR RAIL
COLUMN
2X3X.060
COR.
1X3
"K" BRACE INSTALLED W/ 5" X 5" X 0.064" MIN. PLATE OUTSIDE W/ (9)- #2 S.M.S. PER PLATE INSIDE: USE 0.064" MIN. ANGLE 1" X 3" X 4" LG. W/ (6)- #2'S
NOTES:
1) PROVIDE MIN 3/4" BETWEEN FASTENERS & MIN. 1/2" EDGE DISTANCE.
2) PROVIDE A MIN. OF TWO FASTENERS PER MEMBER
3) 2X2X.090 MAY BE USED IN LIEU OF 2X3X.060
"K" BRACING DETAIL
GENERAL REQUIREMENTS: ONE "K" BRACE IS REQUIRED FOR EACH 15'-0" OF SCREEN WALL.
LAP BEAM FLAT OR SLOPED
ATTACH EAVE TO BEAM W/ MIN. (3)- #2 IN SCREW SLOTS
NOTCH COLUMN
EAVE MEMBER B/T COLUMNS
3 – 3/8" THRU BOLTS OR 4 – #6 EA. SIDE (6 – #1 EA. SIDE FOR 8LB BEAMS OR LARGER)
2" X 2" X 1/8" ANGLE OR STRAP W/3-#1 EA. FACE
COL.
COL. TO BEAM CONNECTION
2" X 2" X 1/8" CLIP ANGLE EA. SIDE W/ (2)-#4 OR (4) -#6 TO BEAM
LAP BEAM FLAT OR SLOPED
1X2
EXIST. TIE BEAM OR CONC. BLOCK
1/4" X 2 1/2" LONG TAPCON ANCHOR THRU CLIP & 1X2 AND INTO EXT. TIE BM. AND @ 16" C.C. ELSEWHERE
ADDITIONAL #5 REQD. FOR 8LB BEAMS OR LARGER W/ (3) – #6 TO BEAM & (1) – #3 TO CONC/CMU
BEAM CONNECTION AT TIE BEAM OR MASONARY WALL
PURLIN TO FASCIA DETAIL
NOTE – PURLINS MAY BE FLAT OR SLOPED
2" MIN. FASCIA
2X3X.050
5"
2"
1X2 /1X3
NOTE – 1" FASCIA MAY BE BUILT UP BY LAGGING NEW 1" MEM. TO OLD W/2 – 1/4" X3 1/2" LAGS/TRUSS OR RAFTER. 2" SUB-FASCIA BEHIND 1" FASCIA IS ALSO ACCEPTABLE
2"X2"X1/8" 2 2" LG. ANGLE EA. SIDE W/ 2 –#7 TO FASCIA & (4) – #6 TO PURLIN
2X3X0.060 OR 4LB (SLOPING PURLIN)
EAVE MEMBER CONTINUOUS
NOTCH COL.
1"X.090"X8" LG. STRAP W/ (7)- #10 TEK SCREWS
2X3X.050 FLAT
1 – 3/8" THRU BOLT
2" X 2" X 1/8" ANGLE OR STRAP W/3-#1 EA. FACE
COL.
PURLIN TO COLUMN DETAIL
EXIST. TRUSS
1/4" LAG X 3" LONG INTO EA. TRUSS @ 24" C.C. MAX.
SUPER GUTTER
1"X1" PICKET EA. LAG (2 EA. BM.)
1X2/1X3 OPTIONAL
1X2/1X3
#1 – 2" LONG @ 24" O.C. FROM 1X2/1X3 TO SUPER GUTTER BETWEEN BEAMS
1/2" X 9" LONG LAG EA. CLIP THRU 2" FASCIA
2"X2"X2"X.125" THK AL. ANGLE CLIP (EA. SIDE OF BM.)
2 – #4 TO BEAM OR 4 – #6 EA. CLIP TO BM.
AL. ROOF BEAM
GUTTER CONNECTION DETAIL (MANSARD & FLAT ROOFS)
OPTIONAL NON-STRUCTURAL SPLASH GUARD ATTACH TO GUTTER W/ #14 TEKS @ 24" O.C.
1/4" LAG X 3" LONG INT. EA. TRUSS @ 24" C.C. MAX.
OPTIONAL 1X2/1X3 W/2 – #2 TO BM. (INTERNAL) & #2 X 2" LONG @ 24" C.C BETWEEN BEAMS
EXIST. TRUSS & FASCIA & SOFFIT
#5 CLIP EA. SIDE OF BEAM W/ 4-#6 FROM CLIP TO BEAM (OR 2-#4)
ALUM. BEAM
1/2" X 9"* LONG LAG EA. CLIP THRU 2" FASCIA 2 EA. BM
NOTCHED 4"X4"X1/8" ALUM. TUBE SPACER EA. BM.
SUPER GUTTER
ADDITIONAL #1 BELOW LAG
1"X1" PICKET(2 EA. BM)
OPTIONAL CUT OFF & CAP
*USE 12" LG. LAG FOR 7" GUTTERS
3 – 3/8" LAG BOLTS @ EA. GUTTER BRACE TO FASCIA & 1-3/8" X 3" LAG @ 12" C.C. ELSEWHERE AT GUTTER
OPTIONAL NON-STRUCTURAL SPLASH GUARD ATTACH TO GUTTER W/ #14 TEKS @ 24" O.C.
OPTIONAL 1X2/1X3
EXIST. RAFTER OR TRUSS
2"X2"X.125" X 3" LG. CLIP ANGLE ONE EA. SIDE OF BEAM
BEAM
2 – #4 OR 4 – #6 EA. CLIP
CONTINUOUS ANGLE SPACER USED FOR INCLINED FASCIA
OPTIONAL CUT OFF & CAP
ALUM. SUPER GUTTER
4 – (#1) PER CLIP THRU 1X2/1X3 GUTTER @ GUTTER BRACE
6" LONG "Z" GUTTER BRACE @ EA. ALUM. BM.
ALT. GUTTER CONNECT. DETAIL (MANSARD/FLAT ROOF)
3X3X0.070
OPTIONAL 1X2/1X3
#2 @ 16" C.C
EAVE MEMBER
FASTENING SCHEDULE
#1 - #14 TEK SCREW/HEX HEAD
#2 - #10 S.M.S./HEX HEAD
#3 – ¼" X 2 ½" TAPCON ANCHOR
#4 – 3/8" BOLTS/WASHER/NUT
#5 – CLIP ANGLE, .125" MIN. THICKNESS
#6 - #12 X 1" LG. S.M.S/HEX HEAD
#7 – ¼" X 2 ½" LAG
#9 - #10 X 1 ½" S.M.S./HEX HD.
TERRILL J. MORAN JR. LICENSED PROFESSIONAL ENGINEER 6005 STATE OF MISSISSIPPI
Terry Moran & Associates PLLC
License # 1674
P.O. BOX 4075
BILOXI MS 39535
PH 228 896 4733
FAX 228 896 6768
Mr Terrill Joseph Moran Jr
PE 6005
SCREEN FABRIC DETAIL SHEET:
IBC 2018 - ASCE 7-16
6005-T5

18X14 MESH

ALL CALCULATIONS ARE BASED ON THE FOLLOWING CRITERIA:

1. FOR SCREENING WITH 18X14X.61" MESH
   SPANS ARE BASED ON LOADS FROM IBC TABLE 2002.4
   LOADS ARE APPLIED SIMULTANEOUSLY TO WALL & ROOF
2. 0.5 PSF ROOF + 10 PSF WALL COMBINED LOAD & 250# NON-COMBINED LOAD
3. WIND LOAD = 160 M.P.H. / EXPOSURE B / CATEGORY I
4. DESIGN MEETS L/90 DEFLECTION REQUIREMENTS

CHAIR RAIL SCHEDULE

	MAXIMUM RAIL SPAN				
RAIL	3.0'	4.0'	5.0'	6.0'	8.0'
2X2	3.1	3.4	3.6	3.8	4.7
2X3X060	8.1	8.7	9.0	9.4	9.9
2X3X080	11.0	10.2	9.4	9.7	10.
2X4X060	11.0	10.4	9.8	9.6	9.2
2X4X080	11.0	11.0	10.6	10.0	9.4

LOAD FACTOR

RAIL LENGTH

*LOAD FACTOR = 1/2 THE DISTANCE TO CHAIR RAIL OR GROUND BELOW + 1/2 THE DISTANCE TO CHAIR RAIL OR EAVE ABOVE.

CARRY BEAM SCHEDULE FOR SCREEN ROOFS

	MAXIMUM BEAM SPAN										
BEAM	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'
4LB	12.2	10.6	10.0	9.2	8.6	8.1	7.7	7.0	6.5	6.1	5.8
5LB	16.0	14.0	12.6	11.6	10.7	10.1	9.6	8.8	8.3	7.7	7.3
6LB	17.6	15.2	13.6	12.6	11.8	11.3	10.7	9.8	9.0	8.5	8.0
7LB	18.8	17.1	16.0	14.7	13.7	13.0	12.3	11.2	10.6	9.7	9.1
8LB	20.7	21.0	20.1	19.0	18.2	17.5	16.8	15.6	14.6	13.8	13.0
9LB	21.2	20.2	19.0	21.2	20.5	19.8	19.2	18.0	17.0	16.2	15.4
10LB	27.0	24.6	23.0	21.8	21.0	20.2	19.6	18.4	17.4	16.6	15.8

BEAM LOAD FACTOR

BEAM LENGTH B/T COLUMNS.

*BEAM LOAD FACTOR = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER ATTACHING TO EACH SIDE OF THE CARRY BEAM.
2X4X.060 MAY BE USED IN LIEU OF 4LB, 2X6X.080 MAY BE USED IN LIEU OF 6LB.
NOTE: SPANS ARE BASED ON 10PSF CARRY BEAM LIVE LOAD.

SCREEN BEAM SCHEDULES WITH MANSARD ROOF

	W/8' COLUMN HEIGHT					W/10' COLUMN HEIGHT					W/12' COLUMN HEIGHT					W/16' COLUMN HEIGHT				
	MAXIMUM BEAM SPAN					MAXIMUM BEAM SPAN					MAXIMUM BEAM SPAN					MAXIMUM BEAM SPAN				
BEAM	3'	4'	5'	6'	7'	3'	4'	5'	6'	7'	3'	4'	5'	6'	7'	3'	4'	5'	6'	7'
4LB	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
5LB	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
6LB	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
7LB	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
8LB	20.0	16.7	14.4	12.6	11.2	20.0	16.7	14.4	12.6	11.2	20.0	16.7	14.4	12.6	11.2	20.0	16.7	14.4	12.6	11.2
9LB	20.0	20.0	20.0	20.0	18.6	20.0	20.0	20.0	20.0	18.6	20.0	20.0	20.0	20.0	18.6	20.0	20.0	20.0	20.0	18.6
10LB	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0

COLUMN SPACING

BEAM LENGTH

	MAXIMUM BEAM SPAN					MAXIMUM BEAM SPAN					MAXIMUM BEAM SPAN					MAXIMUM BEAM SPAN				
BEAM	3'	4'	5'	6'	7'	3'	4'	5'	6'	7'	3'	4'	5'	6'	7'	3'	4'	5'	6'	7'
4LB	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
5LB	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
6LB	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
7LB	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
8LB	31.0	20.0	24.7	20.7	20.0	31.0	20.0	22.0	17.0	12.2	31.0	25.0	19.7	16.1	13.4	31.0	27.0	20.0	13.2	*
9LB	20.7	18.0	20.2	21.4	20.0	31.0	27.0	21.2	28.2	23.0	17.8	31.0	20.0	21.2	20.0	13.1	31.0	22.0	10.0	22.1
10LB	16.8	17.0	17.4	18.0	20.0	31.0	30.7	30.0	30.0	31.0	27.7	31.0	30.0	30.0	28.0	25.0	31.0	32.4	30.7	28.0
10LB	20.0	20.0	20.0	20.0	20.0	31.0	27.4	31.0	31.0	27.7	31.0	30.0	31.0	31.0	31.0	31.0	32.0	31.0	31.0	31.0

COLUMN SPACING

BEAM LENGTH

TABLE APPLIES TO MANSARD, HALF MANSARD, AND A-FRAME ROOFS.
FOR LARGER HEIGHTS SEE SITE SPECIFIC ENGINEERING.
2X4X.060 MAY BE USED IN LIEU OF 4LB, 2X6X.080 MAY BE USED IN LIEU OF 6LB.

SCREEN BEAM SCHEDULES WITH FLAT ROOF

UP TO 10' COLUMN HEIGHT						UP TO 20' COLUMN HEIGHT					
MAXIMUM BEAM SPAN						MAXIMUM BEAM SPAN					
BEAM	3'	4'	5'	6'	7'	8'	3'	4'	5'	6'	7'	8'
4LB	10.0	10.0	10.0	10.0	11.7	4LB	10.1	10.0	12.3	11.4	10.8
5LB	20.0	20.1	17.0	15.1	16.1	5LB	18.0	17.7	19.1	16.0	14.0
6LB	23.0	21.6	19.3	17.0	15.0	6LB	22.4	20.0	18.3	16.0	13.6
7LB	27.1	22.7	20.1	20.6	18.7	7LB	26.7	23.3	21.4	19.7	18.4
8LB	31.6	31.0	30.0	28.7	27.1	8LB	31.2	31.0	30.0	28.1	27.1
9LB	31.6	31.3	30.0	28.0	25.3	9LB	31.0	30.0	30.0	30.0	31.0
10LB	30.0	28.3	22.7	20.6	20.0	10LB	30.0	28.3	22.7	20.6	20.0
10LB	30.0	30.0	30.0	30.0	30.0	10LB	30.0	30.0	30.0	30.0	30.2

COLUMN SPACING

BEAM LENGTH

FOR LARGER HEIGHTS SEE SITE SPECIFIC ENGINEERING.
2X4X.060 MAY BE USED IN LIEU OF 4LB, 2X6X.080 MAY BE USED IN LIEU OF 6LB.

BEAM PROPERTIES

MARK	TYPE	SIZE		THICKNESS	
		H	B	H	B
4LB	LAP BEAM	2.0	4.0	0.100	0.075
5LB	LAP BEAM	3.0	5.0	0.110	0.080
6LB	LAP BEAM	2.0	6.0	0.120	0.080
7LB	LAP BEAM	2.0	7.0	0.120	0.085
8LB	LAP BEAM	2.0	8.0	0.124	0.072
9LB	LAP BEAM	2.0	9.0	0.124	0.072
10LB	LAP BEAM	2.0	10.0	0.001	0.002
10LB	LAP BEAM	2.0	10.0	0.300	0.002

EAVE RAIL SCHEDULE

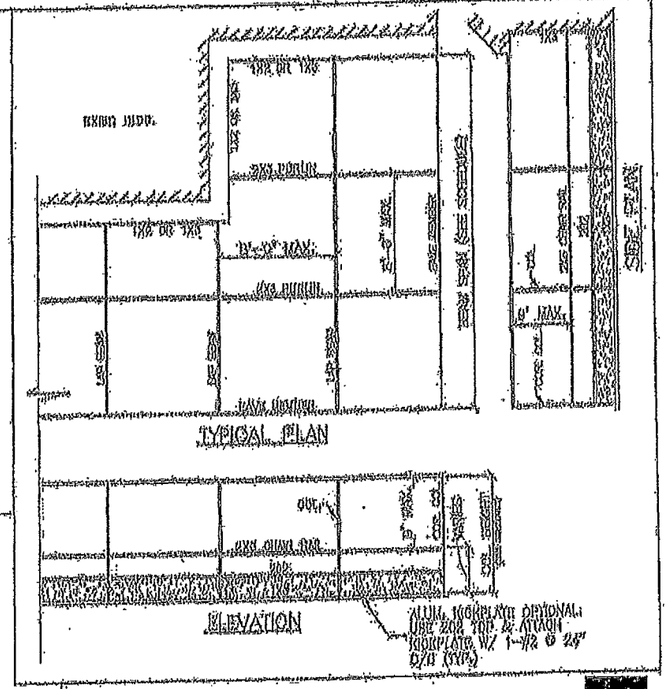
	MAXIMUM EAVE SPAN			
EAVE	4.0'	5.0'	6.0'	7.0'
2X6X060	7.0	12	8.0	12.1
3X6X070	8.0	8.0	11.0	8.0

LOAD FACTOR

RAIL LENGTH

*LOAD FACTOR = 1/2 THE DISTANCE TO CHAIR RAIL BELOW + 1/2 THE RISE OF THE ROOF ABOVE

BEAM	SCREW SIZE	# OF SCREWS (EA. ANGLE LEG)
8LB, 9LB, 10LB	#14	6
6LB, 7LB	#10	6
4LB, 5LB	#10	4
2X3	#10	4



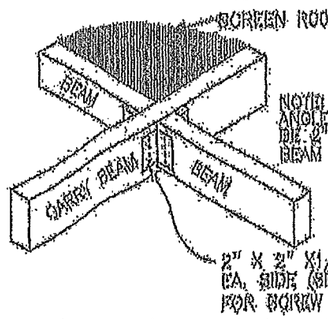
COLUMN SCHEDULES WITH SCREEN FABRIC ROOF

	MAXIMUM COLUMN HEIGHT W/40' ROOF BEAM										MAXIMUM COLUMN HEIGHT W/60' ROOF BEAM									
COLUMN	4.0'	4.5'	5.0'	5.5'	6.0'	6.5'	7.0'	7.5'	8.0'	COLUMN	4.0'	4.5'	5.0'	5.5'	6.0'	6.5'	7.0'	7.5'	8.0'
4LB	8.7	8.2	7.6	7.1	6.6	6.0	5.6	5.0	4.6	4LB	8.6	8.0	7.6	7.1	6.6	6.0	5.6	5.0	4.6
5LB	11.2	10.6	10.0	9.4	9.1	8.7	8.3	8.0	7.6	5LB	11.0	10.6	9.9	9.4	8.9	8.6	8.1	7.8	7.6
6LB	12.1	11.2	10.6	10.0	9.6	9.4	9.1	8.7	8.4	6LB	12.0	11.2	10.6	10.0	9.4	9.2	8.9	8.4	8.2
7LB	13.8	13.1	12.3	11.6	11.2	10.8	10.3	10.0	9.7	7LB	13.7	12.8	12.3	11.6	11.0	10.3	10.0	9.6	9.3
8LB	20.1	21.0	22.7	21.7	20.1	19.8	18.2	18.0	16.0	8LB	20.1	20.6	22.4	21.0	20.4	19.0	18.8	18.0	17.7
9LB	20.0	20.0	20.7	22.0	21.0	20.8	20.0	19.3	18.7	9LB	19.2	20.7	22.1	22.1	21.2	20.0	19.0	19.0	18.0
10LB	22.0	20.7	20.2	22.0	19.0	23.0	24.0	23.0	25.0	10LB	22.4	20.3	20.7	22.4	20.2	20.2	24.0	23.4	22.7
10LB	27.7	30.0	33.0	32.3	30.0	29.0	30.0	32.4	28.7	10LB	27.7	30.1	33.3	31.0	30.2	29.2	29.1	32.3	28.3

COLUMN SPACING

COLUMN HEIGHT

FOR LONGER SPANS SEE SITE SPECIFIC ENGINEERING.
NOTE: THIS TABLE APPLIES TO BOTH BEARING AND NON-BEARING WALLS FOR HORIZONTAL WIND LOADS CONTROL IN DESIGN.
2X4X.060 MAY BE USED IN LIEU OF 4LB, 2X6X.080 MAY BE USED IN LIEU OF 6LB.

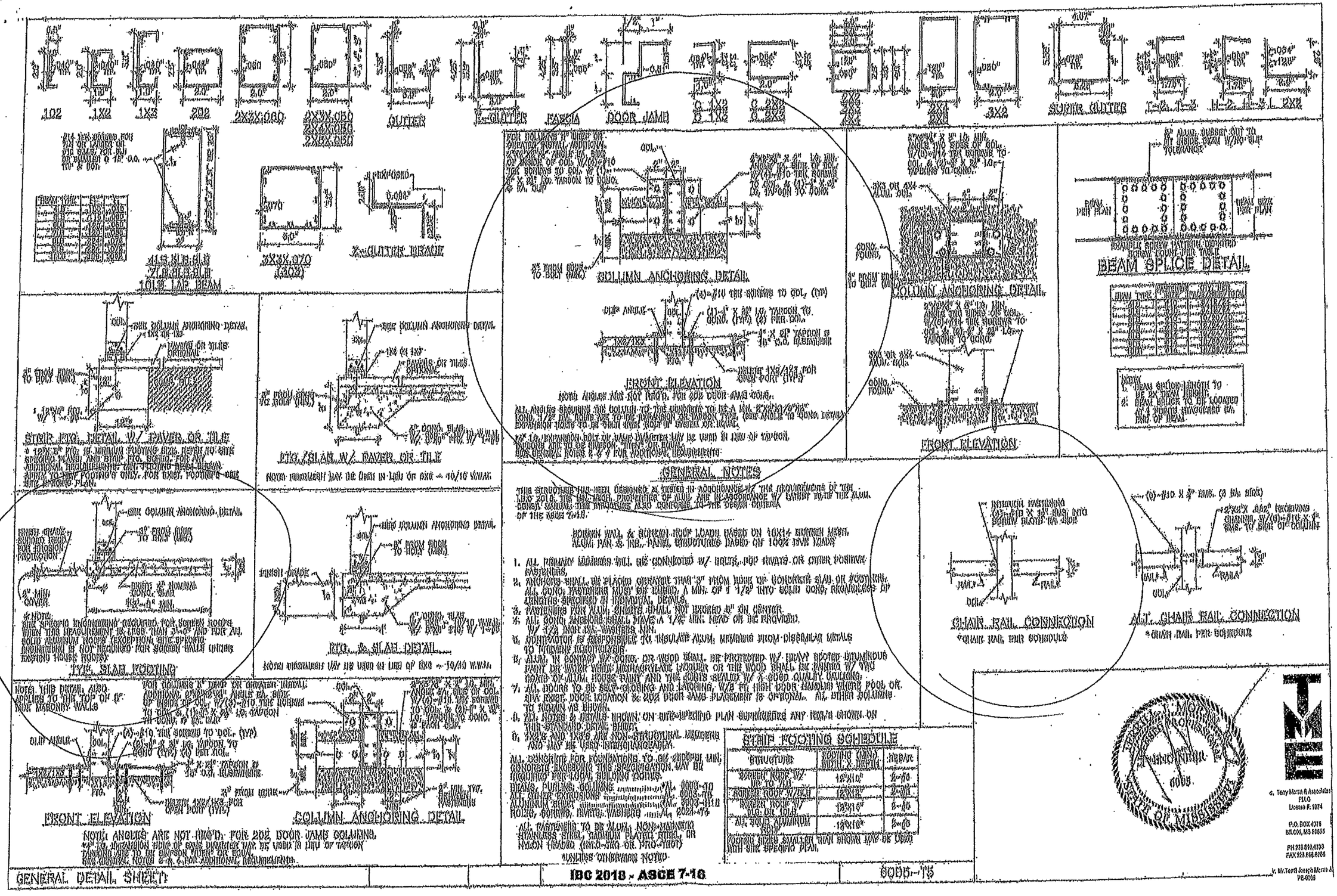


CARRY BEAM CONN. DETAIL

**ALL CALCULATIONS ARE BASED ON 6005-T5 ALUMINUM ALLOY
**1/3 STRESS REDUCTION NOT USED IN CALCULATIONS
**LINEAR INTERPOLATION BETWEEN COLUMN SPACING IS ALLOWED

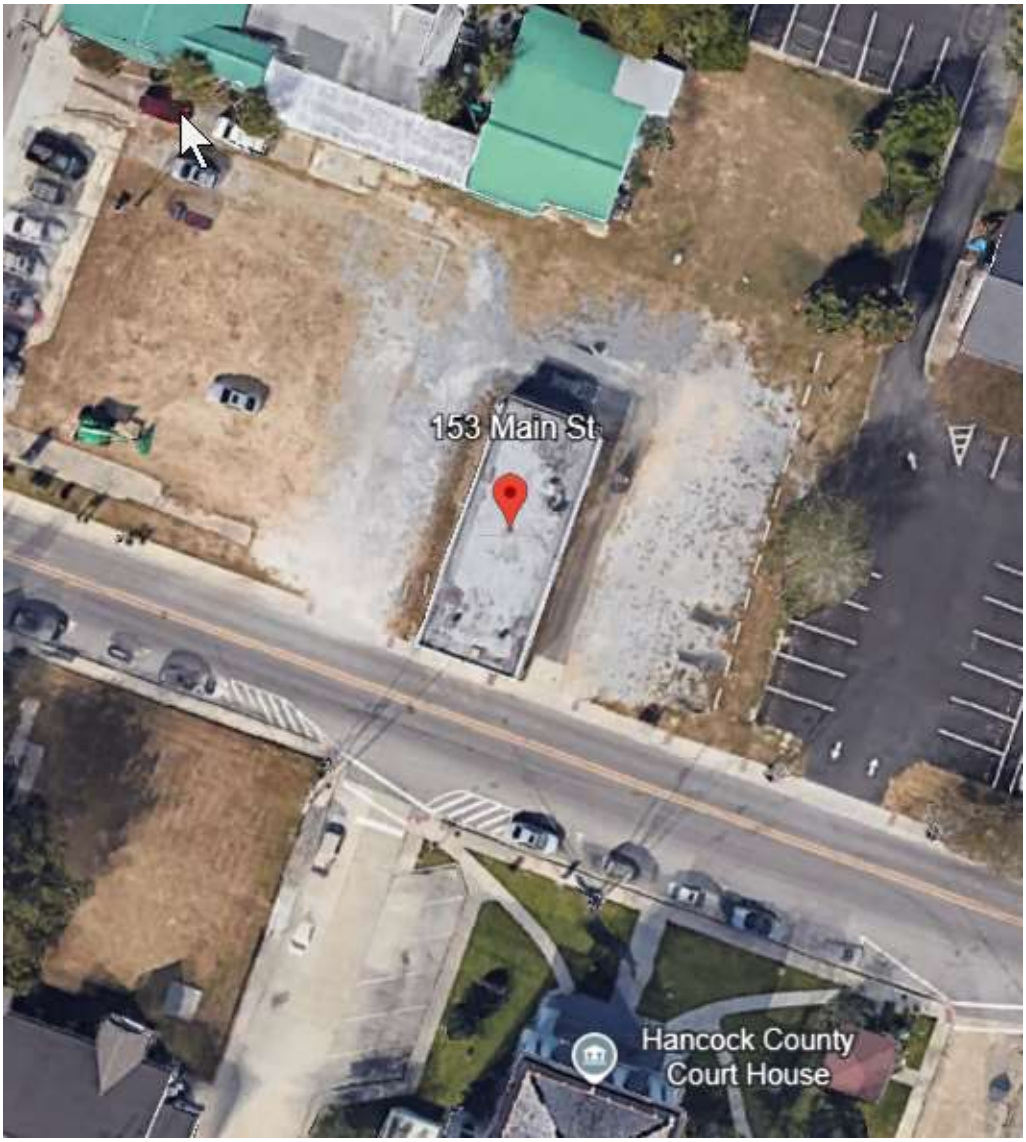
Terry Morris & Associates PLLC
License # 1974
P.O. BOX 4976
GULFPORT, MS 39535
PH 228.860.4700
FAX 228.818.0768
Mr. Terrell Joseph Morris Jr.
PE 6005

SCREEN FABRIC DETAIL SHEET: 18X14 MESH	EXPOSURE B	160 MPH	IBC 2018 - ASCE 7-16	6005-T5

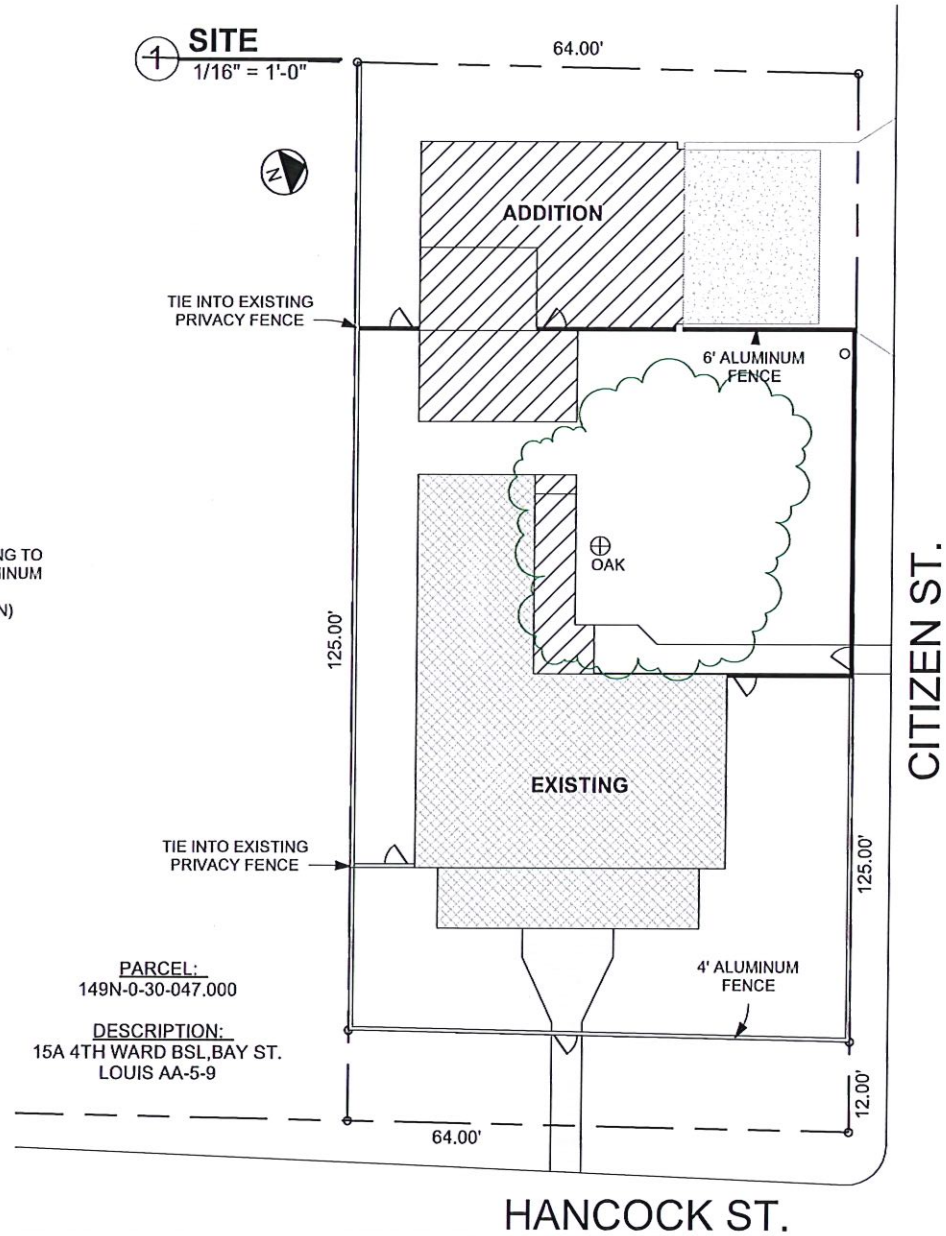

102
1X2
1X3
202
2X3X.060
2X3X.050
2X4X.050
2X5X.050
GUTTER
E-GUTTER
FASCIA
DOOR JAMB
3X2
SUPER GUTTER
T-2, T-3, H-2, H-3, L 2X2
101B LAP BEAM
3X3X.070
(303)
Z-GUTTER BRACE
COLUMN ANCHORING DETAIL
FRONT ELEVATION
NOTE: ANGLES ARE NOT REQ'D. FOR 202 DOOR JAMB COLS.
COLUMN ANCHORING DETAIL
FRONT ELEVATION
BEAM SPLICE DETAIL
STRIP FTG. DETAIL W/ PAVER OR TILE
FTG./SLAB W/ PAVER OR TILE
NOTE: FIBERMESH MAY BE USED IN LIEU OF 6X6 - 10/10 W.W.M.
TYP. SLAB FOOTING
FTG. & SLAB DETAIL
NOTE: FIBERMESH MAY BE USED IN LIEU OF 6X6 - 10/10 W.W.M.
FRONT ELEVATION
COLUMN ANCHORING DETAIL
NOTE: ANGLES ARE NOT REQ'D. FOR 202 DOOR JAMB COLUMNS.
GENERAL NOTES
THIS STRUCTURE HAS BEEN DESIGNED & TESTED IN ACCORDANCE W/ THE REQUIREMENTS OF THE I.B.C. 2018. THE MSL MECH. PROPERTIES OF ALUM. ARE IN ACCORDANCE W/ LATEST EDITIONS OF THE ALUM. CONST. MANUAL. THIS STRUCTURE ALSO CONFORMS TO THE DESIGN CRITERIA OF THE ASCE 7-16.
SCREEN WALL & SCREEN ROOF LOADS BASED ON 10X14 SCREEN MESH, ALUM. PAN & IRS. PANEL STRUCTURES BASED ON 100% FIVE LOADS
1. ALL PRIMARY MEMBERS WILL BE CONNECTED W/ BOLTS, POP RIVETS OR OTHER POSITIVE FASTENERS.
2. ANCHORS SHALL BE PLACED GREATER THAN 3" FROM EDGE OF CONCRETE SLAB OR FOOTING. ALL CONC. FASTENERS MUST BE EMBED. A MIN. OF 1 1/2" INTO SOLID CONC. REGARDLESS OF LENGTHS SPECIFIED IN INDIVIDUAL DETAILS.
3. FASTENERS FOR ALUM. SHEETS SHALL NOT EXCEED 6" ON CENTER.
4. ALL CONC. ANCHORS SHALL HAVE A 1/2" MIN. HEAD OR BE PROVIDED W/ 1/2 INCH DIA. WASHERS MIN.
5. CONTRACTOR IS RESPONSIBLE TO INSULATE ALUM. MEMBERS FROM DISSIMILAR METALS TO PREVENT ELECTROLYSIS.
6. ALUM. IN CONTACT W/ CONC. OR WOOD SHALL BE PROTECTED W/ HEAVY BOOTED BITUMINOUS PAINT OR WATER WHITE METHACRYLATE LACQUER OR THE WOOD SHALL BE PAINTED W/ TWO COATS OF ALUM. HOUSE PAINT AND THE JOINTS SEALED W/ A GOOD QUALITY CAULKING.
7. ALL DOORS TO BE SELF-CLOSING AND LATCHING, W/8 FT. HIGH DOOR HANDLES WHERE POOL OR SPA EXIST. DOOR LOCATION & 202 DOOR JAMB PLACEMENT IS OPTIONAL. ALL OTHER COLUMNS TO REMAIN AS SHOWN.
8. ALL NOTES & DETAILS SHOWN ON SITE-SPECIFIC PLAN SUPERSEDES ANY REQ'S SHOWN ON THIS STANDARD DETAIL SHEET.
9. 1X2'S AND 1X3'S ARE NON-STRUCTURAL MEMBERS AND MAY BE USED INTERCHANGEABLY.
ALL CONCRETE FOR FOUNDATIONS TO BE 2500PSI MIN. CONCRETE EXCEEDING THIS SPECIFICATION MAY BE REQUIRED PER LOCAL BUILDING CODES.
BEAMS, PURLINS, COLUMNS ..... AL. 6063-T6
ALL OTHER EXTRUSIONS ..... AL. 6063-T6
ALUMINUM SHEET ..... AL. 3003-H16
BOLTS, SCREWS, RIVETS, WASHERS ..... AL. 2024-T4
ALL FASTENERS TO BE ALUM., NON-MAGNETIC STAINLESS STEEL, CADMIUM PLATED STEEL, OR NYLON HEADED (INTO-TEC OR PRO-TECT)
UNLESS OTHERWISE NOTED
STRIP FOOTING SCHEDULE
STRUCTURE	FOOTING (MIN.) WIDTH X DEPTH	REBAR
SCREEN ROOF W/ UP TO 7'LB	12"X10"	2-#6
SCREEN ROOF W/ 8LB	12"X12"	2-#6
SCREEN ROOF W/ 9LB OR 10LB	12"X10"	2-#6
ALL SOLID ALUMINUM ROOF	12"X10"	2-#6
FOOTING SIZES SMALLER THAN SHOWN MAY BE USED WITH SITE SPECIFIC PLAN.
CHAIR RAIL CONNECTION
*CHAIR RAIL PER SCHEDULE
ALT. CHAIR RAIL CONNECTION
*CHAIR RAIL PER SCHEDULE
GENERAL DETAIL SHEET
IBC 2018 - ASCE 7-16
6005-T5
TERRY J. MORAN
PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
6005
Terry Moran & Associates
PLLC
License #: 1974
P.O. BOX 4375
BILOXI, MS 39535
PH 228.669.4733
FAX 228.669.6755
Mr. Terry Joseph Moran &
PE-6005

Magnolia Soap
AND BATH CO
153

Magnolia Soap
AND BATH CO
153


153 Main St
Hancock County
Court House

EXAMPLE OF NEW FENCING TO BE USED - 4'/6' TALL ALUMINUM FENCING (4' TALL PANEL SHOWN)



PARCEL:
149N-0-30-047.000

DESCRIPTION:
15A 4TH WARD BSL,BAY ST. LOUIS AA-5-9

Benfatti Construction
DESIGN·BUILD·INTERIORS
504-452-6974
2107 Nicholson Avenue, Suite B
Waveland, MS 39576
https://benfatticonstruction.com/

FENCE HISTORIC

202 CITIZEN STREET, BSL, MS 39520
MIKE & TRICIA

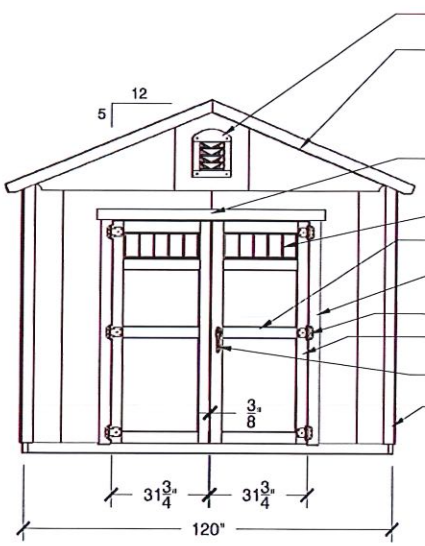
Drawn by:
COLT LEE
05/06/2026

SITE

1 of 1

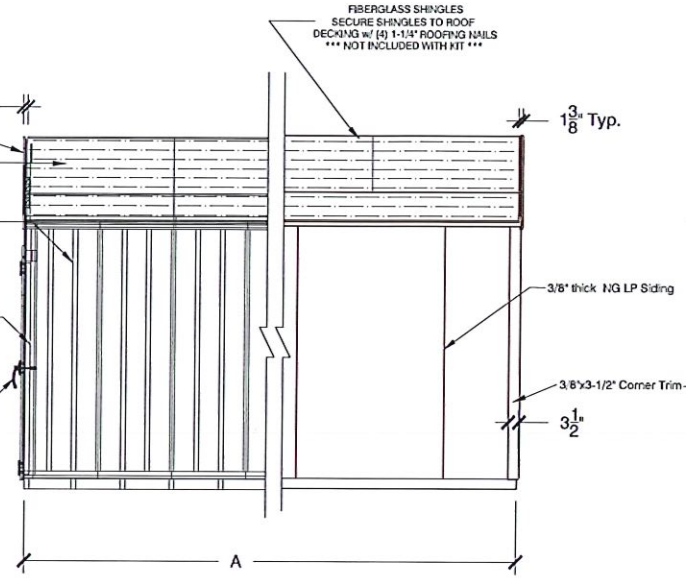
Scale 1/16" = 1'-0"

201
202 Citizen St
702
704



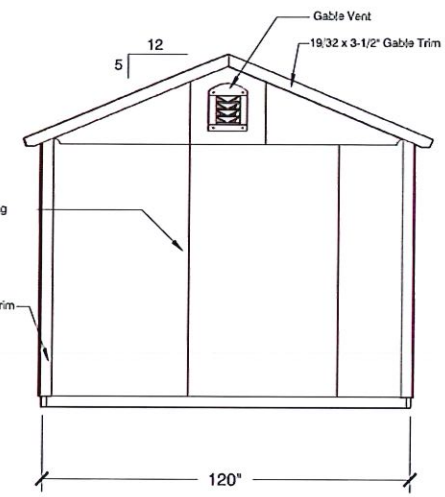
A 1 GABLE ELEV. w/ DOORS

SCALE: 3/16" = 1'-0"



B 1 EAVE ELEVATION w/o DOOR

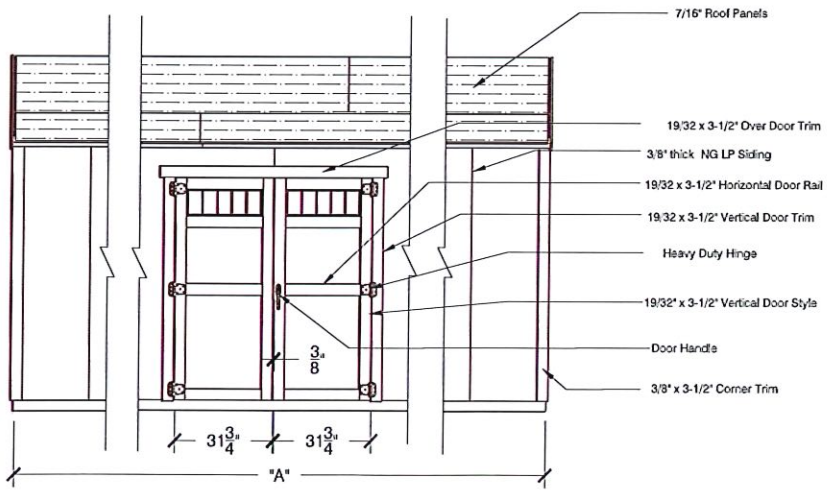
SCALE: 3/16" = 1'-0"



C 1 GABLE ELEVATION

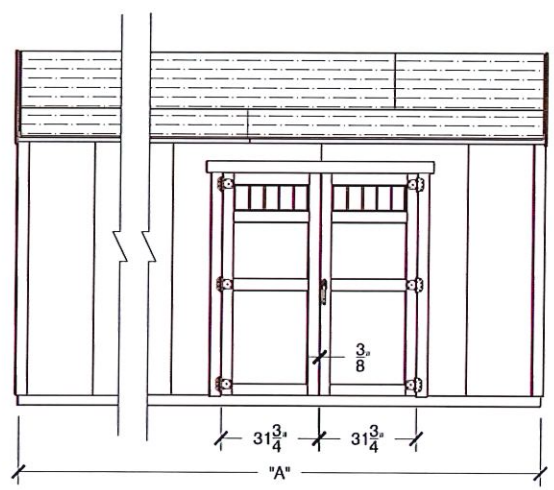
SCALE: 3/16" = 1'-0"

Additional material maybe or is required to meet design criteria/Code in your area please review drawings prior to construction



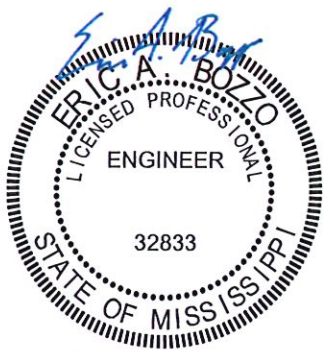
D 1 EAVE ELEVATION with DOOR CENTER

SCALE: 3/16" = 1'-0"



E 1 EAVE ELEVATION with DOOR OFFSET

SCALE: 3/16" = 1'-0"



Aug 13, 2025

Depth Dim. "A "	10'-0" Base	12'-0"	14'-0"	16'-0"	18'-0"
Gable Style 10'-0" wide by:		X			

DESIGN CRITERIA: ASCE 7-16

Wind Speed (Vult)	165 mph	Floor Live Load (psf)	40
Wind Speed (Vasd)	128 mph	Floor Dead Load (psf)	10
Wind Exposure	B	Roof Live Load (psf)	20
Seismic Design Category	B		
Ground Snow Load (psf)	20	Roof Dead Load (psf)	10

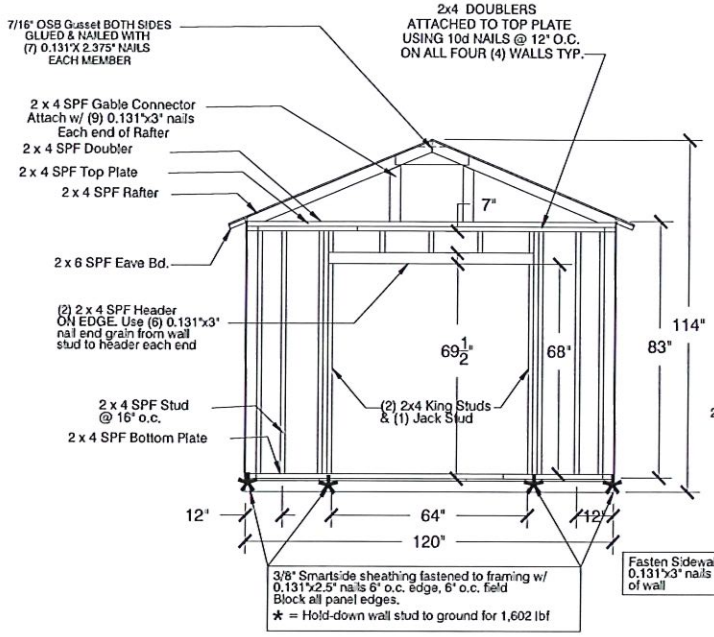
RWB080225-69

BACKYARD STORAGE SOLUTIONS LLC
HANDY HOME PRODUCTS
HEARTLAND

10'-0" HANOVER/LANCASTER GABLE STYLE ELEVATION

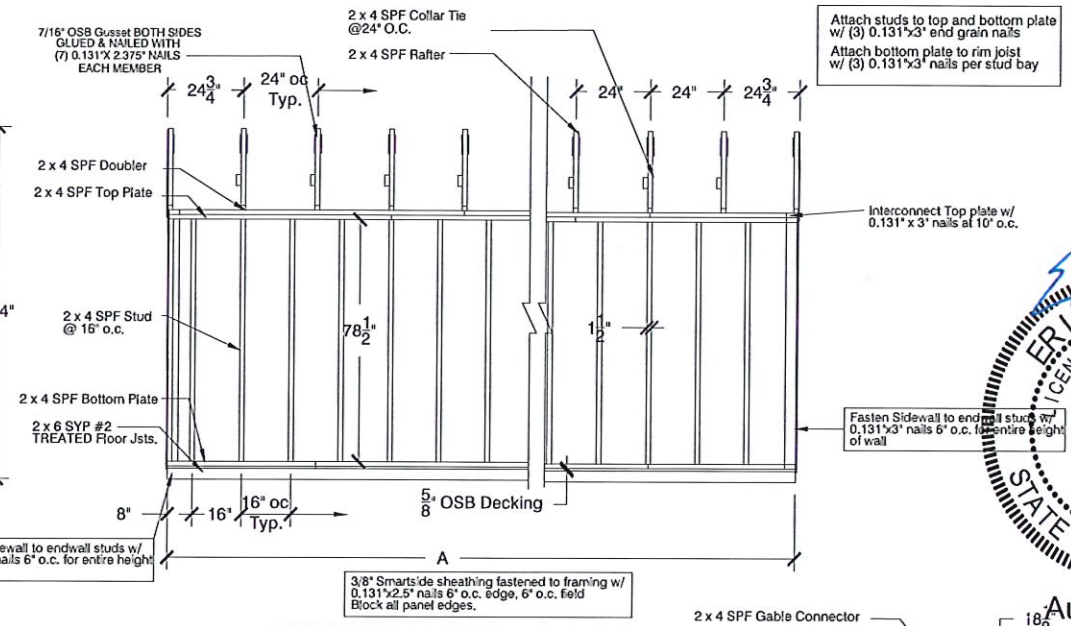
SIZE	ADDRESS	DWG BY	Last
D	1000 Temes Dr. Monroe, MI 48162	Ken Sutter	Feb. 15, 2024
SCALE As Noted	(800) 437-0784	SHEET 1 of 7	

Item # 7.



A/2 GABLE FRAMING with DOOR

SCALE: 3/16" = 1'-0"

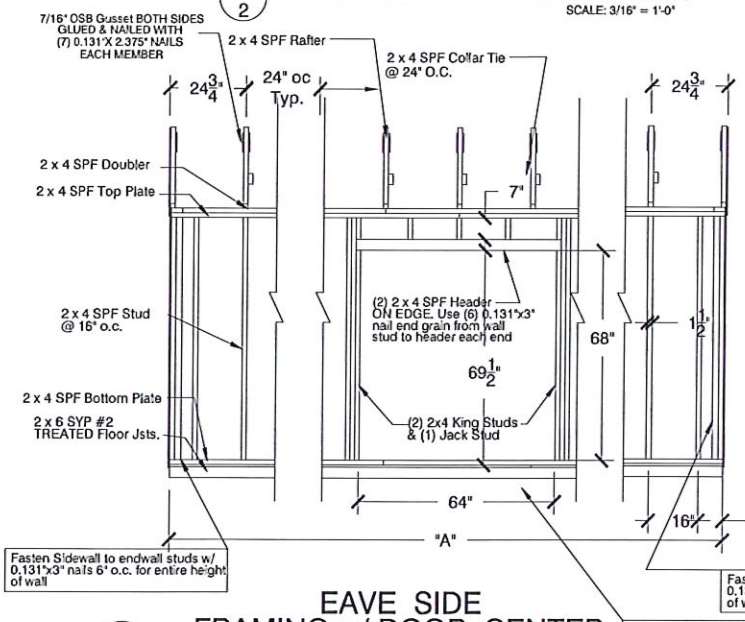


B/2 EAVE FRAMING w/o DOOR

SCALE: 3/16" = 1'-0"

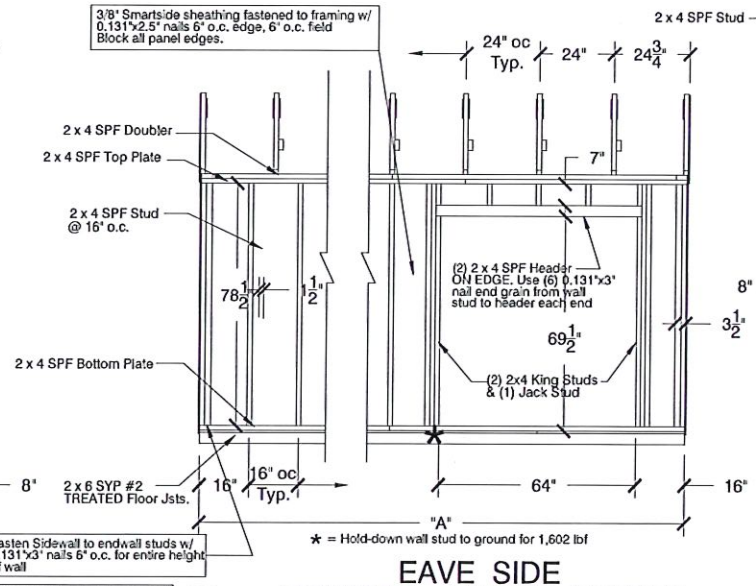
ERIC A. BOZZO
LICENSED PROFESSIONAL ENGINEER
32833
STATE OF MISSISSIPPI

Aug 13, 2025



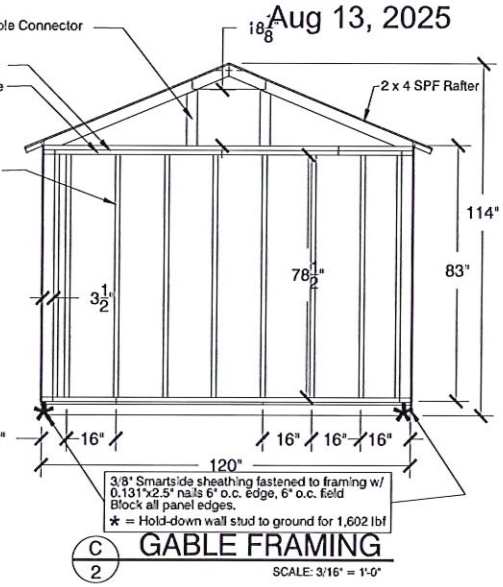
D/2 EAVE SIDE FRAMING w/ DOOR CENTER

SCALE: 3/16" = 1'-0"



E/2 EAVE SIDE FRAMING w/ DOOR OFFSET

SCALE: 3/16" = 1'-0"



C/2 GABLE FRAMING

SCALE: 3/16" = 1'-0"

NOTE:
All Lumber to be SPF #2, Unless Noted Otherwise

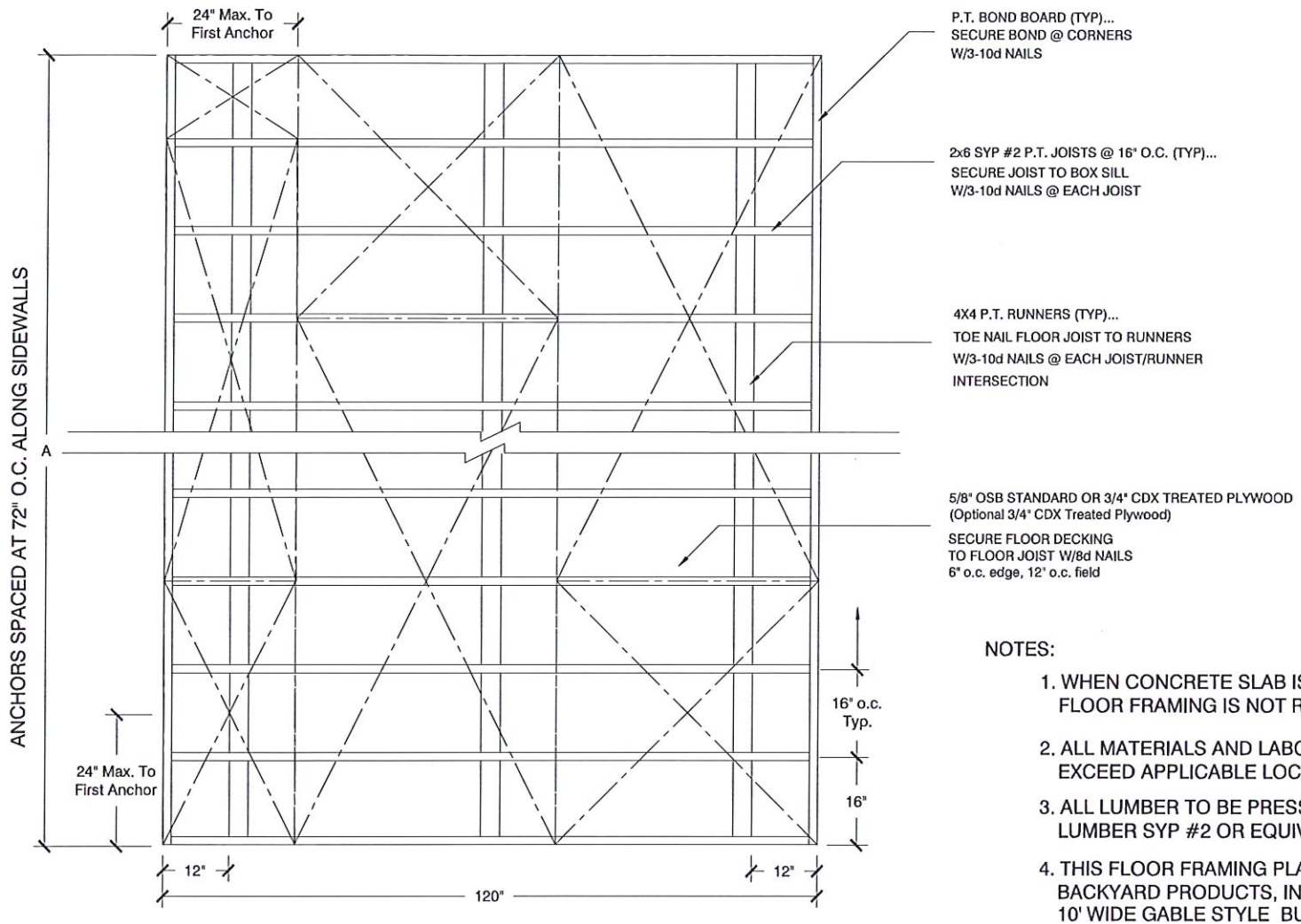
Depth Dim. "A "	10'-0" Base	12'-0"	14'-0"	16'-0"	18'-0"	
Gable Style 10'-0" wide by:		X				

BACKYARD STORAGE SOLUTIONS LLC
HANDY HOME PRODUCTS
HEARTLAND

10'-0" HANOVER/LANCASTER GABLE STYLE FRAMING

SIZE	ADDRESS	DWG BY.	Last
D	1000 Temes Dr. Monroe, MI 48162	Ken Sutler	Feb.
SCALE As Noted		(800) 437-0784	SHEET 2 of 7

ANCHORS SPACED AT 72" ALONG ENDWALLS



A/3 FLOOR FRAMING

SCALE: 3/8" = 1'-0"

ERIC A. BOZZO
LICENSED PROFESSIONAL ENGINEER
32833
STATE OF MISSISSIPPI

Aug 13, 2025

NOTES:

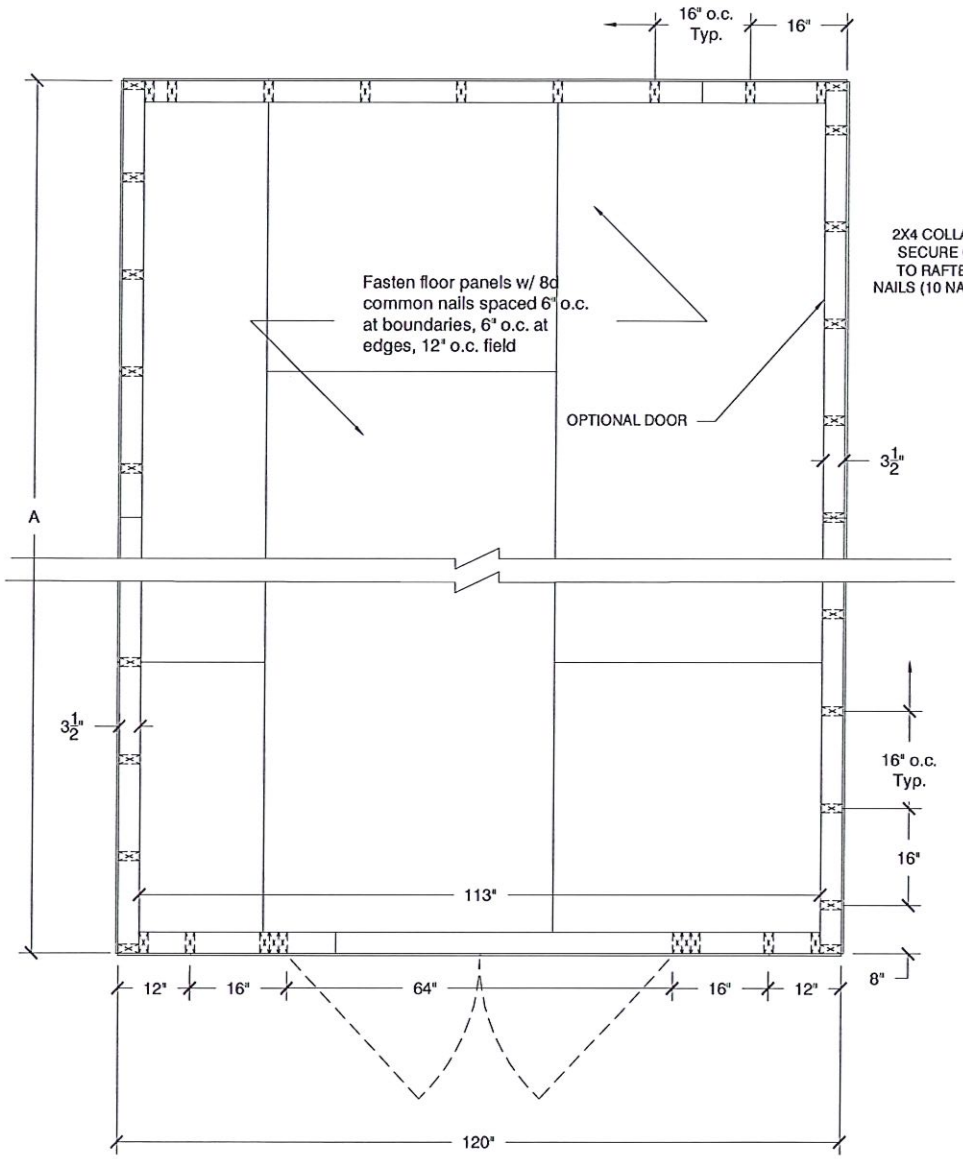
1. WHEN CONCRETE SLAB IS USED, THIS FLOOR FRAMING IS NOT REQUIRED
2. ALL MATERIALS AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.
3. ALL LUMBER TO BE PRESSURE TREATED LUMBER SYP #2 OR EQUIVALENT.
4. THIS FLOOR FRAMING PLAN IS FOR THE BACKYARD PRODUCTS, INC. 10' WIDE GABLE STYLE BUILDING
5. IN THE EVENT OF A DIMENSIONAL OR MATERIAL DISCREPANCY, NOTIFY BACKYARD PRODUCTS, INC.

Depth Dim. "A "	10'-0" Base	12'-0"	14'-0"	16'-0"	18'-0"	
Gable Style 10'-0" wide by:		X				

BACKYARD STORAGE SOLUTIONS LLC
HANDY HOME PRODUCTS
HEARTLAND

10'-0" HANOVER/LANCASTER GABLE STYLE FLOOR

SIZE	ADDRESS	DWG BY	Last
D	1000 Tarres Dr, Monroe, MI 48162	Ken Sutter	Feb. 1
SCALE As Noted	(800) 437-0784	SHEET 3 of 7	

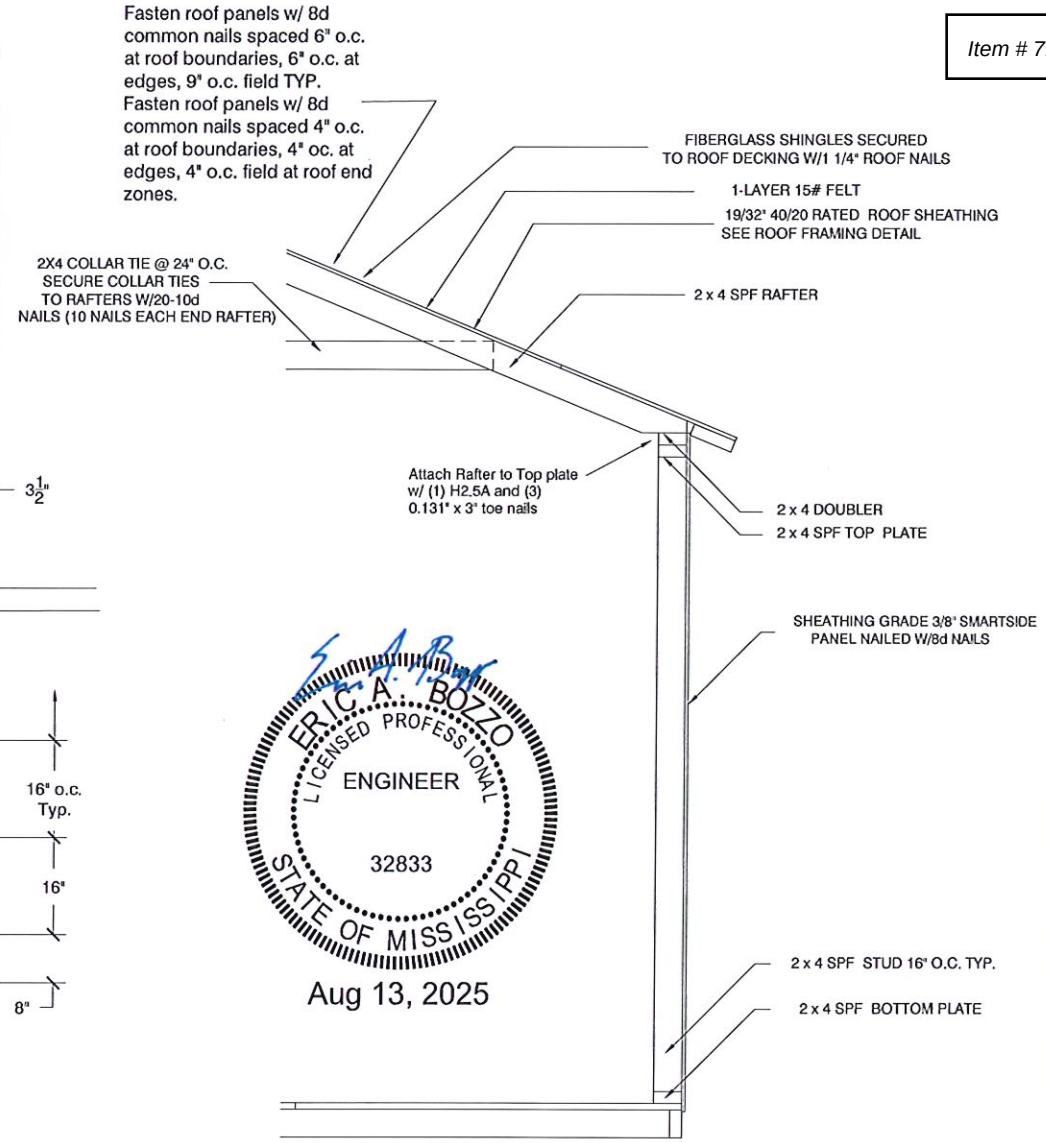


A/4 TYP. WALL FRAMING PLAN

SCALE: 3/8" = 1'-0"

NOTE:

1. THIS WALL PLAN IS GOOD FOR THE 10' WIDE GABLE ONLY. ALL MATERIAL AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.



ERIC A. BOZZO
LICENSED PROFESSIONAL ENGINEER
32833
STATE OF MISSISSIPPI

Aug 13, 2025

B/4 WALL SECTION

SCALE: 3/8" = 1'-0"

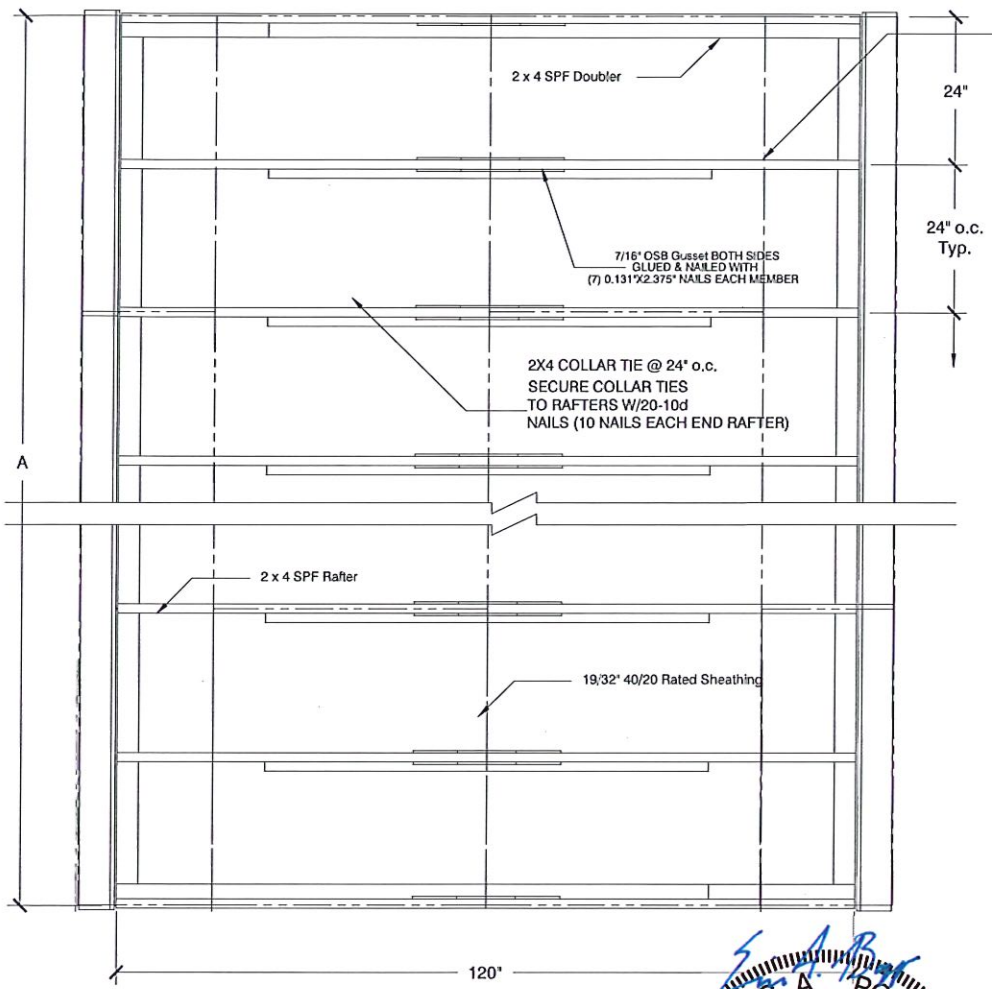
NOTE:
All Lumber to be SPF #2, Unless Noted Otherwise

Depth Dim. "A "	10'-0" Base	12'-0"	14'-0"	16'-0"	18'-0"	
Gable Style 10'-0" wide by:		X				

BACKYARD PERMANENT INSTITUTIONS LTD
HANDY HOME PRODUCTS
HEARTLAND

10'-0" HANOVER/LANCASTER GABLE STYLE WALLS

SIZE	ADDRESS	DWG BY	Last Revi
D	1000 Terres Dr. Monroe, MI 48162	Marc Donnelly	Feb. 15, 2
SCALE As Noted	(800) 437-0784	SHEET 4 of 7	



A/5 ROOF FRAMING PLAN

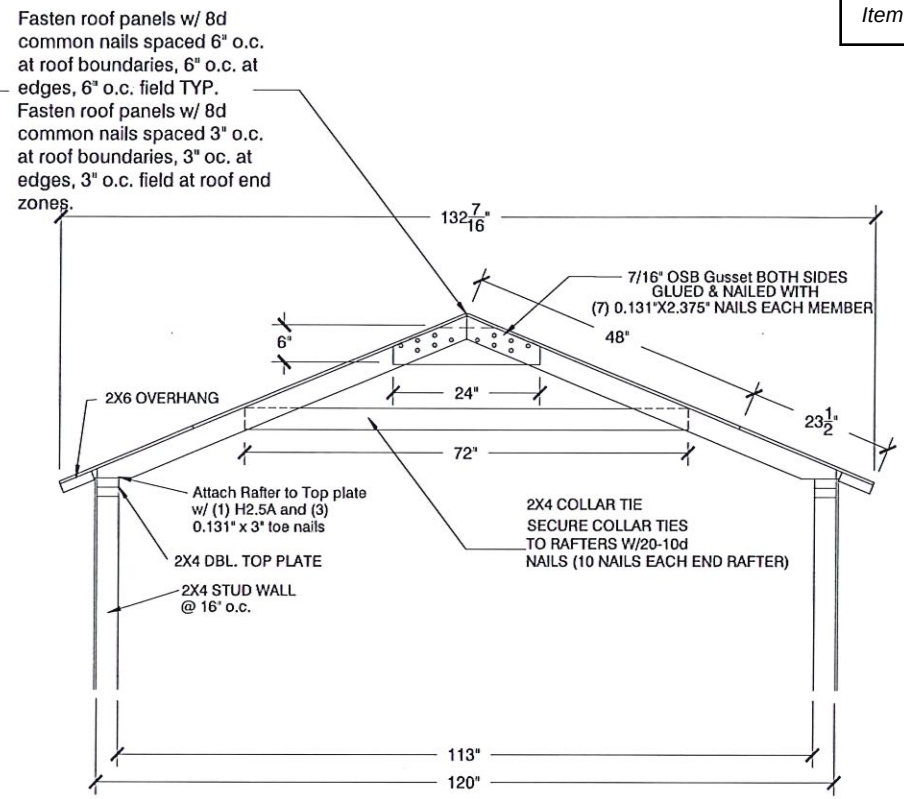
SCALE: 3/8" = 1'-0"

NOTE:

1. THIS WALL PLAN IS GOOD FOR THE 10' WIDE GABLE ONLY. ALL MATERIAL AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.

ERIC A. BOZZO
LICENSED PROFESSIONAL ENGINEER
32833
STATE OF MISSISSIPPI

Aug 13, 2025



B/5 RAFTER SECTION

SCALE: 3/8" = 1'-0"

NOTES:

1. Approved Shingles installed per manufacturers instructions with 4 nails per shingle

2. Drip edge must overlap 2" and nailed every 12" max.

NOTE:
All Lumber to be SPF #2,
Unless Noted Otherwise

Depth Dim. "A "	10'-0" Base	12'-0"	14'-0"	16'-0"	18'-0"	
Gable Style 10'-0" wide by:		X				

BACKYARD STORAGE SOLUTIONS, LLC
HANDY HOME PRODUCTS
HEARTLAND

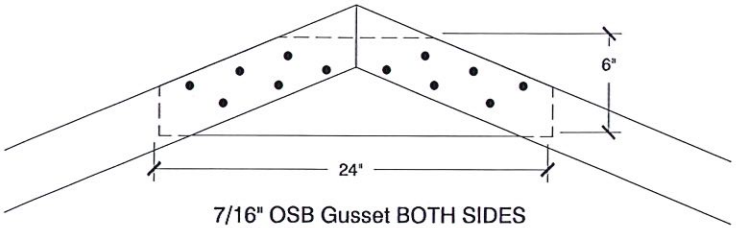
10'-0" HANOVER/LANCASTER GABLE STYLE ROOF

SIZE	ADDRESS	DWG BY	Last
D	1000 Temes Dr. Monroe, MI 48162	Ken Sutter	Feb. 1
SCALE As Noted	(800) 437-0784	SHEET 5 of 7	

Item # 7.

NOTES:

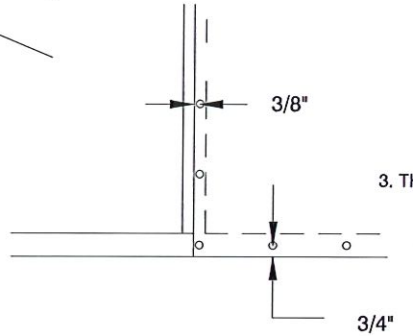
1. THESE STRUCTURAL DRAWINGS SHALL BE USED FOR THE CONSTRUCTION OF THE SHOWN STORAGE BUILDING. IN THE EVENT OF DIMENSIONAL DISCREPANY, NOTIFY THE ENGINEER FOR RESOLUTION OF CONFLICT. ANY DEVIATION FROM THESE DRAWINGS MUST BE APPROVED BY THE ENGINEER
2. MATERIALS
   - * ALL LUMBER TO BE NUMBER 2 GRADE SPRUCE PINE FIR OR EQUIVALENT.
   - * ALL PLYWOOD SHALL CONFROM TO THE LATEST EDITION OF APA SPECIFICATIONS.
   - * ALL CONNECTORS/FASTENERS AND ITS SPACING SHALL MEET THE APPLICABLE CODES.
   - * ALL MATERIALS AND LABOR PER APPLICABLE LOCAL CODES
   - * SmartSide Panel: 3/8" APA RATED (PRP-108) AS MANUFACTURED BY LOUISIANA-PACIFIC COMPANY, PORTLAND, OR. NER 124 CODE RECOGNITION.
   - * O.S.B DECKING: 7/16" APA RATED ORIENTED STAND BOARD AS MANUFACTURED BY LOUISIANA-PACIFIC COMPANY, PORTLAND, OR.
3. THESE STRUCTURES ARE TO BE USED AS STORAGE ONLY AND NOT FOR HABITATION



7/16" OSB Gusset BOTH SIDES
GLUED & NAILED WITH
(7) 0.131"X2.375" NAILS EACH MEMBER

A/6 ROOF GUSSET CONNECTION DETAIL

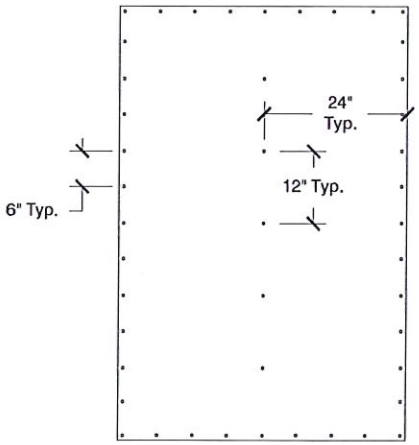
SCALE: 1" = 1'-0"



E/6 SINGLE EDGE NAILING

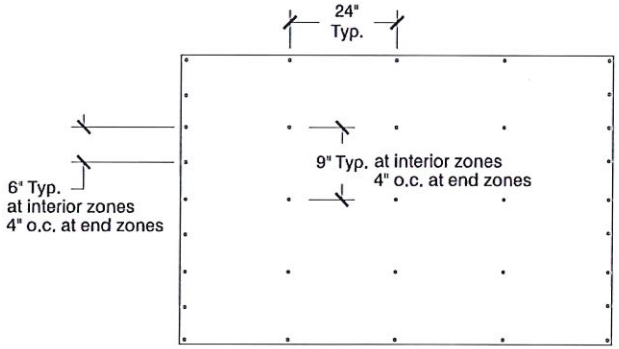
ERIC A. BOZZO
LICENSED PROFESSIONAL ENGINEER
32833
STATE OF MISSISSIPPI
Aug 13, 2025

8d nails 6" o.c., 12" o.c. field



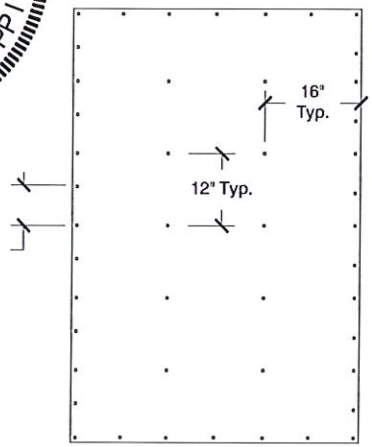
B/6 WALL PANEL TYP. NAIL PATTERN

8d nails 6" o.c., 9" o.c. field at interior zones
8d nails 4" o.c., 4" o.c. field at end zones



C/6 ROOF PANEL TYP. NAIL PATTERN

8d nails 6" o.c., 12" o.c. field



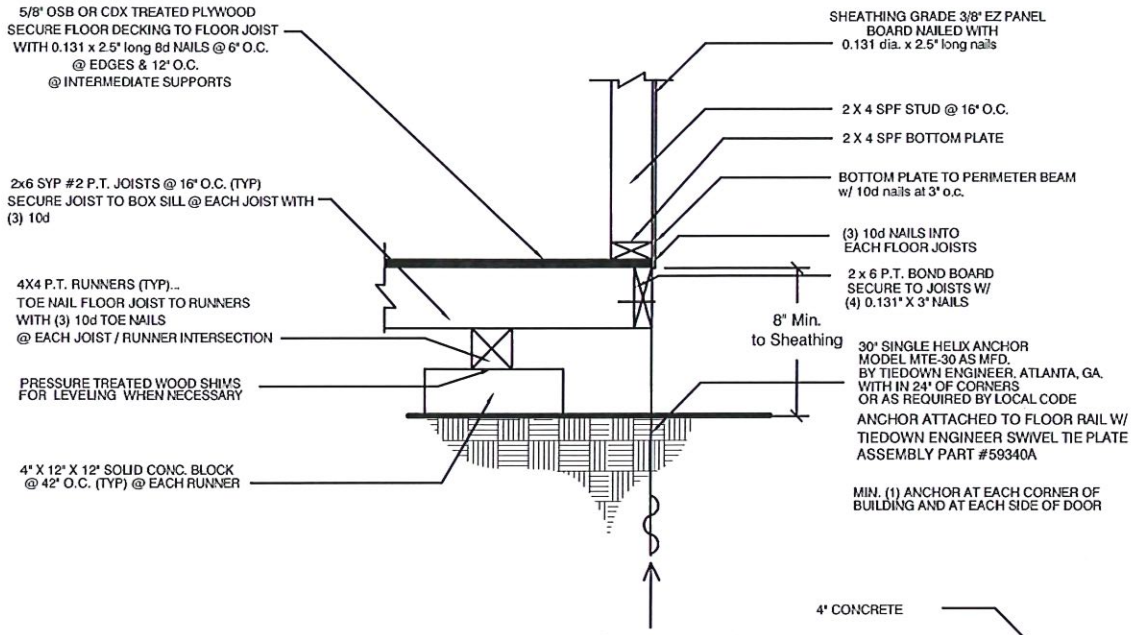
D/6 FLOOR PANEL TYP. NAIL PATTERN

Depth Dim. "A "	10'-0" Base	12'-0"	14'-0"	16'-0"	18'-0"	
Gable Style 10'-0" wide by:		X				

BACKYARD STORAGE SOLUTIONS, LLC
HANDY HOME PRODUCTS
HEARTLAND

10'-0" HANOVER/LANCASTER GABLE STYLE NOTES

SIZE	ADDRESS	DWG BY	Last
D	1000 Ternes Dr. Monroe, MI 48162	Ken Sutter	Feb. 15, 2024
SCALE As Noted	(800) 437-0784	SHEET 6 of 7	

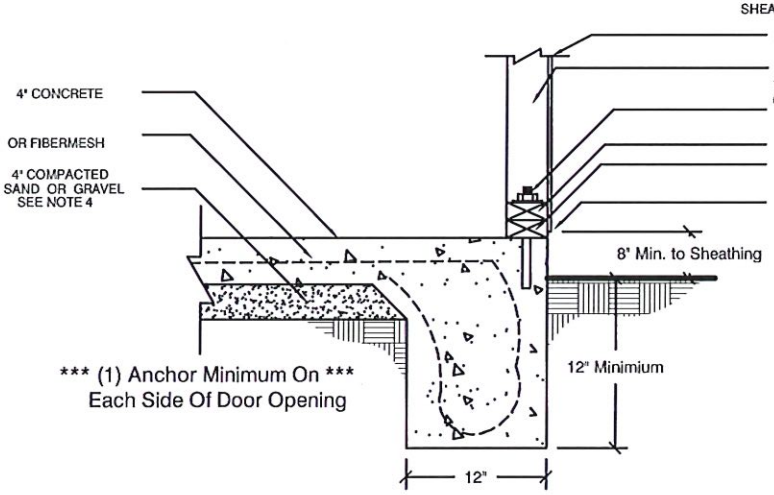


WOOD FLOOR FRAMING DETAIL

SCALE: 3/4" = 1'-0"

NOTES:

1. WHEN MONOLITHIC SLAB IS USED, THIS FLOOR FRAMING IS NOT REQUIRED
2. ALL MATERIALS AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.
3. ALL LUMBER TO BE PRESSURE TREATED LUMBER SYP #2 OR EQUIVALENT
4. THIS FLOOR FRAMING PLAN IS FOR THE BACKYARD PRODUCTS, LLC 10' WIDE GABLE ANY DEVIATION OR MODIFICATION IS STRICTLY PROHIBITED.
5. IN THE EVENT OF A DIMENSIONAL OR MATERIAL DISCREPANCY, NOTIFY BACKYARD PRODUCTS, LLC



NOTES:

1. WHEN FLOOR FRAMING IS USED. THIS MONOLITHIC SLAB IS NOT REQUIRED
2. ALL MATERIALS AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.
3. UNLESS OTHERWISE SPECIFIED OR SURPERSEDED BY APPLICABLE LOCAL CODES, MATERIAL TO BE 3000 PSI CONCRETE, #4 (0.5 dia.) REBAR SPACED 10' o.c.
4. THIS MONOLITHIC SLAB IS DESIGNED FOR THE BACKYARD PRODUCTS, LLC 10' WIDE GABLE ANY DEVATION AND MODIFICATION IS STRICTLY PROHIBITED.

MONOLITHLIC CONCRETE SLAB DETAIL

SCALE: 3/4" = 1'-0"

ERIC A. BOZZO
LICENSED PROFESSIONAL
ENGINEER
32833
STATE OF MISSISSIPPI

Aug 13, 2025

BACKYARD PRODUCTS, LLC.

FOUNDATION DETAILS

SIZE	ADDRESS	DWG BY	Last Revision
A	1000 Temes Drive Monroe, MI 48162	Ken Sutter	July 15, 2
SCALE As Noted	(800) 221-1849	SHEET 7 of 7	

Geoportal Map (348 Main St.)

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.

0 30 60ft

April 13, 2026 - Historic Preservation Commission Meeting Minutes

April 13, 2026 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

PRESENT

Commissioner Patricia Keating

Commissioner Dave Wessinger

Commissioner Matt Stieffel

Chairman Cliff Rabalais

Commissioner John Bezou

Commissioner Steve Haas

ACTION ITEMS

1. Application for a change of previously approved plans at 120 Citizen St.

   The previously approved plans for construction of a new residence for Jason and Betty Guillot at 120 Citizen St. included a guest cottage located at the back corner of the property, which would have required a setback variance. The plans were changed to make this guest cottage a 2-car Garage/accessory structure which has smaller setback requirements. A driveway for vehicle access to the garage was added near the back property line. The garage doors which will be visible from Citizen St. will be carriage style doors. A metal roll-up garage door will also be installed on the backside of this garage, which is not visible from the street.

   After discussion to clarify the driveway and the garage doors, a motion to approve as submitted was made by Commissioner Patricia Keating, seconded by Commissioner John Bezou.

   Motion passed 6/0

2. Application for repairs to the house at 204 Bookter St, which includes window replacements, siding replacement, and rear door replacement.

Home owner Hilton Eymard was represented by Mrs. Amy Doescher. The windows on the east & west wings will be replaced with new PGT single hung windows; all new windows will be 1/1. It was noted that there is a mix of different style windows in the house currently, and that the 1/1 windows would be acceptable in that mix.

The rear door of the house will be replaced.

The house currently has wood siding, which has numerous damaged areas. The damaged areas will be replaced with cement fiber (Hardi) board lap siding with the same reveal. The intention is to replace only those areas where the siding is damaged or rotten, and not change out complete walls. It was discussed that if the job becomes a complete change out of all the siding, the salvageable wood siding should be saved and used on the front facade of the house, rather than using hardi-board.

The new roof will be a shingled roof.

It was noted that there are some shutters on the house; those shutters will be retained, repaired, and reused.

Motion to approve the application as submitted was made by Commissioner John Bezou, seconded by Commissioner Steve Haas.

Motion passed 6/0

3. Application for change of orientation of the previously approved swimming pool at the new residence construction for Rod & Gail Ferrand at 101 Ramoneda St.

   The previously approved swimming pool will be turned 90 degrees to avoid possible damage to a nearby oak tree. Landscaping bushes will be placed on the side of the pool closest to Ramoneda St. as a visual barrier. The fence around the yard will stay the same as previously approved, black aluminum, simulated wrought iron.

   Motion to approve the application as submitted was made by Commissioner Matt Stieffel, seconded by Commissioner John Bezou.

   Motion passed 6/0

4. Application for a complete renovation of the existing residence at 916 South Beach Blvd.

   Home owner Emory Mayfield was represented by Mr. Garrett Garcia.

   It was noted that the application did not show the existing house with the addition noted. Mr. Garcia stated that this was a complete rebuild, and that the current existing house will no longer be there; the new house will replace it. It was noted that the new house will have a more historic appearance and be more architecturally appropriate to that

location than the existing house. Other items noted and discussed included the variations in the divided windows, the use of some shutters, the unique TG siding on the sides of the dormers, the 18' diameter columns, the mix of the standing seam roof with copper roof on the low slope areas, and the mix of the chimneys being stucco finish with the chimney caps being brick.

Motion to approve the application as submitted was made by Commissioner John Bezou, seconded by Commissioner Matt Stieffel.

Motion passed 6/0

5. Application for a projected metal sign for "Flying Dolly's" at 111 Main St.

   A 30 inch round sign with the "Flying Dolly's" logo was presented, to be hung on a bracket above the doorway, very similar to the sign currently hanging at Fields Steak House. There may be a small external light for illumination. It was also requested that some advertising verbiage be added to the casement area above the windows, either painted directly onto the casement, or on removable flat signs attached to the casement. Those flat signs would be approved; plastic signs or letters with internal lighting would not be allowed.

   Motion to approve the application as submitted was made by Commissioner David Wessinger, seconded by Commissioner Matt Stieffel.

   Motion passed 6/0

6. Application for Construction of a new residence at 126 Sycamore St.

   Property owner Mary Thompson was present and confirmed specific items shown on the drawings. The roof will be 5V crimp metal roof, the windows will be 2/1 SDL, there will be a mix of 6" lap siding and board & batten siding, the bottom foundation area will have a brick façade, the screen porch will be wood frame (not aluminum). It was noted the fence is existing. It was also confirmed with Mr. Jeremy Burke that the house as shown will not require any variances for setbacks or percent coverage of the lot.

   Motion to approve the application as submitted was made by Commissioner David Wessinger, seconded by Commissioner Patricia Keating.

   Motion passed 6/0

7. Application for Demolition of the existing house at 232 Citizen St, in anticipation of Construction of a new residence.

   Dianna Webb was present to discuss this application. The property is being sold, and Mrs. Webb, the potential purchaser, would like some assurance that the older house

can be demolished, if necessary. A home inspection report was provided showing areas of extensive damage, both rot and neglect, and termite damage.

The established practice of not allowing demolition until a replacement house is approved and a building permit paid for was explained and discussed. Commissioners Keating and Haas expressed opinions that in this instance that should not be required as little, or none, of the house is salvageable. It was noted by Steve Haas that there is termite damage in the roof areas, and as he noted, the termites did not come in at the roofline and work their way down; as such there is a strong probability that significant additional structural damage will be discovered when work is started.

It was agreed by the entire commission that the out buildings on the property, and the right side and rear sections of the house could be torn down prior to the issuance of a building permit.

The request for demolition being conceptually approved was agreed upon, with the request that the new house placement be made forward of the existing house so that at least some part of the existing house may be salvaged. The existing house is located at the very back of the property.

Commissioner Patricia Keating commented that the HPC needs to provide Mrs. Webb with a definitive answer regarding whether she will or will not be allowed to demolish the existing house when she provides drawings for what will be built there. It was acknowledged that the demolition of the house would be allowed.

A motion was made to conceptually approve the demolition of the existing house, with final approval to be granted once new house plans are submitted & approved, and a building permit paid for.

Motion to approve the application as conceptual approval with future final approval (as described above) was made by Commissioner David Wessinger, seconded by Commissioner John Bezou.

Motion passed 5/0 (Matt Stieffel abstained/recused himself)

8. Application to install a sign between the middle front porch posts at 144 Main St.

   Applicant Blake Dantin was not available to answer and clarify questions.

   The submitted application shows a 24" X 72" flat sheet sign (assumed to be metal). The sign is white with black letters. The sign will be mounted in the location of the existing banner, between the middle two front porch posts. There will be no lighting for this sign.

   Motion to approve the application with the above stipulations was made by

Commissioner Patricia Keating, seconded by Commissioner David Wessinger.
Motion passed 6/0

9. Application to install a swimming pool in the back yard at 107 Carroll Ave.
   Neither the owner Ben Balley nor applicant Andrew Roof were available to answer and clarify questions. It was noted that this fills up this already small back yard. No details were provided regarding the fence to be installed.
   Motion to approve the installation of the pool, pending submittal of fencing details was made by Commissioner Matt Stieffel, seconded by Commissioner John Bezou.
   Motion passed 6/0
10. Application for Construction of a new residence at 701 Hancock St.
    Applicant Benfatti Construction provided drawings and details of the proposed residence to be built at 701 Hancock St. The only noted exception was the drawing called for PVC rail system on the deck area; the deck railing is to be wood or composite, not PVC.
    Motion to approve the application with the above stipulations was made by Commissioner David Wessinger, seconded by Commissioner Patricia Keating.
    Motion passed 6/0

Minutes

11. Motion to approve minutes of the March 9, 2026 meeting as written was made by Commissioner Patricia Keating, seconded by Commissioner Matt Stieffel.
    Motion passed 5/0 (Commissioner Steve Haas abstained as he was not at the March 9 meeting)

Adjourn

Motion to adjourn was made by Commissioner David Wessinger, seconded by Commissioner Steve Haas.
Motion passed 6/0