

CASE SUMMARY SHEET**CASE NUMBER: V23-10-36****DATE RECEIVED: September 20, 2023****DATE OF MEETING: October 24, 2023 and November 14, 2023****Address: 233 Marigny****Subdivision: Old Town of Mandeville, Square 8 Lots 15 & 16****Zoning District: R-1 Single Family Residential District****Property Owner: John Cerniglia****REQUEST: V23-10-36 – John Cerniglia requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 8 Lots 15 & 16, R-1 Single Family Residential District, 233 Marigny Avenue****CASE SUMMARY:**

The applicant owns the property at 233 Marigny, located on the east side of Marigny Ave., south of Jefferson St., and north of Claiborne St. The property measures 127'x202' and has a square footage of 25,654 per a survey prepared by Land Surveying LLC dated 5.18.2020. A permit for new residential construction has been issued and the residence is currently under construction (Permit #21-6807).

The applicant submitted a residential new construction permit with a suspended pool attached to the foundation. The City requires a separate permit for the construction of residential and pool structures. The applicant was issued a stop work order when it came to the City's attention the pool was being constructed under the assumption that it was reviewed as part of the primary residence. At this time the City required the applicant to submit a permit for the construction of the pool. The documentation submitted led the department of public works to deny the permit due to a violation of the fill regulations.

This type of construction is unusual as pools are not typically suspended and are a part of the foundation of the primary structure.

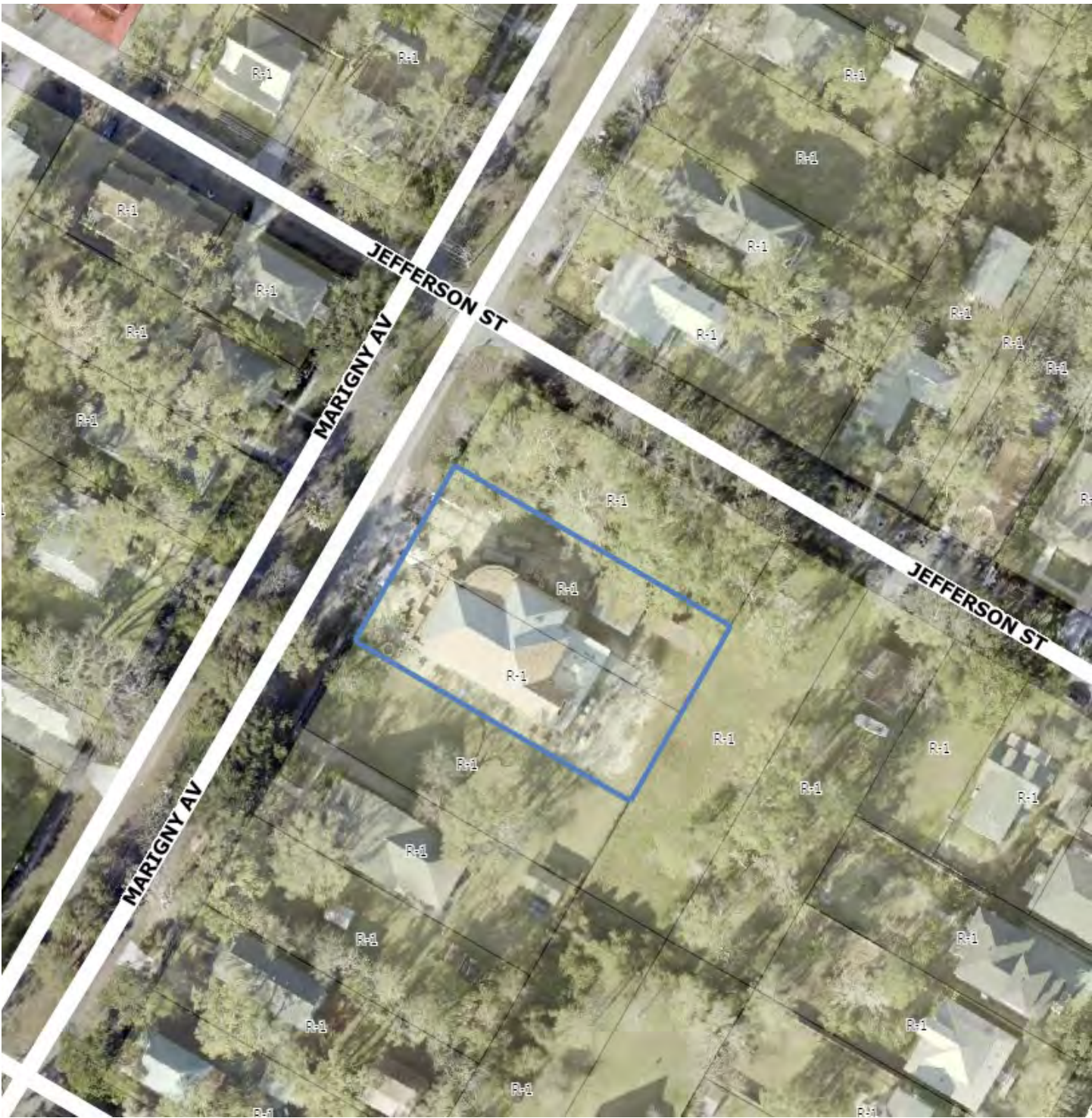
A site visit was conducted by the Building Official, Planning Dir., Planner II and Public Works. A determination was made that the applicant would need to apply for a variance to the fill regulations. The decision was reached as the exterior walls of the pool are part of the foundation of the residence and was then back filled with Geofam that supports the pool.

At the October 24 meeting, the Commission requested the preconstruction grade and post construction grade. The preconstruction grade at the center of the lot was 6.4', the final top of slab is at 6.65'. The final elevation depicts minimal change from the preconstruction to post construction grade. The slab is under the maximum allowable 6" of fill.

CLURO SECTIONS:**5.2.3.2. Drainage Overlay District and Fill Sub-Area A**

The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between Monroe Street, Bayou Castain, Lakeshore Drive and Galvez Street. Where the DO district overlaps with other areas described in this section 5.2.3, the provisions of the DO district shall apply.

1. Grading and Fill. No change in elevation from natural grades shall be allowed except follows:
 - a. Up to six (6) inches of fill may be placed under the perimeter of the soffit or roof line of structures to achieve positive drainage from under the structure.
 - b. Existing sites may be graded, or surface or subsurface conveyances may be established to meet the City's requirement to convey water to the City's stormwater management system.
 - c. Grading changes shall not have an adverse impact on adjacent properties in accordance with State law.
 - d. Fill shall not be allowed within the dripline of existing trees required to remain or any vegetative protection area.
3. Driveways.
 - a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City's stormwater conveyance system.





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Atlas Geofoam is a lightweight engineered fill that is designed to deliver the highest level of stability for transportation, commercial construction, and landscaping applications. Due to its physical strength and predictable dimensional properties, you can feel confident that you have full control over your geotechnical projects. Manufactured under an industry leading quality control program, Atlas Geofoam meets or exceeds ASTM D6817 standards, providing an HFC free, recyclable, and cost-effective solution for all your lightweight fill needs. Think beyond the block with Atlas Geofoam.



**DIMENSIONALLY
STABLE**



**SPEED & EASE
OF USE**



**LIGHTWEIGHT
FILL**



**VALUE
ENGINEERING**



**LIMITED 10 YEAR
WARRANTY**

PHYSICAL PROPERTIES

See *Geofoam Lightweight Fill Tech Data Sheet* for a full listing of the physical properties.

PRODUCT NAME	ASTM D6817 TYPE	DENSITY (LB/FT ³)	COMPRESSIVE RESISTANCE AT 1% STRAIN	
Atlas Geofoam 12	EPS 12	0.70	2.2 PSI	317 PSF
Atlas Geofoam 15	EPS 15	0.90	3.6 PSI	518 PSF
Atlas Geofoam 19	EPS 19	1.15	5.8 PSI	835 PSF
Atlas Geofoam 22	EPS 22	1.35	7.3 PSI	1,051 PSF
Atlas Geofoam 29	EPS 29	1.80	10.9 PSI	1,570 PSF
Atlas Geofoam 39	EPS 39	2.40	15.0 PSI	2,160 PSF
Atlas Geofoam 46	EPS 46	2.85	18.6 PSI	2,678 PSF



BENEFITS

- Atlas Geofoam is engineered to deliver the highest level dimensional stability, providing predictable material behavior.
- Utilizing an interlocking stack of Atlas Geofoam blocks allows you to quickly fill large areas without compaction, making the installation quick and easy.
- Atlas Geofoam weighs approximately 1/100th the weight of soil, significantly reducing the stress on underlying or adjoining soils and structures.
- Various in-house services makes Atlas Geofoam an easy choice: volume estimates, value engineering, shop drawings, and accredited laboratory validation of physical properties.
- Atlas Geofoam is backed by a limited 10 year warranty for compressive resistance. See separate Atlas Geofoam warranty for terms and conditions.

APPLICATIONS

- Bridge Abutments
- Retaining Structures
- Soil Stabilization
- Built-up Slabs
- Berms, Embankments & Land Forming
- Floor Elevation Changes
- Plaza Decks
- Weight Reduction Over Utilities

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Atlas Molded Products, a Division of Atlas Roofing Corporation





Reference: A Survey Plat of Square 8, Town of Mandeville, by E. J. Champagne & Earl Engineering, Dated Feb. 1950, Drawing No. 388

TBM Set Nail in Power Pole, #2005, Elev.=8.5', TBM is for reference only and does not represent the actual elevation to build to (Elevation refers to NAVD 88, Geoid 18)

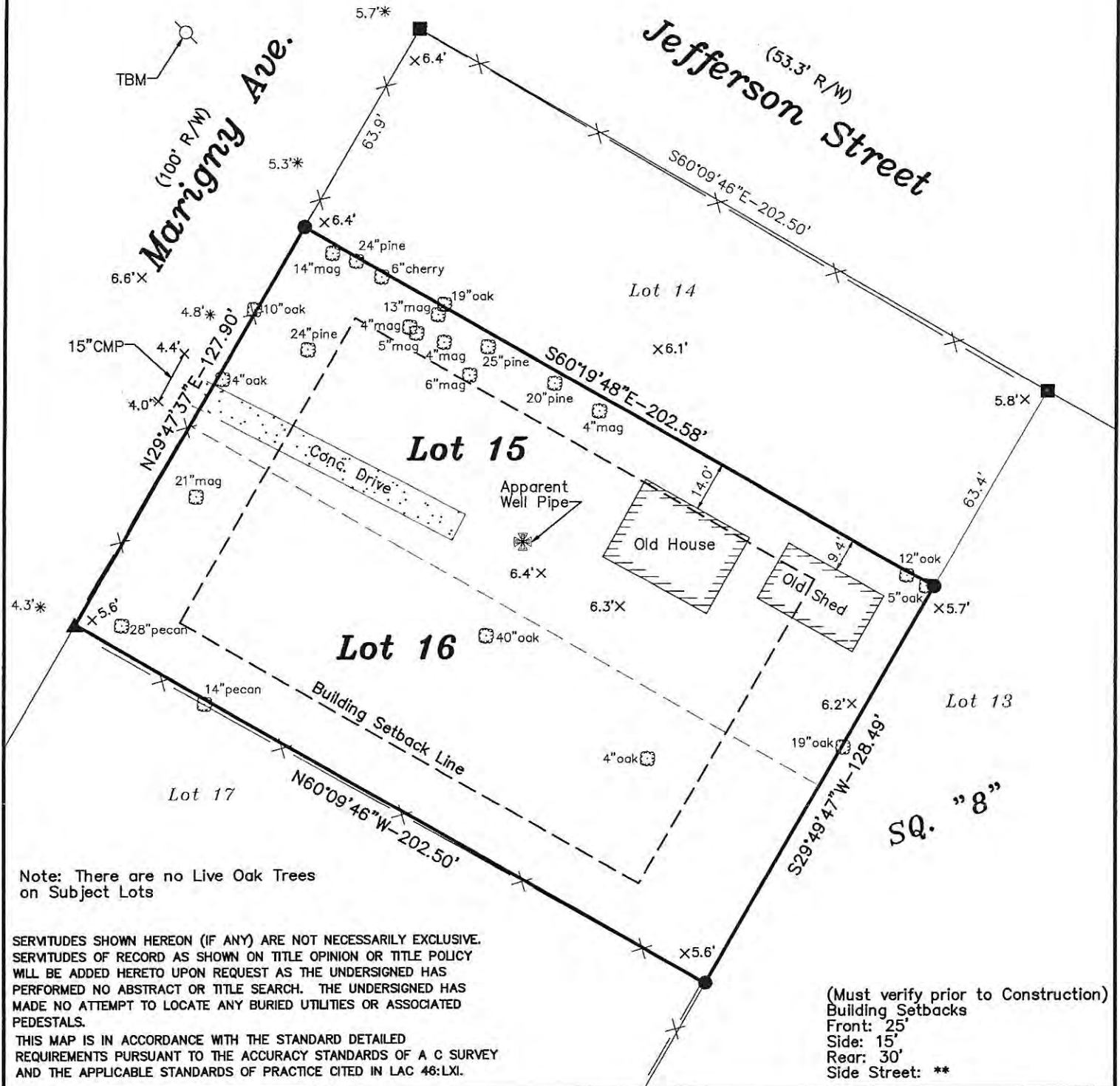
Bearings were derived by Magnetic Compass



This property is located in Flood Zone AE, per Fema Map No. 220202 0427 D, Dated 5-16-2012, Base Flood Elevation is 10.0' (The City of Mandeville requires 2.0' of Freeboard above the Base Flood Elevation, Must verify with the City of Mandeville prior to any construction)

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1 1/4" Iron Pipe
- ▲ = Set Mag Nail in Conc.
- ⊗ = Tree
- × = Elevation
- * = Elevation (Center Ditch)
- X— = Fence



Note: There are no Live Oak Trees on Subject Lots

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
 Building Setbacks
 Front: 25'
 Side: 15'
 Rear: 30'
 Side Street: **

MAP PREPARED FOR **COUNTRYWIDE CONSTRUCTION, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS 15 & 16, SQUARE 8, TOWN OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

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 landsurveyingllc@gmail.com email

BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE: 1" = 40'

DATE: 5-18-2020

NUMBER: 19384B

DESIGNTech ADHERES TO DESIGN CRITERIA OUTLINED IN THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

R301.2.1.1 DESIGN CRITERIA: MINIMUM DESIGN LOADS FOR BUILDINGS

R301.2.1.2 PROTECTION OF OPENINGS- WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF AMERICAN SOCIETY OF TESTING AND MATERIALS REFERENCED THEREIN.

EXCEPTION: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED FOR PROTECTION IN ONE AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.

R303.3 BATHROOM VENTILATION: BATHROOM MUST BE VENTED OUTSIDE AIR AT MINIMUM OF 50 CFM.

R307.2 BATHUB AND SHOWER SPACES: BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWERHEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

R301.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. OPENINGS PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

R301.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

R301.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM).

R301.3 LANDINGS AT DOORS: THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 ON 12 (2-PERCENT)

EXCEPTIONS:

- WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE STAIRWAY.
- THE EXTERIOR LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD, PROVIDED THAT THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR, DOES NOT SWING OVER THE LANDING.
- THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY SECTION R301.4.1 SHALL NOT BE MORE THAN 7 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

R315.1.1 WIDTH: STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM ABOVE THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS SHALL NOT BE LESS THAN 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R315.8.

R315.2 HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING PLATFORM.

R315.3.1 RISER HEIGHT: THE MAXIMUM RISER HEIGHT SHALL BE 7 1/2 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES.

R315.3.2 TREAD DEPTH: THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANS OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AS ABOVE AT A POINT FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

R315.6 HANDRAILS: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R315.6.1 HEIGHT: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING, SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

R315.6.2 CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS.

- HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
- THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

R302.2 GUARD OPENING LIMITATIONS: REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

R303.2 LOCATION (SMOKE ALARMS): SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM.
- OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS, BUT NOT INCLUDING CRAWL SPACES AND 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 FOR THE ADJACENT LOWER LEVEL IF THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.

R313.3 CARBON MONOXIDE DETECTORS: CARBON MONOXIDE SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREAS IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

R304.5.3 & R304.5.4 ATTICS AND CRAWLSPACES: WITHIN ATTICS AND CRAWLSPACES, WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM PLASTICS SHALL BE PROTECTED AGAINST IGNITION.

R309 PROTECTION AGAINST DECAY

- LOCATION REQUIRED IN AREAS SUBJECTED TO DECAY DAMAGE AS ESTABLISHED BY TABLE R301.2 (I), THE FOLLOWING LOCATION SHALL REQUIRE THE USE OF AN APPROVED SPECIES AND GRADEOF LUMBER, PRESSURE TREATED IN ACCORDANCE WITH AWPA C1, C2, C3, C4, C5, C6, C8, C22, C23, C24, C28, C31, C33, P1, P2, P3, OR DECAY-RESISTANT HEARTWOOD OF REDWOOD, BLACK LOCUST, OR CEDARS.

R320 PROTECTION AGAINST TERMITES

- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDES), UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY LICENSED PEST CONTROL COMPANY.

R321.1 PREMISES IDENTIFICATION: APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

R401.2 REQUIREMENTS: FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATION SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

R403.1.6 FOUNDATION ANCHORAGE: ANCHOR BOLT SHALL BE 5/8" X 10" WITH 3" X 3" X 1/8" WASHERS. THEY WILL BE SPACED 18" O.C. AND WITHIN 12" OF CORNERS. MINIMUM EMBEDMENT IS 7". THE WALL MUST BE ANCHORED TO THE PLATE BY STRAPS THAT GO AROUND THE BOTTOM OF THE SILL PLATE AND UP THE STUD. THIS IS TO BE DONE EVERY OTHER STUD AT 18" CENTER. EACH STUD THAT IS STRAPPED AT THE BOTTOM WILL ALSO BE STRAPPED ACROSS IS DOUBLE TOP PLATE.

R403.1.7 FOUNDATION ELEVATION: ON GRADE SITE, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE STREET BUTTER AT THE POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

R502.8.1 SAWN LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBER; SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER; SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

R502.8.2 ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.

R602.6 DRILLING AND NOTCHING STUDS: DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
1. NOTCHING: ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH.
2. DRILLING: ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6 (I) AND R602.6 (2).

EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS

R602.6.1 DRILLING AND NOTCHING OF TOP PLATE: WHEN PIPING OR DUCTWORK IS PLACED IN OR INTERIOR, BRACED OR LOAD-BEARING WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, GALVANIZED METAL THE IS NOT LESS THAN 0.054 INCH (1/2 GUAGE) AND 15 INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 1/8" BOLTS AT EACH SIDE OR EQUIVALENT. SEE FIGURE R602.6.1

EXCEPTION: WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.

R602.8 FIREBLOCKING REQUIRED: FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. BATTIS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN. ENCLOSED SPACES BETWEEN STAIRS SHALL COMPLY WITH SECTION R314.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1001.6.
- FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

R703.7.6 WEEPHOLES: WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

R1004.1 GENERAL: FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.

R1005.1 LISTING: FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

R1001.9 HEARTH EXTENSIONS: MASONRY FIREPLACE HEARTHS AND HEARTH EXTENSIONS SHALL BE CONSTRUCTED OF CONCRETE OR MASONRY, SUPPORTED BY NONCOMBUSTIBLE MATERIALS, AND REINFORCED TO CARRY THEIR OWN WEIGHT AND ALL IMPOSED LOADS. NO COMBUSTIBLE MATERIAL SHALL REMAIN AGAINST THE UNDERSIDE OF HEARTHS AND HEARTH EXTENSIONS AFTER CONSTRUCTION.

N101.2 COMPLIANCE ENERGY EFFICIENCY: COMPLIANCE SHALL BE DEMONSTRATED BY EITHER MEETING THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MEETING THE REQUIREMENTS OF THIS CHAPTER. CLIMATE ZONES FROM FIGURE N101.2 OR TABLE N101.2 SHALL BE USED IN DETERMINING THE APPLICABLE REQUIREMENTS FROM THIS CHAPTER.

N101.3 IDENTIFICATION: MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THIS CHAPTER.

N101.4 BUILDING THERMAL ENVELOPE INSULATION: AN R-VALUE IDENTIFICATION MARK SHALL BE APPLIED BY THE MANUFACTURER TO EACH PIECE OF BUILDING THERMAL ENVELOPE INSULATION 12 INCHES OR MORE WIDE. ALTERNATELY, THE INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE, FOR BLOWN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE), THE INITIAL INSTALLED THICKNESS, SETTLED THICKNESS, R-VALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS INSTALLED SHALL BE LISTED ON THE CERTIFICATION. FOR SPRAYED POLYURETHANE FOAM (SPF) INSULATION, THE INSTALLED THICKNESS OF THE AREA COVERED AND R-VALUE OF THE INSTALLED THICKNESS SHALL BE LISTED ON THE CERTIFICATE. THE INSULATION INSTALLER SHALL SIGN, DATE AND POST THE CERTIFICATE IN A CONSPICUOUS LOCATION ON THE JOB SITE.

N101.5 PENETRATION PRODUCT RATING: U-FACTORS OF PENETRATION PRODUCTS (WINDOWS, DOORS AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 BY AN ACCREDITED INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. PRODUCTS LACKING SUCH A LABELED U-FACTOR SHALL BE ASSIGNED A DEFAULT U-FACTOR FROM TABLE N101.5(I) AND N101.5(2). THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF GLAZED PENETRATION PRODUCTS (WINDOWS, GLAZED DOORS AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC 200 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. PRODUCTS LACKING SUCH A LABELED SHGC SHALL BE ASSIGNED A DEFAULT SHGC FROM TABLE N101.5(I).

N101.8 CERTIFICATE: A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES (U-FACTORS FOR PENETRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF PENETRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

N102.4 AIR LEAKAGE: BUILDING ENVELOPE SHALL BE SEALED FROM AIR LEAKAGE WITH CONSIDERATION TO MOISTURE CONTROL.

E4102.1 GENERAL WIRING METHODS FOR POOLS, SPAS, HOT TUBS AND HYDROMASSAGE BATHTUBS: WIRING METHODS USED IN CONJUNCTION WITH PERMANENTLY INSTALLED SWIMMING POOLS, SPAS, HOT TUBS OR HYDROMASSAGE BATHTUBS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE E4102.1 AND CHAPTER 37 EXCEPT AS OTHERWISE STATED IN THIS SECTION. STORABLE SWIMMING POOLS SHALL COMPLY WITH SECTION E4107.

IRC M 1503.4 MAKEUP AIR REQUIRED

EXHAUST HOOD SYSTEMS CAPABLE OF 400 CUBIC FEET PER MINUTE (0.9M 3/s SHALL BE MECHANICAL OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER. THE DAMPER SHALL BE INSTALLED IN THE EXHAUST LINE. DAMPER THAT AUTOMATICALLY CLOSENS WHEN THE EXHAUST SYSTEM OPERATES, DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIR, OR REPLACED.

PLANS ARE FOR THE INTENT OF OBTAINING BUILDING PERMIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE. OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE ATTACHED PLANS/SPECIFICATIONS COMPLY WITH ALL BUILDING CODE REQUIREMENTS, AND THAT DESIGNTech IS NOT ADMINISTERING THE WORK.

IT IS RECOMMENDED THAT THE OWNER/CONTRACTOR CONSULT WITH THEIR INSURANCE COMPANY PRIOR TO CONSTRUCTION FOR ADDITIONAL REQUIREMENTS OR RECOMMENDATIONS

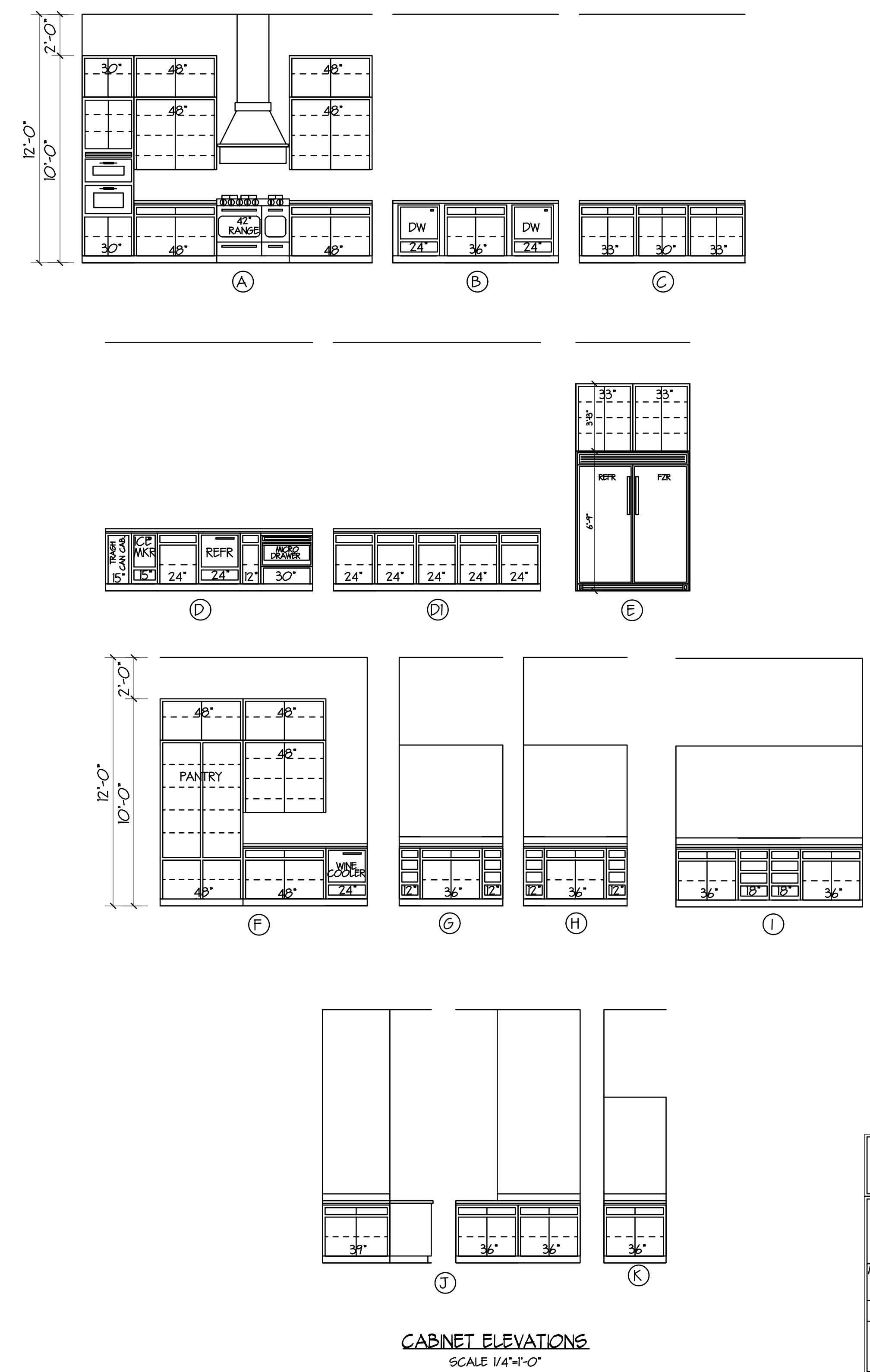
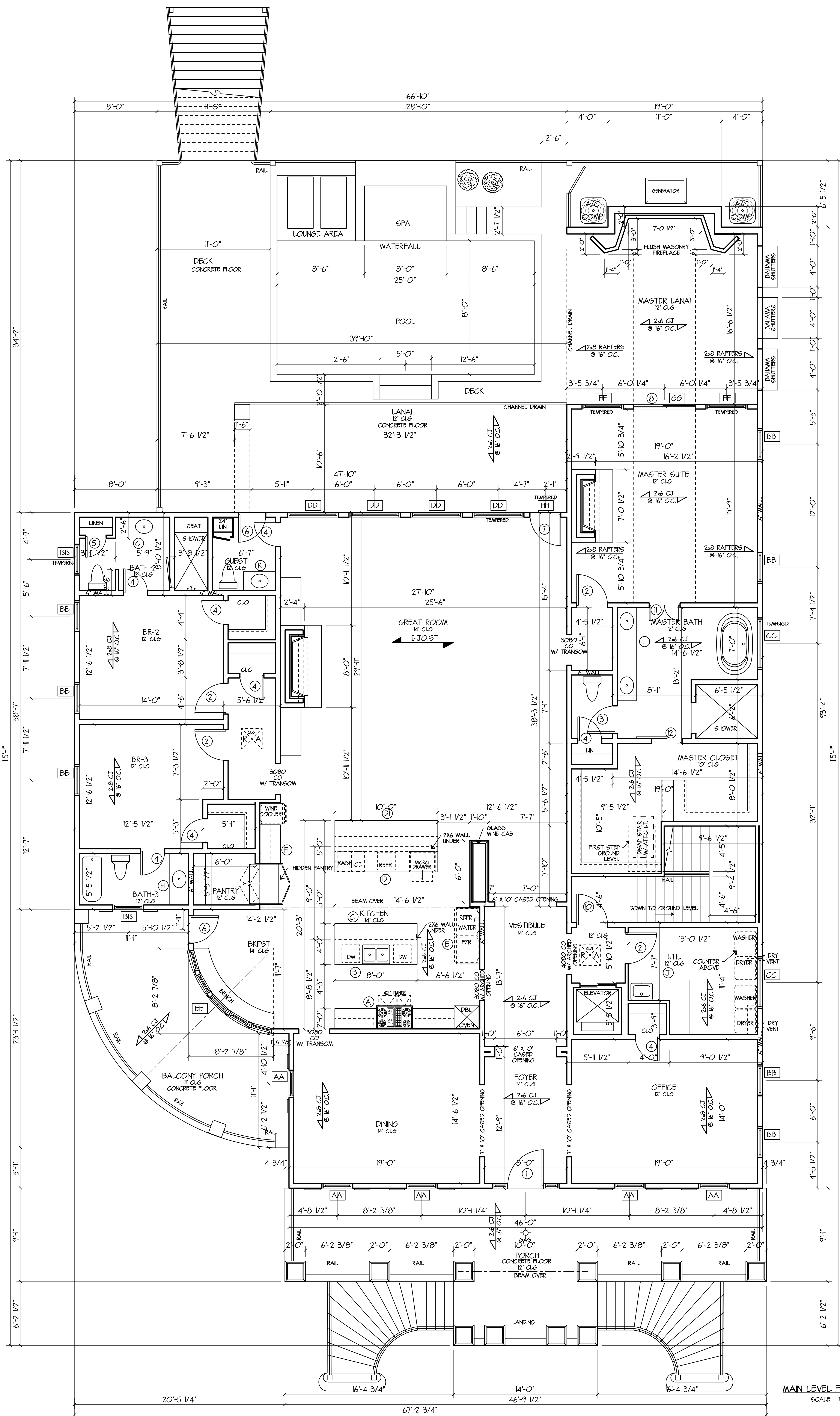
IRC 2015
WFCM
WIND SPEED 80 MPH
DESIGN WINDSPEED
ENERGY CODE REQUIREMENTS
CLIMATE ZONE: 2
MANUAL J CALCULATIONS BY OTHERS

RESIDENCE IS NOT LOCATED IN A WINDBORNE DEBRIS PROTECTION REGION			
THERMAL COMPONENT CRITERIA (U-FACTOR AND R-VALUE) (MAX SHGC - 0.35 FOR GLAZING)			
MAXIMUM GLAZING PENETRATION U-FACTOR	CLG.	WALLS	FLOORS
0.65	R-30	R-5	R-5
FURR OUT 2. RAFTERS AS REQUIRED FOR BATT INSULATION AT CATHEDRAL CEILING OR USE SPRAYED FOAM INSULATION IF ACCEPTABLE			

WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS IF REQUIRED			
WHERE WIND SPEED EXCEEDS 120 MPH OR 10 MPH WITHIN 1 MILE OF THE GULF COASTAL MEAN HIGH WATER LINE, THE STRUCTURE IS CONSIDERED TO BE LOCATED WITHIN THE WIND BORN DEBRIS REGION.			
WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN THICKNESS OF 1/2" AND A MAX SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PERMITTED TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.			
FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN < 4 FOOT	4 FOOT < 6 FOOT	6 FOOT < 8 FOOT
2-1/2" #6 WOOD SCREWS	16"	12"	9"
2-1/2" #8 WOOD SCREWS	16"	16"	12"

SPECS

PLANS FOR: COUNTRYWIDE CONSTRUCTION, LLC MARIGNY STREET MANDEVILLE, LA				DATE 2-3-21
DesignTech Residential Planners, Inc. St. Tammany Parish, LA				
COVINGTON 985-871-7211 SLIDELL 985-847-0600				
CODE	LIVING	AREA U.B.	INDEX	
A3	3859	15576	12150	
DRAWN BY RJH	DESIGNED BY RJH	CHECKED BY RJH	SHEET SIZE 36X42	
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IRC 2015 WFCM
80 MPH WIND SPEED
DESIGN MEETS THE PRESCRIPTIVE ENERGY CODE REQUIREMENTS
CLIMATE ZONE 2
MANUAL T CALCULATIONS BY OTHERS

RESIDENCE IS NOT LOCATED IN A WINDBORNE DEBRIS PROTECTION REGION

THERMAL COMPONENT CRITERIA (U-FACTOR AND R-VALUE)
(MAX. SHGC - 0.55 FOR GLAZING)

MAXIMUM GLAZING PENETRATION U-FACTOR	MIN INSULATION R-VALUE		
	CLOS.	WALLS	FLOORS
0.30	R-50	R-13	R-13

FOUR OUT 2. RAFTERS AS REQUIRED FOR BATT INSULATION AT CATHEDRAL CEILING OR USE SPRAYED FOAM INSULATION IF ACCEPTABLE.

- NOTES**
- CONTRACTOR SHALL SELECT WINDOW & DOOR PRODUCTS MEETING THE ENERGY EFFICIENCY REQUIREMENTS OF THE BUILDING CODE (BASED ON IRC 2015 CLIMATE ZONE 2 - 14" CROWN-OUTS MAX. SHGC=0.40 MAX.)
 - CONTRACTOR SHALL SELECT WINDOW & DOOR PRODUCTS MEETING WIND DESIGN PRESSURE REQUIREMENTS OF RA33 GARAGE DOOR SHALL BE RATED TO RESIST WIND LOADS AS PER R-3023
 - PER R3021 DOORS BETWEEN GARAGE & RESIDENCE SHALL BE 20-MINUTE FIRE RATED DOORS INCLUDING ATTIC STAIRS, ALSO PER R3023 SELF CLOSING.
 - SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED AT LOCATIONS IDENTIFIED IN ISOBAR EX. GLAZING WITH 2" OF DOORS & OVER LBS.
 - PER R3023 GARAGE SHALL BE SEPARATED FROM RESIDENCE BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALLS AND CEILING. GARAGES BENEATH HABITABLE ROOMS ABOVE SHALL BE SEPARATE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.
 - RAIL INDICATES GUARD RAIL AT PORCHES & GUARDRAIL WITH HANDRAIL AT STAIRS.
 - OPENING IN THE RESIDENCE SHALL BE PROTECTED BY 20 MIN RATED DOORS.
 - IF REQUIRED ATTIC ACCESS (IRC-R307) IS LOCATED IN THE GARAGE, THE REQUIRED 1/2" GYPSUM WILL BE APPLIED TO CEILING AND DROP DOWN STAIR MUST BE 20 MIN RATED.
- PROTECTION OF APPLIANCE IN GARAGE IS REQUIRED.

WINDOW SCHEDULE

MARK	DESCRIPTION	HDR.
AA	3'-0" X 10'-0" VINYL SH	10'-3"
BB	3070 VINYL SH	10'-0"
CC	5040 VINYL FIXED	10'-0"
DD	5090 VINYL FIXED	10'-3"
EE	2060 VINYL SH	8'-6"
FF	4070 VINYL FIXED	10'-3"
GG	6020 1 LT VINYL TRANSOM	10'-3"
HH	3020 1 LT VINYL TRANSOM	10'-3"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	DESCRIPTION
1	7'-0"	10'-3"	1 3/4"	SEE ELEVATION
2	3'-0"	8'-0"	1 3/8"	RAISED PANEL INTERIOR
3	2'-8"	8'-0"	1 3/8"	RAISED PANEL INTERIOR
4	2'-4"	8'-0"	1 3/8"	RAISED PANEL INTERIOR
5	2'-0"	8'-0"	1 3/8"	RAISED PANEL INTERIOR
6	2'-8"	8'-0"	1 3/4"	RAISED PANEL EXTERIOR
7	3'-0"	8'-0"	1 3/4"	1 LT / 2 PANEL EXTERIOR
8	6'-0"	8'-0"	1 3/4"	1 LT GLASS SLIDER
9	--	--	--	NOT USED
10	3'-0"	8'-0"	1 3/4"	RAISED PANEL EXTERIOR
11	3'-0"	8'-0"	1 3/8"	PR 1680 RAISED PANEL INT
12	3'-0"	8'-0"	--	SLIDING BARN DOOR
13	14'-0"	8'-0"	--	OH GARAGE 80 MPH RATED
14	6'-0"	8'-0"	1 3/4"	PR 3080 RAISED PANEL EXT

AREA	
MAIN LEVEL LIVING AREA	3859
FRONT PORCH	504
FRONT CURVED BALCONY PORCH	295
LANAI	571
MASTER LANAI	347
TOTAL MAIN LEVEL AREA	5576
GROUND LEVEL	6265
INCLUDES BASE OF POOL DECK	
POOL DECK	668

MAIN LEVEL FLOOR PLAN

PLANS FOR:
COUNTRYWIDE CONSTRUCTION, LLC
MARIGNY STREET
MANDEVILLE, LA

DATE: 2-3-21

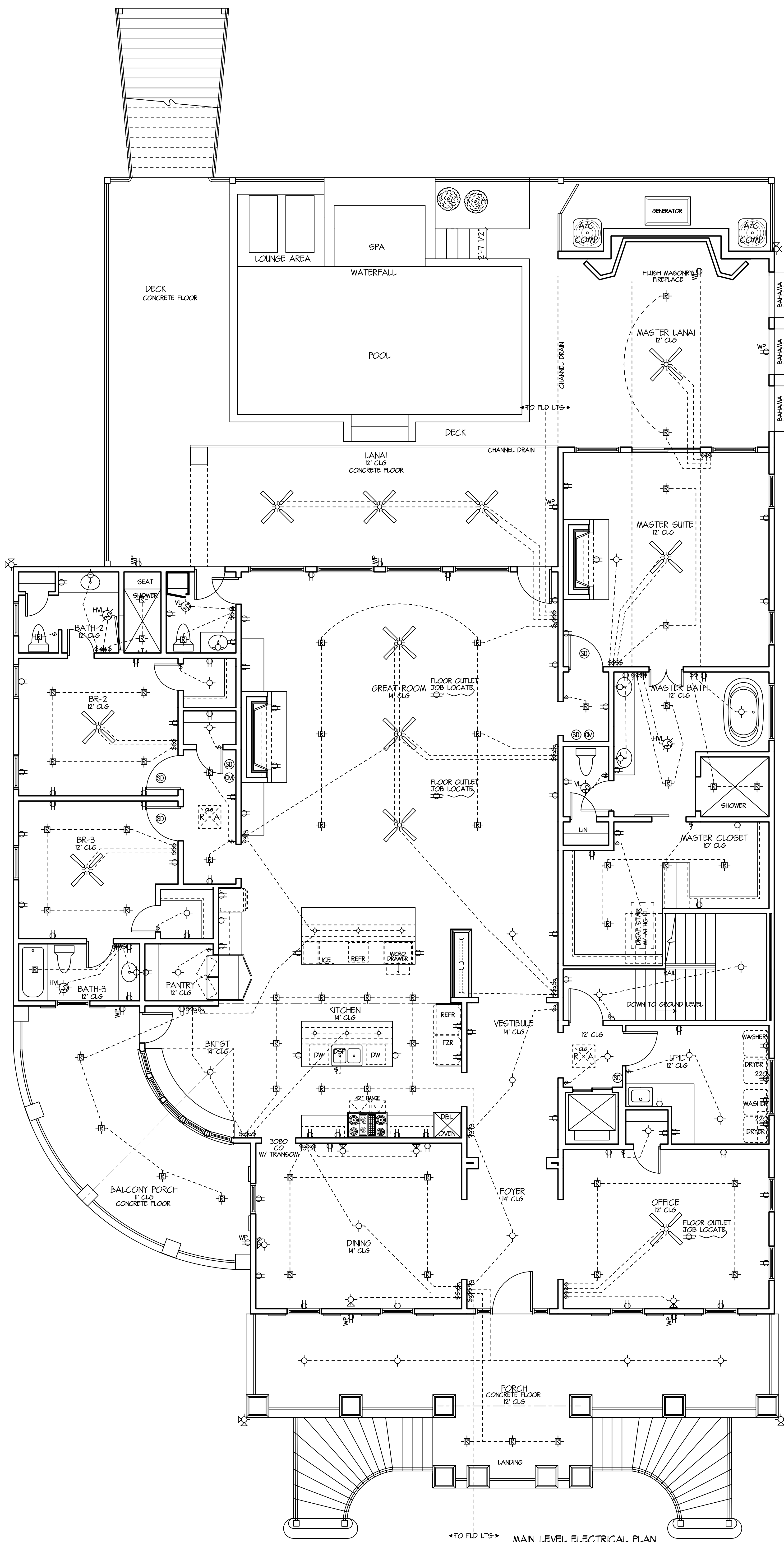
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COVINGTON 985-871-7211 SLIDELL 985-847-0600

CODE	LIVING	AREA U.B.	INDEX
A3	3859	5576	1250

DESIGNED BY: RJH
CHECKED BY: RJH
DATE: 2-3-21

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MAIN LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0"

LIGHTING LEGEND			
	CEILING LIGHT		220 V OUTLET
	RECESS CAN		SMOKE DETECTOR
	FLOOD LIGHT		CARBON MONOXIDE DETECTOR
	FAN WITH LIGHT KIT		HEATER/VENT/LIGHT
	FLUORESCENT LIGHT		VENT/LIGHT
	FLOOR LT.		CAMERA
	OUTLET		WATERPROOF OUTLET

ELECTRICAL NOTES

NEC2002 EACH GARAGE SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET FOR EACH CAR SPACE AND THE CIRCUIT SHALL NOT SUPPLY ANY OUTLETS OUTSIDE OF THE GARAGE.

NEC2008 GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

(A) DWELLING UNITS. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN (B) THROUGH (D) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

(B) BATHROOMS.

(C) GARAGES, AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND AREAS OF SIMILAR USE.

(D) OUTDOORS.

(E) CRAWL SPACES, AT OR BELOW GRADE LEVEL.

(F) UNFINISHED BASEMENTS. FOR PURPOSES OF THIS SECTION UNFINISHED BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS AND THE LIKE.

(G) KITCHENS, WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.

(H) LAUNDRY, UTILITY, AND HOT BAR SINKS, WHERE THE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.

(I) BOATHOUSES.

NEC2002 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.

(A) DEFINITION. ARC-FAULT CIRCUIT-INTERRUPTER. AN ARC-FAULT CIRCUIT-INTERRUPTER IS A DEVICE INTENDED TO PROVIDE PROTECTION FROM THE EFFECTS OF ARC FAULTS BY RECOGNIZING CHARACTERISTICS UNIQUE TO ARCING AND BY FUNCTIONING TO DE-ENERGIZE THE CIRCUIT WHEN AN ARC FAULT IS DETECTED.

(B) DWELLING UNITS. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT-INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

EACH GARAGE SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET FOR EACH CAR SPACE AND THE CIRCUIT SHALL NOT SUPPLY ANY OUTLET OUTSIDE OF THE GARAGE NEC 2002.

NEC240.24 LOCATION IN OR ON PREMISES.

(A) ACCESSIBILITY. OVERCURRENT DEVICES SHALL BE READILY ACCESSIBLE AND SHALL BE INSTALLED SO THAT THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF THE SWITCH OR CIRCUIT BREAKER, WHEN IN ITS HIGHEST POSITION, IS NOT MORE THAN 6 FEET 7 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.

(B) OCCUPANCY. EACH OCCUPANCY SHALL HAVE READY ACCESS TO ALL OVERCURRENT DEVICES PROTECTING THE CONDUCTORS SERVING THAT OCCUPANCY.

(C) NOT EXPOSED TO PHYSICAL DAMAGE. OVERCURRENT DEVICES SHALL BE LOCATED WHERE THEY WILL NOT BE EXPOSED TO PHYSICAL DAMAGE.

(D) NOT IN VICINITY OF BURNABLE MATERIAL. OVERCURRENT DEVICES SHALL NOT BE LOCATED IN THE VICINITY OF BURNABLE MATERIAL, SUCH AS IN CLOTHES CLOSETS.

(E) NOT LOCATED IN BATHROOMS, IN DWELLING UNITS AND GUEST ROOMS OR GUEST SUITES OF HOTELS AND MOTELS, OVERCURRENT DEVICES, OTHER THAN SUPPLEMENTARY OVERCURRENT PROTECTION, SHALL NOT BE LOCATED IN BATHROOMS.

NEC406.2 TAMPER PROOF RECEPTACLES SHALL BE INSTALLED IN ALL AREAS LESS THAN 66" ABOVE THE FLOOR.

NEC 406.2 TAMPER PROOF RECEPTACLES SHALL BE INSTALLED IN ALL AREAS LESS THAN 66" ABOVE THE FLOOR.

1. MUST BE WITHIN 20 FEET OF ATTIC ACCESS.

2. MINIMUM 24 INCH WIDE SOLID WALKING SURFACE WITH HEADROOM OF 80 INCHES IS TO BE PROVIDED.

3. 30" X 30" SERVICE LOCATION IS REQUIRED AT UNIT.

4. ATTIC LIGHTING REQUIRED - WITH LIGHT SWITCH AT ATTIC ENTRY.

MECHANICAL VENTILATION TEST REQUIRED.

NEC 2002 SECTION R303.4 REQUIRES A BLOWER DOOR TEST COMPLY WITH SECTION R303.4 FOR EACH DWELLING UNIT. A WRITTEN REPORT BY A THIRD PARTY INSPECTOR SHALL BE PROVIDED TO THE BUILDING INSPECTOR FOR APPROVAL.

*12 AWG WIRE IS THE SMALLEST WIRE ALLOWED IN AN ELECTRICAL CIRCUIT.

NEC 110.2(A) MAKEUP AIR REQUIRED.

EXHAUST HOOD SYSTEMS CAPABLE OF 400 CUBIC FEET PER MINUTE (CFM) SHALL BE MECHANICAL OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY CLOSURES WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED OR REPLACED.

1ST LEVEL ELECTRICAL PLAN

PLANS FOR:
COUNTRYWIDE CONSTRUCTION, LLC
MARGINY STREET
MANDEVILLE, LA

DATE: 2-3-21

DesignTech Residential Planners, Inc.
St. Tammany Parish, LA.
COVINGTON 985-871-7211 SLIDELL 985-847-0600

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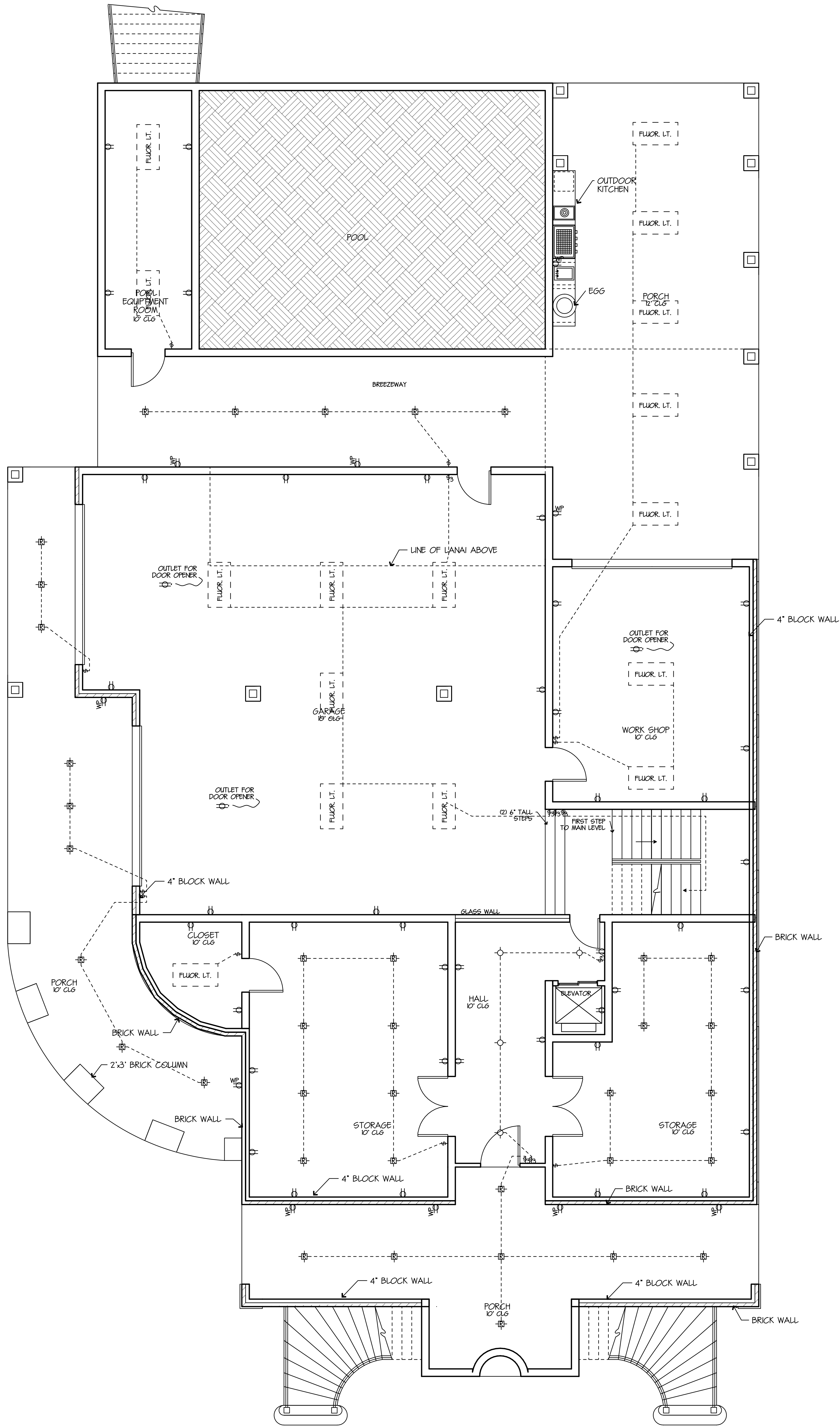
DESIGNED BY: RJH
CHECKED BY: RJH
DATE: 2-3-21

SHEET SIZE: 36x42

INDEX: E-1

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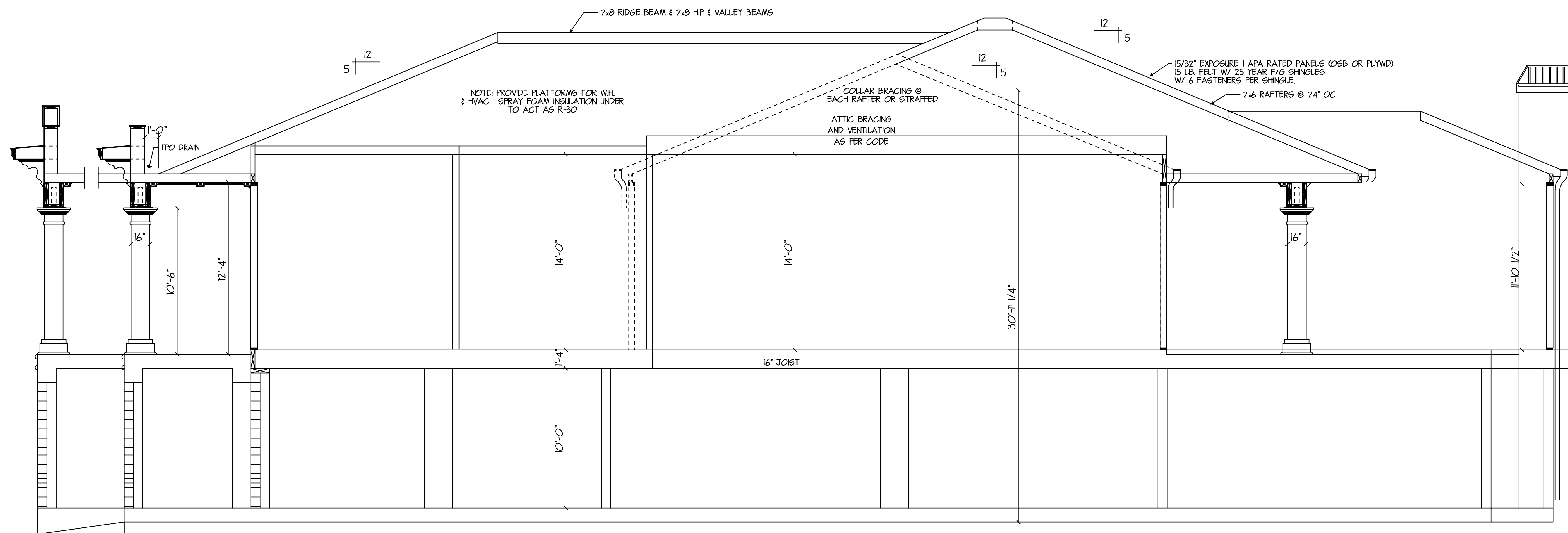
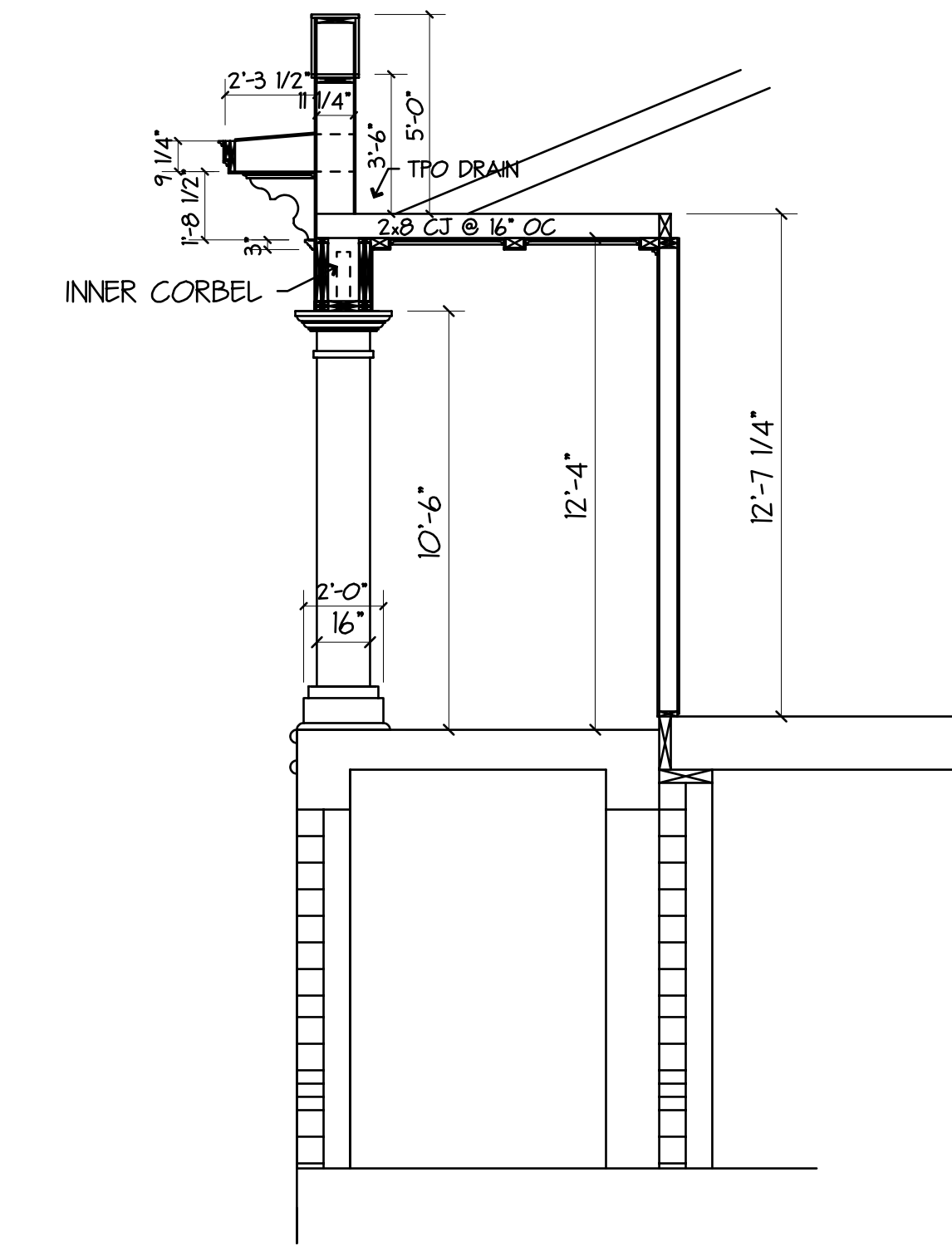
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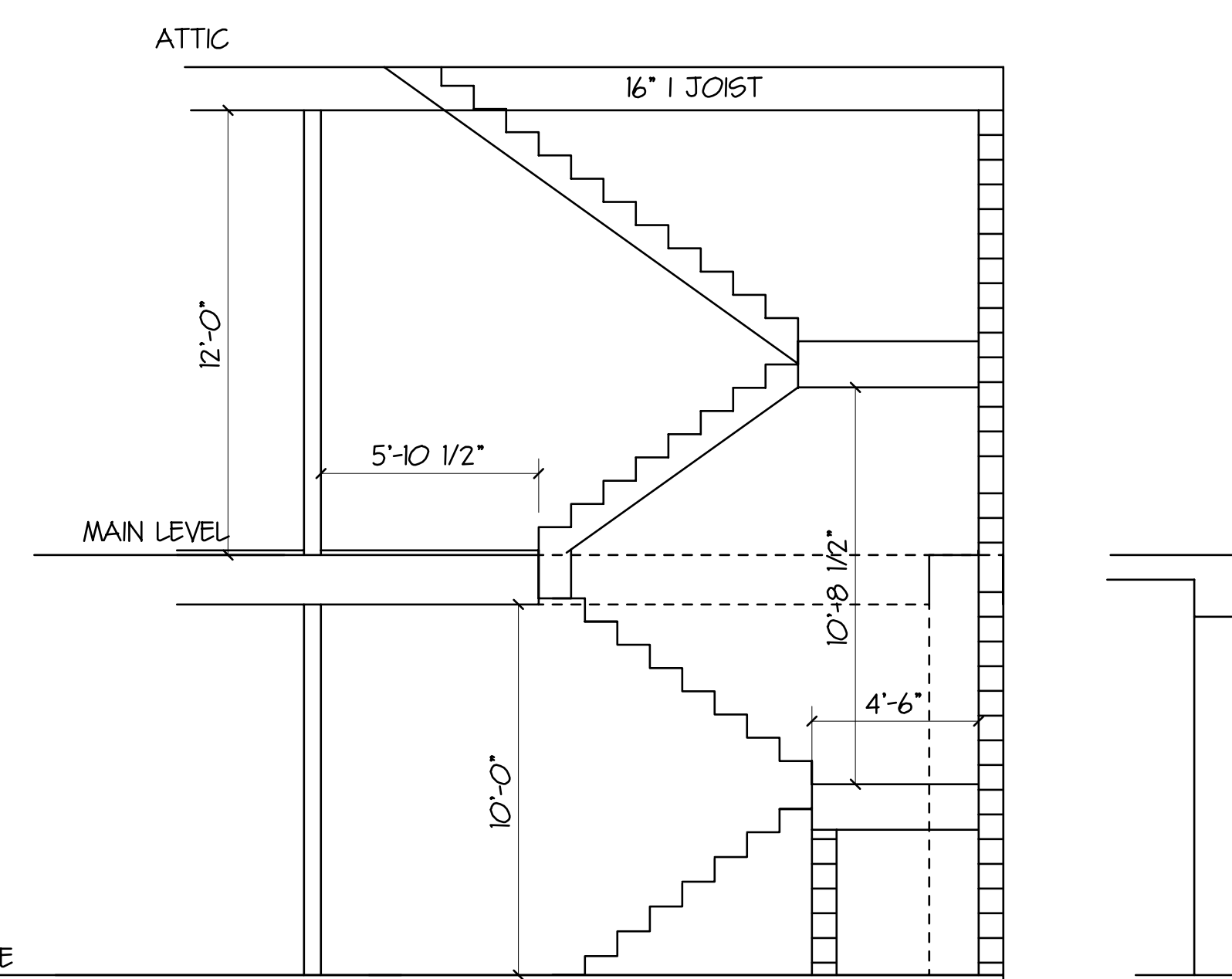
PLANS FOR: COUNTRYWIDE CONSTRUCTION, LLC MARIGNY STREET MANDEVILLE, LA			
DesignTech Residential Planners, Inc. St. Tammany Parish, LA.			DATE 2-3-21
COVINGTON 985-871-7211		SLIDELL 985-847-0600	
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FRONT ELEVATION
SCALE 1/4" = 1'-0"



TYPICAL CROSS SECTION
SCALE 1/4" = 1'-0"
SEE PLANS BY ENGINEER FOR FOUNDATION DESIGN



GROUND LEVEL GARAGE

NOTES

- BRICK VENEER REQUIREMENTS**
- IRC 703.7.1 - REQUIRES BRICK TIES AT 16" HORIZONTAL AND 16" VERTICAL.
 - IRC 703.7.2 - REQUIRE 1" OF AIRSPACE BETWEEN BRICK AND OUTSIDE BARRIER.
 - IRC 703.7.6 - REQUIRES WEEPHOLES BE PLACED AT MAXIMUM OF 33" O.C.
 - IRC 703.8 - REQUIRES THE USE OF FLASHING.
- IRC GLASS REQUIREMENTS**
- GLASS WILL MEET 80 MPH WIND LOAD REQUIREMENTS (50 PSF) & PASS IMPACT RESISTANCE TEST ASTM E1886 OR BE BOARDED WITH AN APPROVED ASSEMBLY THAT MEETS PRESCRIBED REQUIREMENTS OF THE IRC.
 - GLASS DOORS & WINDOWS WITHIN 18" OF FINISHED FLOOR ARE CONSIDER "HIGH HAZARD AREAS" AND MUST COMPLY WITH IRC 308 GLAZING.
 - BEDROOMS ARE REQUIRED TO HAVE A RESCUE POINT WINDOW. THAT POINTS SHALL HAVE 50 SQ. FT. OF OPENING AT GROUND LEVEL AND 57 SQ. FT. IF ABOVE GROUND LEVEL. THE MINIMUM ANY ONE SIDED DIMENSION SHALL BE 20" IN LENGTH AND 24" IN HEIGHT.
 - SHUTTERS SHALL BE ENGINEERED IF USED INSTEAD OF IMPACT GLASS.
 - GARAGE DOOR SHALL BE 80 MPH WIND RATED DOOR.

ELEVATIONS & SECTION

PLANS FOR:
COUNTRYWIDE CONSTRUCTION, LLC
MARGINY STREET
MANDEVILLE, LA

DesignTech Residential Planners, Inc.
St. Tammany Parish, LA
COVINGTON 985-871-7211 SLIDELL 985-847-0600

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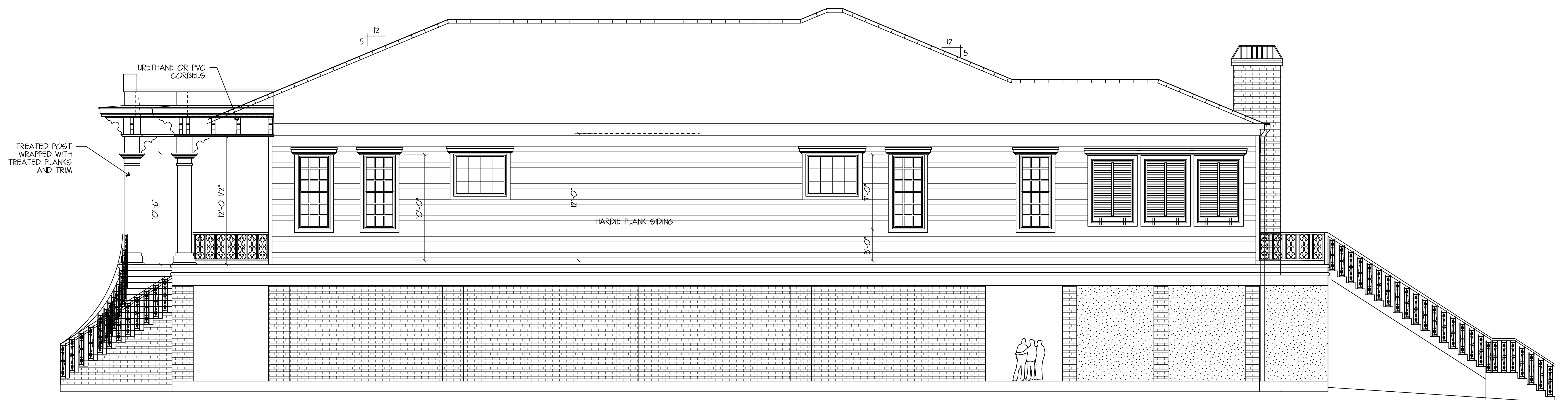
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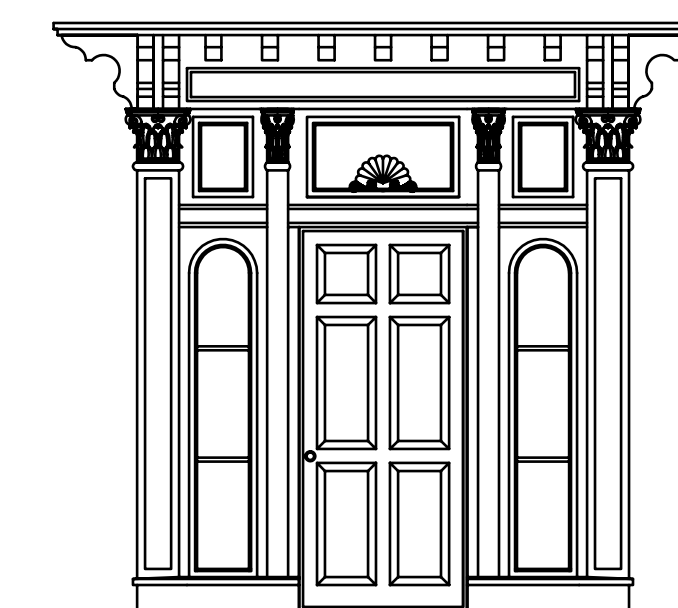
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



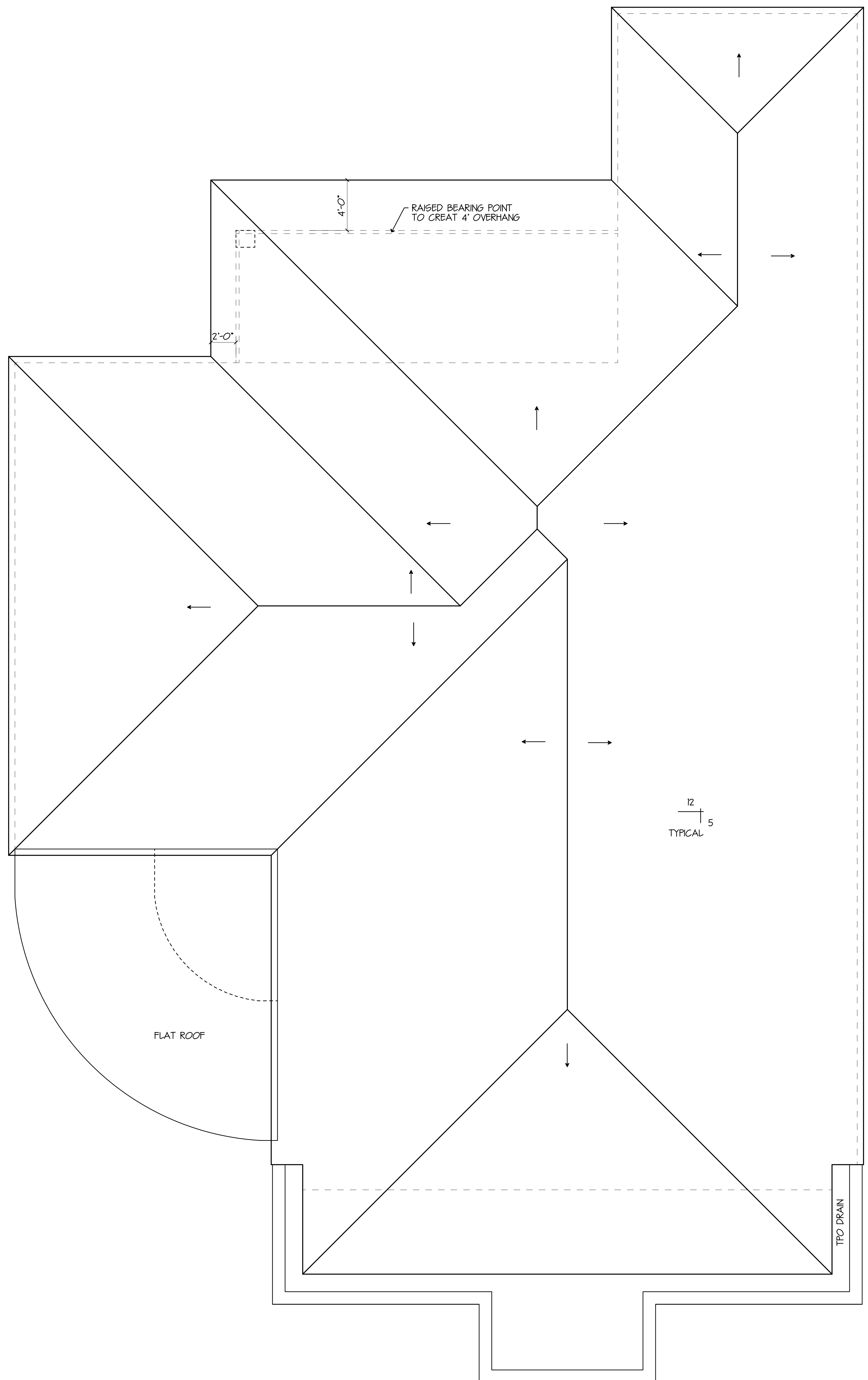
REAR ELEVATION
SCALE 1/4" = 1'-0"



ADDITIONAL
ELEVATIONS

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DATE 2-3-21			
DesignTech Residential Planners, Inc. St. Tammany Parish, LA.			
COVINGTON 985-871-7211		SLIDELL 985-847-0600	
CODE	LIVING	AREA U.B.	INDEX
A3	3859	5576	12150
DESIGNED BY RJH	FINISHED BY RJH	CHECKED BY RJH	SHEET SIZE 36X42
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12
5
TYPICAL

FLAT ROOF

TPO DRAIN

ROOF PLAN
SCALE 1/4" = 1'-0"

RC REQUIREMENTS FOR ROOF COVERINGS

RC205.2.2 SLOPE: ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL TO 2:12 UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION RC205.2.1.

RC205.2.6 ATTACHMENT: ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 2:12 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), SPECIAL METHODS OF FASTENING ARE REQUIRED. FOR ROOFS LOCATED WHERE THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 10 MPH OR HIGHER, SPECIAL METHODS OF FASTENING ARE REQUIRED. SPECIAL FASTENING METHODS SHALL BE TESTED IN ACCORDANCE WITH ASTM D3661, CLASS F. ASPHALT SHINGLE WRAPPERS SHALL BEAR A LABEL INDICATING COMPLIANCE WITH ASTM D3661, CLASS F.

RC205.2.7 UNDERLAYMENT APPLICATION: FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) PERCENT SLOPE, UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) PERCENT SLOPE UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 1/4" THICK STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT THE EAVE, APPLY 3/4" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 1/2 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOFS OF 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT SLOPE) OR GREATER UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 4 FEET.

RC205.2.12 UNDERLAYMENT AND HIGH WIND: UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (GREATER THAN 80 MPH PER FIGURE R301.2 (4)) SHALL BE APPLIED WITH CORROSION RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. FASTENERS ARE TO BE APPLIED ALONG THE OVERLAP NOT FARTHER THAN 36 INCHES (914 MM) ON CENTER.

ROOFING NOTES

- 1 ROOF SHEATHING
ALL ROOF SHEATHING SHALL BE 5/8" EXPOSURE 1, 24/0 APA RATED PANELS. FASTEN WITH 4" NAILS AT 6" O.C. AT ALL FRAMING MEMBERS. USE 3/4" RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES.
- 2 ROOF UNDERLAYMENT
ROOF UNDERLAYMENT SHALL BE 1/4" FELT. UNDERLAYMENT, IF ROOF SLOPE IS LESS THAN 5:12 (2) LAYERS OF FELT IS REQUIRED. SHALL BE INSTALLED WITH CORROSION RESISTANT FASTENERS SPACED AT 36" O.C. MAX.
- 3 ROOFING
ROOF COVERING SHALL BE ASPHALT SHINGLES, UNO. SHINGLES SHALL HAVE A 25 YEAR MIN LIFE. SHINGLES SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS (4" NAILS/SHINGLE). SHINGLES SHALL BE CLASS II SHINGLES.
- 4 ROOF BRACING
SUPPORT RAFTERS AS REQUIRED TO LIMIT SPANS WITH FURLING OF EQUAL SIZE. RAFTER SUPPORTS WITH 2x BRACING AT 4FT MAX SPACING. NOT ALL FURLING & BRACING SHOWN.

ROOF PLAN

PLANS FOR:
COUNTRYWIDE CONSTRUCTION, LLC
MARIGNY STREET
MANDEVILLE, LA

DesignTech Residential Planners, Inc.
St. Tammany Parish, LA

COVINGTON 985-871-7211 SLIDELL 985-847-0600

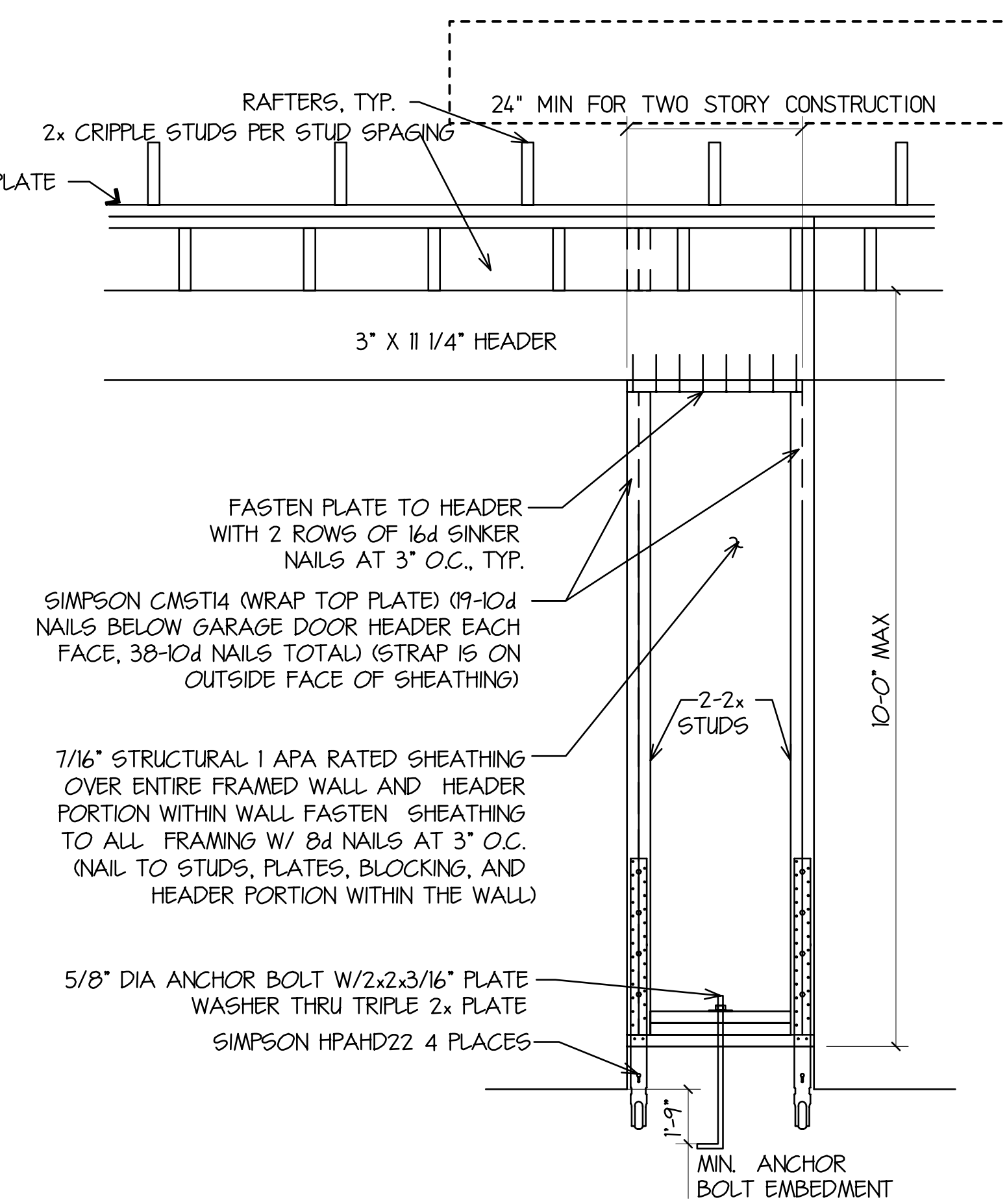
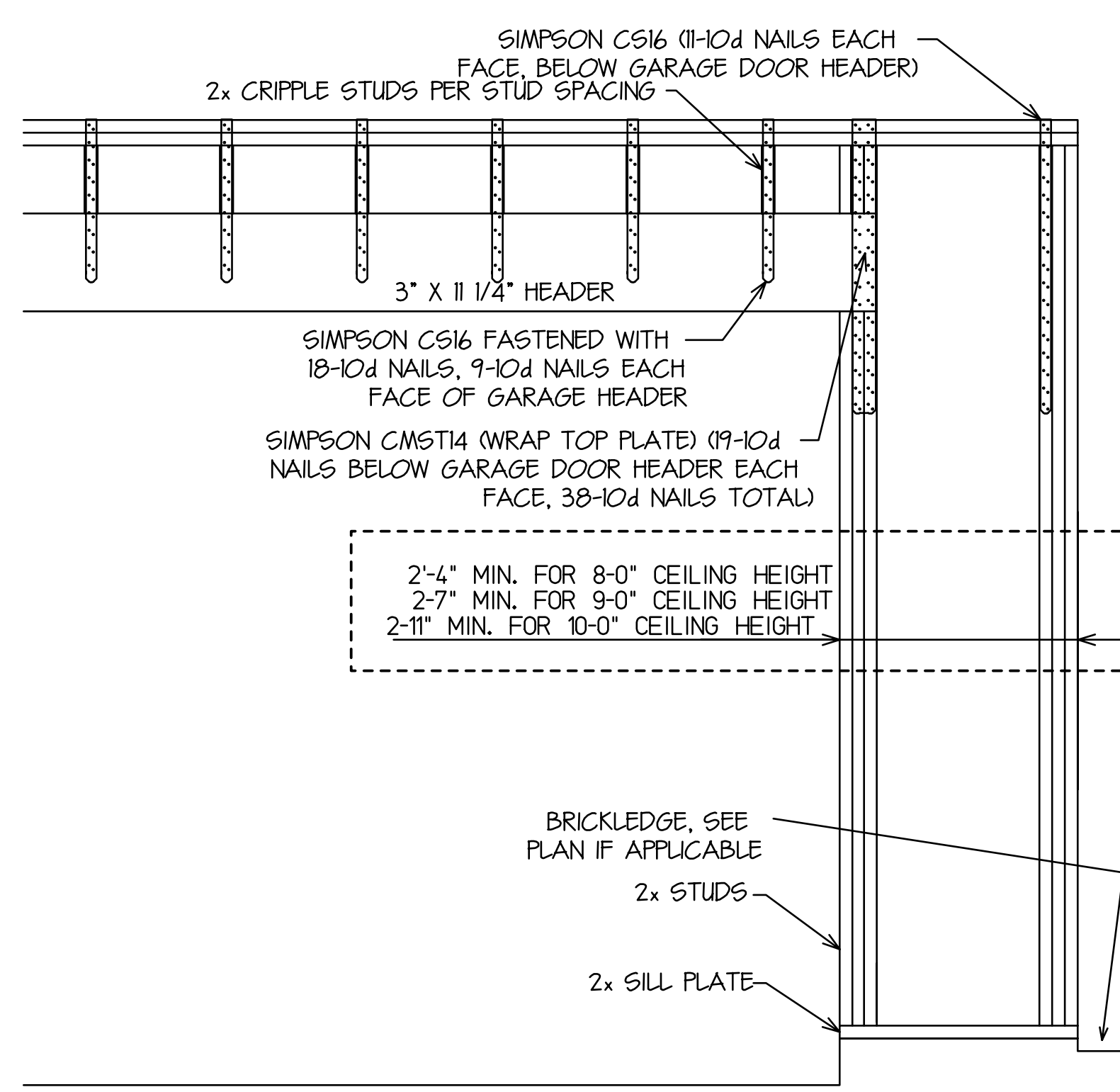
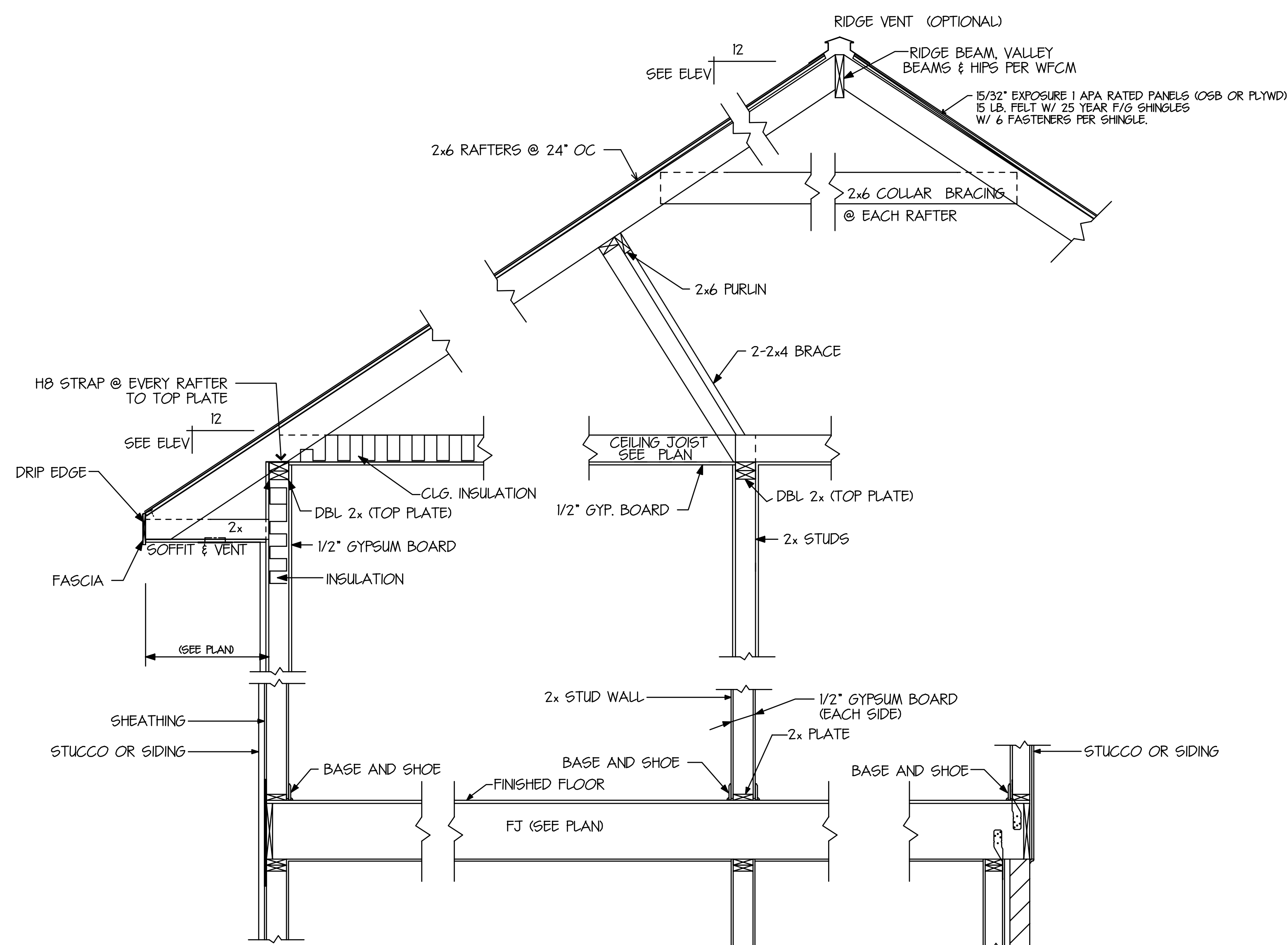
CODE	LIVING	AREA U.B.	INDEX
A3	13859	15576	1250

DESIGNED BY	ENHANCED BY	CHECKED BY	SHEET SIZE
RJH	RJH	RJH	36X42

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EMAIL: houseplans@designtechusa.com

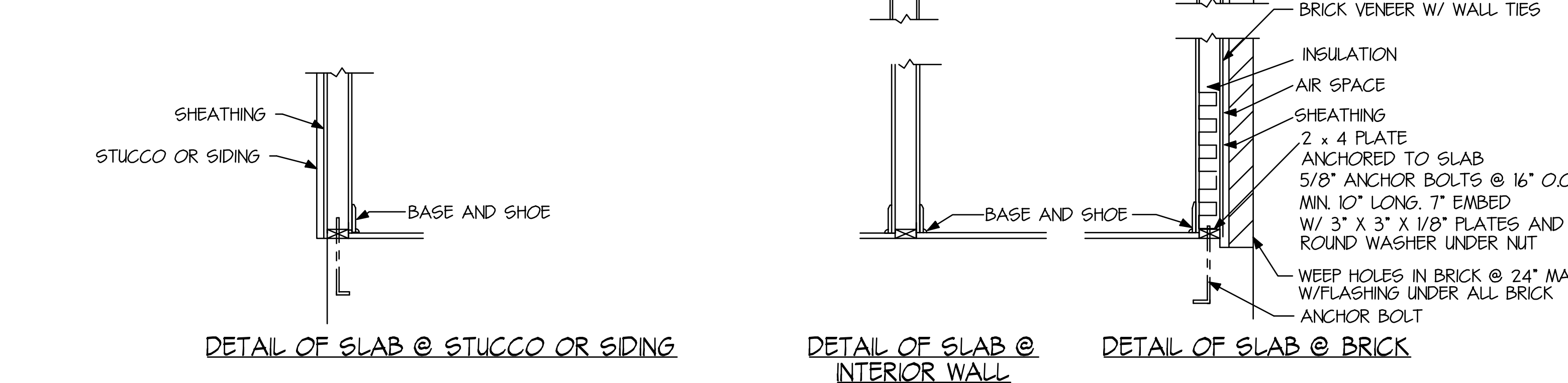
Although every effort has been made to prepare these plans, the contractor must check all details for accuracy or errors and be responsible for them. The user assumes the risk of any errors, omissions or mistakes herein. Construction professionals should perform their own independent verification of all materials, quantities and other information on the plans and related to be satisfied by and/or with the approval of purchase and without warranty of any kind whatsoever. PLANS HAVE BEEN PREPARED FOR USE BY NONRESIDENTIAL ARE OBTAINED.
LICENSED CONTRACTORS
This drawing contains valuable, confidential, proprietary trade secret information of DesignTech Residential Planners, Inc. No reproduction or other use of the content of any of its contents is permitted without consent of DesignTech Residential Planners, Inc.

A-5



TYPICAL GARAGE DOOR OPENING DETAIL

PORTAL FRAME - GARAGE DOOR DETAIL (JOB-BUILT)



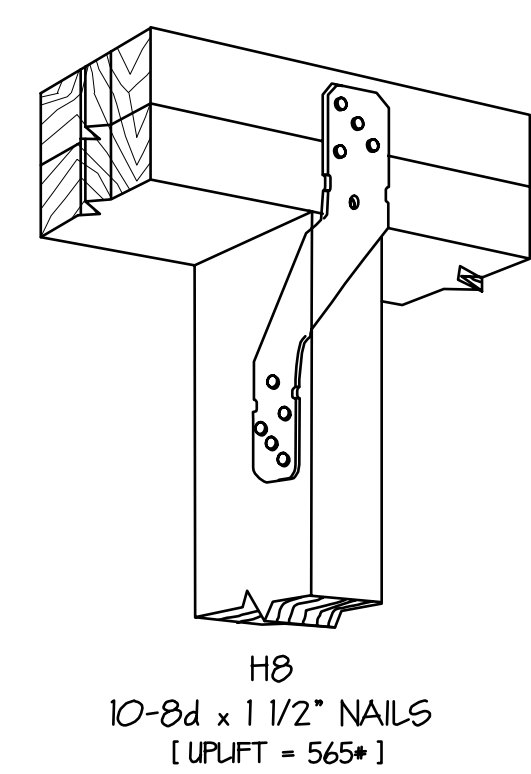
DETAIL OF SLAB @ STUCCO OR SIDING

DETAIL OF SLAB @ INTERIOR WALL

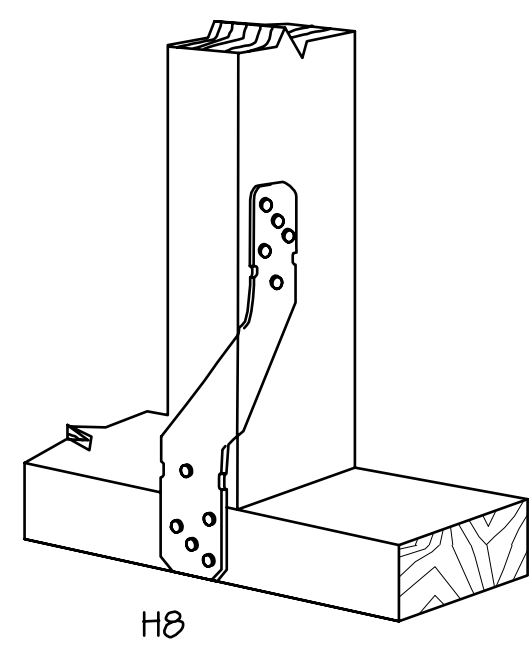
DETAIL OF SLAB @ BRICK

FRAMING DETAILS

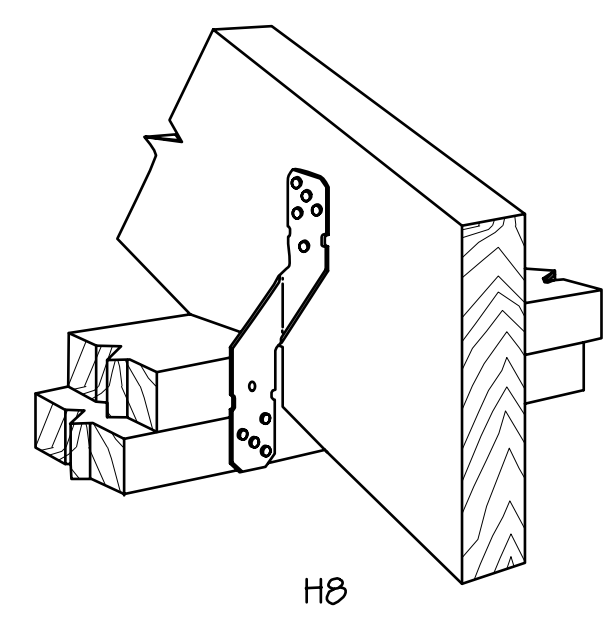
SCALE 3/4" = 1'-0"



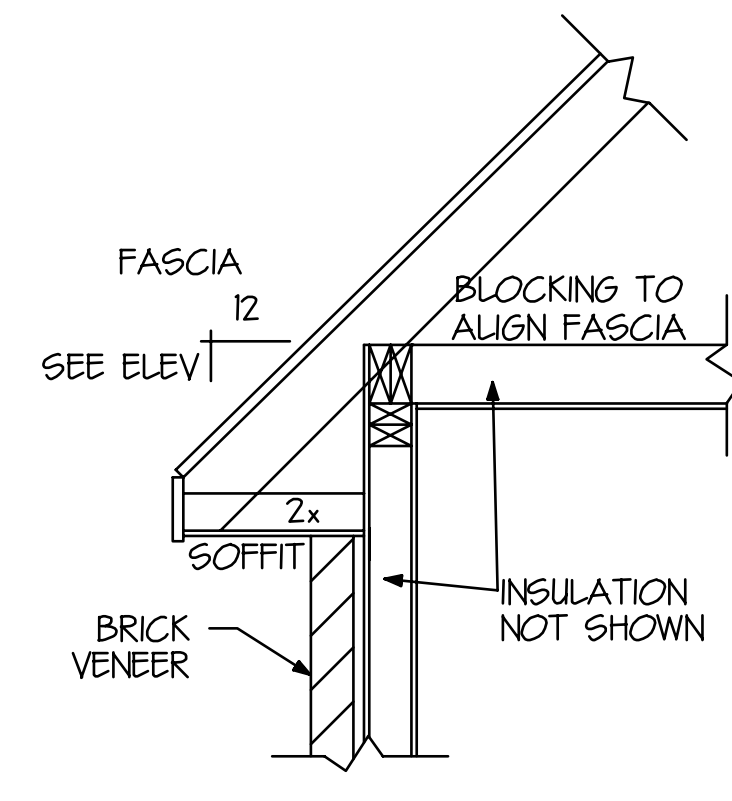
TOP PLATE TO STUD N.T.S.



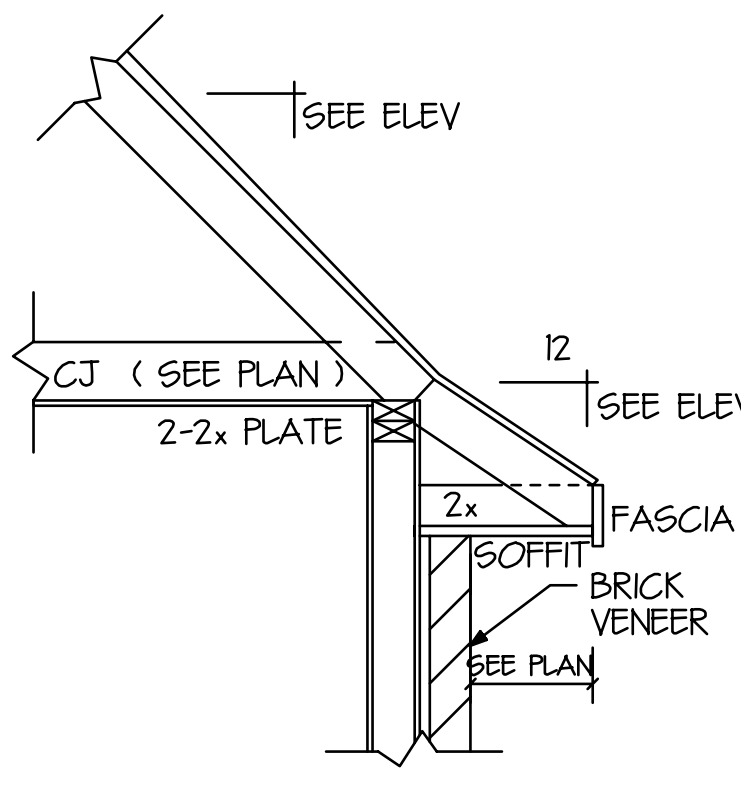
STUD TO BOTTOM PLATE N.T.S.



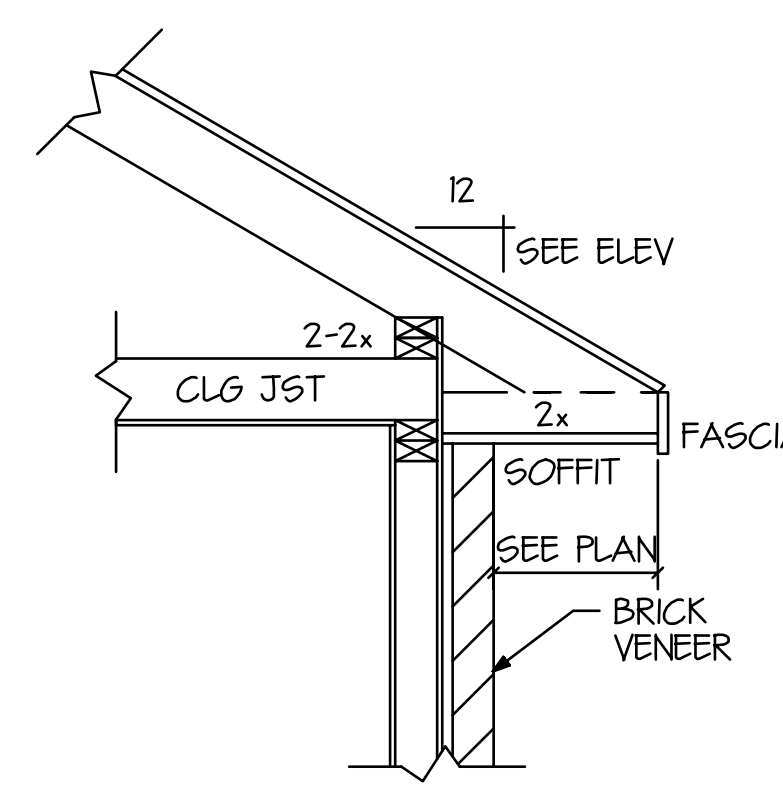
EVERY RAFTER TO TOP PLATE N.T.S.



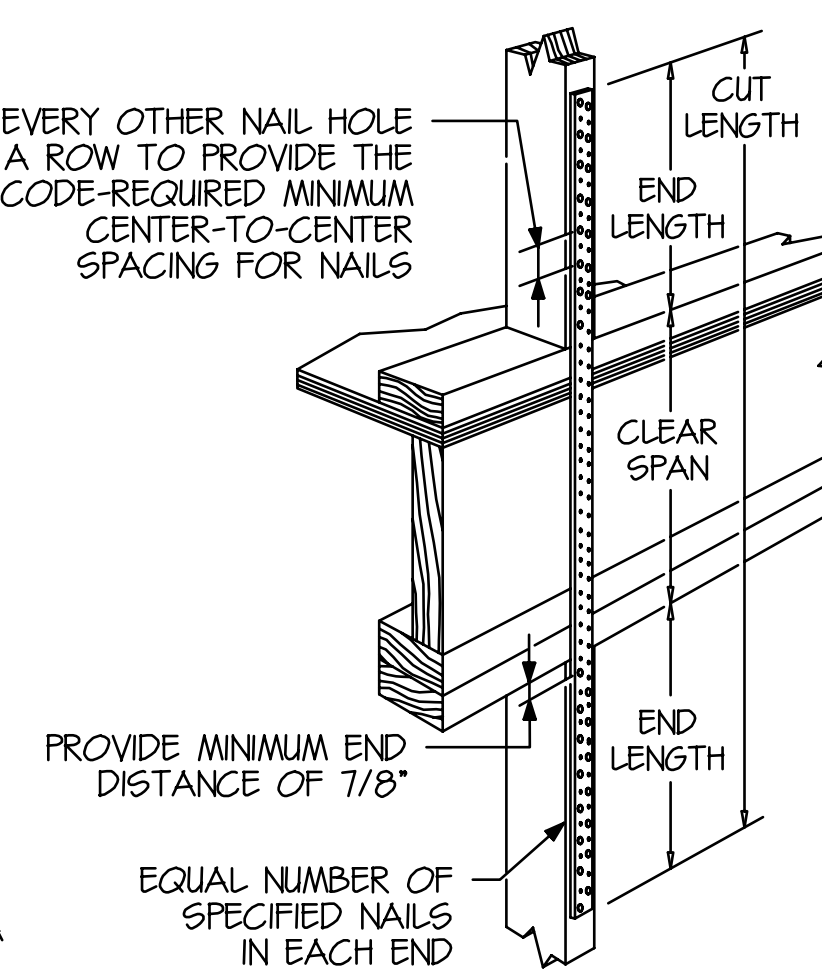
@ FORCED PITCH SCALE 3/4" = 1'-0"



EAVE SECTION @ BELL SCALE 3/4" = 1'-0"

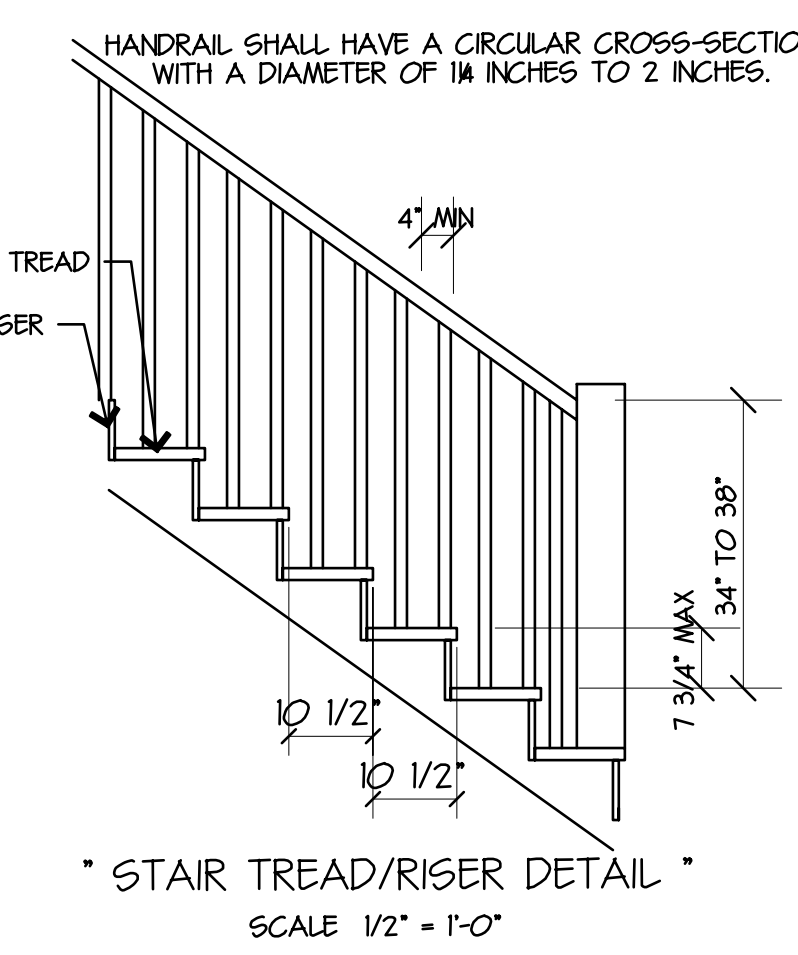


BEARING POINT ON TOP OF JOIST SCALE 3/4" = 1'-0"



FLOOR TO FLOOR N.T.S.

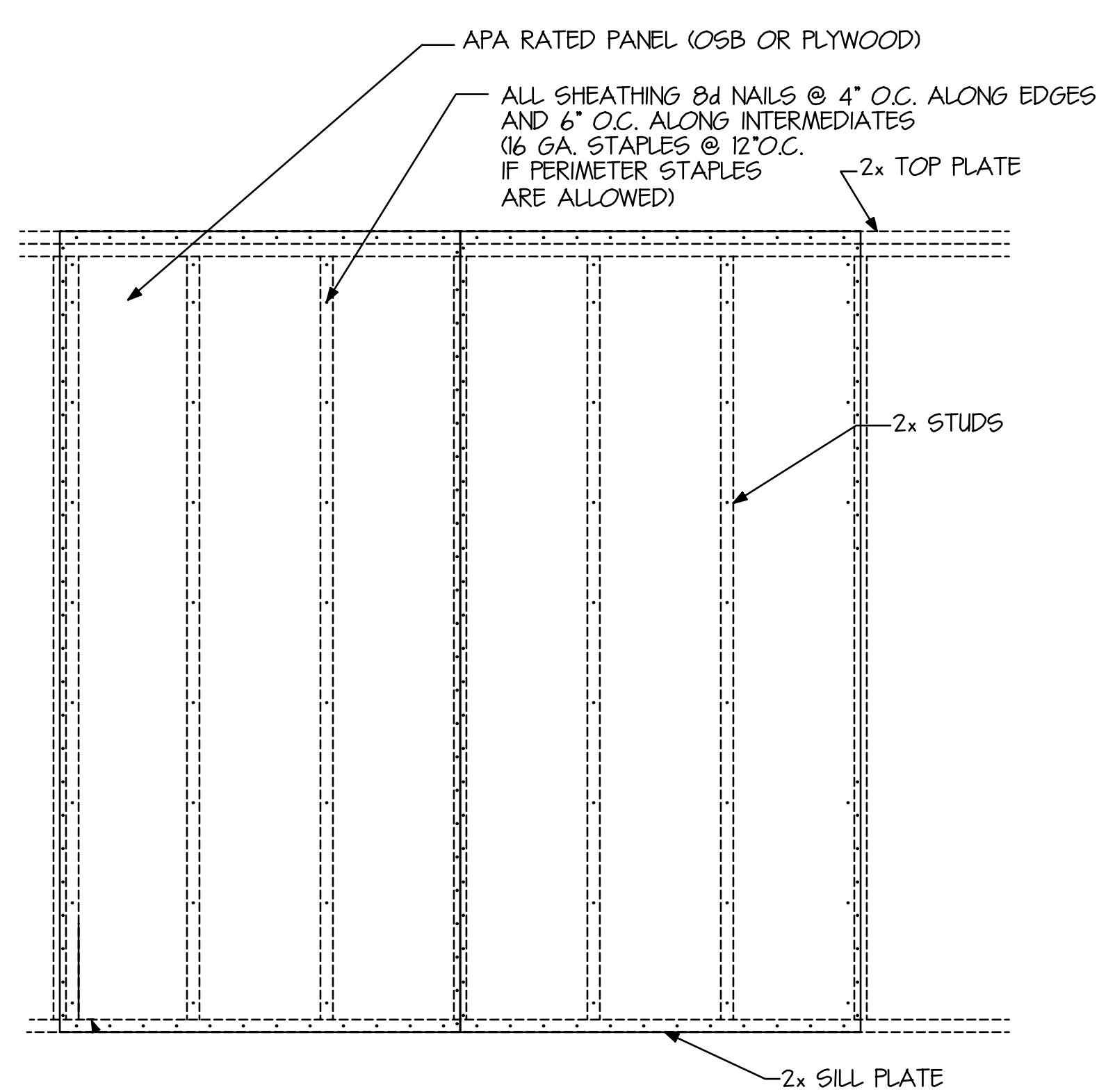
SIMPSON STRONG-TIE CS COILED STRAP
CS16: 22-10d NAILS REQD
CS18: 18-10d NAILS REQD
CS20: 14-10d NAILS REQD
CS22: 12-10d NAILS REQD



FRAMING DETAILS

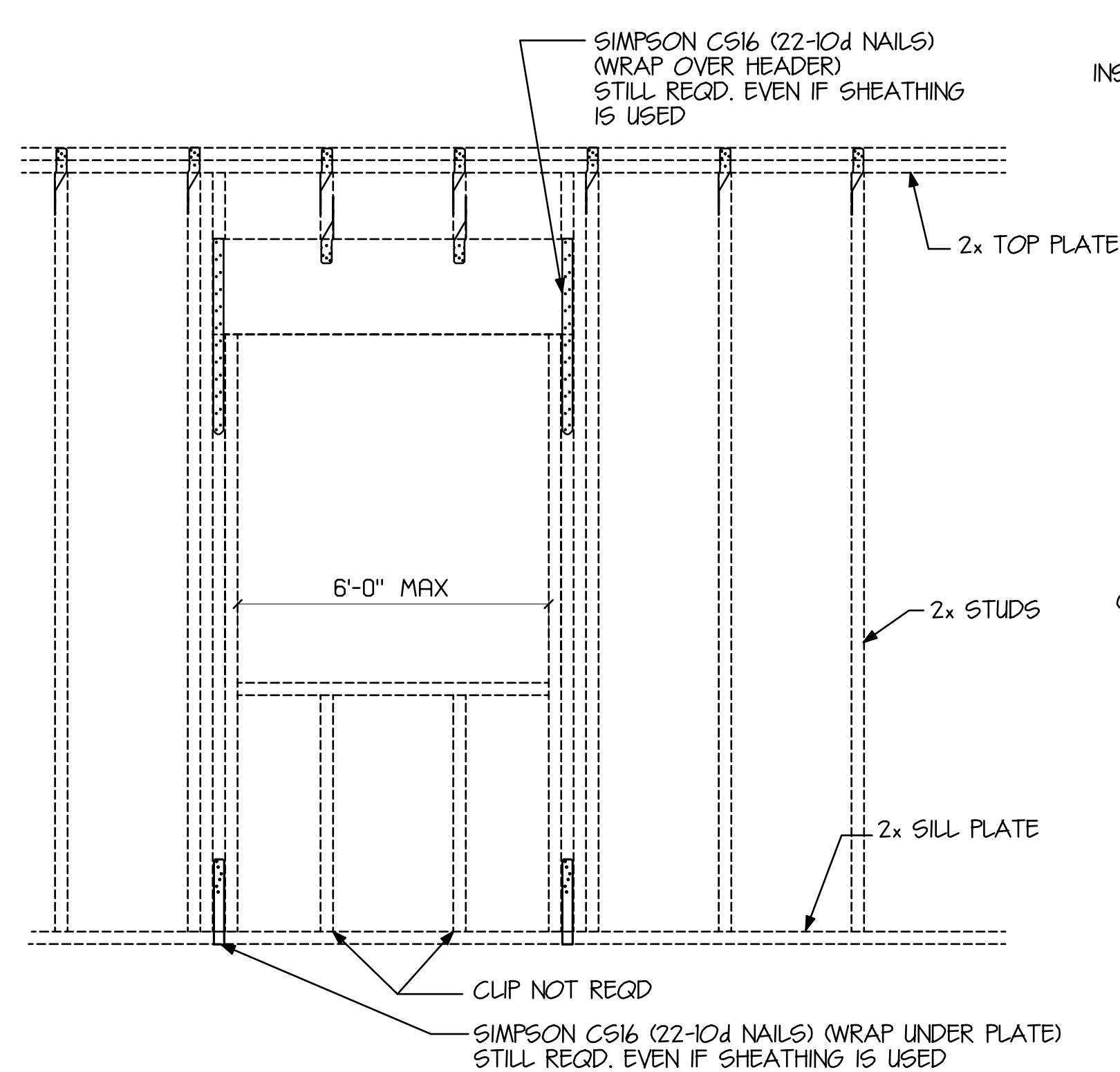
* STAIR TREAD/RISER DETAIL * SCALE 1/2" = 1'-0"

PLANS FOR:			
COUNTRYWIDE CONSTRUCTION, LLC			
MARIGNY STREET			
MANDVILLE, LA			
DesignTech			DATE
Residential Planners, Inc.			2-3-21
St. Tammany Parish, LA.			
COVINGTON 985-871-7211		SLIDELL 985-847-0600	
CODE	LIVING	AREA U.B.	INDEX
A3	3859	15576	12150
DESIGNED BY	FINISHED BY	CHECKED BY	SHEET SIZE
RJH	RJH	RJH	36x42
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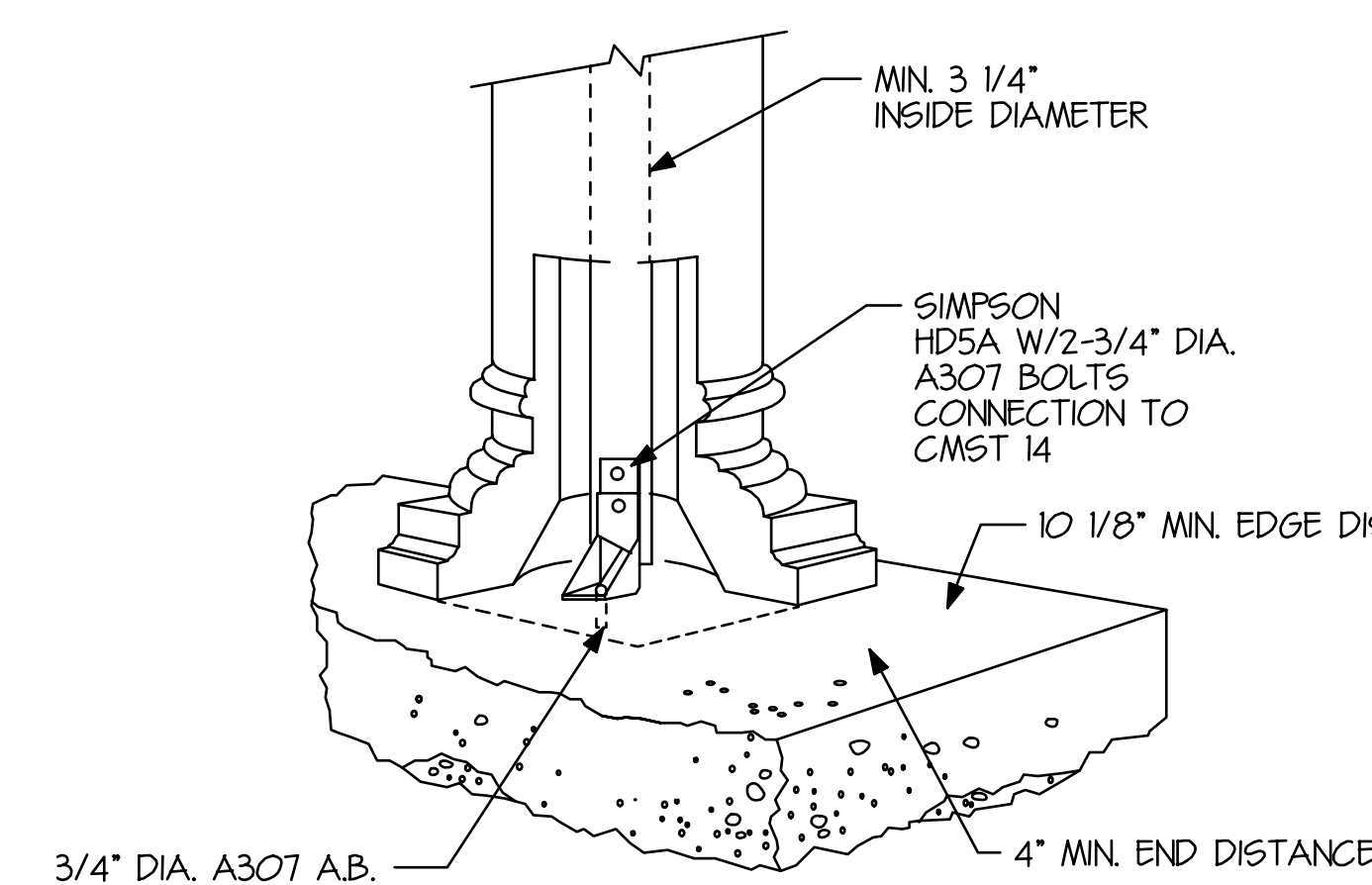
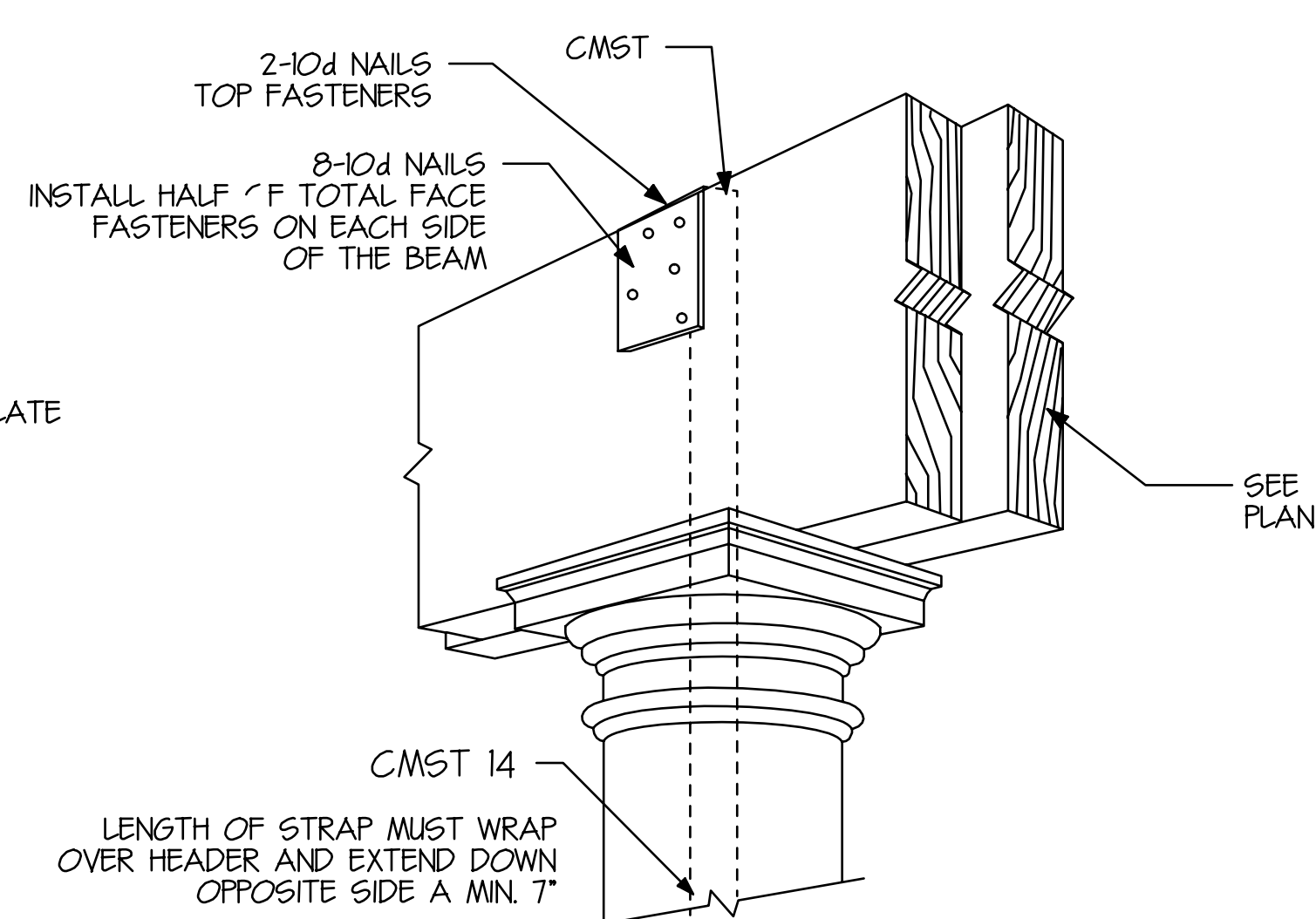
SHEAR WALL DETAIL
 N.T.S.

ALL EXTERIOR WALLS SHALL BE SHEATHED. WALL SHEATHING WILL BE A MINIMUM THICKNESS OF 7/16". NOTE: UPLIFT CONNECTORS NOT SHOWN



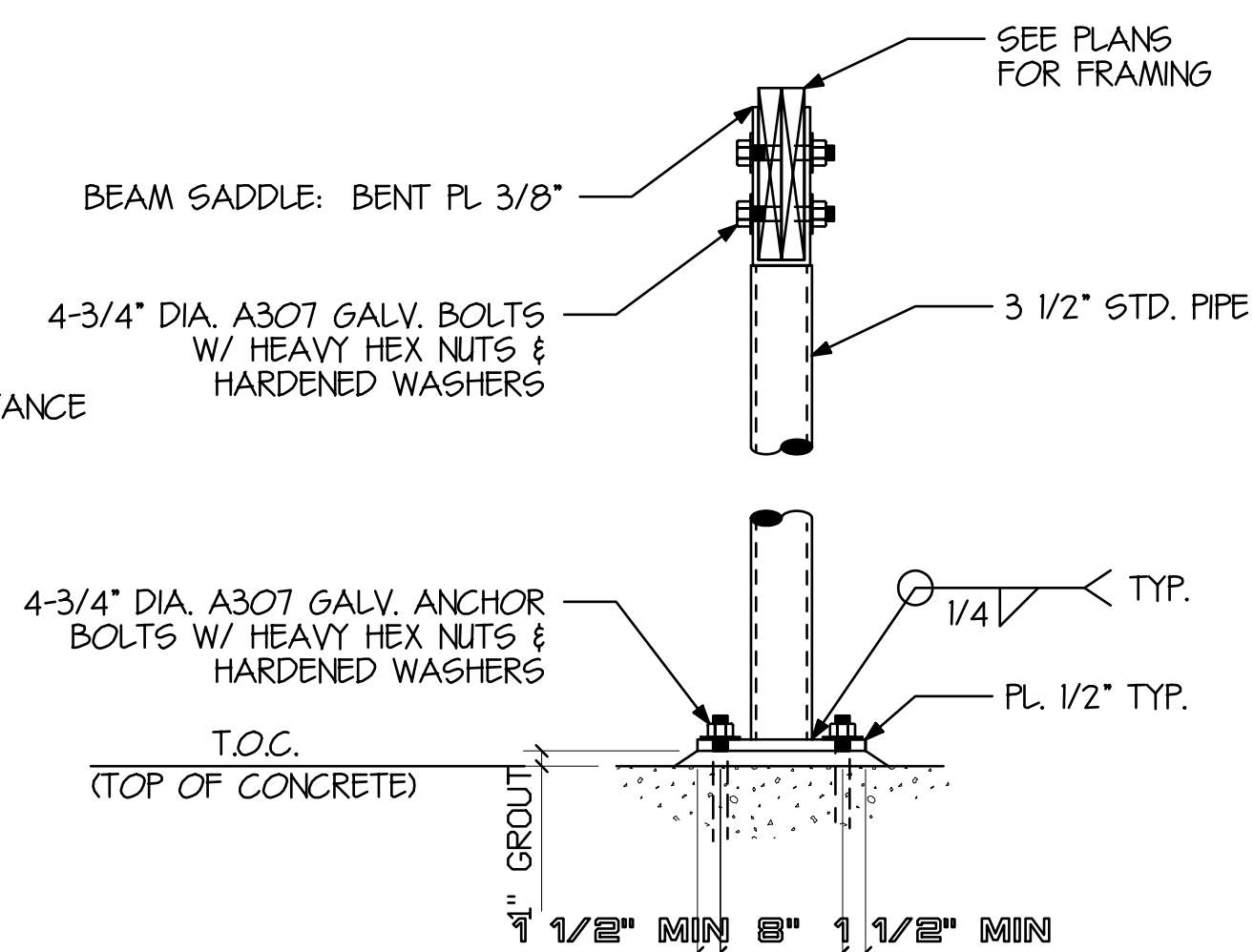
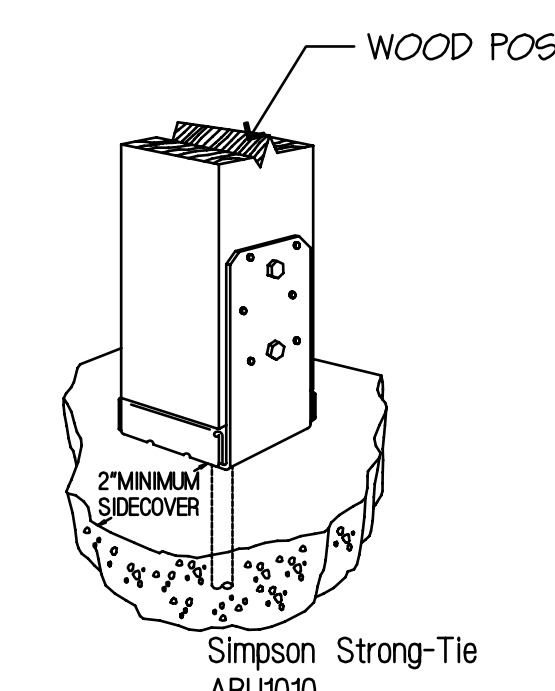
TYPICAL WINDOW OPENING DETAIL (DOOR OPENING SIMILAR)
 N.T.S.

ALL EXTERIOR WALLS SHALL BE SHEATHED. NOT SHOWN. SEE SHEAR WALL DETAIL FOR INFO NOT SHOWN. RAFTERS NOT SHOWN. ANCHOR BOLTS NOT SHOWN. CLIPS SHOWN ARE BASED UPON WINDOW LOCATION GREATER THAN 4FT FROM CORNER



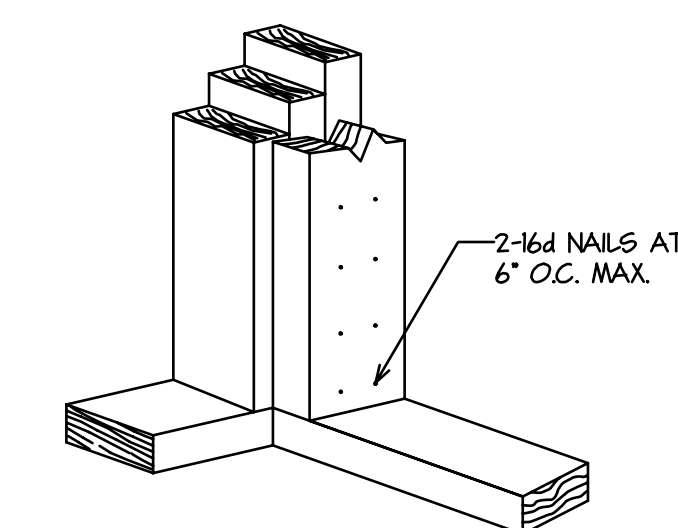
HOLLOW COL. UPLIFT CONNECTION
 N.T.S.

PER SIMPSON TECHNICAL BULLETIN, INSTALLATION NO. 2
 NOTE: ABOVE DETAIL IS FOR 1 OR 2 PIECE LOAD BEARING HOLLOW COLUMNS. SEE ALT. HOLLOW COL. DETAIL FOR 2 PIECE HOLLOW COLUMNS. NON-LOAD BEARING HOLLOW COLUMNS SHALL HAVE A 6x6 POST (MIN) AND SIMPSON ABU66 BASE AND SIMPSON CC CAP



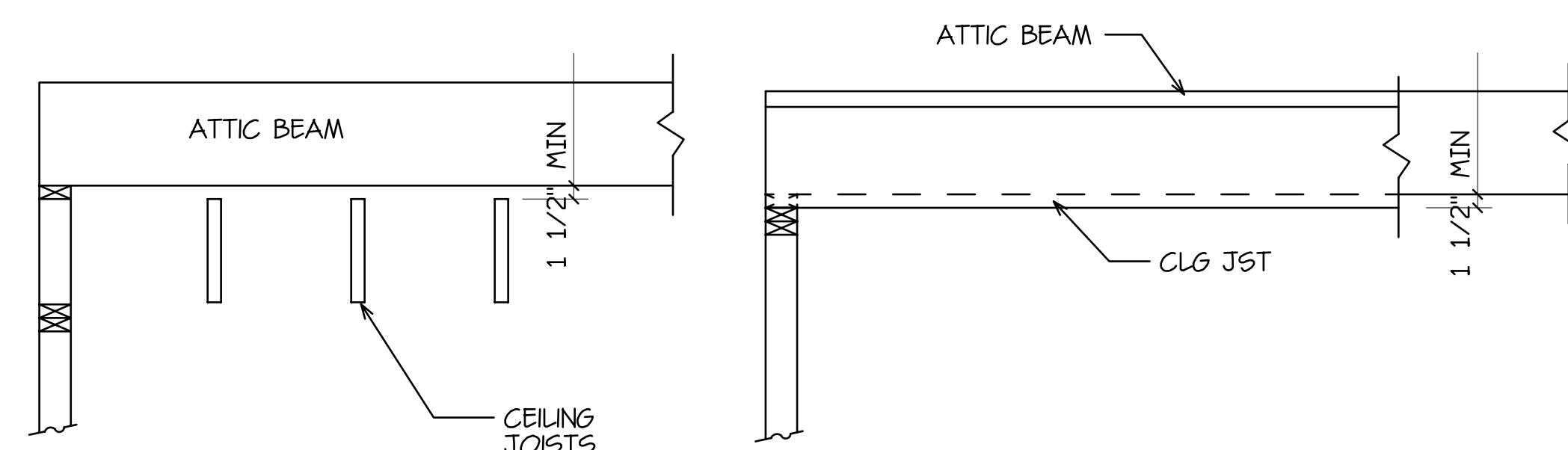
HOLLOW COL. UPLIFT CONNECTION W/ PIPE
 N.T.S.

NOTE: FOR 2 PIECE OR JOB BUILT HOLLOW COL. HOLLOW COL. NOT SHOWN

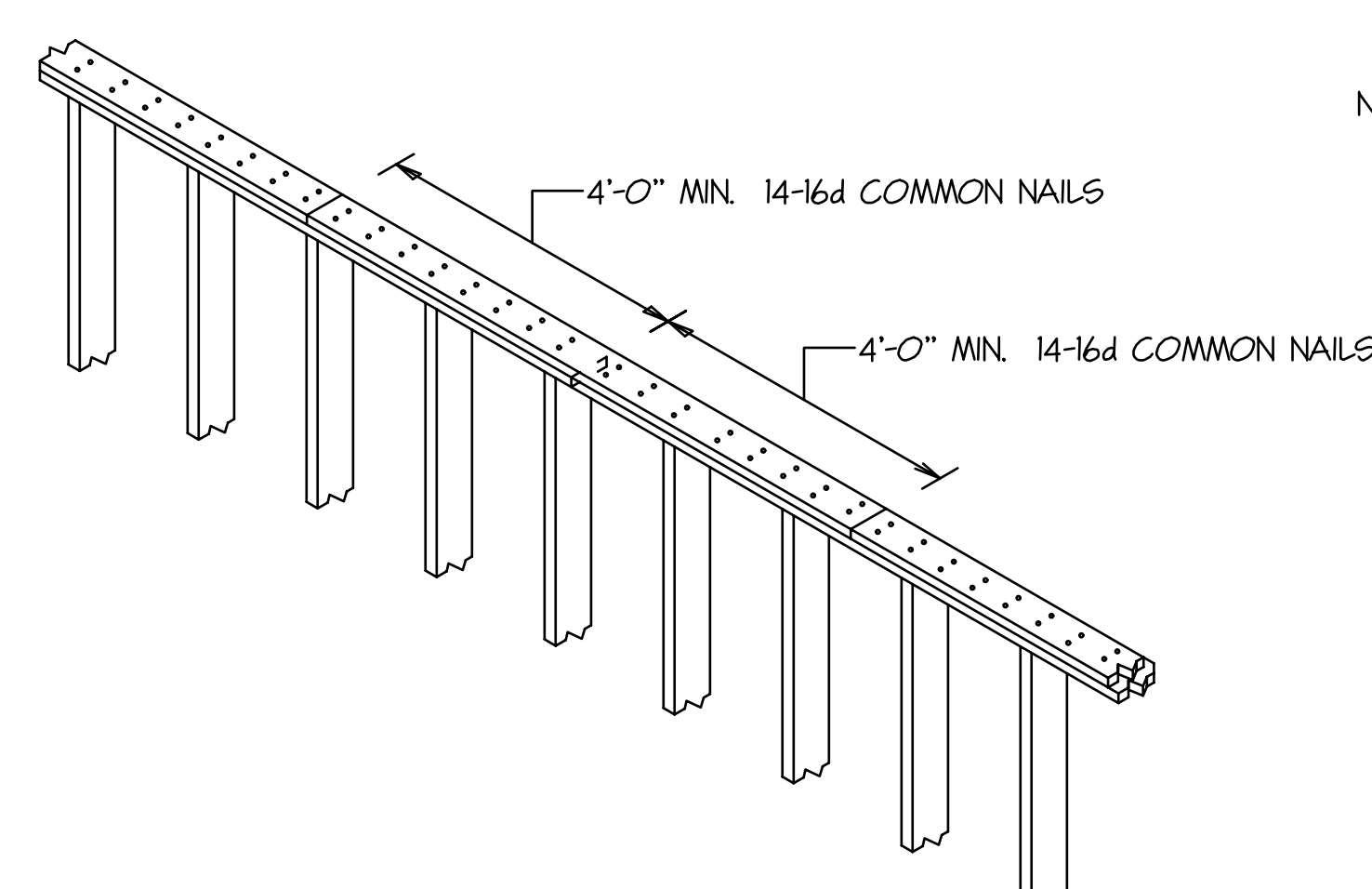


TYPICAL BUILT UP CORNER POST DETAIL
 ANCHOR BOLTS NOT SHOWN N.T.S.

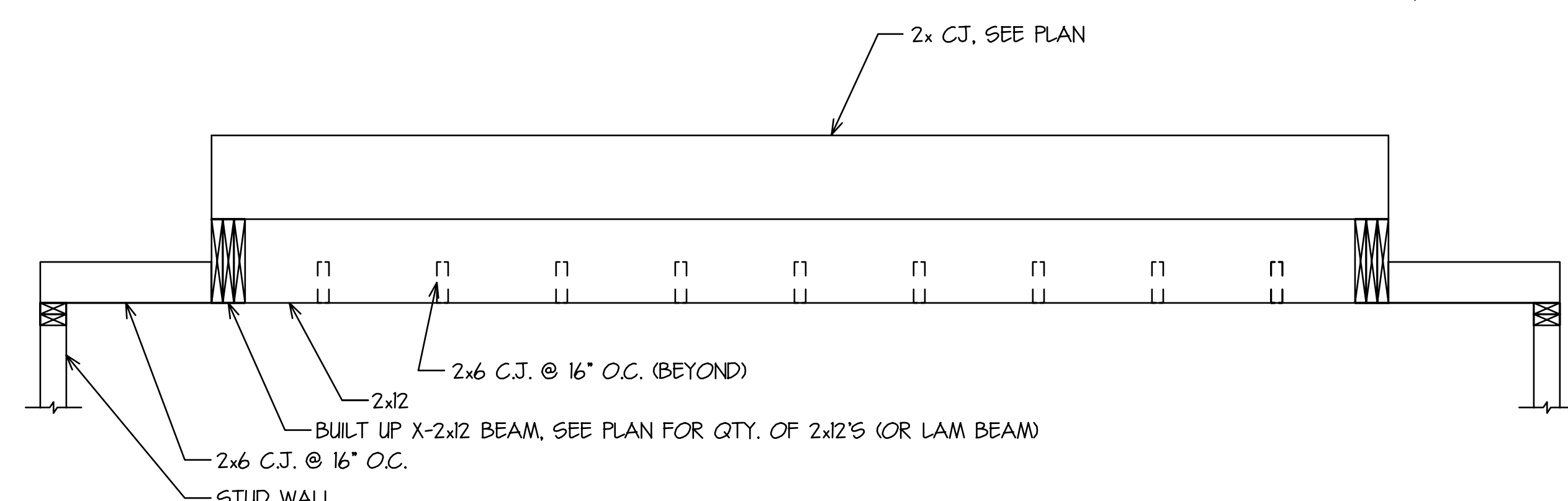
FRAMING DETAILS 2



ATTIC BEAM DETAIL
 SCALE - 3/4" = 1'-0"

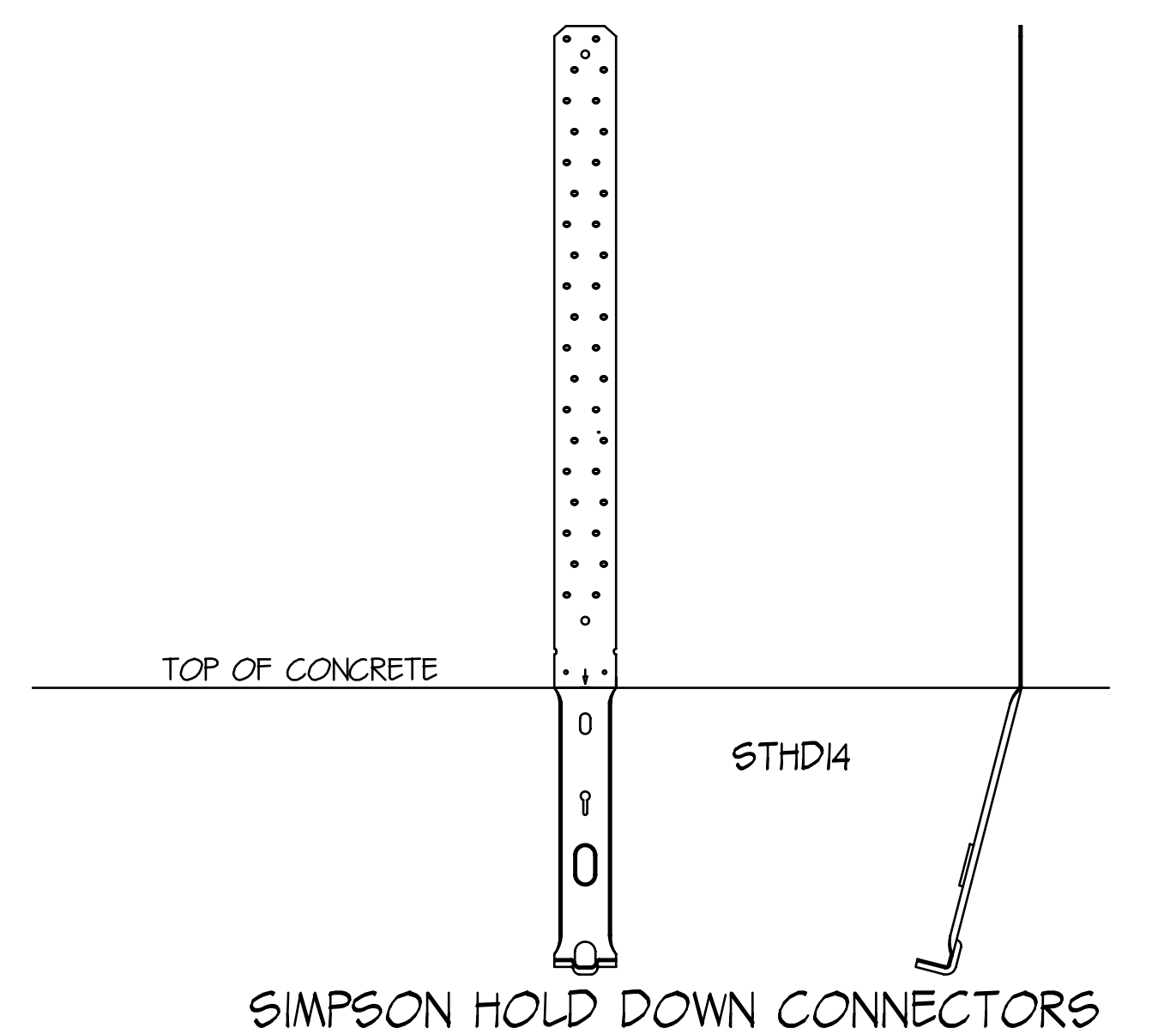


TYPICAL TOP PLATE SPLICE DETAIL
 N.T.S.



TYPICAL SECTION THRU STEP CEILING
 N.T.S.

NOTE: VENEERS & INSULATION NOT SHOWN. DO NOT SHEATH STEP CEILING JOISTS FOR STORAGE. STORAGE ON STEP CEILING NOT ALLOWED. SCALE - 3/4" = 1'-0"



PLAN FOR:			
COUNTRYWIDE CONSTRUCTION, LLC MARGINY STREET MANDEVILLE, LA			
DesignTech Residential Planners, Inc.			DATE 2-3-21
St. Tammany Parish, L.A. COVINGTON 985-871-7211 SLIDELL 985-347-0600			
CODE	LIVING	AREA U.L.R.	INDEX
A3	3859	15576	1250
BY RJH	CHECKED RJH	DATE RJH	SCALE 36x42
<small>Although every effort has been made to prepare these plans, the contractor must check all details for quantity or error and be responsible for same. All work shall be done in accordance with the applicable building codes, specifications and other drawings. The price for any and all materials shall be the responsibility of the contractor. The price for any and all materials shall be the responsibility of the contractor. The price for any and all materials shall be the responsibility of the contractor.</small>			
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CASE SUMMARY SHEET

CASE NUMBER: SUP23-11-05**DATE RECEIVED: October 4, 2023****DATE OF MEETING: November 14, 2023 and December 12, 2023****Address: 2020 Woodrow****Subdivision: Old Town of Mandeville, Square 47 Lot 12A****Zoning District: TC Town Center District****Property Owner: Steve Lee**

REQUEST: SUP23-11-05 – Richelle Bannon requests Special Use Approval to allow Animal Sales and Services (Limited) per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 47 Lot 12A, TC Town Center District, 2020 Woodrow Street

**PREVIOUS CASES: SUP19-05-02 – Special Use Permit for Medical Services (Suite B)
SUP19-07-03 – Special Use Permit for a Sit-Down Restaurant (Suite A)**

CASE SUMMARY:

The property is located at 2020 Woodrow St., on the south side of Woodrow St., north of Livingston St., west of Girod St., and east of Lafitte St. The property measures 96.45' x 105.79' containing 10,203 square feet per a survey prepared by John Bonneau & Associates, Inc. and dated 10.06.1995. The lot is currently improved with a commercial building. The existing building is split into two suites. Suite A is currently occupied by a sit-down restaurant, Suite B is vacant. The applicant is requesting to locate a dog spa in Suite B. The use requires special use approval in the Town Center District.

6.4.7. Animal Sales and Services (Limited)

Retail sales, veterinary services, outdoor kennels, grooming, and boarding when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops but excluding outdoor kennels and uses for livestock and large animals.

The applicant states that this will be a luxury DIY dog spa. There will not be any kennels or boarding at this location. A floor plan has been submitted showing that there will be 6 existing offices that will be converted into spa rooms. There will be a total of 1,690 sq. ft. for the proposed use. The Town Center District follows the B-3 Site Development Criteria.

Landscape:

Variances for landscaping were approved with case SUP19-05-02.

Parking:

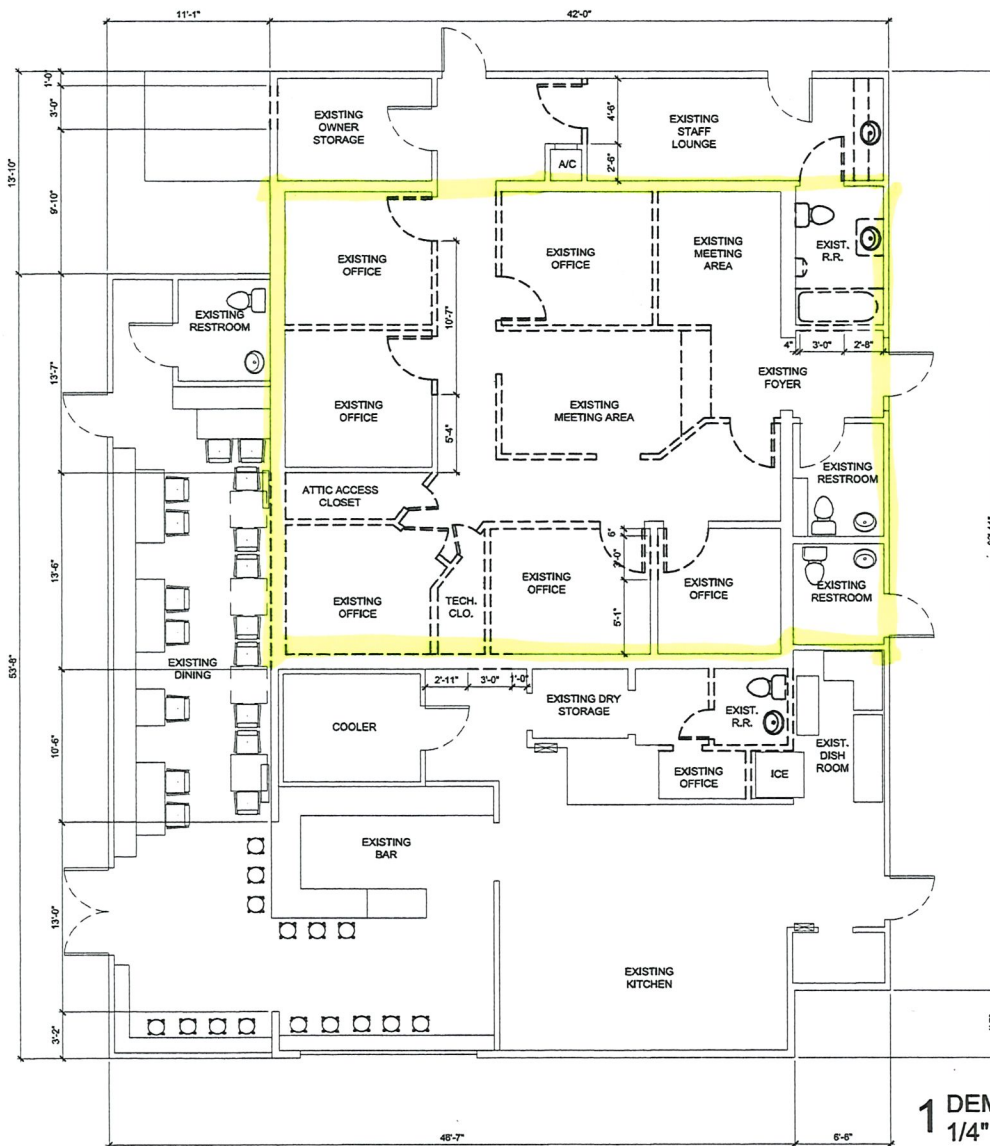
The Commission approved an exception to parking for the entire building, shown as 3,502 sqft, with the approval of case SUP19-05-02. An exception for an additional parking space required for outdoor dining was approved with SUP19-07-03.

Animal Sales & Services (Limited) requires 1 parking space per 200 sqft of gross floor area. However, parking requirements in the Town Center District require the calculation for Shopping Center – Neighborhood be used for all commercial uses. Shopping Center – Neighborhood requires 4 spaces per 1,000 sqft of gross floor area.

CLURO SECTIONS:**6.4.7. Animal Sales and Services (Limited)**

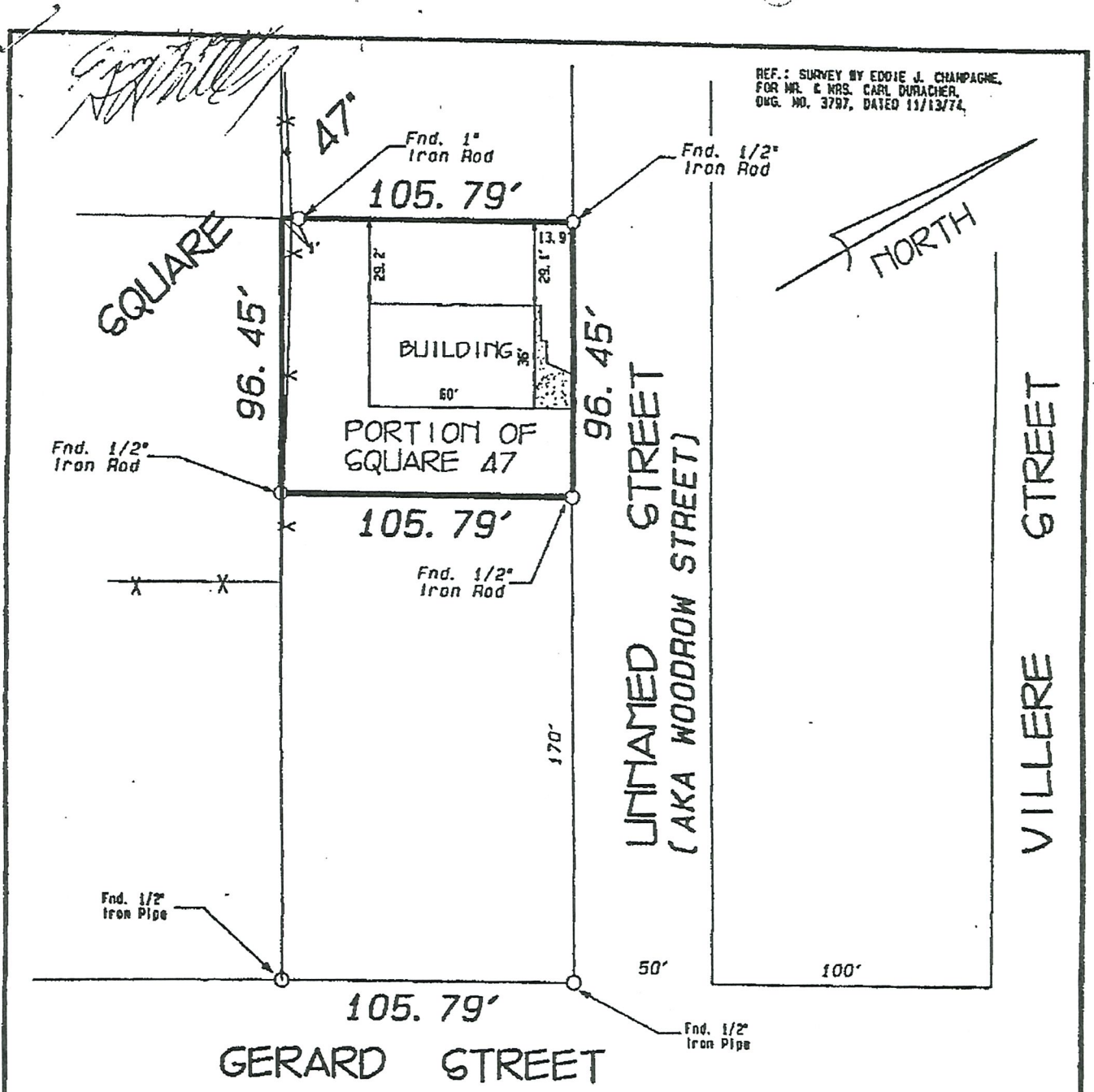
Retail sales, veterinary services, outdoor kennels, grooming, and boarding when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops but excluding outdoor kennels and uses for livestock and large animals.





1 DEMOLITION PLAN
 1/4" = 1'-0"





NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A-10" with a Base Flood Elevation of 12' in accordance with Community Panel No. 220202 0002 C ; Revised: APRIL 4, 1983

File No. WTST95-1019

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

SURVEY MAP OF
A PORTION OF SQUARE 47, TOWN OF MANDEVILLE
 in
CITY OF MANDEVILLE
 St. Tammany Parish, Louisiana
 for

PARISH DEVELOPMENT, LLC and
FIRST NATIONAL BANK OF COMMERCE

Survey No. 95975

Date: OCTOBER 6, 1995

Drawn by: JEB

Revised:

Scale: 1" = 50'

This Survey is Certified True and Correct By

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants

1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808

SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042

FAX NO. (504) 626-0057

John E. Bonneau
 John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423

CASE SUMMARY SHEET

CASE NUMBER: V23-11-40

DATE RECEIVED: October 27, 2023

DATE OF MEETING: November 14, 2023 and December 12, 2023

Address: 426 Lafitte

Subdivision: Old Town of Mandeville, Square 34 Lot D1-B

Zoning District: B-3 Old Mandeville Business District

Property Owner: Jason and Ashley Collier

REQUEST: V23-11-40/R23-11-02 – Jason and Ashley Collier request a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations and to resubdivide Lot D1-B into Lots D1-B-1 & D1-B-2, Old Town of Mandeville, Square 34 Lot D1-B, B-3 Old Mandeville Business District, 426 Lafitte Street

CASE SUMMARY:

The applicants own the property at 426 Lafitte St., located on the west side of Lafitte St., east of Carroll St., north of Madison St., and south of Monroe St. The property is irregular in shape, measuring 266.45’ along the northern property line, 223.95’ along the western property line, 146.83’ along the southern property line, then north for 98.50’, east for 120’, and then 124.20’ along Lafitte St; containing a square footage of 47,717.7 per a survey prepared by Land Surveying LLC dated 9.21.2020. The property is improved with two residences.

The property was administratively resubdivided in 2020 (ADM20-11-04) to create lots D1-A and D1-B. The applicant is requesting an exception to the minimum lot width to resubdivide Lot D1-B into Lots D1-B-1 & D1-B-2. Lot D1-B-1 is a flag lot being 27.81’ wide at the street, the minimum lot width required is 60’. Should the resubdivision be approved the residences on both lots are compliant with setback requirements. The structure located on proposed Lot D1-B-2 is not compliant with the Based Flood Elevation.

Lot D1-B-1	Proposed	Required	Deficiency
Width	27.81’	60’	-32.82
Depth	145.45’	120’	+25.45’
Area	36,117.98 sqft	7,200 sqft	+28,917.98 sqft

Lot D1-B-2	Proposed	Required	Deficiency
Width	97.01’	60’	+37.01’
Depth	120’	120’	Compliant
Area	11,599.71 sqft	7,200 sqft	+4,399.71

Public Works reviewed the survey and had the following comments: Sewer and water services are already in place for the existing lots. No new services are required.

CLURO SECTIONS:

7.5.10.3. B-3 Site Development Regulations

Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section 8.1 establishes additional rules for application of lot and area requirements. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

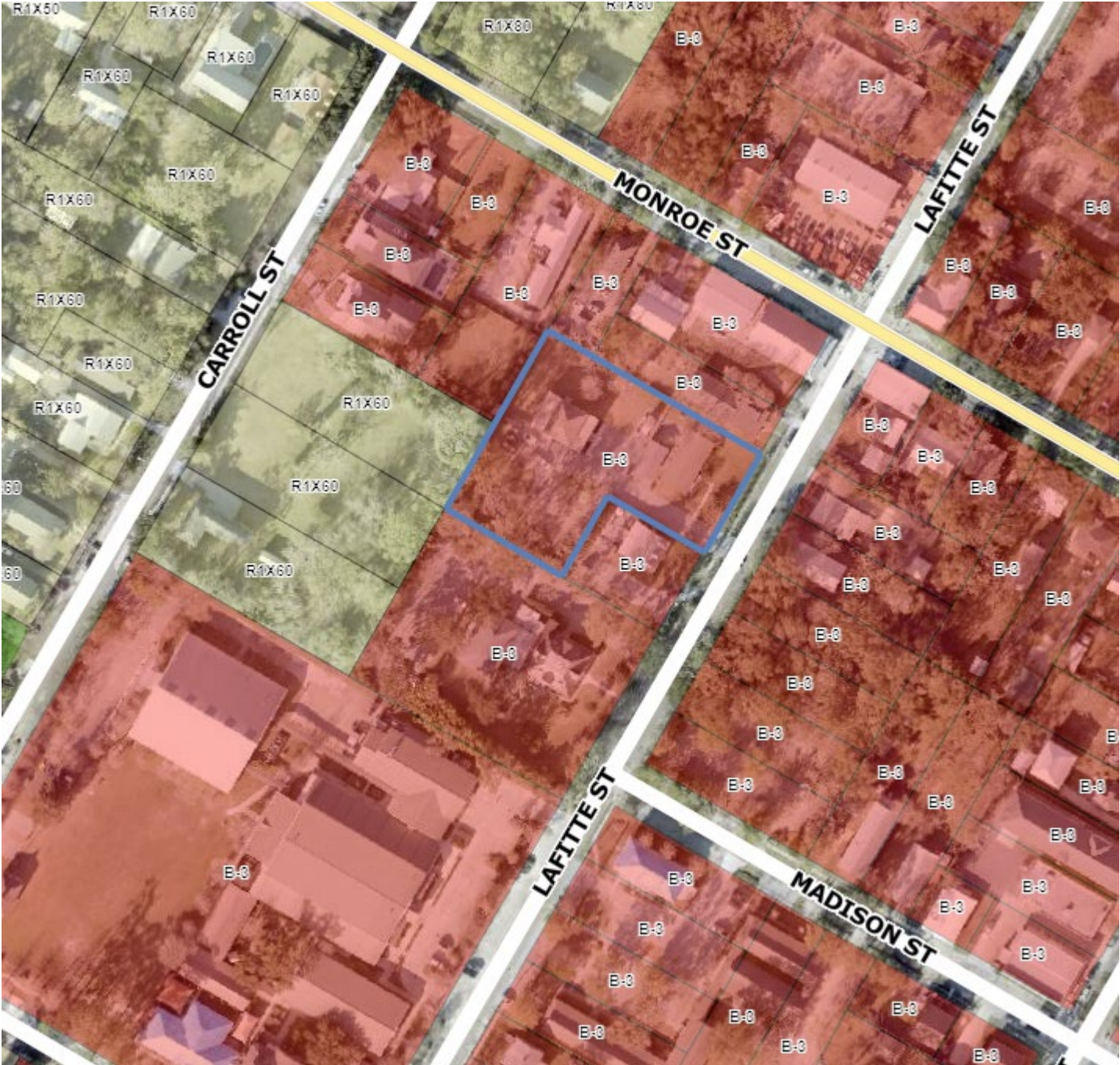
Site Development Factor	Standard	Comments
Minimum Lot Area	7,200 square feet	
Gross Lot Area Per Multi-Family Dwelling Unit	5,500 square feet	
Minimum Building Floor Area	800 square feet	
Maximum Building Ground Floor Area	5,000 square feet	No floor shall exceed this maximum floor area unless the Zoning Commission finds that the building meets the criteria established in section 7.5.10.2.3.
Minimum Lot Width	60 feet	The Planning Director may reduce dimensions by up to 10 percent as an exception if the minimum lot area requirements are met.
Minimum Lot Depth	120 feet	
Minimum Front Setback along Lakeshore Drive	25 feet	
Front Setback along all other Streets	The average of existing setbacks on the nearest two lots, but not less than 10 feet or more than 15 feet	Exceptions to maximum setbacks shall be allowed for courtyards and outdoor dining areas

Minimum Side Street Setback	15 feet	
Minimum Interior Side Setback*	20 feet if side abuts a lot with residential zoning	No setback is required for commercial buildings that extend across a property line or constructed with a firewall on the property line that complies with adopted building codes. The Planning Director may grant an exception for the elevation of existing primary structures where relocation of the building or mechanical equipment are impractical.
i. Frontage up to 50'	8' each side	
ii. Frontage between 51' – 60'	10' each side	
iii. Frontage between 61' – 75'	12' each side	
iv. Frontage between 76' – 80'	13' each side	
v. Frontage between 81' – 90'	15' each side	
vi. Frontage between 91' – 100'	16' each side	
vii. Frontage between 101' -110'	18' each side	
viii. Frontage between 111' - +'	20' each side	
Minimum Rear Setback	20 feet	
Mechanical Appurtenances	All mechanical appurtenances elevated more than 3 feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in the front or side yard, regardless of elevation.	The Planning Director may grant an exception for mechanical appurtenance setback encroachments when an existing primary structure is elevated and relocation of the building or mechanical equipment is impractical.
Maximum Structure Height	35 feet	See section 8.1.1 for additional rules regarding Structure Height
Maximum Impervious Site Coverage	75%	

*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.

8.1.1.2.-1 Setback Measurement

Setback distances shall be the shortest distance measured from the property line or street right-of-way line to a point on the Lot that is directly below the nearest extension of any part of the building that is substantially a part of the building itself and not a mere appendage to it (such as a flagpole, etc.)



Alex Weiner

From: Clifton Siverd
Sent: Monday, October 30, 2023 1:25 PM
To: Alex Weiner
Cc: Cara Bartholomew
Subject: RE: November P&Z Cases

245 Marigny

The maximum height allowed by CLURO Sec 5.2.3.2 for the ground level slab would be 6.52. The additional height is minimal and would not have impacts on neighboring properties. The proposed drainage plan would be acceptable if the height variance is granted.

426 Laffitte

Sewer and water services are already in place for the existing lots. No new services are required.

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Monday, October 30, 2023 9:55 AM
To: Clifton Siverd <csiverd@cityofmandeville.com>
Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>
Subject: November P&Z Cases

Clif,
Good morning. There are two cases on the November Planning and Zoning agenda that we would like you to look over.

1. 245 Marigny – the applicant is requesting a fill variance to bring in 6” of additional fill to have their top of slab be at an elevation of 7’
2. 426 Lafitte – the applicant is wanting to resubdivide their property.

I have attached the submitted documents for each case. Let me know if you have any comments or need any additional information.

Thanks,

Alex Weiner, CFM
Planning Secretary
Department of Planning & Development
City of Mandeville
3101 E. Causeway Approach
Mandeville, LA 70448
(985) 624-3132

Legal Description:

Lot D1-B-1 Square 34:

From the intersection formed by the Westerly Right-of-way of Lafitte Street and the Southerly Right-of-way of Monroe Street run along the Westerly Right-of-way of Lafitte Street S31°20'38"W, 250.00 feet to the Point of Beginning. From the Point of Beginning continue S31°20'38"W, 24.20 feet; thence N59°54'01"W, 120.00 feet; thence S31°20'38"W, 98.50 feet; thence N59°54'01"W, 146.83 feet; thence N31°26'06"E, 223.95 feet; thence S59°37'59"E, 145.45 feet; thence S31°20'38"W, 100.00 feet; thence S59°37'59"E, 120.00 feet back to the Point of Beginning. This tract contains 35,719.44 Sq. Ft.

Lot D1-B-2 Square 34:

From the intersection formed by the Westerly Right-of-way of Lafitte Street and the Southerly Right-of-way of Monroe Street run along the Westerly Right-of-way of Lafitte Street S31°20'38"W, 250.00 feet to the Point of Beginning. From the Point of Beginning run N59°37'59"W, 120.00 feet; thence N31°20'38"E, 100.00 feet; thence S59°37'59"E, 120.00 feet; thence S31°20'38"W, 100.00 feet back to the Point of Beginning. This tract contains 11,997.4 Sq. Ft.

A Resubdivision of Lot D-1-B, into Lots D1-B-1 & D1-B-2, Square 34, City of Mandeville, St. Tammany Parish, Louisiana

FINAL APPROVAL

CITY ENGINEER OR PUBLIC WORKS DIR.

***This is a Preliminary Map and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for issuance of a permit**

CHAIRMAN OF PLANNING COMMISSION

MAYOR OF **PRELIMINARY DOCUMENT**

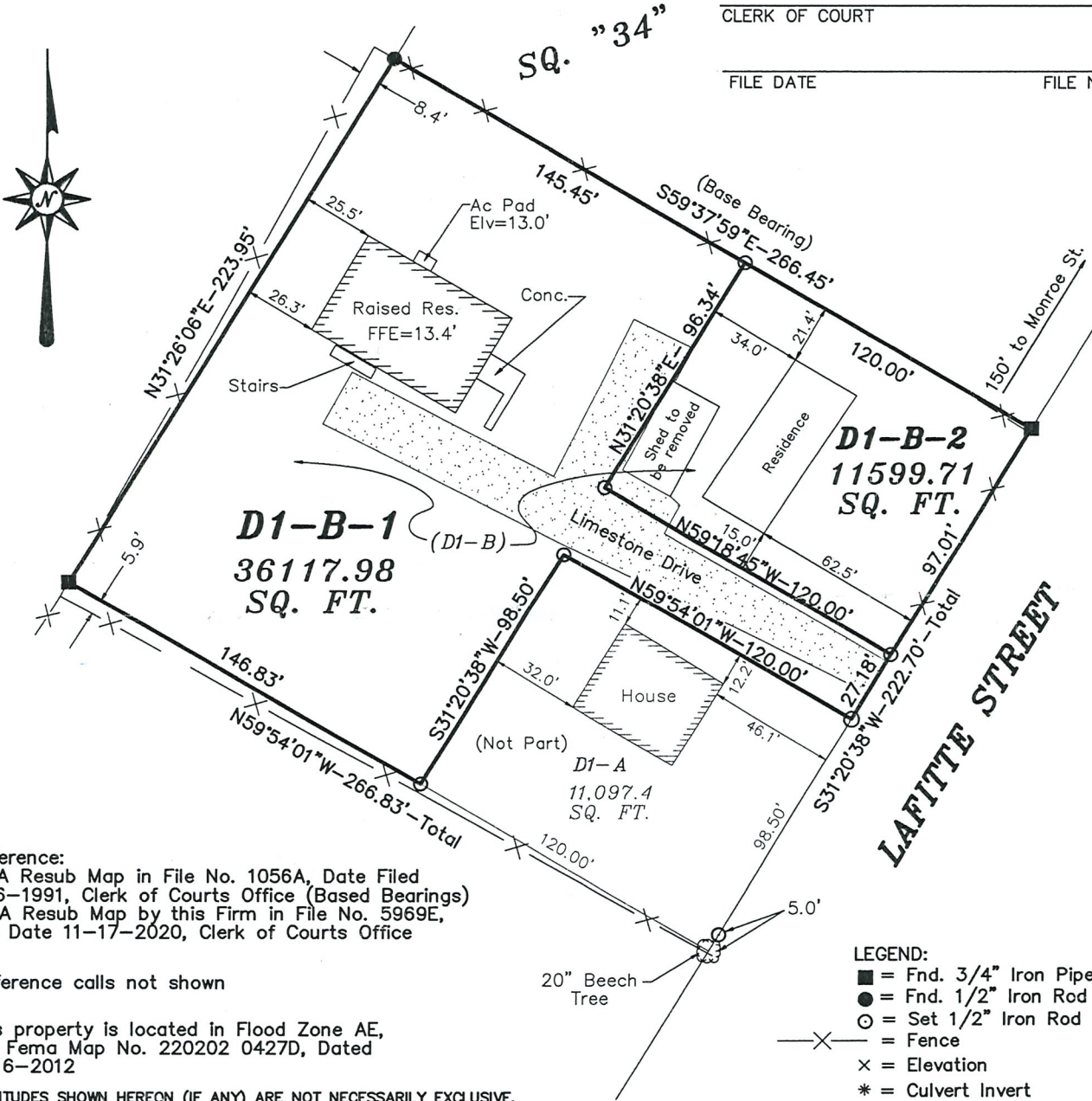
CLERK OF COURT

FILE DATE

FILE NO.

PRELIMINARY DOCUMENT

Note: There is no portion of this property under the 5' Contour



Reference:

- 1) A Resub Map in File No. 1056A, Date Filed 8-6-1991, Clerk of Courts Office (Based Bearings)
- 2) A Resub Map by this Firm in File No. 5969E, File Date 11-17-2020, Clerk of Courts Office

Reference calls not shown

This property is located in Flood Zone AE, per Fema Map No. 220202 0427D, Dated 5-16-2012

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:

- = Fnd. 3/4" Iron Pipe
- = Fnd. 1/2" Iron Rod
- ⊙ = Set 1/2" Iron Rod
- X— = Fence
- x = Elevation
- * = Culvert Invert
- = Drain Inlet

(Must verify prior to Construction)
 Building Setbacks
 Front: 25'
 Side: Combined 15', Minimum each 5'
 Rear: 30'
 Side Street: **

MAP PREPARED FOR **JASON COLLIER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT D1-B, SQUARE 34, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

PRELIMINARY

LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsurveyingllc@gmail.com

BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE: 1" = 60'

DATE: 05-31-2023

NUMBER: 21264

CASE SUMMARY SHEET**CASE NUMBER: V23-11-37****DATE RECEIVED: September 18, 2023****DATE OF MEETING: November 14, 2023 and December 12, 2023****Address: 245 Marigny****Subdivision: Old Town of Mandeville, Square 8 Lot 14****Zoning District: R-1 Single Family Residential District****Property Owner: Jim and Marison Tucker**

REQUEST: V23-11-37 – Jim and Marisol Tucker request a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 8 Lot 14, R-1 Single Family Residential District, 245 Marigny Avenue

CASE SUMMARY:

The applicant owns the property at 245 Marigny, located on the corner of Marigny Avenue and Jefferson Street. The property measures 63.95' x 202.42' and has a square footage of 12,948 per a survey prepared by John G. Cummings & Associates dated 7.17.23. The lot is currently undeveloped.

The applicant is requesting to elevate the slab to a height of 7' from the existing grade of 6' shown at the center of the build site. A drainage plan prepared by Arrow Engineering & Consulting has been submitted by the applicant. The plan indicates that the property would drain along the east and west sides into an existing culvert located along Jefferson St.

Public works has reviewed the submitted drainage plan and had the following comments. The maximum height allowed by CLURO Sec 5.2.3.2 for the ground level slab would be 6.52. The additional height is minimal and would not have impacts on neighboring properties. The proposed drainage plan would be acceptable if the height variance is granted.

The following statement was provided on the application: *"We are requesting a six inch (6") variance over the standard six inches above ground level on the height of our slab. Thus moving from ground level at six feet to a finish floor height of seven feet. This parcel is the lower portion, or originally what was part of the larger parcel now associated with the next door neighbor. Their finished slab floor is at seven feet. The center of the street is at 6'8".*

The property to the south has a finished top of slab at 6.65', with a beginning grade elevation of 6.4'.

The applicant is requesting a variance to CLURO section 5.2.3.2 to add an additional six inches of fill to bring the height of the slab to an elevation of 7ft MSL.

CLURO SECTIONS:**5.2.3.2. Drainage Overlay District and Fill Sub-Area A**

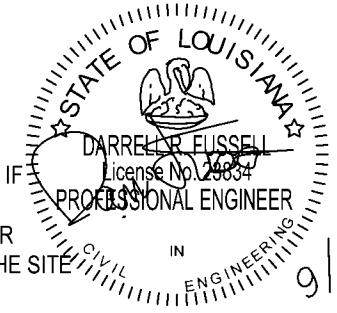
The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between Monroe Street, Bayou Castain, Lakeshore Drive and Galvez Street. Where the DO district overlaps with other areas described in this section 5.2.3, the provisions of the DO district shall apply.

1. Grading and Fill. No change in elevation from natural grades shall be allowed except follows:
 - a. Up to six (6) inches of fill may be placed under the perimeter of the soffit or roof line of structures to achieve positive drainage from under the structure.
 - b. Existing sites may be graded, or surface or subsurface conveyances may be established to meet the City's requirement to convey water to the City's stormwater management system.
 - c. Grading changes shall not have an adverse impact on adjacent properties in accordance with State law.
 - d. Fill shall not be allowed within the dripline of existing trees required to remain or any vegetative protection area.
3. Driveways.
 - a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City's stormwater conveyance system.



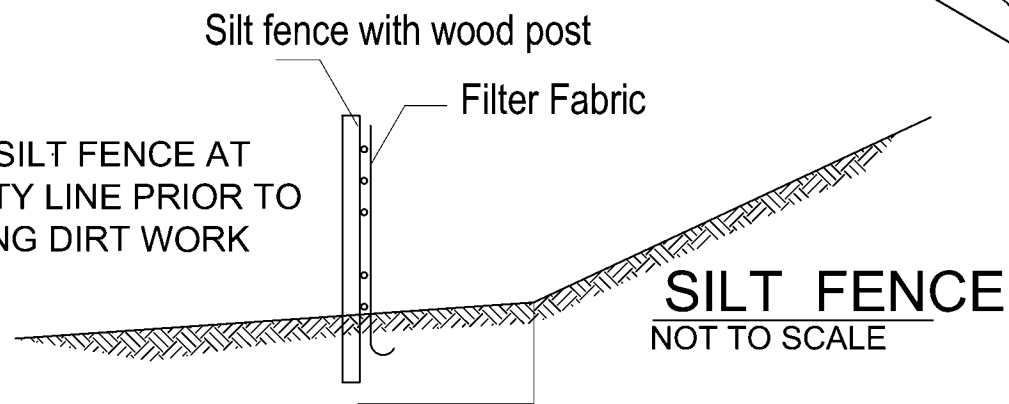
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. SITE MUST BE SEEDED UPON COMPLETION OF GRADING. IF GRASS PLANTING HAS NOT BECOME ESTABLISHED WITHIN FOUR (4) WEEKS OF PLANTING OR INSTALLATION, THE LOCAL JURISDICTION MAY REQUIRE THAT THE SITE BE RESEEDED.
2. ALL DRAINAGE SWALES MUST BE SEEDED.
3. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.
4. CONSTRUCT SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED FILL CONSTRUCTION.



LEGEND	
EXISTING GRADE	X 23.7
REQUIRED GRADE	25.00
DIRECTION OF FLOW	←

INSTALL SILT FENCE AT PROPERTY LINE PRIOR TO BEGINNING DIRT WORK



DRAINAGE PLAN

SCALE: 1" = 30'-0"

TUCKER RESIDENCE
245 MARIGNY STREET
MANDEVILLE, LA

ARROW ENGINEERING & CONSULTING
Darrell Fussell, P.E.
PO BOX 881
Madisonville, LA 70447
Phone: (985) 237-3908

COMPLETION OF ORIGINAL DRAWINGS
DATE: 9-27-23
DRAWN BY: DRF

Alex Weiner

From: Clifton Siverd
Sent: Monday, October 30, 2023 1:25 PM
To: Alex Weiner
Cc: Cara Bartholomew
Subject: RE: November P&Z Cases

245 Marigny

The maximum height allowed by CLURO Sec 5.2.3.2 for the ground level slab would be 6.52. The additional height is minimal and would not have impacts on neighboring properties. The proposed drainage plan would be acceptable if the height variance is granted.

426 Laffitte

Sewer and water services are already in place for the existing lots. No new services are required.

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Sent: Monday, October 30, 2023 9:55 AM
To: Clifton Siverd <csiverd@cityofmandeville.com>
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Good morning. There are two cases on the November Planning and Zoning agenda that we would like you to look over.

1. 245 Marigny – the applicant is requesting a fill variance to bring in 6” of additional fill to have their top of slab be at an elevation of 7’
2. 426 Lafitte – the applicant is wanting to resubdivide their property.

I have attached the submitted documents for each case. Let me know if you have any comments or need any additional information.

Thanks,

Alex Weiner, CFM
Planning Secretary
Department of Planning & Development
City of Mandeville
3101 E. Causeway Approach
Mandeville, LA 70448
(985) 624-3132

TOPOGRAPHIC/TREE SURVEY

ELEVATION DATUM = NAVD 1988
 BASE FLOOD ELEVATION = 10.0'
 CITY OF MANDEVILLE REQUIRES AN ADDITIONAL
 2.0' FREEBOARD MAKING THE REQUIRED FINISHED
 FLOOR HEIGHT 12.0'

REFERENCE BEARING:
 Iron Pipe A to Iron Pipe B
 S59°52'38"E (Compass)



- LEGEND**
- ⊙ = 2" IRON PIPE FOUND
 - ⊘ = 1" IRON PIPE FOUND
 - ⊚ = 1/2" IRON ROD FOUND
 - ⊛ = 1/2" IRON ROD SET
 - NG = NATURAL GROUND
 - INV = INVERT
 - EOA = EDGE OF ASPHALT
 - CLRD = CENTERLINE OF ROAD
 - EOA/TB = EDGE OF ASPHALT/TOP BANK OF DITCH
 - TB = TOP BANK OF DITCH
 - CLD = CENTERLINE OF DITCH
 - CLS = CENTERLINE OF SWALE

MARIGNY AVENUE (ASPHALT)
 (106.6' R.O.W.)

JEFFERSON STREET (ASPHALT)

SQUARE 8

LAMARQUE STREET

CLAIBORNE STREET (SIDE)

LOT 14
 12,948 SQ. FT.

TEMPORARY BENCHMARK
 MAG NAIL FOUND
 ELEVATION = 6.33

NOTES:

1. This property is located in Flood Zone AE, per F.E.M.A. Map No. 2202020427D, dated May 16, 2012.

2. Building Setback Lines must be determined by City of Mandeville Planning Department.

REFERENCE SURVEYS:

1. Survey for William Maylie by E.J. Champagne, Surveyor, dated February 1950.
2. Survey for Ann Maylie Bruce by James H. Couturie, Surveyor, dated April 19, 2003.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVIDUES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVIDUES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.



John G. Cummings
 JOHN G. CUMMINGS, P.L.S.

John G. Cummings & Associates			
PROFESSIONAL LAND SURVEYORS			
603 N. JEFFERSON AVENUE COVINGTON, LA 70433 (985) 892-1549			
PLAT PREPARED FOR: James W. Tucker			
SHOWING A SURVEY OF: LOT 14, SQUARE 8, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA.			
DATE:	SCALE:	JOB NO.	REVISED:
7-17-2023	1" = 20'	23132-TTS	

CASE SUMMARY SHEET

CASE NUMBER: V23-11-38

DATE RECEIVED: September 28, 2023

DATE OF MEETING: November 14, 2023 and December 12, 2023

Address: 4520 Hwy 22

Subdivision: Hwy 22 Gateway, Section 54 Lot B

Zoning District: B-2 Highway Business District

Property Owner: Scott Ballard

REQUEST: V23-11-38 – Scott Ballard request a variance to CLURO Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts, Hwy 22 Gateway, Section 54 Lot B, B-2 Highway Business District, 4520 Hwy 22

CASE SUMMARY:

The applicant owns the property at 4520 Hwy 22, located on the south side of Hwy 22, north of W Causeway Approach, and west of Moores Road. The property is irregularly shaped, measuring 211.25’ along Hwy 22, 267’ along the west property line, then east for 139.66’, south for 239.35’, then 25’ along W Causeway Approach and then 557.76’ along the east property line, containing approximately 71,000 square feet. The site is currently improved with a commercial business, PJs Coffee.

The applicant is requesting to locate an additional monument sign on the West Causeway Approach entrance to the business. The monument sign will be double sided, measuring 16.84 sq. ft. on each side for a total square footage of 33.68. The sign will be located on an existing base and will be 6’ in height. The regulations allow for 1 monument sign per lot.

The existing monument sign is located 12’ from the property line. Current sign regulations require a setback of 15’ from the closest abutting right of way. The base of the sign is non-conforming and shown on the survey from 1996. When the prior business closed the sign face was removed, but the base was left alone.

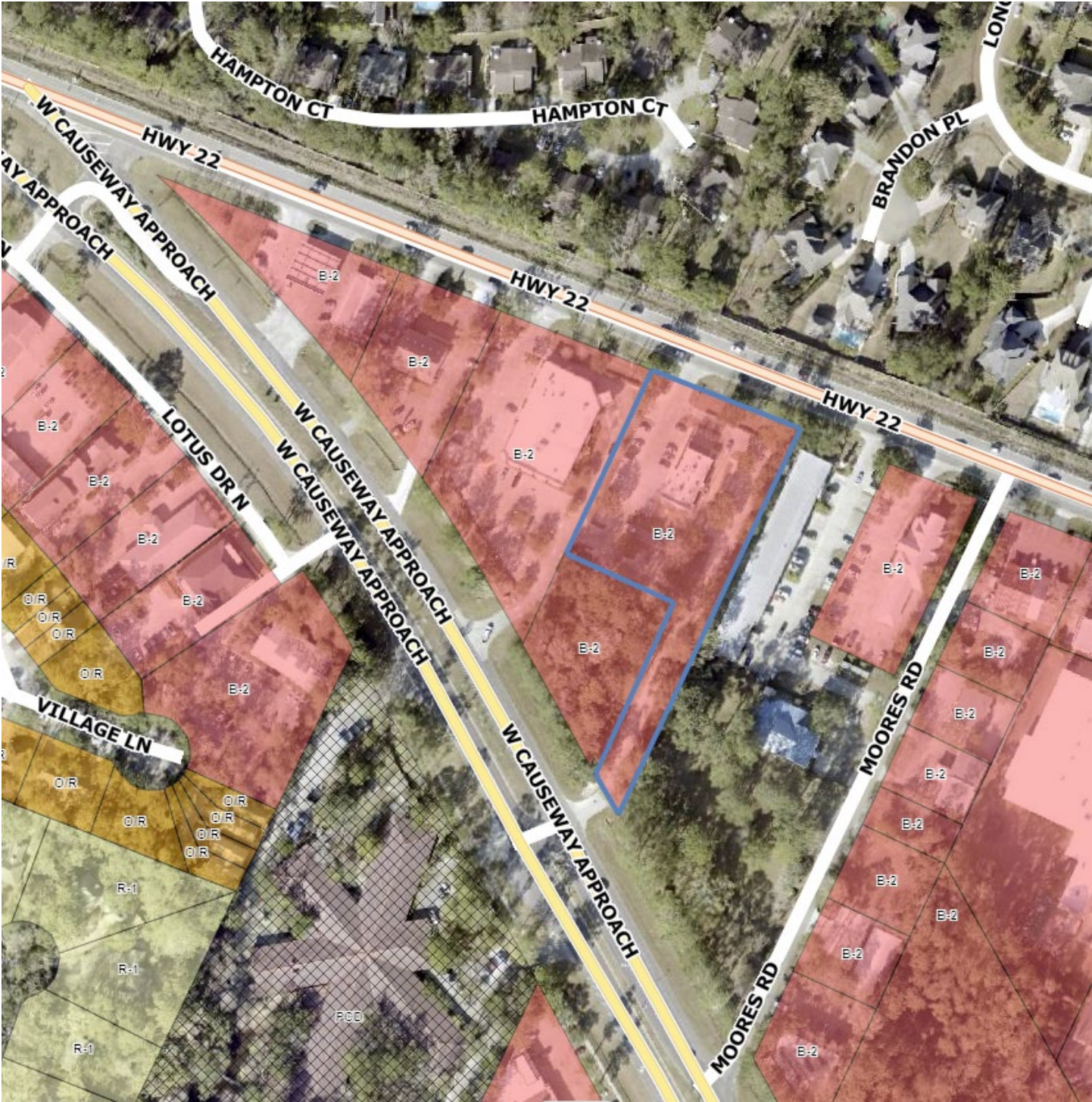
There is an existing double sided monument sign on the Hwy 22 side of the business measuring 36.49 sqft on each side.

CLURO SECTIONS:

10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.

Permitted Signs Allowed by District and Use: Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.		
Land Use	Attached (wall or blade) Signs, Canopy (or awning) Signs, and Hanging Signs	Monument Signs or Free-Standing Signs with Wooden Posts
All land uses not occupying complex sites	<p>One (1) wall, canopy, hanging, or blade sign is permitted per street façade, subject to all the following:</p> <ul style="list-style-type: none"> • Maximum area for a wall or blade sign is one (1) square foot per linear foot of building façade. • If a building façade has a linear footage of thirty-five (35) feet or less, the wall or blade sign may have a maximum area of 35 feet. • The blade sign must have a minimum clearance height of eight (8) feet above the ground. • If a building façade has a linear footage exceeding one-hundred-twenty (120) feet, the maximum area of the wall or blade sign is one-hundred-twenty (120) square feet. • Maximum sign area for a canopy sign is twelve (12) square feet. • Maximum sign area for a hanging sign is six (6) square feet. The hanging sign must have a minimum clearance height of eight (8) feet above the ground. 	<p>One (1) monument or free-standing sign is allowed per lot, subject to all the following:</p> <ul style="list-style-type: none"> • The maximum sign area allowed is one hundred (100) square feet. • The maximum height is seven (7) feet from grade with a maximum height of two (2) feet for the base of the sign. • The Zoning Commission may approve an exception allowing a height increase if natural grade is four (4) or more feet below the crown of the abutting street. • The minimum setback is fifteen (15) feet from the closest abutting right-of-way and 100 feet from the nearest residential property line. • Sign may be externally or internally illuminated but may not cause any uplight or glare • If a free-standing sign is used, two-posts measuring four inches by four inches or larger must be used. Posts must be composed of wood and must be incorporated as a visual design element of the sign.

- Sign may be externally or internally illuminated but may not cause any uplight or glare.



SIGNAGE SPECIFICATIONS
for
PJ's Coffee of New Orleans

Mandeville, LA (BK Conversion)

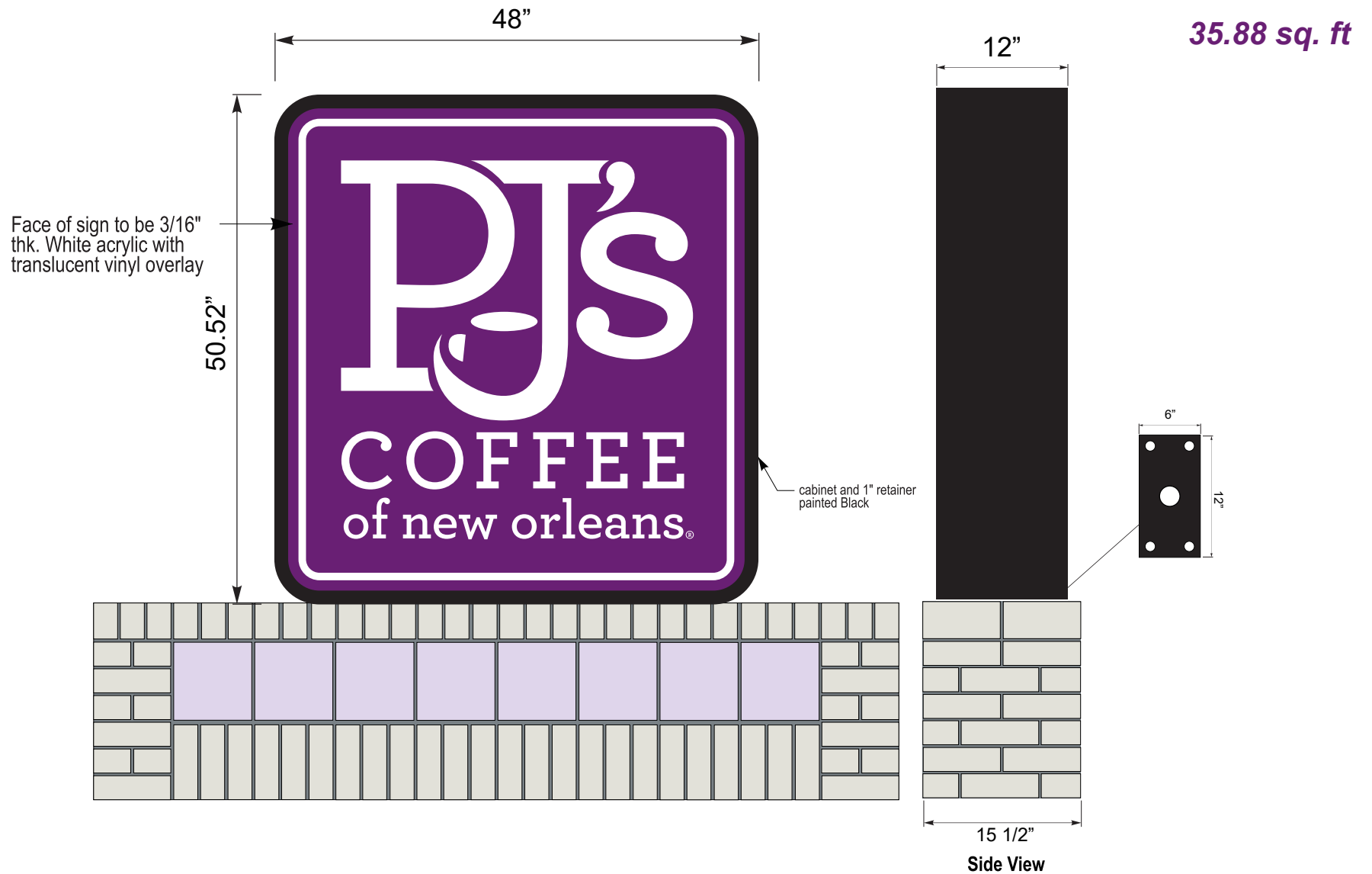


PJ's COFFEE
of new orleans

AAA SIGNS

www.aaasigns.com

109 Burgess Drive • Broussard, LA 70518
PHONE 800.880.5686 337.233.5686 FAX: 337.261.2533



Color Specifications

- Plum (PMS 2613C) Translucent Vinyl
- White
- Black

Specifications

50.52" x 48" x 10" deep, internally illuminated, D/F, sign cabinet with White acrylic faces
 Cabinet and 1" retainers to be painted Black
 Faces to be White acrylic
 Graphics to be translucent Purple vinyl overlay

Electrical connection by others

NOTE: ALL UL LABELS TO BE PLACED OUT OF EYE SIGHT
ELECTRIC SIGN UL LISTED
 THIS SIGNATURE PRODUCT HAS BEEN TESTED AND APPROVED BY UL FOR USE AS AN ILLUMINATED SIGN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. SEE THE UL LISTING FOR THE SIGN FOR THE FULL LIST OF REQUIREMENTS AND CONDITIONS OF USE.





NOTE: ONLY ITEMS MARKED IN ARE IN THIS CONTRACT. REFER TO DETAIL SHEETS

DETAILS

- #1 6" CONCRETE CURB
- #2 EXPANDED CONCRETE CURB (ALT.)
- #3 8" CONCRETE CURB
- #4 STANDARD CURB NOSING
- #5 6" BARBER CURB
- #6 4" CURB TRANSITION
- #7 PRECAST CONCRETE WHEELSTOP
- #8 PAVER TILE WALK DETAIL
- #9 BRICK WALK DETAIL
- #10 ALT. WALK DET. (EXP. AGGR.)
- #11 CONC. RAMP - EXTERNAL
- #12 CONC. RAMP - INTERNAL
- #13 HANDICAP PARKING STALL
- #14 EXPANSION JOINT
- #15 BRICK TRASH ENCLOSURE
- #16 18" WARD LIGHTS
- #17 PAINTED TRAFFIC ARROWS
- #18 RETAINING WALL (TYPE A)
- #19 RETAINING WALL (TYPE B)
- #20 RETAINING WALL (TYPE C)
- #21 TYP. GUARD POST
- #22 CATCH BASIN
- #23 CATCH BASIN (ALT.)
- #24 TRENCH DRAIN (CAST IN PLACE)
- #25 TRENCH DRAIN (PREFORMED)
- #26 MANHOLE (PRECAST)
- #27 SOAKAGE PIT
- #28 SOAKAGE PIT (ALT.)
- #29 ROOF DRAIN BUBBLER
- #30 ROOF DRAIN FLUME
- #31 DECORATIVE MASONRY WALL
- #32 HANDRAIL DETAIL
- #33 TRASH ENCLOSURE DRAIN
- #34 PLANTER DETAIL
- #35 SEPTIC TANK
- #36 COMB. SEPTIC-DOSING TANK
- #37 TYPICAL GREASE INTERCEPTOR
- #38 INTERIOR GREASE TRAP
- #39 SANITARY CLEAN-OUT
- #40 DRAINFIELD DETAIL
- #41 DRAINFIELD DETAIL (ALT.)
- #42 DETECTOR LOOP (1 OF 2)
- #43 DETECTOR LOOP (2 OF 2)
- #44 GUARD POST AT D/T WINDOW

SIGNS

- #A LOGO SIGN ILLUMINATED
- #B CURB LOGO SIGN
- #C CLEARANCE SIGN
- #D SPACER STAND AND ORDER STATION
- #E WOOD SIGN CABINET
- #F LOGO SIGN
- #G THANK YOU SIGN
- #H METAL SIGN CABINET
- #I LOGO SIGN
- #J DRIVE-THRU SIGN
- #K DIRECTIONAL ARROW
- #L THANK YOU SIGN
- #M RIGHT TURN ONLY SIGN
- #N MOVEMENT SIGN
- #O STOP SIGN
- #P DO NOT ENTER SIGN

NOTES

- #1 ROOF DRAIN LEADERS THRU CURB
- #2 1" - 1 1/2" PVC INDICATOR VALVE AND BOX
- #3 WATER SERVICE (SIZE ON SHEET PP-1)
- #4 WATER METER
- #5 FIRE SPRINKLER SERVICE
- #6 FIRE SPRINKLER METER
- #7 SANITARY SERVICE
- #8 GAS SERVICE
- #9 GAS METER
- #10 4" WIDE PAINTED STRIPES (TYP.)
- #11 4" WIDE PAINTED STRIPES 1.5" O.C. @ 45 DEG.
- #12 8" WIDE PAINTED STRIPE
- #13 NOT USED
- #14 NOT USED
- #15 NOT USED
- #16 NOT USED
- #17 TO BE CONSTRUCTED AS PER LOCAL CODES
- #18 REPLACE/RESTORE CURB TO MATCH EXISTING
- #19 NEW PAVING TO BE COMPATIBLE WITH EXISTING
- #20 EXISTING TO BE REMOVED AND/OR RELOCATED EXISTING TO REMAIN
- #21 WATER CONNECTION TO TRASH ENCLOSURE-SEE NOTE B, SHEET C-1
- #22 EXISTING TO BE REMOVED AND/OR RELOCATED EXISTING TO REMAIN
- #23 EDGE OF PAVEMENT (NO CURB)
- #24 STANDARD TRAFFIC STOP SIGN WITH 18" STOP BAR
- #25 4" PVC SLEEVE BENEATH PAVEMENT
- #26 TRANSFORMER PAD
- #27 NOT USED
- #28 CENTERLINE OF DRIVE-THRU WINDOW
- #29 CONCRETE DRIVE-THRU LANE
- #30 REDWOOD STOCKADE FENCE
- #31 LANDSCAPE BUREAU
- #32 CONTRACTOR TO CONNECT TO EXIST. UTILITIES
- #33 NOT USED
- #34 PROPANE TANK (ABOVE GROUND)
- #35 PROPANE TANK (UNDERGROUND)
- #36 REMOVE AND REPLACE EXISTING SIDEWALK

PAVEMENT MARKING NOTES

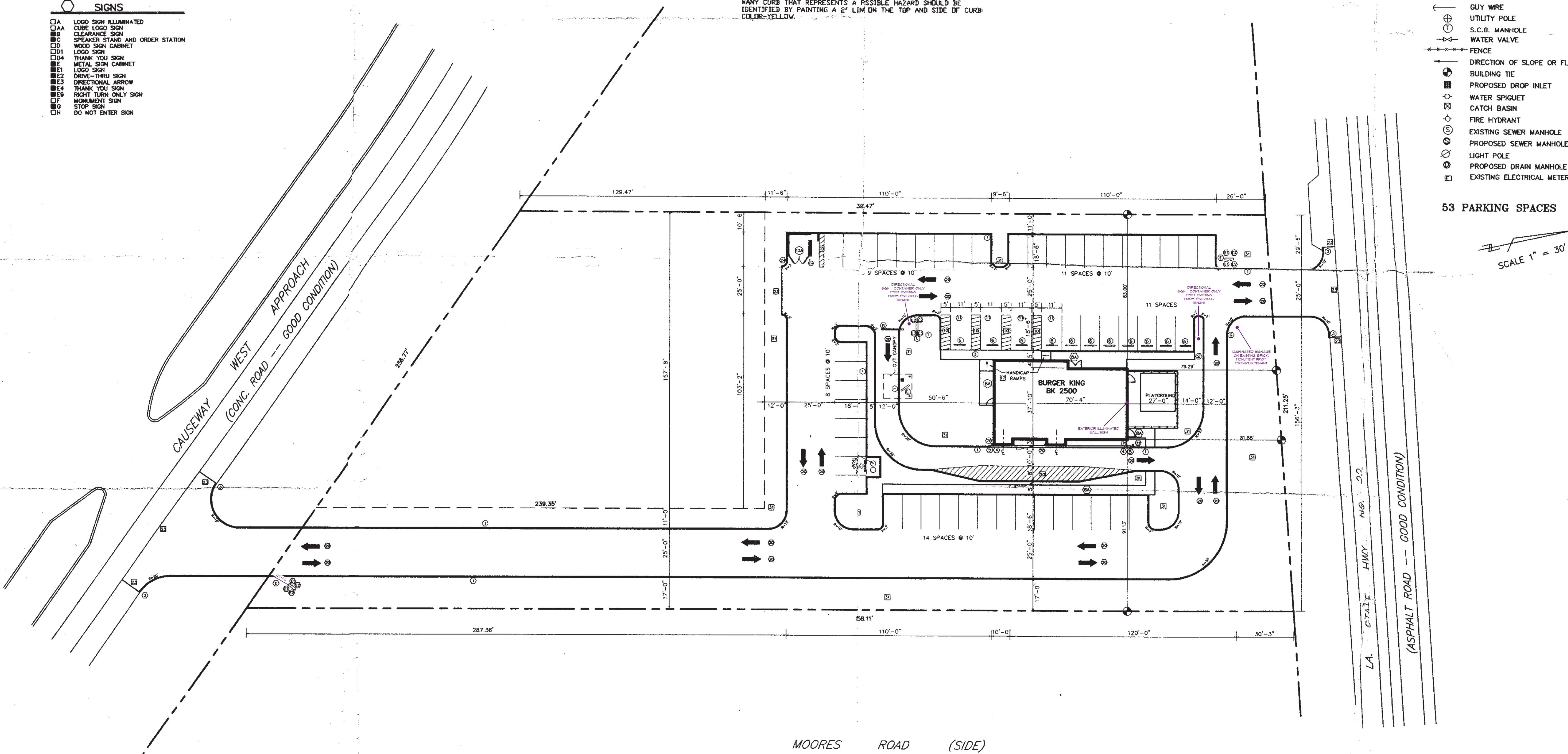
- LOT MARKING REQUIREMENTS WILL VARY DEPENDING UPON LOCAL CITY CODES AND REGIONAL PREFERENCES. WHEN NEGOTIATING LOT STRIPING CONTRACTS, MAKE SURE TO INCLUDE THE IDENTIFICATION OF TYPICAL CUSTOMER TRIP/FALL AND VEHICLE TRAFFIC HAZARDS. YELLOW IS THE MOST COMMON COLOR FOR LOT STRIPING AND HAZARD IDENTIFICATION, BUT WHITE PAINT ALSO WORKS WELL. THE FOLLOWING INFORMATION IS OFFERED AS A BASIC GUIDELINE:
- PARKING STOPS LOCATED NEXT TO THE BUILDING OR LOCATED IN THE MIDDLE OF THE PARKING LOT SHOULD BE PAINTED ON TOP. COLOR-YELLOW.
 - A 2" LINE SHOULD BE PAINTED ON THE TOP AND SIDE EDGE OF ALL SIDEWALKS THAT ARE IN FRONT OF A BUILDING ENTRANCE. TEN FEET WILL BE USED AS THE STANDARD LENGTH. COLOR-YELLOW.
 - IF THE SITE CONDITIONS WARRANT ANY STEPS SHOULD BE IDENTIFIED WITH A 2" LINE PAINTED ON THE TOP AND FRONT EDGE OF EACH STEP. COLOR-YELLOW.
 - ALL POLES, POSTS AND THEIR SUPPORTS OR GUIDE WIRES THAT MAY BE EXPOSED TO VEHICLE TRAFFIC SHOULD BE PAINTED AT LEAST 60" IN HEIGHT FROM THE BASE. COLOR-YELLOW.
 - DIRECTION TRAFFIC FLOW ARROWS PAINTED ON THE LOT SHOULD IDENTIFY THE ROUTE OF TRAVEL INTO AND OUT OF PARKING LOT FROM ALL PUBLIC OR PRIVATE ACCESS PADS. COLOR-YELLOW.
 - OUTLINE THE OUTSIDE OF THE PICK-UP WINDOW (PUW) TRAFFIC LANE WITH A 4" SOLID STRIPE. COLOR-YELLOW.
 - ALL CURBS THAT EXTEND FROM THE PARKING LOT ENTRANCE TO ANY PUBLIC OR PRIVATE ROADWAY SHOULD BE PAINTED. COLOR-YELLOW.
 - STENCIL "DRIVE-THRU" LANE BEHIND DIRECTIONAL ARROW. COLOR-WHITE.
 - HANDICAP PARKING (SEE ATTACHED). COLOR-BLUE. #HANDICAP RAMP: WHEEL CHAIR SYMBOL ONLY. OUTLINE OF RAMP IDENTIFIED WITH 2" LINE. COLOR-BLUE.
 - MISCELLANEOUS: #PARKING STRIPES SHOULD BE DONE IN WHITE UNLESS NOT PERMITTED BY LOCAL CODES. #ANY CURB THAT REPRESENTS A POSSIBLE HAZARD SHOULD BE IDENTIFIED BY PAINTING A 2" LINE ON THE TOP AND SIDE OF CURB. COLOR-YELLOW.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING SPOT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING GAS LINE
- PROPOSED GAS LINE
- GAS METER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- WATER METER
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING ELECTRIC LINE (O.H. OR U.G.)
- PROPOSED ELECTRIC LINE (O.H. OR U.G.)
- EXISTING TELEPHONE LINE (O.H. OR U.G.)
- EXISTING SEWER CLEAN OUT
- EXISTING DRAIN CLEAN OUT
- TELEPHONE PEDISTAL
- OVERHEAD UTILITY LINE
- GUY WIRE
- UTILITY POLE
- S.C.B. MANHOLE
- WATER VALVE
- EXISTING ELECTRICAL METER
- FENCE
- DIRECTION OF SLOPE OR FLOW
- BUILDING TIE
- PROPOSED DROP INLET
- WATER SPIGNET
- CATCH BASIN
- FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- LIGHT POLE
- PROPOSED DRAIN MANHOLE
- EXISTING ELECTRICAL METER

53 PARKING SPACES

SCALE 1" = 30'



NO.	DATE	DESCRIPTION
1	5/19/96	MODIFIED REAR PARKING

BURGER KING RESTAURANT,
MANDEVILLE, LOUISIANA

SITE PLAN WITH
GEOMETRICS

Sydran Services, Inc.
Burger King

RICHARD C. LAMBERT
CONSULTING ENGINEERS
ONE GALLERIA BLVD., SUITE 1718
METairie, LA. 70001

BURGER KING
LA. HIGHWAY NO. 22 AND CAUSEWAY WEST APPROACH

ALL WORK WITHIN STATE R.O.V. REQUIRES AN APPROVED L.D.T.D. ERMIT AND SHALL CONFORM TO THE SAME.

FOR ALL INFORMATION ON EXISTING FEATURES, SERVITUDES, PROPERTY LINES, UTILITIES AND ECT. SEE SURVEY.

LOCATION OF UNDERGROUND UTILITIES, EXISTING OR PROPOSED, ARE APPROXIMATE OR SCHEMATIC. LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.

THESE PLANS ARE VALID FOR 18 MONTHS AFTER DATE OF SIGNATURE. IF CONSTRUCTION HAS NOT STARTED WITHIN THIS PERIOD, IT WILL BE NECESSARY FOR THE PLANS TO BE REISSUED BY THE ENGINEER.

FORM RCL 95-99
REV 9-8-96

G1

CASE SUMMARY SHEET

CASE NUMBER: V23-11-39

DATE RECEIVED: October 17, 2023

DATE OF MEETING: November 14, 2023 and December 12, 2023

Address: 1225 Montgomery

Subdivision: Old Town of Mandeville, Square 82 Lot 19-A

Zoning District: R-1 Single Family Residential

Property Owner: Michael and Grace McIntosh

REQUEST: V23-11-39 – Michael McIntosh requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Old Town of Mandeville, Square 82 Lot 19-A, R-1 Single Family Residential District, 1225 Montgomery Street

CASE SUMMARY:

The applicant owns the property at 1225 Montgomery St., located on the north side of Montgomery St., east of Albert St., west of Colbert St., and south of Florida St. The property measures 86.87’x145.42’ and has a square footage of 12,632.23 per a survey prepared by RJ Fuselier & Associates, LLC dated 11.09.22. Construction was recently completed for a single-family residence.

The applicant is requesting an exception to encroach into the east side yard setback to locate a generator and A/C condenser. The lot has a frontage of 86.87’ requiring side yard setbacks of 15 feet. Two decks have been constructed for the location of the mechanical equipment in the southeast side setback. One deck encroaches 4’ into the setback, and the other encroaches 2’. The 4’ encroachment would leave a remaining setback of 11.2’ feet. The side yard is adjacent to the driveway for the flag lot to the east of the property.

	Existing	Proposed	Change	Deficiency
East Side Setback	15.2’	11.2’	4’	-3.8’
West Side Setback	15’	15’	0’	Compliant

A letter was submitted from the applicant explaining the reasons for the request.

CLURO SECTIONS:

8.1.1.4. Allowed Setbacks Encroachments

Every part of a required setback shall be open to the sky and unobstructed by accessory structures except:

- 4. **Mechanical Equipment.** Except as authorized for the elevation of existing structures, or where there is existing mechanical equipment located within the side setback, heating, ventilation, air conditioning, generator, or pool equipment shall not encroach into any required front or side setback.

7.5.1.3. R-1 Site Development Regulations

Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5

1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90’
4. Minimum lot depth	120’
5. Minimum Yard Setback Requirements	
a. Front yard	25’
b. Interior side yard*	
i. Frontage up to 50’	8’ each side
ii. Frontage between 51’ – 60’	10’ each side
iii. Frontage between 61’ – 75’	12’ each side
iv. Frontage between 76’ – 80’	13’ each side
v. Frontage between 81’ – 90’	15’ each side
vi. Frontage between 91’ – 100’	16’ each side
vii. Frontage between 101’ – 110’	18’ each side
viii. Frontage between 111’ +’	20’ each side
c. Street side yard	15’
d. Rear yard	30’
6. Maximum Height of Structures	35’
7. Maximum Impervious Site Coverage	45%

*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.



City Council of Mandeville:

The practical difficulties applicable to this variance request were (and are) primarily budgetary and secondarily architectural. Practically this meant keeping the under beam square footage to a minimum and within a compact footprint.

The resulting floor plan required utilizing 56' of allowable building width to fit, side by side, a 2 car garage, entry, living rm, and bedroom.

As the attached survey/site plan illustrates, the living area and garage conform to the setback requirements. The variance is requested to allow placement, as is, for the whole house generator and A/C condenser along the easterly exterior wall of the house.

Distance to neighboring homes was the primary consideration for placing these units. The two neighboring homes to the east and west of 1225 Montgomery St. are 1211 and 1237 Montgomery St., respectively. The neighboring lot to the north is undeveloped. 1211 Montgomery St is 70' from 1225 Montgomery St and 1237 is 30' from 1225 Montgomery St.

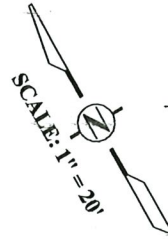
The east side yard location offered the most distance between residences and therefore the best noise buffer.

A rear yard location would increase noise exposure to both neighbors and future neighbors to the north.

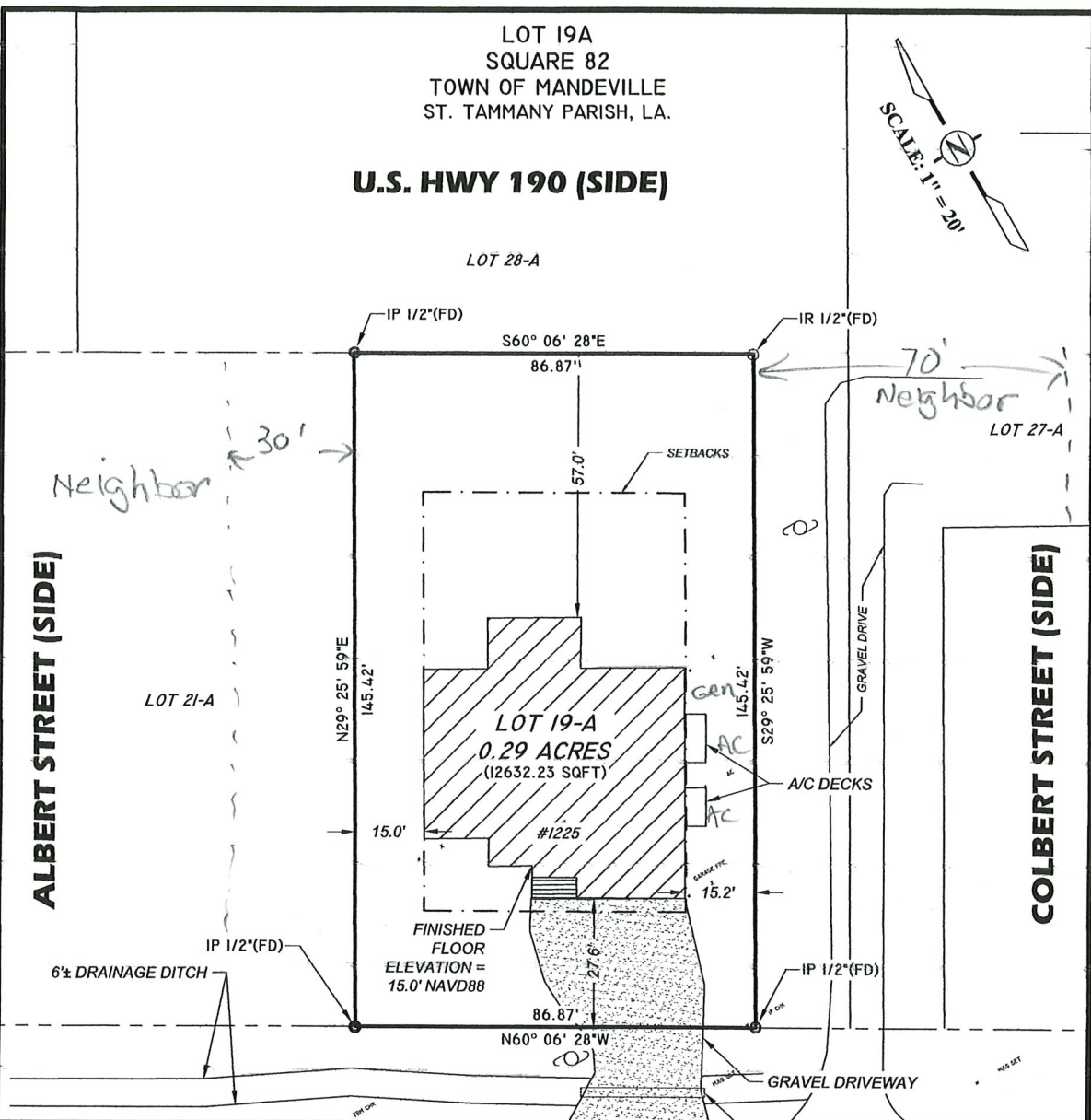
Michael McCutosh

LOT 19A
 SQUARE 82
 TOWN OF MANDEVILLE
 ST. TAMMANY PARISH, LA.

U.S. HWY 190 (SIDE)



LOT 28-A



MONTGOMERY STREET

BEARING BASIS/REFERENCE PLAT:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET. REFERENCE: RESUBDIVISION OF LOTS 19, 20, 21, 22, AND 23 SQUARE 82 BY RANDALL W. BROWN, DATED SEPTEMBER 22, 2003.

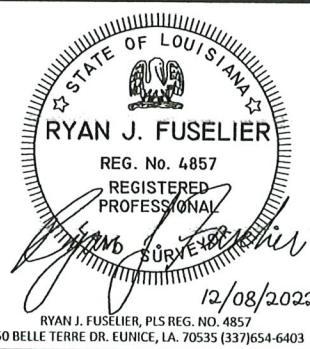
FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 2202020431D HAVING AN EFFECTIVE DATE OF 9/30/2016 THIS PROPERTY IS LOCATED IN AN "X" FLOOD ZONE. "X" BASE FLOOD ELEVATION (BFE) IS N/A.

CENTERLINE OF STREET ELEVATION IS 10.60' NAVD88.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.



**Map of Survey Made For
 Michael McIntosh**

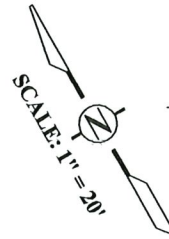
Being a certain portion of ground situated in Square 82 of the Town of Mandeville, more specifically described as Lots 19-A and bounded by Montgomery Street, Albert Street, Colbert Street, and U.S. HWY 190, St. Tammany Parish, Louisiana



PROJ. No.	22N012			
DATE:	11/9/2022	7/15/22		
SHEET:	01	DATE	REVISION DESCRIPTION	BY
DETAILED:	BPJ	8/04/23	FINAL SURVEY - IMPROVEMENTS	CDR

LOT 19A
 SQUARE 82
 TOWN OF MANDEVILLE
 ST. TAMMANY PARISH, LA.

U.S. HWY 190 (SIDE)



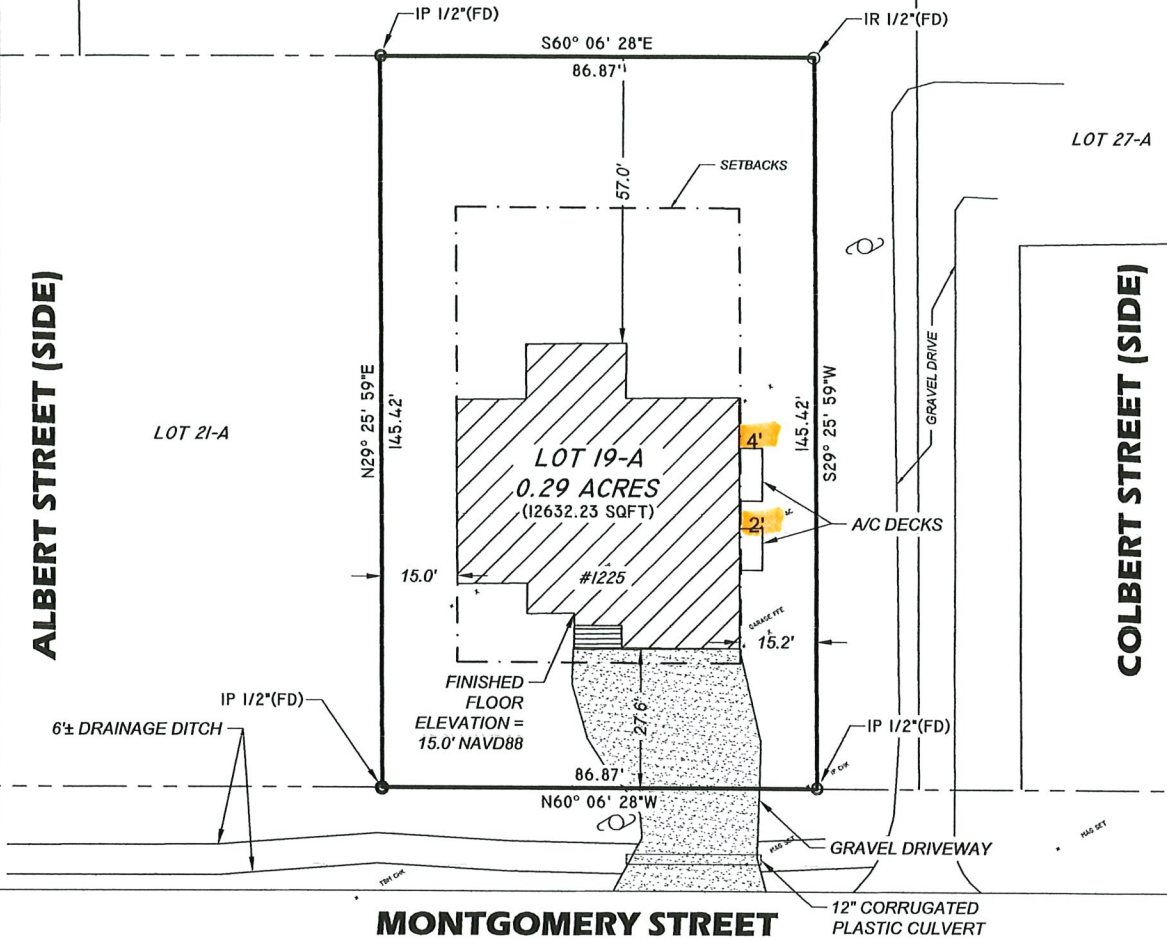
LOT 28-A

LOT 27-A

ALBERT STREET (SIDE)

COLBERT STREET (SIDE)

LOT 21-A



MONTGOMERY STREET

BEARING BASIS/REFERENCE PLAT:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET. REFERENCE: RESUBDIVISION OF LOTS 19, 20, 21, 22, AND 23 SQUARE 82 BY RANDALL W. BROWN, DATED SEPTEMBER 22, 2003.

FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 220202043 ID HAVING AN EFFECTIVE DATE OF 9/30/2016 THIS PROPERTY IS LOCATED IN AN "X" FLOOD ZONE. "X" BASE FLOOD ELEVATION (BFE) IS N/A.

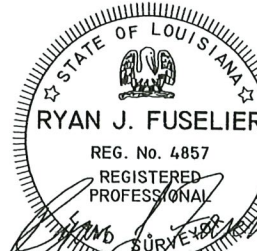
CENTERLINE OF STREET ELEVATION IS 10.60' NAVD88.

CERTIFICATION:

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**Map of Survey Made For
 Michael McIntosh**

Being a certain portion of ground situated in Square 82 of the Town of Mandeville, more specifically described as Lots 19-A and bounded by Montgomery Street, Albert Street, Colbert Street, and U.S. HWY 190, St. Tammany Parish, Louisiana



12/08/2022
 RYAN J. FUSELIER, PLS REG. NO. 4857
 150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403



PROJ. No.	22N012			
DETAILED:	BPJ	8/04/23	FINAL SURVEY - IMPROVEMENTS	CDR
DATE:	11/9/2022	7/15/22		
SHEET:	01	DATE	REVISION DESCRIPTION	BY