

**THE FOLLOWING RESOLUTION WAS INTRODUCED BY PLANNING AND ZONING COMMISSION MEMBER \_\_\_\_\_; AND SECONDED FOR ADOPTION BY COMMISSIONER \_\_\_\_\_**

**RESOLUTION NO. 24-02**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANDEVILLE ADOPTING THE CITY OF MANDEVILLE PARKS AND RECREATION MASTER PLAN**

**WHEREAS**, the after the completion of the Flood Resiliency Study, the City of Mandeville desired to complete a Parks and Recreation Master Plan; and

**WHEREAS**, the City desired the plan to be completed before the initiation of the Comprehensive Plan update; and

**WHEREAS**, the City of Mandeville contracted with Waggonner & Ball to complete a Parks and Recreation Master Plan; and

**WHEREAS**, a fundamental basis for all of Mandeville’s short- and long-term efforts to protect the health, safety, welfare and character is understanding, and developing plans to address the greenspace and other factors that impact it;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Mandeville adopts the City of Mandeville Parks and Recreation Master Plan and

**BE IT FURTHER RESOLVED**, the City developed a Parks and Recreation Master Plan that establishes an inventory of the current parks within the City, and develops goals, strategies and provides a vision for the future of the Mandeville Parks System. The information in the Parks and Recreation Master Plan will dictate future land use decisions for the Open Space within the City. It is necessary that this information be in place to make informed land use decisions into the future, and prior to moving forward with updates to the Comprehensive Land Use Plan.

With the above resolution having been properly introduced and duly seconded, the vote was as follows:

AYES:  
NAYS:  
ABSENT:  
ABSTENTIONS:

and the resolution was declared adopted this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Alex Weiner  
Secretary

\_\_\_\_\_  
Claire Durio, Chairwoman  
Planning Commission

**CASE SUMMARY SHEET****CASE NUMBER: SUP24-03-03****DATE RECEIVED: February 23, 2023****DATE OF MEETING: March 12, 2024 and March 26, 2024****Address: 1943 Lakeshore****Subdivision: City of Mandeville, Square 2 Lot 2A****Zoning District: B-3 Old Mandeville Business District****Property Owner: Cayman Sinclair****Previous Case: Z15-08-09**

**REQUEST: SUP24-03-03 – Cayman Sinclair requests a revision to Special Use Approval Z15-08-09 per CLURO Section 4.3.2.11. Amendments to Special Use Permit Approvals, City of Mandeville, Square 2 Lot 2A, B-3 Old Mandeville Business District, 1943 Lakeshore Drive**

**CASE SUMMARY:**

The property at 1943 Lakeshore is located along Lakeshore Dr., east of Girod St., and west of Marigny Ave. The property measures 63.6' x 141.75' and has a square footage of 9,015.3 per a survey prepared by Randall Brown & Associates and dated 6.30.1993. The property is currently improved with a mixed-use structure, 3 residential units and 1 commercial unit.

The applicant is requesting a revision to the site plan approved with Z15-08-09 in conjunction with proposed renovations and repairs to the structure due to Hurricane Ida.

In 2015 the property received approval for a sit-down restaurant for Blent juice bar. The approval also included the following variances approved with the site plan:

- Buffer requirement - reduction of 927.5 square feet in the buffer as follows:
  - 583.75 square feet along the east property line (existing driveway)
  - 113.75 square feet along the west property line (required ADA ramp)
  - 130 square feet along the west property line (existing building)
  - 100 square feet along the west property line (new trash enclosure)
- Removal of five parking spaces in the front of the building and the submittal of a Landscape Plan to create green space in the right-of-way with a 5' sidewalk. The Landscape Plan to be approved by the Planning Director.
- Rear fence would not be required in accordance with the neighbor's request.

The previous approval allowed for ten parking spaces for the site. The applicant is proposing to add two additional parallel parking spaces in front of the building. The 2015 approval stipulated that the applicant was to remove the parking spaces in the front of the building and install greenspace. It is recommended by Dept. of Public Works that if the parking spaces are approved, they should be parallel as the perpendicular spaces are not sufficient in length.

The existing site is a legal nonconforming site, being noncompliant with setbacks, and impervious area coverage.

**Setback Requirements**

The current building encroaches into the west side setback by 9'-8 1/2", and the front setback by 13'-11". The applicant is requesting to encroach up to the property line on both the west and front side to rebuild the previously existing front deck that was destroyed during Hurricane Ida.

**Pervious/Impervious Area**

The site currently has 82.8% impervious area coverage and 17.2% pervious area coverage. The B-3 site development criteria requires a maximum of 75% impervious coverage. This would require a variance of 7.8% impervious coverage. The applicant stated there would be no change to the pervious area on the site.

A landscape plan was not submitted with the previous approval and will be required to be submitted for permitting approval.

**CLURO SECTIONS:****4.3.2.11. Amendments to Special Use Permit Approvals**

The procedural requirements for Special Use Permit Approval as specified in this Section 4.3 et seq. shall apply to an application for modification, expansion, or other change in an approved Site Plan, provided that minor revisions or modifications may be approved by the Planning Director if he determines that the circumstances or conditions applicable at the time of original approval remain valid, and that changes would not affect the findings prescribed in this Section. The Planning Director shall report to the Zoning Commission on a quarterly basis the number and kinds of modifications being approved.

**6.4.66. Restaurants - Sit-Down**

A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, where the customer consumes these foods while seated at tables or counters where alcoholic beverages may be served to dining patrons from a service bar (not accessible

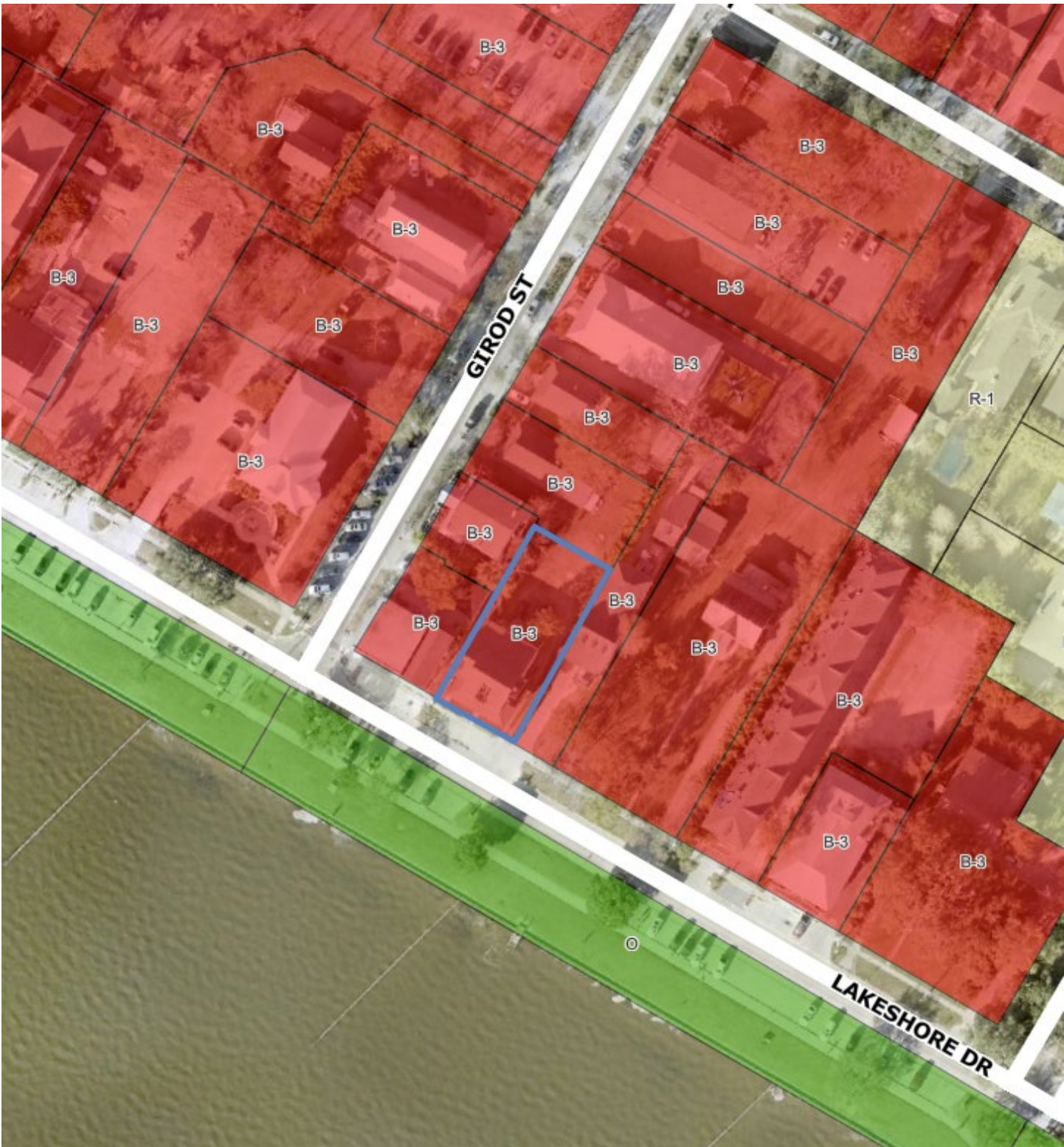
to patrons) and where there typically is not a rapid turnover of clientele. Special events center services considered to be allowed accessory uses to sit-down restaurants.

### 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 side yard by 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.

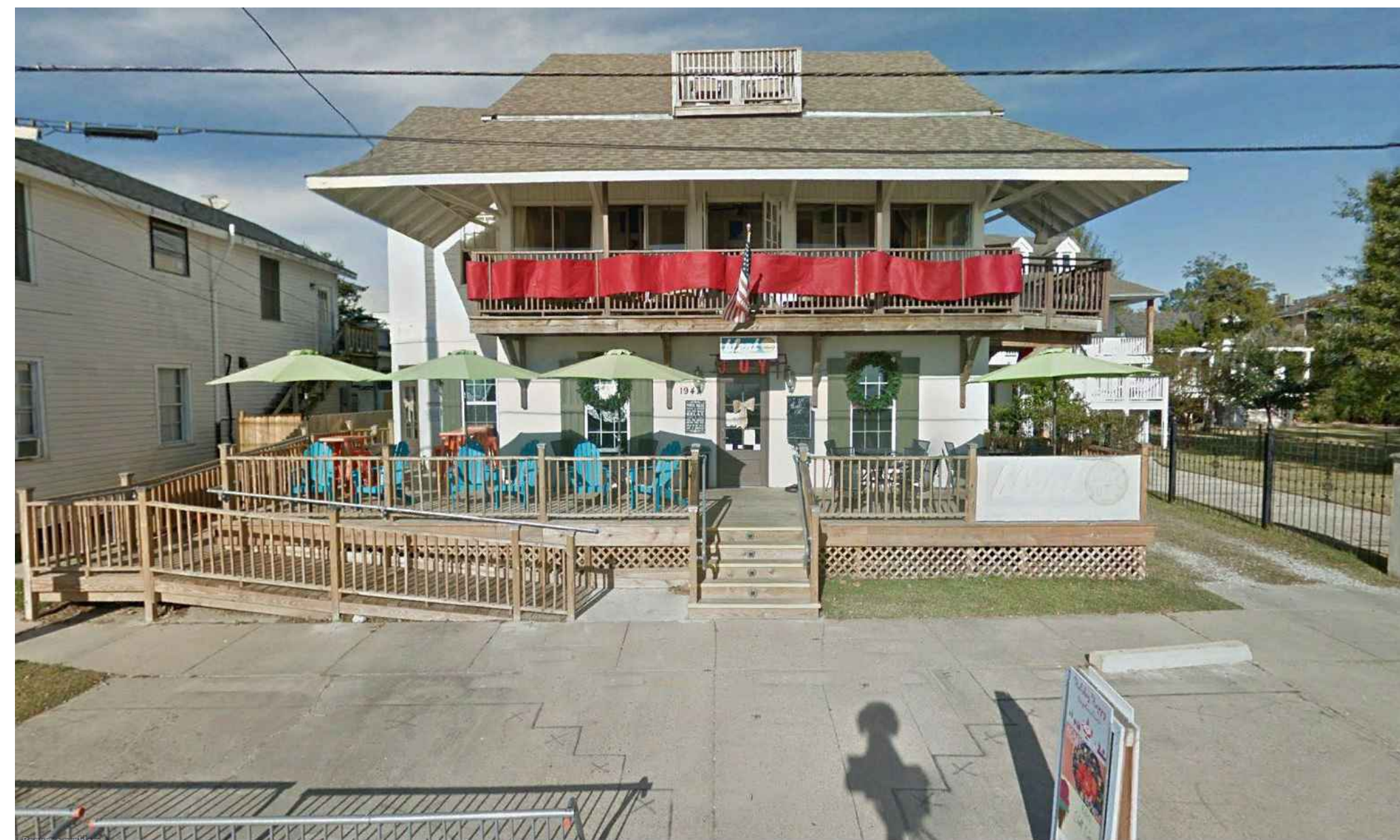


# 1943 LAKESHORE DR.

## MIXED USE BUILDING

### HURRICANE IDA REPAIRS & RENOVATIONS

1943 LAKESHORE DRIVE, MANDEVILLE, LOUISIANA



EXISTING BUILDING BEFORE HURRICANE IDA



EXISTING BUILDING AFTER HURRICANE IDA



VICINITY MAP

#### WIND LOADING -

2021 IBC, FIGURE 1609  
BASIC WIND SPEED, 130 MPH

(IBC 1609.2) - WIND BORNE DEBRIS REGION. PORTIONS FOR HURRICANE-PRONE REGIONS THAT ARE WITHIN 1 MILE (1.61 KM) OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS 130 MPH (48 M/S) OR GREATER +/- OR HAWAII.  
(IBC 1609.3) - THE BASIC WIND SPEED, IN MPH, FOR THE DETERMINATION OF THE WIND LOADS SHALL BE DETERMINED BY FIGURE 1609. BASIC WIND SPEED FOR THE SPECIAL WIND REGIONS INDICATED, NEAR MOUNTAINOUS TERRAIN AND NEAR GORGES SHALL BE IN ACCORDANCE WITH SECTION 6.5.4 OR ASCE7.

STRUCTURAL DESIGN -  
SECTION 6.5.4.2 OF ASCE7.  
ENCLOSED BUILDING  
CATEGORY 'II' (IBC 1604.5)  
SNOW LOAD = 0 (IBC 1608.2)  
EXPOSURE 'C' (IBC 1609.4)  
WIND IMPORTANCE FACTOR = 1.0  
INTERNAL PRESSURE COEFFICIENT = 1.18  
MAIN WIND RESISTING SYSTEM = DIAPHRAGM  
BUILDING FRAME AND COMPONENTS DESIGNED BASED ON LOADS FROM ASCE 7-05.  
FLOOR LIVE LOADS - 100 PSF  
FLOOR DEAD LOADS - 20 PSF  
ROOF LOADS - DEAD LOAD - 20 PSF

FLOOD ZONE: VE-12 + 2' = 14.0 AMSL

#### PROJECT DATA:

MIXED USE BUILDING	
IBC 2021	RESTAURANT, (ASSEMBLY A-2) RESIDENTIAL, (R-2)
SETBACKS	20' SETBACK AT REAR (COMPLIANT) 12' SETBACK ON EAST SIDE (COMPLIANT) 12' SETBACK ON WEST SIDE (9'-8 1/2' DEFICIENT) 25' SETBACK AT FRONT (13'-11" DEFICIENT)
BUILDING USE	MIXED USE OCCUPANCY CONST. TYPE V-B
BUILDING AREA	
RESTAURANT (EXISTING)	2,170 SF
APT. 1 (EXISTING)	1,132 SF
APT. 2 (EXISTING)	730 SF
APT. 3 (EXISTING)	718 SF
TOTAL BLDG. AREA	4,750 SF

#### SITE AREA CALCULATIONS:

SITE AREA =	9,018 SF
PERVIOUS AREA =	1,548 SF
PERVIOUS AREA PROVIDED =	17.2% (7.8% DEFICIENT)
PERVIOUS AREA REQUIRED =	25%
IMPERVIOUS AREA PROVIDED =	82.8% (7.8% DEFICIENT)
IMPERVIOUS AREA REQUIRED =	75%

#### SCOPE OF REPAIRS

1. NOT A CHANGE OF OCCUPANCY.
2. EXISTING FIRE SEPARATIONS BETWEEN OCCUPANCIES TO REMAIN.
3. REPAIRS AND RENOVATIONS ARE LOCATED AT THE GROUND FLOOR ASSEMBLY A-2 RESTAURANT.
4. COST OF REPAIRS AND RENOVATIONS ARE LESS THAN 50% OF THE VALUE OF THE EXISTING STRUCTURE.
5. ALL REPAIRS AND RENOVATIONS ARE LOCATED BELOW BFE AND ARE TO BE CONSTRUCTED OF DURABLE AND FLOOD RESISTANT MATERIALS.

#### INDEX OF DRAWINGS

COVER	PROJECT DATA
SURVEY	DATED JAN 16, 1970
A1.0	KEY PLAN
A1.1	EXISTING CONDITIONS SITE PLAN
A1.2	PROPOSED SITE PLAN
A2.0	PROPOSED GROUND FLOOR PLAN

#### INTERNATIONAL EXISTING BUILDING CODE (2021)

#### ALTERATION - LEVEL 2

LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT. (AND WHERE THE WORK AREA IS LESS THAN 50 PERCENT OF THE AGGREGATE AREA OF THE BUILDING.)

#### 701.3 COMPLIANCE

ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

# KVS

## architecture

235 Girod Street, Mandeville, Louisiana  
985.674.3077 [www.kvsarchitecture.com](http://www.kvsarchitecture.com)

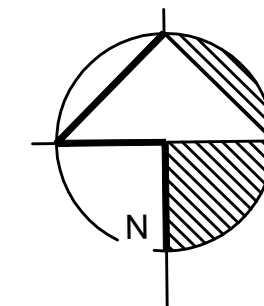
3.1.24

Project # 23019



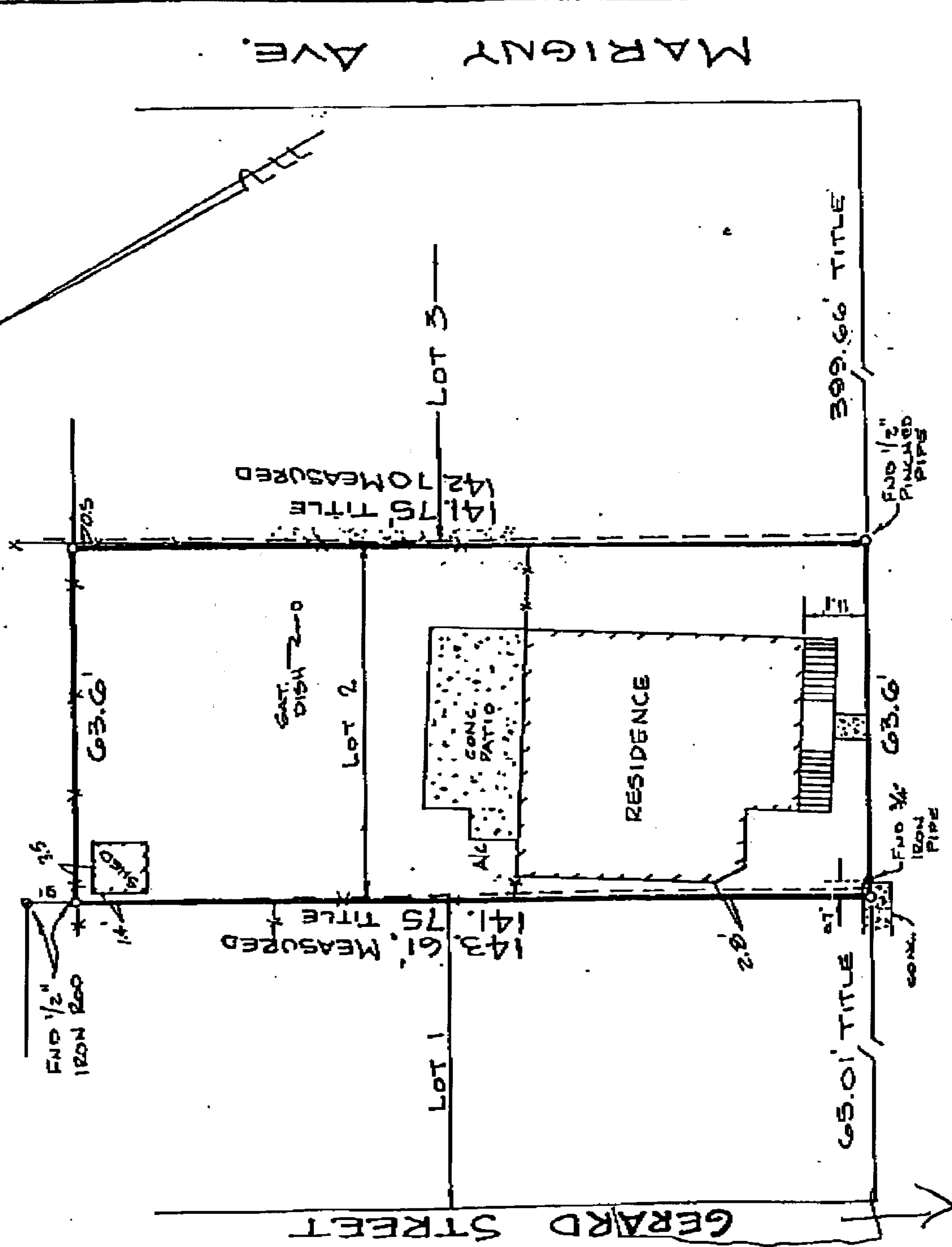
THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO MY KNOWLEDGE, COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.  
K. VAUGHAN SOLLBERGER, JR., AIA, NARB 1-01-24

1943 LAKESHORE DR.  
MIXED USE BUILDING  
HURRICANE IDA REPAIRS & RENOVATIONS  
1943 LAKESHORE DRIVE, MANDEVILLE, LA 70448



STUBBINS

1002  
"SQUARE"



# 1943 LAKESHORE DRIVE

REF: SURVEY BY EDDIE J. CHAMPAGNE  
 FOR M.A. GAHAGAN DATED JAN.  
 16, 1970. BOUNDARY AGREEMENT  
 RECORDED IN COB 563 folio 301  
 MARCH 16, 1970.

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 a special flood hazard area. V15  
 it is located in Flood Zone

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.

Survey of

PORTION OF SQUARE 21 OF TOWN OF MANDEVILLE  
 CITY OF MANDEVILLE  
 ST. TAMMANY PARISH, LOUISIANA

FOR

\_\_\_\_\_



# PROJECT DATA:

MIXED USE BUILDING

**IBC 2021** RESTAURANT, (ASSEMBLY A-2)  
RESIDENTIAL, (R-2)

**SETBACKS** 20' SETBACK AT REAR (COMPLIANT)  
12' SETBACK ON EAST SIDE (COMPLIANT)  
12' SETBACK ON WEST SIDE (9'-8 1/2" DEFICIENT)  
25' SETBACK AT FRONT (13'-11" DEFICIENT)

**BLDG. USE** MIXED USE OCCUPANCY  
CONST. TYPE V-B

**BLDG. AREA**

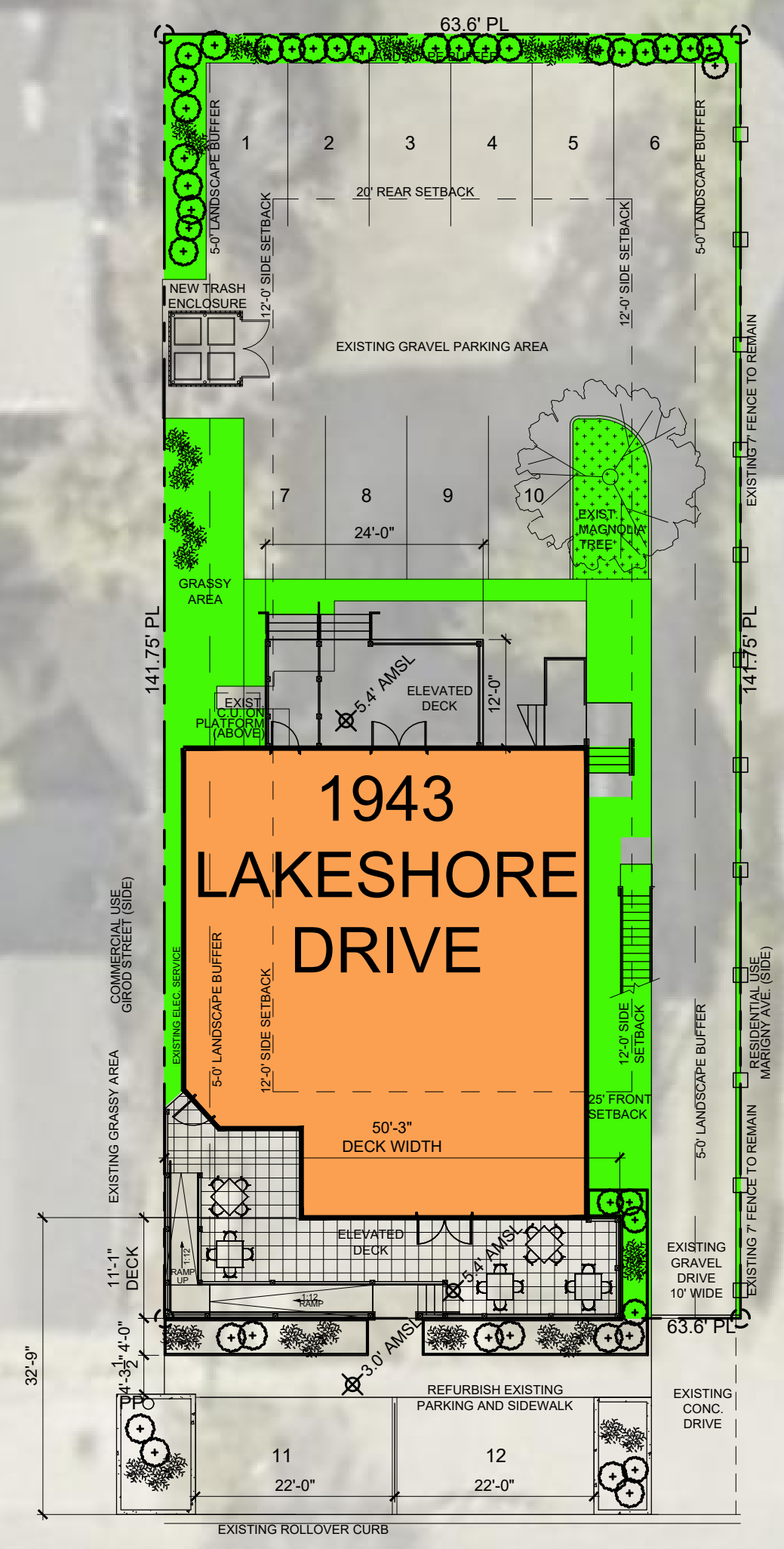
RESTAURANT	(EXISTING)	2,170 SF
APT. 1	(EXISTING)	1,132 SF
APT. 2	(EXISTING)	730 SF
APT. 3	(EXISTING)	718 SF
<b>TOTAL BLDG. AREA</b>		<b>4,750 SF</b>

**SITE AREA CALCULATIONS:**

SITE AREA = 9,018 SF  
PERVIOUS AREA = 1,548 SF

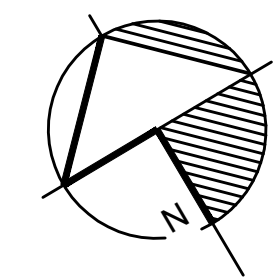
PERVIOUS AREA PROVIDED = 17.2% (7.8% DEFICIENT)  
PERVIOUS AREA REQUIRED = 25%

IMPERVIOUS AREA PROVIDED = 82.8% (7.8% DEFICIENT)  
IMPERVIOUS AREA REQUIRED = 75%



**LEGEND:**

- BUILDING FOOTPRINT
- PERVIOUS AREA



**1 KEY PLAN**  
1/16" = 1'-0"

**1943 LAKESHORE DRIVE**  
 MIXED USE BUILDING  
 HURRICANE IDA REPAIRS & RENOVATIONS  
 1943 LAKESHORE DRIVE, MANDEVILLE, LA 70448



REVISIONS:

DATE: 3.1.24

PROJECT No: 23019

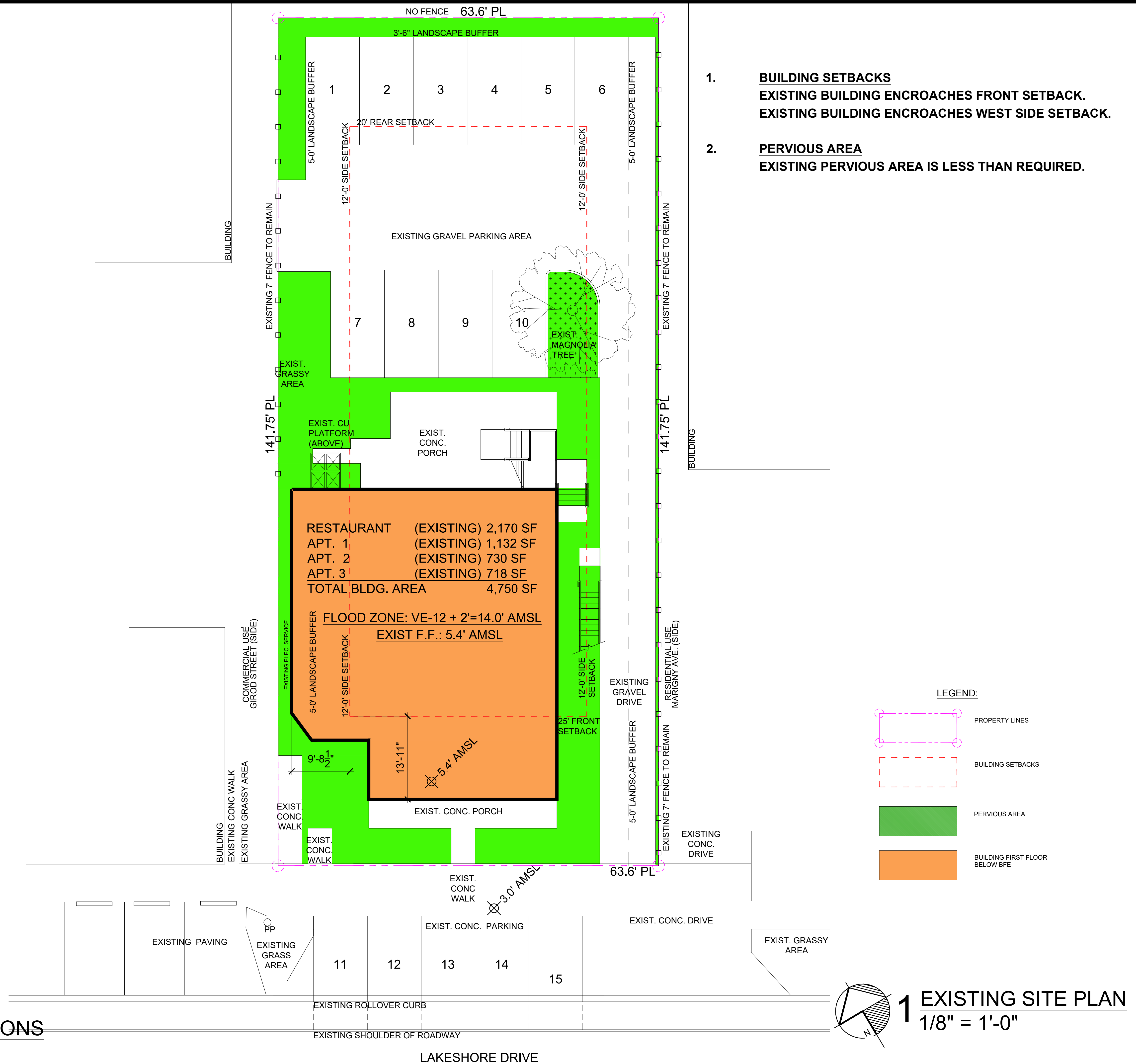
DRAWING:

**A1.0**

**KVS architecture**  
 347 Girod Street, Mandeville, Louisiana  
 985.674.3077 www.kvsarchitecture.com



**2 PHOTOS OF EXIST. SITE CONDITIONS**  
NO SCALE



- BUILDING SETBACKS**  
EXISTING BUILDING ENCSOACHES FRONT SETBACK.  
EXISTING BUILDING ENCSOACHES WEST SIDE SETBACK.
- PERVIOUS AREA**  
EXISTING PERVIOUS AREA IS LESS THAN REQUIRED.

**1943 LAKESHORE DRIVE**  
MIXED USE BUILDING  
HURRICANE IDA REPAIRS & RENOVATIONS  
1943 LAKESHORE DRIVE, MANDEVILLE, LA 70448



REVISIONS:

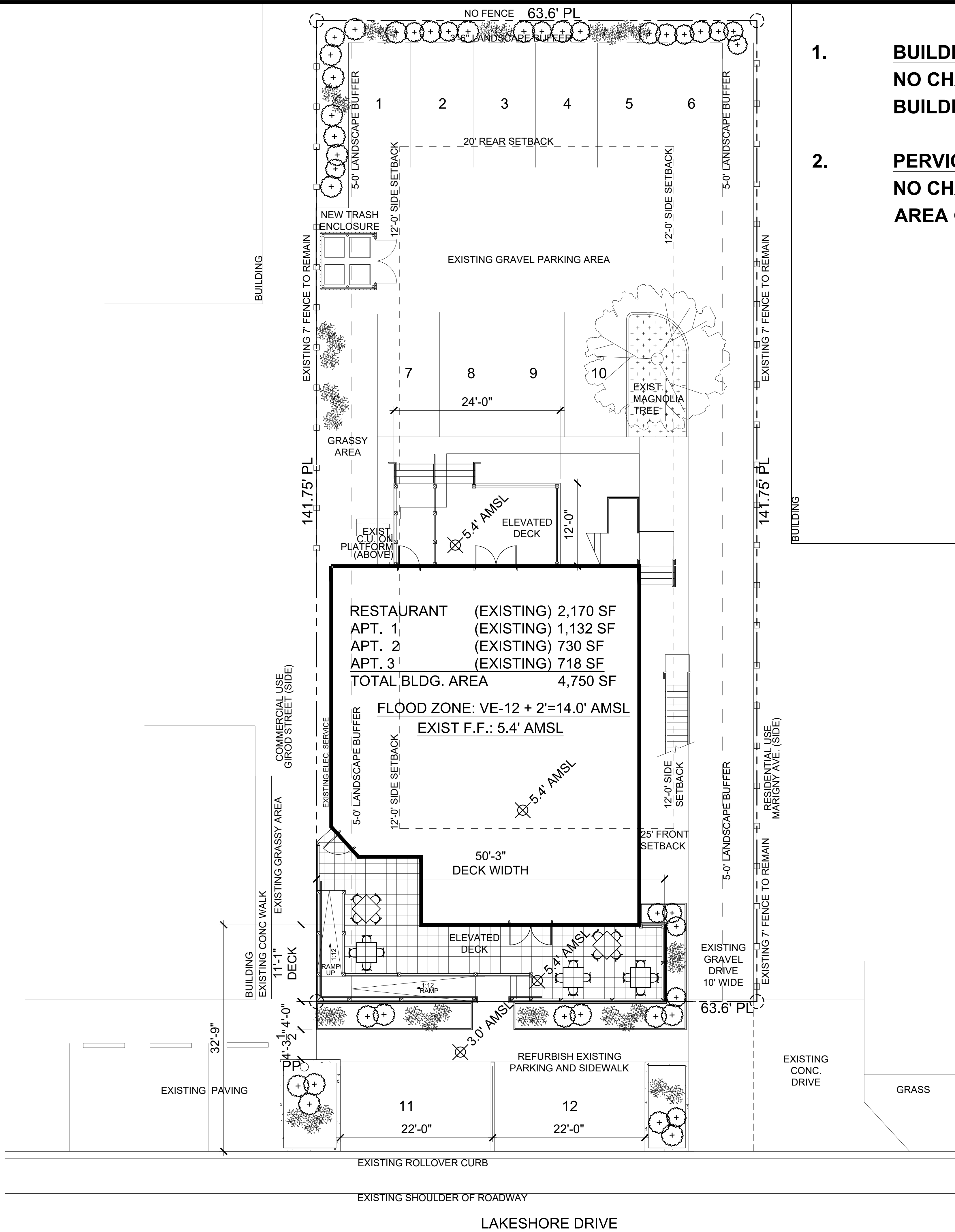
DATE: 3.1.24

PROJECT No: 23019

DRAWING: **A1.1**

**KVS** architecture  
347 Girod Street, Mandeville, Louisiana  
985.674.3077 www.kvsarchitecture.com





1. **BUILDING SETBACKS  
NO CHANGES TO EXISTING  
BUILDING SETBACKS.**
2. **PERVIOUS AREA  
NO CHANGE TO PERVIOUS  
AREA ON SITE.**



**2** ELEVATED DECK TO BE STEEL / CONCRETE  
NO SCALE

**1** PROPOSED SITE PLAN  
1/8" = 1'-0"

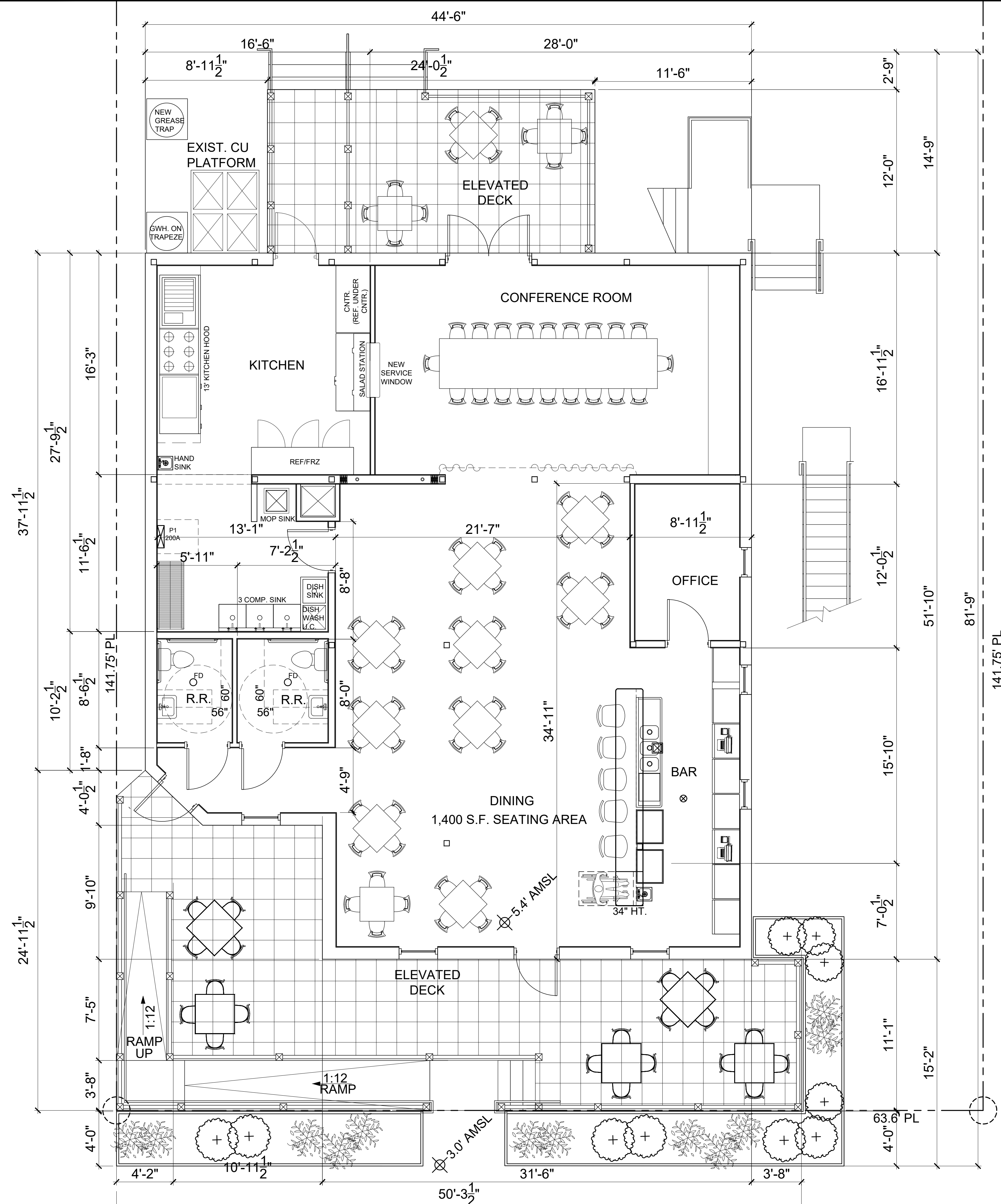
**1943 LAKESHORE DRIVE**  
 MIXED USE BUILDING  
 HURRICANE IDA REPAIRS & RENOVATIONS  
 1943 LAKESHORE DRIVE, MANDEVILLE, LA 70448



REVISIONS:  
 DATE: 3.1.24  
 PROJECT No: 23019  
 DRAWING:

**A1.2**

**KVS** architecture  
 347 Girod Street, Mandeville, Louisiana  
 985.674.3077 www.kvsarchitecture.com



**SCOPE OF REPAIRS**

1. NOT A CHANGE OF OCCUPANCY.
2. EXISTING FIRE SEPARATIONS BETWEEN OCCUPANCIES TO REMAIN.
3. REPAIRS AND RENOVATIONS ARE LOCATED AT THE GROUND FLOOR ASSEMBLY A-2 RESTAURANT.
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**INTERNATIONAL EXISTING BUILDING CODE (2021)**

**ALTERATION - LEVEL 2**  
 LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT. (AND WHERE THE WORK AREA IS LESS THAN 50 PERCENT OF THE AGGREGATE AREA OF THE BUILDING.)

**701.3 COMPLIANCE**

ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

**1 PROPOSED GROUND FLOOR PLAN**  
 1/4" = 1'-0"

**1943 LAKESHORE DRIVE**  
 MIXED USE BUILDING  
 HURRICANE IDA REPAIRS & RENOVATIONS  
 1943 LAKESHORE DRIVE, MANDEVILLE, LA 70448

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 347 Girod Street, Mandeville, Louisiana  
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REVISIONS:

DATE: 3.1.24

PROJECT No: 23019

DRAWING: **A2.0**

**City of Mandeville  
Planning and Zoning Commission**

DENNIS THOMAS, CHAIRMAN  
PLANNING COMMISSION

NIXON ADAMS, CHAIRMAN  
ZONING COMMISSION

LOUISETTE LEONARD SCOTT, AICP, CFM  
DIRECTOR, DEPT. OF PLANNING &  
DEVELOPMENT



MEMBERS

MICHAEL BLACHE  
REN CLARK  
SCOTT QUILLIN  
SIMMIE FAIRLEY  
REBECCA BUSH

September 10, 2015

Mr. Matt D'Agostino  
c/o Ms. Susan Danielson  
K C Sollberger and Associates, LLC  
347 Girod Street  
Mandeville, LA 70471

RE:     Z15-08-09 Michael Haydel/Matt D'Agostino request a zoning permit to Section 6.4.63,  
Restaurant – Sit Down, a part of square 2, 1943 Lakeshore Drive, zoned B-3  
V15-08-11 Michael Haydel/Matt D'Agostino requests a variance to Article 9, Parking and  
Landscaping, a part of square 22, 1943 Lakeshore Drive, zoned B-3

Dear Mr. D'Agostino:

At the regular monthly meeting of the Planning and Zoning Commission held on Tuesday, August 11, 2015, the Zoning Commission approved a Zoning Permit for a site down restaurant as defined under CLURO Section 6.4.63, as proposed in your application, *a new juice bar and smoothies restaurant "blënt", which will also include soft serve ice cream and coffee, as well as a variety of liquid bases, superfood boosts and sweeteners.*

At the regular monthly meeting of the Planning and Zoning Commission held on Tuesday, August 25, 2015, the Zoning Commission approved variances in accordance with the site plan prepared by KVS Architecture dated 8.7.15 to the following:

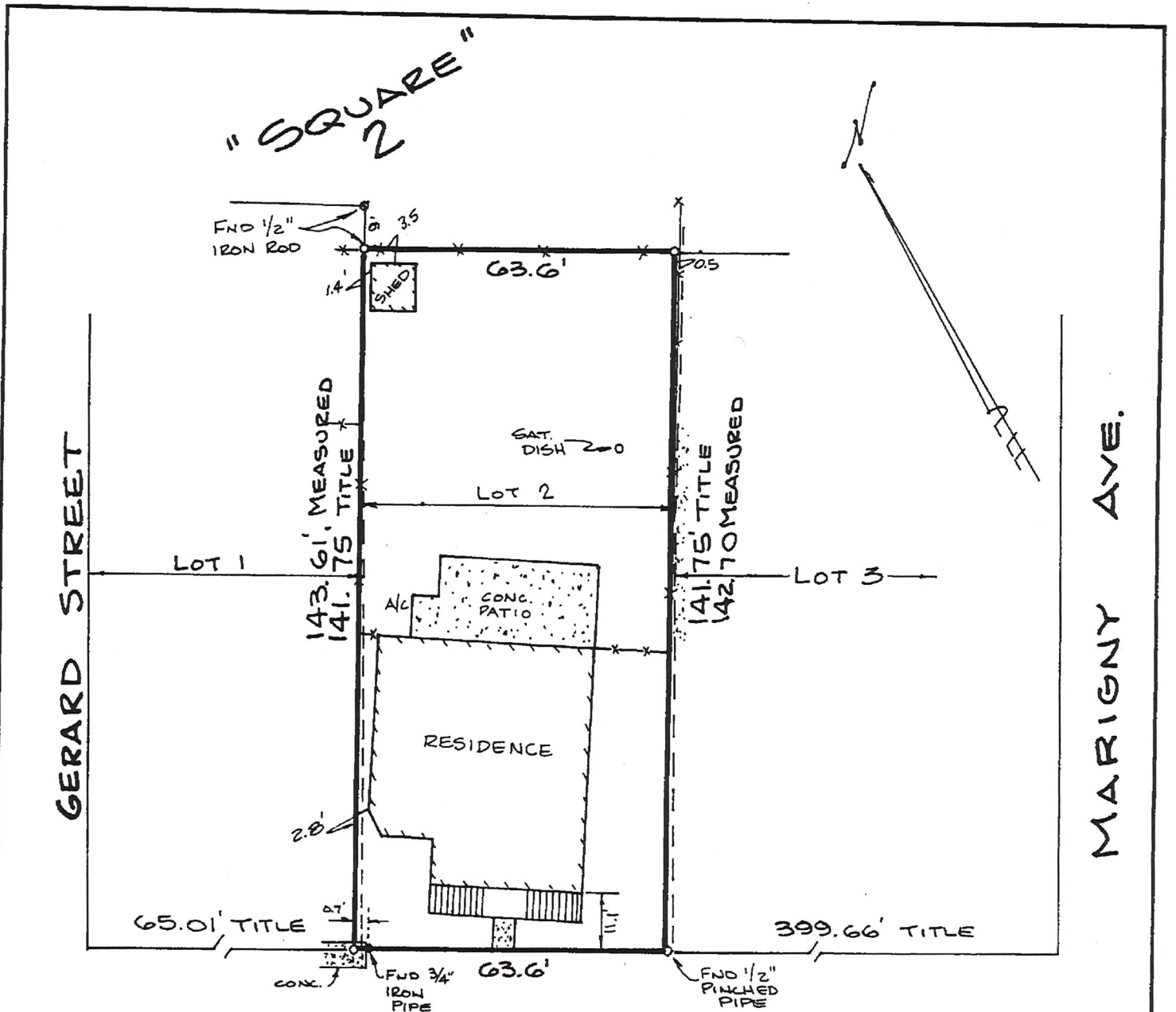
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  - 113.75 square feet along the west property line (required ADA ramp)
  - 130 square feet along the west property line (existing building)
  - 100 square feet along the west property line (new trash enclosure)
- Removal of five parking spaces in the front of the building and the submittal of a Landscape Plan to create green space in the right-of-way with a 5' sidewalk. The Landscape Plan to be approved by the Planning Director.
- Rear fence would not be required in accordance with the neighbor's request.

Should you have any questions regarding this matter, please do not hesitate to contact me at 624-3103.

Sincerely,

Louise L. Scott, AICP, CFM, Director  
Dept. of Planning & Development





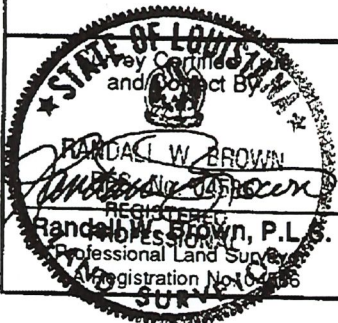
1943 LAKESHORE DRIVE

REF. 1) SURVEY BY EDDIE J. CHAMPAGNE FOR M.A. GAHAGAN DATED JAN. 16, 1970. 2) BOUNDARY AGREEMENT RECORDED IN COB 563 FOLIO 301 MARCH 16, 1970.

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 a special flood hazard area. It is located in Flood Zone V15.

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.

Survey of  
 PORTION OF SQUARE 2, TOWN OF MANDEVILLE  
CITY OF MANDEVILLE  
 ST. TAMMANY PARISH, LOUISIANA  
 FOR  
 JOHN A. EIDEN, SANDRA LAMBRECHT EIDEN  
 & LAWYERS TITLE INSURANCE CORPORATION



Randall W. Brown & Associates, Inc.  
 Professional Land Surveyors  
 Planners • Consultants

30582 Azalea Lane • Lacombe, LA 70445  
 (504) 882-5907

Date: JUNE 30, 1993  
 Survey No. 93390  
 Scale: 1" = 30'  
 Drawn By:  
 File No.  
 Revised:

**CASE SUMMARY SHEET**

**CASE NUMBER: V24-03-11**

**DATE RECEIVED: January 31, 2023**

**DATE OF MEETING: March 12, 2024 and March 26, 2024**

**Address: 2660 Florida Street Ste F**

**Subdivision: City of Mandeville, Lot 30A**

**Zoning District: B-2 Highway Business District**

**Property Owner: George Cella**

**REQUEST: V24-03-11 – Modesto Posas requests 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, City of Mandeville, Square 83 Lot 30A, B-2 Highway Business District, 2660 Florida Street Ste F**

**CASE SUMMARY:**

The property at 2660 Florida St. is located within the Florida Street Market Shopping Center. The applicant runs Queyma Food Market, which is located within the center suite of the building.

The applicant is requesting to be allowed to paint the exterior of the unit. Measurement of sign area shall include any material or color forming the sign face and the background used to differentiate the sign from the structure against which it is mounted. Maximum sign area for complex sites is calculated at 1.25 sqft per linear foot of the unit façade.

The length of the unit façade is 65’ allowing for 81.25 sqft of signage. Painting the unit would bring the total amount of signage to 593 sqft.

**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 occupying complex sites	<p>One (1) wall, canopy, hanging, or blade sign is permitted per unit, subject to all the following:</p> <ul style="list-style-type: none"> <li>• Wall and blade maximum sign area is calculated at one and one-fourth (1.25) square feet per linear foot of the unit facade. The linear footage shall be measured along the wall of the facade on which the sign will be located. For units with less than twenty-five (25) linear feet the maximum size is thirty-two (32) square feet.</li> <li>• Canopy sign maximum sign area is twelve (12) square feet per unit.</li> <li>• Hanging sign maximum sign area is six (6) square feet per unit. Hanging signs must have a minimum clearance height of eight (8) feet above grade.</li> <li>• Sign may be externally or internally illuminated but may not cause any uplight or glare</li> </ul>	<p>One (1) monument or free-standing sign is permitted per street frontage provided the maximum sign area is calculated at one half (0.5) square feet per linear foot of street frontage up to a maximum of 120 square feet per sign.</p> <p>Sign may be externally or internally illuminated but may not cause any uplight or glare.</p> <p>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.</p>

**Multi-Occupant Premises (Shopping Center / Campus), Complex Sites, and Large Site Development.** Buildings with multiple separately leased units or large site developments having more than four hundred (400) feet of street frontage.



**TOTAL SQ FT TO BE PAINTED = 593'**

10.58

Queyma

FOOD MARKET

4.6'

60'

B's TOBACCO  
BEST PRICES WINE & SPIRITS

BEER+WINE

CBD



PAVING  
ONLY

PAVING  
ONLY





  
Queyma

FOOD MARKET

Queyma  
FOOD MARKET  
COMING SOON

PARKING  
FOR CUSTOMERS ONLY





**Queyma**

**FOOD MARKET**

**B's TOBACCO Plus**  
BEST PRICES WINE & SPIRITS

**MEXICAN RESTAURANT**

SALON-SPA *Pea* BOUTIQUE *First Lady* **NAILS**

Queyma  
FOOD MARKET

BEER-WINE  
CBD

What's New?  
Play Today!



**CASE SUMMARY SHEET**

**CASE NUMBER: V24-03-12**

**DATE RECEIVED: February 6, 2023**

**DATE OF MEETING: March 12, 2024 and March 26, 2024**

**Address: 604 Marigny**

**Subdivision: Old Town of Mandeville, Square 48 Lot 12-A-1**

**Zoning District: R-1 Single Family Residential**

**Property Owner: Brian and Robyn Jackson**

**REQUEST: V24-03-12 – Brian and Robyn Jackson request a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Old Town of Mandeville, Square 48 Lot 12-A-1, R-1 Single Family Residential District, 604 Marigny Avenue**

**PREVIOUS CASES: V23-09-33 – Front and Rear setback encroachment  
V22-09-29/R22-09-05 – Variance for resubdivision**

**CASE SUMMARY:**

The property is located on the corner of Marigny Avenue and Livingston Street. The property measures 95.02' x 151.87' and has a square footage of 14,430.63 per a survey prepared by Kelly McHugh & Associates and dated 8.03.2022. The property is currently improved with a single-family residence.

The applicant is requesting to encroach 6' into the interior side setback in order to place a condenser unit and generator within the setback. The proposed new addition currently encroaches 5'-7½" into the setback due to the allowed 30% flexibility. The house is located within a flood zone so all mechanical equipment will have to meet BFE + 2'.

	Existing	Proposed	Change	Difference
<b>Front Setback</b>	12'-9"	12'-9"	0'	0'
<b>Rear Setback</b>	22'	22'	0'	-8'
<b>Street Side Setback</b>	29'-2"	29'-2"	0'	+14'-2"
<b>Interior Side Setback</b>	14'-4"	8'-4"	6'	-6'

The application states that *“the location we are requesting will be within a proposed fence made of wood and brick, completely blocking the view of the equipment from the street.”* The condenser unit is being relocated from the existing location due to the proposed addition.

**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**

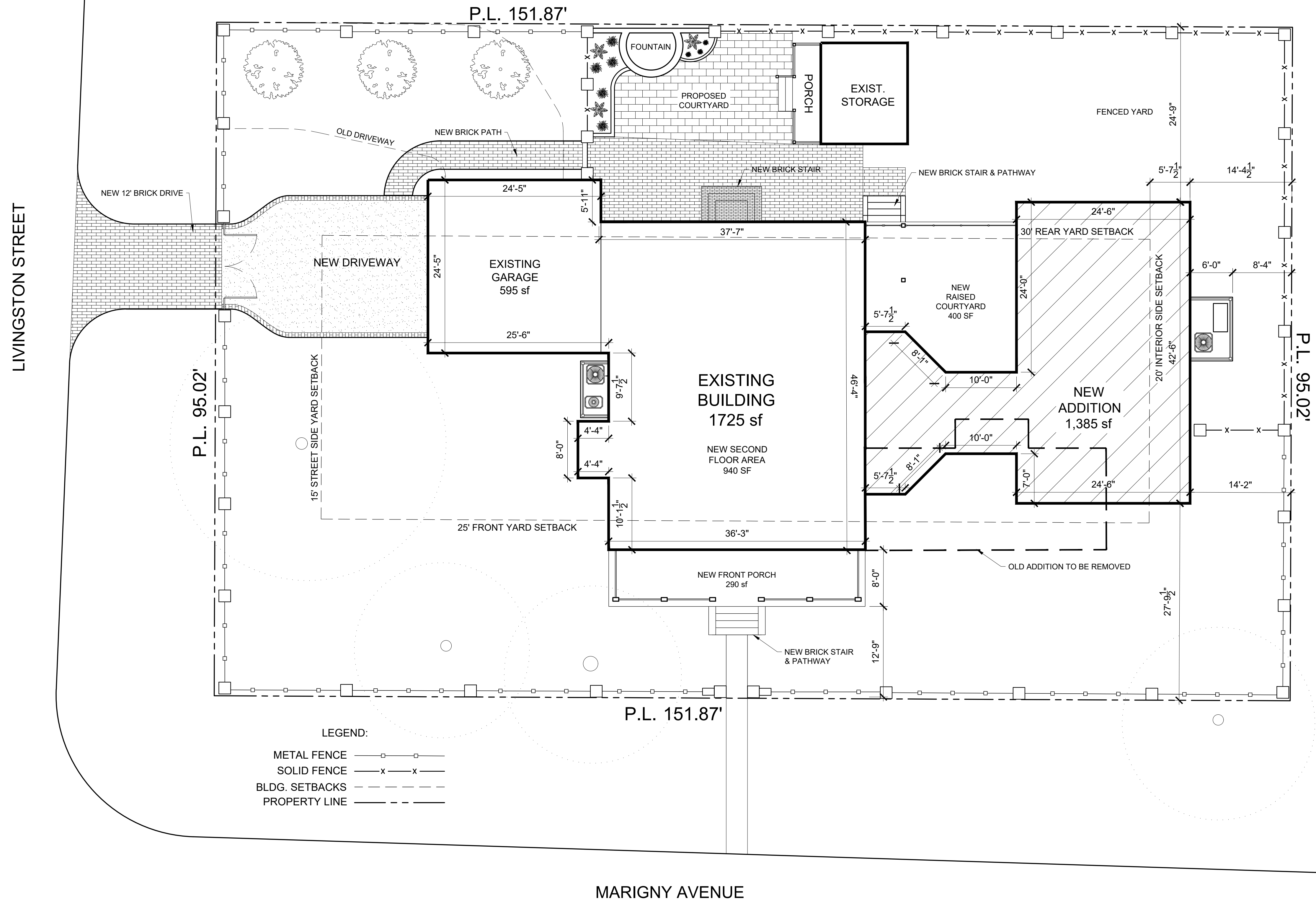
Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section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

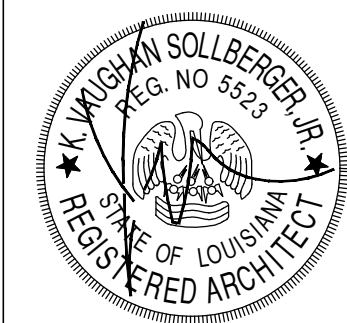
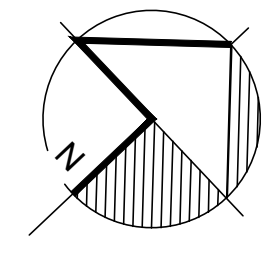
7. Maximum Impervious Site Coverage	45%
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\*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.





**1 SITE PLAN**  
1/8" = 1'-0"

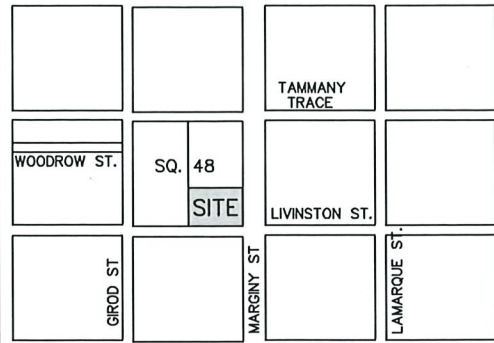


REVISIONS:

DATE: 1.17.24

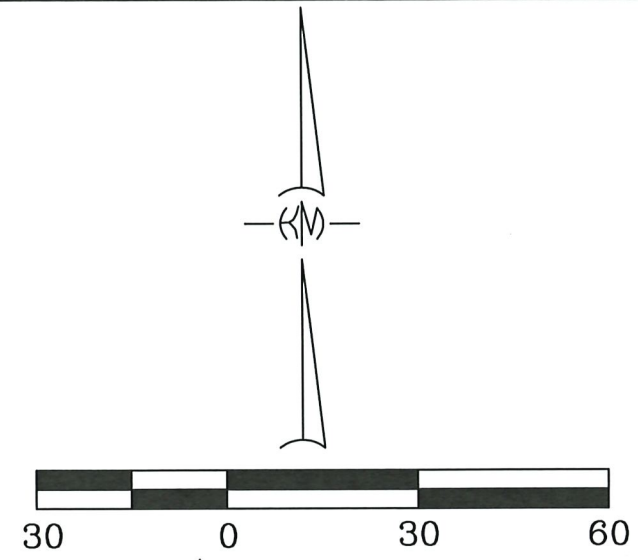
PROJECT No: 23006

DRAWING:



VICINITY MAP  
N.T.S.  
LOT 3-A

SQ. 48 LOT 45-A



APPROVAL:

*[Signature]*  
CITY ENGINEER OR PUBLIC WORKS DIRECTOR

*[Signature]*  
PLANNING DIRECTOR

*[Signature]*  
CHAIRMAN OF THE PLANNING COMMISSION

*[Signature]*  
MAYOR OF THE CITY OF MANDEVILLE

*[Signature]*  
CLERK OF COURT  
**Monique T Bringol, Deputy Clerk**  
**6185B**      **01-03-2023**  
MAP FILE NO.      DATE FILED

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE AE  
BASE FLOOD ELEV. 9.0'  
F.I.R.M. PANEL NO. 2202020427D & 2202020431D  
REV. 05-16-12

REFERENCE: A RESUBDIVISION PLAT BY S.K. LANDRY  
FILED FOR RECORD 07-06-93, MAP FILE NO. 1138

PREPARED FOR: <b>ERIC &amp; MELISSA McNEIL</b>	
RESUBDIVISION OF: LOT 12-A, SQUARE 48 INTO LOTS 12-A-1 & 12-A-2, SQUARE 48 MANDEVILLE, CITY OF MANDEVILLE ST. TAMMANY PARISH. LA.	
<b>KELLY McHUGH &amp; ASSOCIATES</b> CIVIL ENGINEERS & LAND SURVEYORS MANDEVILLE, LOUISIANA 626-5611	
SCALE: 1" = 30'	DATE: 08-03-22
DRAWN: MDM	JOB NO.: 22-191
REVISED:	DWG. NO.:

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

SETBACKS FOR LOT 12-A-2

FRONT	25'
REAR	30'
WEST LINE	19'
EAST LINE	12'

SETBACKS WERE APPROVED BY DEPT.  
OF PLANNING & DEVELOPMENT,  
CITY ON MANDEVILLE CASE NO.  
V22-09-29/R22-09-05

Driveway is to be located either within  
the east side setback or outside the  
west side setback per V22-09-29/R22-09-05.

- LEGEND
- = 1/2" IRON PIPE FOUND
  - ▲ = 5/8" IRON ROD FOUND
  - = 1/2" IRON ROD SET
  - x- = FENCE

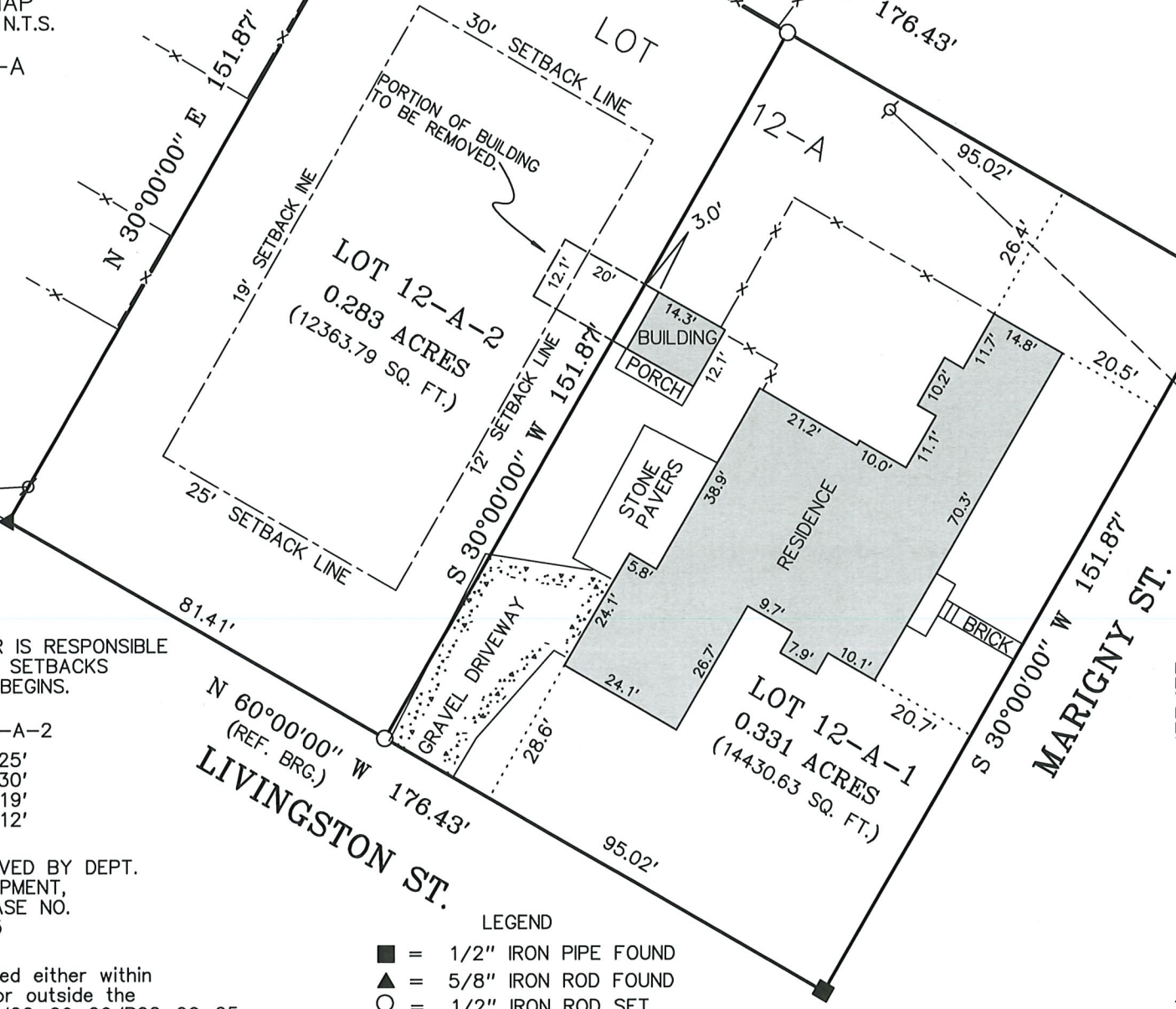
NO SERVITUDES SHOWN HEREON.

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.



*[Signature]* 12-19-22  
Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.



**CASE SUMMARY SHEET****CASE NUMBER: V24-03-13****DATE RECEIVED: February 23, 2023****DATE OF MEETING: March 12, 2024 and March 26, 2024****Address: 1623 Lakeshore****Subdivision: City of Mandeville, Square 5 Lot 5A****Zoning District: R-1 Single Family Residential****Property Owner: Johnny Swiger**

**REQUEST: V24-03-13 – Johnny Swiger requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, City of Mandeville, Square 5 Lot 5A, R-1 Single Family Residential District, 1623 Lakeshore Drive**

**CASE SUMMARY:**

The applicant owns the property at 1623 Lakeshore, located along Lakeshore Dr., east of Foy St., and west of Jackson Ave. The property measures 60' x 200' and has a square footage of 12,000 per a survey prepared by Lowe Engineers and dated 9.20.2023. The property is currently improved with a single-family residence.

The applicant is proposing a new concrete slab underneath an existing carport. The applicant is requesting to elevate the slab to a height of 4' from the existing grade of 2.9' shown underneath the slab location. A drainage plan prepared by Specialized Engineering has been submitted by the applicant. The plan indicates that a new drainage swale will be constructed along the west side of the structure to drain to the rear of the property.

The applicant stated that there is currently an existing limestone parking area that floods whenever there is heavy rain. The additional height of the slab is to help reduce flooding during a rain event.

Public works has reviewed the request, and had the following comments:

1. The proposed "REQ'D, GRADE AREA TO REAR..." does not have any proposed elevations or limits shown. The existing elevations demonstrate there is positive drainage to the rear and not necessary to fill.
2. The site plan indicates a walkway from the porch to the garage. This is not shown on the drainage plan and does not have any elevation data. If the walkway is to be elevated above 6" from grade, then the walkway should be included in the variance request.
3. Drainage Plan by Brain Froeba indicates a slab height of 4.00, site plan from John Bonneau shows a proposed FFE of 4.70. What one is the correct requested height?
4. The proposed is in the City's drainage overlay district and will require a Coastal Use Permit. Additional restrictions may apply pending their review.

**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.

2. Foundations and Slabs
  - a. Pile construction shall be required in V zones.
  - b. Pier or pile construction allowed in other locations as long as the tops of the footings or grade beams is located at or below natural grade elevation.
  - c. Slabs may be established under structures and for non-habitable spaces, provided that the top of the slab is not greater than six (6) inches above natural grade at any point.
  - d. Slab construction shall not be allowed for any habitable area.





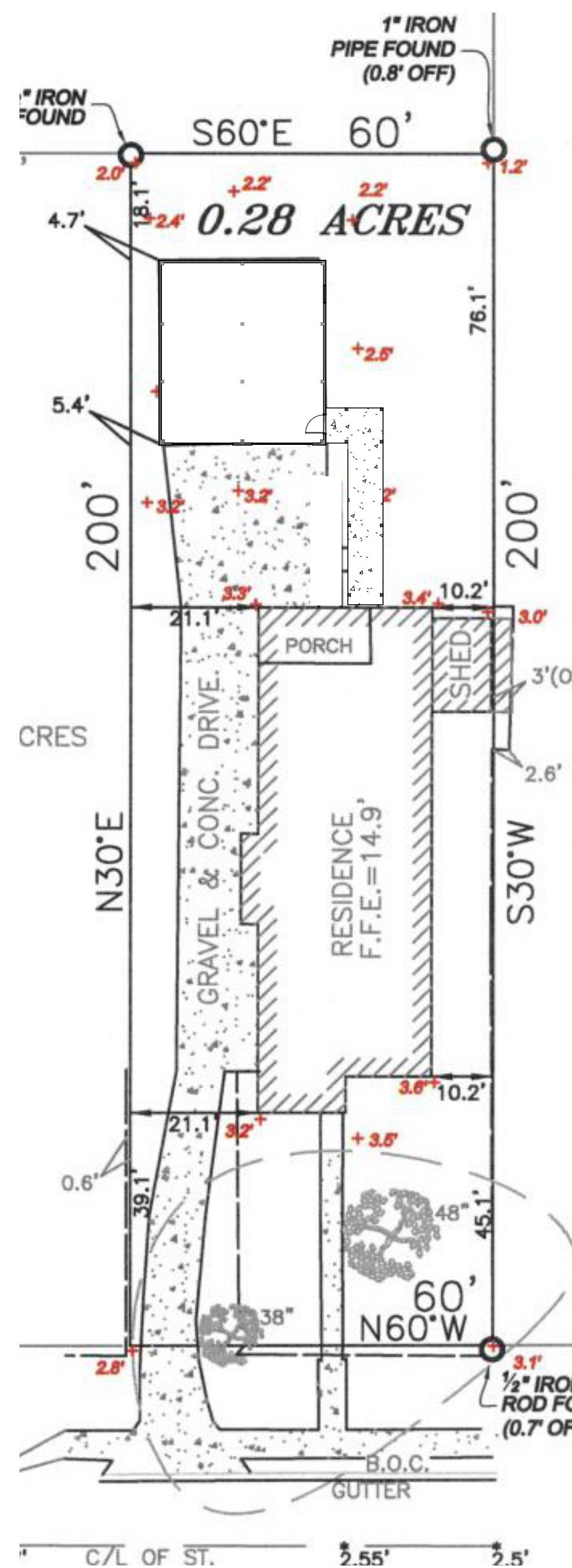
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE CONTRACTOR MUST CHECK ALL DETAILS FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT TO CODE. THIS DRAWING CONTAINS VALUABLE, CONFIDENTIAL, PROPRIETARY, TRADE SECRET INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. DIAMOND DESIGN HAS NO ARCHITECTS OR ENGINEERS ON STAFF AND OFFER NO ADVICE IN REGARDS TO STRUCTURE OF ANY BUILDING. WE RECOMMEND YOUR HIRE AN ARCHITECT OR ENGINEER FOR ANY STRUCTURAL NEEDS. NO REPRODUCTION OR OTHER USE OF THE DRAWING OR ANY OF ITS CONTENTS IS PERMITTED WITHOUT CONSENT OF DIAMOND DESIGN RESIDENTIAL PLANNERS.

# 1623 LAKESHORE DR MANDEVILLE

ADHERES TO THE DESIGN CRITERIA OUTLINED IN THE 2021 INTERNATIONAL RESIDENTIAL CODE CONCERNING R301.2.1.1 (DESIGN CRITERIA) FOR ONE AND TWO FAMILY DWELLINGS AS REQUIRED FOR AREAS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 140MPH

AS FOR DESIGN CRITERIA IN R301.2.1.1, I WILL FOLLOW THE AMERICAN FOREST AND PAPER ASSOCIATION (AF+PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM). NOT ALL SPECIFICATIONS ARE EXPRESSLY NOTED ON THE PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH THE FOLLOWING CODES.

THIS PLAN WAS DESIGNED TO MEET R301 DESIGN LOAD CRITERIA. 40PSF LIVE, 30 PSF LIVE LOAD FOR SLEEPING ROOMS, 20 PSF ROOF LIVE LOAD, AND DESIGN WIND SPEED IS 140MPH



**A1** PLOT PLAN  
1" = 20'-0"

TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN UNCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.

- GENERAL
    - ALL WORK MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES. THE STRICTER PROVISIONS OF CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
    - CODE COMPLIANCE
      - INTERNATIONAL RESIDENTIAL CODE (IRC) 2021
      - SSTD 10-99 (FOR FOUNDATION)
      - WFCM LATEST EDITION
      - LATEST LOUISIANA PLUMBING CODE
    - LIVE LOADS
      - ATTICS, UNINHABITABLE WITHOUT STORAGE = 10 PSF
      - ATTICS, UNINHABITABLE WITH STORAGE = 20 PSF
      - ROOFS = 20 PSF IV. RESIDENTIAL FLOOR LOAD (EXCEPT BALCONIES) = 40 PSF
    - ENVIRONMENTAL LOADS
      - BASIC WIND SPEED: V: 140MPH EXP. B
      - IMPORTANCE FACTOR: I: 1.0
      - ENCLOSED STRUCTURE, INTERIOR PRESSURE BASED ON GcPi=±0.18
      - FLOOD ZONE: SEE PLAT BY SURVEYOR
  - SITWORK
    - SHALL BE PER APPENDIX J OF THE INTERNATIONAL BUILDING CODE.
    - GRADE LOT FOR PROPER DRAINAGE WITHIN 50 FEET OF RESIDENCE TO DRAIN WATER AWAY.
    - LOUISIANA ONE CALL (800) 272-3020, "CALL BEFORE YOU DIG"
  - CONCRETE
    - ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
    - ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185IN FLAT SHEETS.
  - MASONRY
    - ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE.
    - VERTICAL EXPANDED JOINTS IN BRICK VENEER WALLS SHALL BE SPACED AT 30 FEET MAX.
    - TIES SHALL BE SPACED A MAXIMUM OF 16 IN. O.C. VERTICALLY AND 16" O.C. HORIZONTALLY. ALL TIES MUST BE EMBEDDED AT LEAST 1 1/2 IN. INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8 IN. TO THE OUTSIDE FACE OF THE WALL. THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE. AROUND THE PERIMETER OF OPENINGS, ADDITIONAL TIES SHOULD BE INSTALLED SPACED AT A MAXIMUM OF 3 FT. O.C. WITHIN 12 IN. OF THE OPENING.
    - BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPEARANCE WHICH INCLUDES COLOR, TEXTURE, AND SIZE. TO ASSURE QUALITY, BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING: ASTM C216 SPECIFICATION FOR FACED BRICK, ASTM G62 SPECIFICATION FOR HOLLOW BRICK, ASTM C1408 SPECIFICATION FOR GLAZED BRICK (SINGLE-FRIED, SOLID UNITS) OR ASTM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACED BRICK AND SOLID MASONRY UNITS. ALL BRICK UNITS SHOULD BE OF GRADE SW. THE USE OF SALVAGED BRICK IS NOT RECOMMENDED SINCE SUCH BRICK MAY NOT BOND PROPERLY WITH MORTAR AND MAY BE LESS DURABLE.
    - MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR UNIT MASONRY. MORTAR PLAYS AN IMPORTANT ROLE IN FLEXURAL STRENGTH OF A BRICK VENEER WYTHE. TESTS OF FULL-SCALE WALLS INDICATE THAT THE BOND BETWEEN MORTAR AND BRICK UNITS IS THE MOST IMPORTANT SINGLE FACTOR AFFECTING WALL STRENGTH WHEN RESISTING HORIZONTAL JOINT CRACKING. THE BUILDER SHOULD SELECT THE LOWEST COMPRESSIVE UNIT STRENGTH MORTAR THAT IS COMPATIBLE WITH THE BRICK USED ON THE PROJECT. FOR MORE INFORMATION, REFER TO TECHNICAL NOTES 8 SERIES BY THE BRICK INDUSTRY ASSOCIATION.
  - METAL
    - ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
    - LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
      - 0 TO 4 FT. OPENINGS: L4x3 1/2x 3/8
      - >4 TO 6 FT. OPENINGS: L5x3 1/2x 3/8
      - >6 TO 8 FT. OPENINGS: L6x3 1/2x 3/8
      - >8 TO 10 FT. OPENINGS: L7x4x1/2
      - >10 TO 12 FT. OPENINGS: L8x4x1/2
      - >12 TO 16 FT. OPENINGS: L8x4x5/8
    - LINELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
    - ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL.
    - METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DWG & GOVERNING BUILDING CODE.
    - FLOOR PLATES SHALL BE ASTM A36 (IF APPLICABLE).
    - ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O. (IF APPLICABLE).
  - WOOD
    - ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE FOLLOWING CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
      - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFA.
      - PLYWOOD DESIGN SPECIFICATION BY THE APA.
      - PRESSURE TREATED WOOD REQUIREMENTS OF AWPA.
      - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
    - LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER.
    - ENGINEERED BEAMS/JOISTS SHALL BE AS IDENTIFIED ON PLANS. SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MIN. 3-STUD COL. EACH END. PROVIDE CMST14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADING. BEAMS 3 1/2" WIDE CAN BE MADE UP OF 2-1 3/4" BEAMS BEAMS 5 1/4" WIDE CAN BE MADE UP OF 3-1 3/4" BEAMS
    - ALL WOOD CONNECTIONS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE. UPLIFT CONNECTORS; CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS. JOISTS HANGERS, TIES, AND SEATS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT. ALL CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
    - HEADINGS FOR OPENINGS IN INTERIOR WALLS OF SINGLE STORY CONSTRUCTION WITH NO MORE THAN 4'-0" CLEAR OPENING SHALL BE 2x10, MIN. HEADERS FOR OPENINGS ON EXTERIOR WALLS SHALL BE 2x12 FOR A MAXIMUM OPENING OF 4'-0" FOR SINGLE STORY CONSTRUCTION. U.N.O. SEE PLANS.
    - PER TABLE 602.3(5) OF THE 2021 IRC, WALL STUDS SHALL BE 2x4 AT 16" O.C. FOR WALL HEIGHTS NOT EXCEEDING 10 FEET IN UNSUPPORTED HEIGHT, U.N.O. BLOCK ALL STUD WALLS AT MID-HEIGHT. ALL WALL OVER 10'-0" IN HEIGHT SHALL BE 2x6 FRAMING @ 16" O.C. U.N.O. BLOCK PER CODE REQUIREMENTS.
    - RAFTERS SHALL BE 2x6 MIN. SPACED AT 24" O.C. MAX. MAX. CLEAR SPAN = 10'-0". SUPPORT ROOF BRACING ON LOAD BEARING WALLS ONLY. ROOF BRACING SHALL NOT BEAR ON CEILING JOISTS OR BEAMS.
    - ALL CLG. THAT FALLS UNDER LOAD BEARING WALLS ARE TO BE TRIPLE JOIST.
      - CEILING JOISTS FOR UNINHABITABLE ATTICS WITH STORAGE (LL=20 PSF) SHALL BE 2x6 MIN. SPACED AT 16" O.C. MAX. AND AS FOLLOWS: (USE 2x6+2x4 STRONGBACK AT ALL CEILING JOISTS SPANS OVER 10'-0")
        - 2x6 @ 16 O.C. MAX. SPAN 13'-6"
        - 2x8 @ 16 O.C. MAX. SPAN 17'-5"
        - 2x10 @ 16 O.C. MAX. SPAN 20'-9"
        - 2x12 @ 16 O.C. MAX. SPAN 23'-11"
      - FLOOR JOISTS FOR RESIDENTIAL USE (LL=40 PSF) SHALL BE 2x8 MIN. SPACED AT 16" O.C. MAX. AND AS FOLLOWS:
        - 2x8 @ 16 O.C. MAX. SPAN 12'-4"
        - 2x10 @ 16 O.C. MAX. SPAN 14'-8"
        - 2x12 @ 16 O.C. MAX. SPAN 17'-2"
        - 2x12 @ 12 O.C. MAX. SPAN 19'-19"
    - THE USE OF OPEN WEB JOISTS MAY REQUIRE DRAFTSTOPPING, PER NOTE
    - WOOD (T), SEE BELOW.
    - USE 3/4" (23/32") APA RATED T & G PLYWOOD ON ALL FLOOR JOISTS U.N.O. (WHERE APPLIES)
    - ANCHOR FLOOR PLATES TO SLAB WITH 5/8" C ASTM A307 BOLTS WITH A MINIMUM EMBEDMENT OF 7" SPACED AT 24" O.C. WITH MUDSILLS 18" FROM EACH BOLT & WITHIN 12" OF EACH BUILDING CORNER; EACH BOLT SHALL HAVE A 3"x3"x1/8" WASHER. \*\*AS AN ALTERNATE TO THE ABOVE SPACING: ANCHOR BOLTS CAN BE SPACED AT 4' O.C. WITH SIMPSON MAS ANCHORS SPACE AT 16" O.C. BETWEEN ANCHOR BOLTS\*\* (NAIL MAS TO SILL PLATE WITH 2-10d NAILS ON SIDE AND 4-10d NAILS ON TOP)
    - SHEAR WALLS: PROVIDE APA SHEATHING, EXPOSURE 1 RATED 4'x8'x7/16" PANELS ON ALL EXTERIOR WALLS. PROVIDE INTERIOR SHEAR WALLS AS SHOWN ON PLANS. SHEATHING SHALL EXTEND FROM SLAB TO TOP PLATE. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. SEE ATTACHED DETAIL FOR NAILING & CONNECTOR REQUIREMENTS.
    - ALL ROOF SHEATHING SHALL BE APA SHEATHING EXPOSURE 1 4'x8'x5/8" MIN. PANELS. FASTEN IN WITH 8d NAILS AT 8" O.C. AT ALL FRAMING MEMBERS. USE 8d RINK SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE NAILS AT 4" O.C. WITHIN 5'-0" OF GABLE END WALLS.
- ALL LUMBER IN CONTACT WITH EARTH AND/OR MASONRY SHALL BE TREATED.
- CABINETS & COUNTERTOPS SHALL BE PER BUILDER ALLOWANCES.
- APPROVED EQUAL PRODUCTS ARE ACCEPTABLE AND MAY BE SUBSTITUTED.
- FOLLOW WOOD FRAME CONSTRUCTION MANUAL FOR ALL DETAILS NOT SHOWN.
- FIREBLOCKING - PROVIDE FIREBLOCKING IN ALL LOCATIONS AND USING ALL APPROVED MATERIALS AS REQUIRED BY 2021 IRC SECTION R302.11.
- DRAFTSTOPPING - PROVIDE DRAFTSTOPPING IN ALL CONCEALED LOCATIONS AND USING ALL APPROVED MATERIALS AS REQUIRED BY 2021 IRC SECTION R302.12.
- THERMAL & MOISTURE CONTROL
  - ALL THERMAL/MOISTURE PROTECTION WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.
  - CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE)
    - WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
    - CEILING: STANDARD: R-49 BLOWN (PREFERABLE) OR R-49 BATT
    - CEILING, VAULT: R-19 BATT
    - FLOORS (2-STORY SPACES ONLY): R-19 BATT
    - FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION
    - VAULTED CLG. AS PERMITTED BY 2021 IRC 1102.2.2(R4.2.2.2) CEILING W/O ATTIC SPACES
  - ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  - SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL SIDING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  - PROVIDE ROOF VENTILATION PER IRC SECTION R806
  - PROVIDE ROOF ICE BARRIER UNDERLAYMENTS IN ALL LOCATION/SLOPES AS PER LSUCC AMENDMENTS EFFECTIVE 1/1/2023 TITLE 17 CONSTRUCTION, PART 1. UNIFORM CONSTRUCTION CODE, SECTION 107-INTERNATIONAL RESIDENTIAL CODE (SEE TABLE FOR AMMENDED SECTION 905.1.2 ICE BARRIERS.)
- DOORS & WINDOWS - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS
  - ALL WINDOWS SHALL MEET SECTION R301.2.1.2 GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE 7/16" MIN. PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENTS OF R301.2.1.2.
  - CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.
- FINISHES - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS
  - ALL UNDER-STAIR SPACES SHALL BE FINISHED IN ACCORDANCE WITH SECTION R302.7 OF 2021 IRC
- SPECIALTIES - SPECIALTIES SHALL MEET ALL BUILDING CODE REQUIREMENTS
  - FIREPLACES SHALL BE PER CODE AND OWNER/BUILDER AGREEMENT.
  - SHUTTERS (IF SHOWN ON DRAWINGS) SHALL BE PER OWNER/BUILDER AGREEMENT.
  - STORAGE SHELVING SHALL BE PER OWNER/BUILDER AGREEMENT.
  - TOILET, BATH, & LAUNDRY ACCESSORIES SHALL BE PER OWNER/BUILDER AGREEMENT.
- EQUIPMENT - ALL APPLIANCES SHALL BE PER OWNER/BUILDER AGREEMENT.
- FURNISHINGS - ANY FURNISHINGS SHALL BE PER OWNER/BUILDER AGREEMENT.
- SPECIAL CONSTRUCTION - TUBS & POOLS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES
- SPECIAL CONSTRUCTION - ELEVATORS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES. 15. MECHANICAL: HVAC & PLUMBING
  - ALL HVAC WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.
  - HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101.7.2 OF THE LIFE SAFETY CODE.
  - OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM SHOWN WILL WORK SATISFACTORILY.
  - RS & RL LINES FROM OUTDOOR COND. UNIT, RISE WITHIN WALL TO ATTIC SPACE, CONTINUE TO RESPECTIVE INDOOR AIR HANDLING UNIT.
  - PROVIDE SUPPORT FOR CONDENSING UNITS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.
  - EXTEND FRESH AIR INTAKE DUCT TO METAL SADDLE VENT AND PERMANENTLY ATTACH AS REQUIRED TO PROVIDE FOR AIR INTAKE.
  - 5' MIN. TOTAL LENGTH (MEASURED ALONG CENTER OF DUCT).
  - ACoustically LINE R/A DUCT (WITH 90°ELBOW) BETWEEN UNIT INLET AND PLENUM ABOVE R/A GRILL.
  - PROVIDE 125 FIRESTAT. LOCATE IN RETURN AIR PLENUM.
  - PROVIDE RAISED PLATFORM FOR AHU.
  - PROVIDE O.B. MANUAL VOLUME DAMPERS AT ALL VOLUME SUPPLY AIR GRILLES.
  - PROVIDE SPIN-TAP WITH DAMPER AT ALL SUPPLY AIR DUCT CONNECTIONS TO PLENUM.
  - ALL PLUMBING WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES.
- ELECTRICAL
  - ALL ELECTRICAL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES.
  - OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, ETC. C. SMOKE DETECTORS REQUIRED AT ALL BEDROOMS AND/OR ADJACENT HALLWAYS.
- VENT/ FLOOD ELEVATION
  - THE BOTTOM OF ENCLOSED AREA FLOOD VENTS WILL BE 1FT. OR LESS ABOVE THE ADJACENT GRADE AS REQUIRED BY R322.2.3 IRC 2021 ED.
  - THE ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION ON THE GARAGE WILL MEET THE REQUIREMENTS OF R322.2.2 IRC 2021 ED. FOR USE AND FLOOD OPENINGS.
  - BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION WILL COMPLY WITH SEC. R322.1.8 IRC 2021 ED.
- ANY DOORS LEADING FROM A GARAGE INTO A RESIDENCE SHALL BE A SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK; SOLID STEEL DOOR NOT LESS THAN 1 3/8" THICK OR A 20-MIN FIRE RATED DOOR, SHALL BE SELF LATCHING & EQUIPPED WITH A SELF CLOSING DEVICE AS STATED IN R302.5.1 IRC 2021.
- BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SEC. R322.1.8 IRC 2021 ed.
- PROJECTIONS (ROOF OVERHANGS) EXTENDING INTO THE THREE FOOT FIRE SEPARATION DISTANCE SHALL NOT HAVE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE AS REQUIRED BY R302.1 IRC 2021 ed.
- PROVIDE GARAGE SEPARATION AS REQUIRED BY SEC R302.6 IRC 2021 ed.
- WINDOWS INSTALLED IN STAIR ENCLOSURES AND WITHIN 5 FT. OF BOTTOM OF STAIRS REQUIRE SAFETY GLAZING PER R308.4.6 IRC.
- PROVIDE ATTIC VENTILATION AS REQUIRED BY SEC. R806 OF THE IRC 2021 ed.
- UNDERTLAMENT shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Stating at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

Header Spans for Interior Load Bearing Walls		BUILDING WIDTH		
		12	24	36
HEADER SUPPORTING	SIZE	SPANS (ft-in.)		
	2-2x4	4'-4"	3'-1"	2'-6"
	2-2x6	6'-5"	4'-6"	3'-8"
	2-2x8	8'-1"	5'-9"	4'-8"
	2-2x10	9'-11"	7'-0"	5'-9"
	2-2x12	11'-6"	8'-1"	6'-7"
ONE FLOOR (CENTER BEARING)	2-2x8	7'-2"	5'-10"	
	3-2x10	12'-5"	8'-9"	7'-2"
	3-2x12	14'-4"	10'-2"	8'-3"
	4-2x8	11'-6"	8'-3"	6'-9"
	4-2x10	14'-4"	10'-1"	8'-3"
	4-2x12	"	11'-8"	9'-7"
TWO FLOORS ONLY (CENTER BEARING)	2-2x4	2'-10"	2'-1"	1'-8"
	2-2x6	4'-2"	3'-1"	2'-6"
	2-2x8	5'-4"	3'-11"	3'-3"
	2-2x10	6'-6"	4'-9"	3'-11"
	2-2x12	7'-6"	5'-6"	4'-7"
	3-2x8	6'-8"	4'-10"	4'-0"
HEADER SUPPORTING	3-2x10	8'-1"	6'-0"	4'-11"
	3-2x12	9'-5"	6'-11"	5'-9"
	4-2x8	7'-8"	5'-8"	4'-8"
	4-2x10	9'-4"	6'-10"	5'-8"
	4-2x12	10'-10"	8'-0"	6'-7"

Header Spans for Interior Load Bearing Walls		ROOF SPAN (ft.)			
		3'	4.5'	5'	6.5'
HEADER SUPPORTING	HEADER SPAN (ft.)	NO JACK STUDS REQ.			
	2	1	1	1	1
	4	1	1	1	1
	6	2	1	2	2
	8	2	2	2	2
	10	3	2	2	2
ROOF & CLG.	12	3	2	2	2
	14	4	3	2	2
	16	4	3	2	2
	2	1	1	1	1
	4	2	1	1	1
	6	2	2	2	1
ROOF & CLG. AND 1 CENTER BEARING FLOOR	8	3	2	2	3
	10	4	3	2	2
	12	4	3	3	2
	14	5	3	3	3
	16	5	4	3	3

HEADER WIDTH - 3" (2-2x4), 4.5" (3-2x4), 5", 6.5" (4-2x4).

- DESIGN CRITERIA
- THE BASIC WIND SPEED USED IN THIS DESIGN IS 140MPH
  - ROOF PITCHES OF 7/12 OR LESS MUST CONFORM TO THE SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (SSTD 10).
  - ROOF PITCHES OF 8/12 OR GREATER MUST CONFORM TO ASCE-7.
  - WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 5/8 INCH AND A MAXIMUM SPAN OF 8 FEET SHALL BE PROVIDED BY THE CONTRACTOR FOR OPENING PROTECTION. PANELS SHALL BE PRECUT TO COVER 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 LADS DETERMINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.



**DIAMOND DESIGN**  
Residential Planners  
Covington, Louisiana  
985-809-8033

RENO/ADIT TO: SWIGER  
1623 LAKESHORE DR MANDEVILLE  
ST. TAMMANY PARISH, LA

DRAWN  
RMH  
CHECKED  
MKB  
REVISED

PROJECT  
DD745A  
DATE  
1/18/2024

SHEET  
**A1.0**  
OF

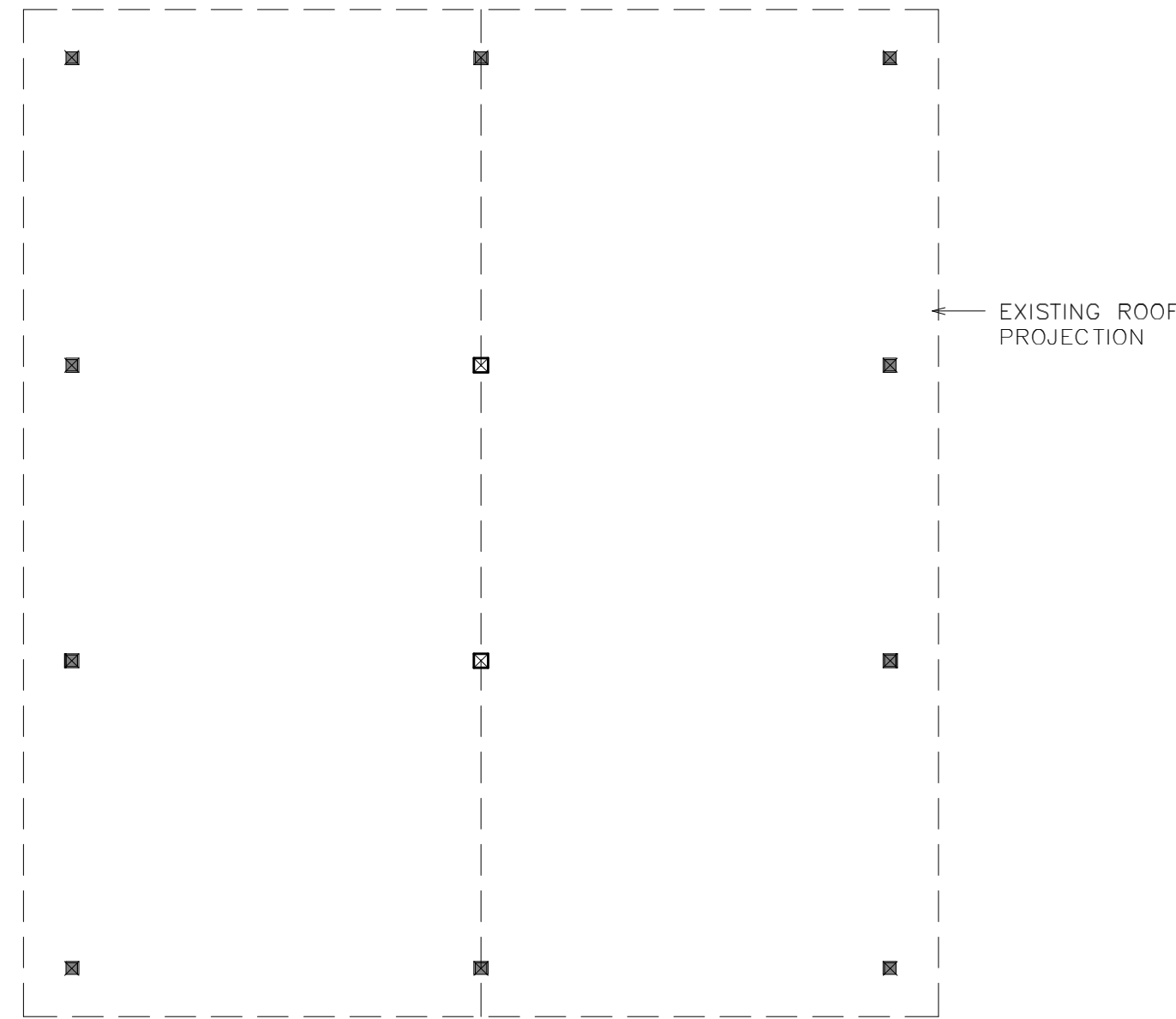
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE CONTRACTOR MUST CHECK ALL DETAILS FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT TO CODE. THIS DRAWING CONTAINS VALUABLE, CONFIDENTIAL, PROPRIETARY, TRADE SECRET INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. DIAMOND DESIGN HAS NO ARCHITECTS OR ENGINEERS ON STAFF AND OFFER NO ADVICE IN REGARDS TO STRUCTURE OF ANY BUILDING. WE RECOMMEND YOUR HIRE AN ARCHITECT OR ENGINEER FOR ANY STRUCTURAL NEEDS. NO REPRODUCTION OR OTHER USE OF THE DRAWING OR ANY OF ITS CONTENTS IS PERMITTED WITHOUT CONSENT OF DIAMOND DESIGN RESIDENTIAL PLANNERS.

**GENERAL NOTES:**  
 -REMAINDER OF SQ. FT MISSING FROM TOTAL IN ROOM SCHEDULE IS IN THE CLOSETS AND WALL THICKNESS NOT LISTED IN SCHEDULE.  
 -ALSO THE SHOWER AREA IS NOT LISTED IN THE SCHEDULE ALSO  
 -DIMENSIONS ARROWS POINT TO THE FOLLOWING LOCATIONS IF EVER IT IS NOT CLEAR:  
 \*ALL EXTERIOR WALL DIMENSIONS POINT TO THE EXTERIOR SIDE OF STUD UNLESS WALL HAS BRICK, THEN IT POINTS TO THE EDGE OF BRICK.  
 \*ALL INTERIOR WALL DIMENSIONS POINT TO THE CENTER OF STUD.  
 \*ALL CABINET DIMENSIONS ARE POINTING TO THE CABINET, NOT THE COUNTER EDGE.  
 -SCHEDULES HAVE BEEN PUT TOGETHER WITH AS MUCH ATTENTION AS POSSIBLE, BUT CONTRACTOR IS RESPONSIBLE TO DO HIS OWN DUE DILIGENCE TO CONFIRM CALCULATIONS ARE CORRECT. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY ESTIMATIONS OF ANY MATERIAL LISTED IN ANY SCHEDULE PROVIDED.  
 -CABINET ELEVATIONS ARE FOR SIZING PURPOSES ONLY. ACTUAL CABINETS ARE TO BE CHOSEN BY OWNER THROUGH A CABINET SUPPLIER.

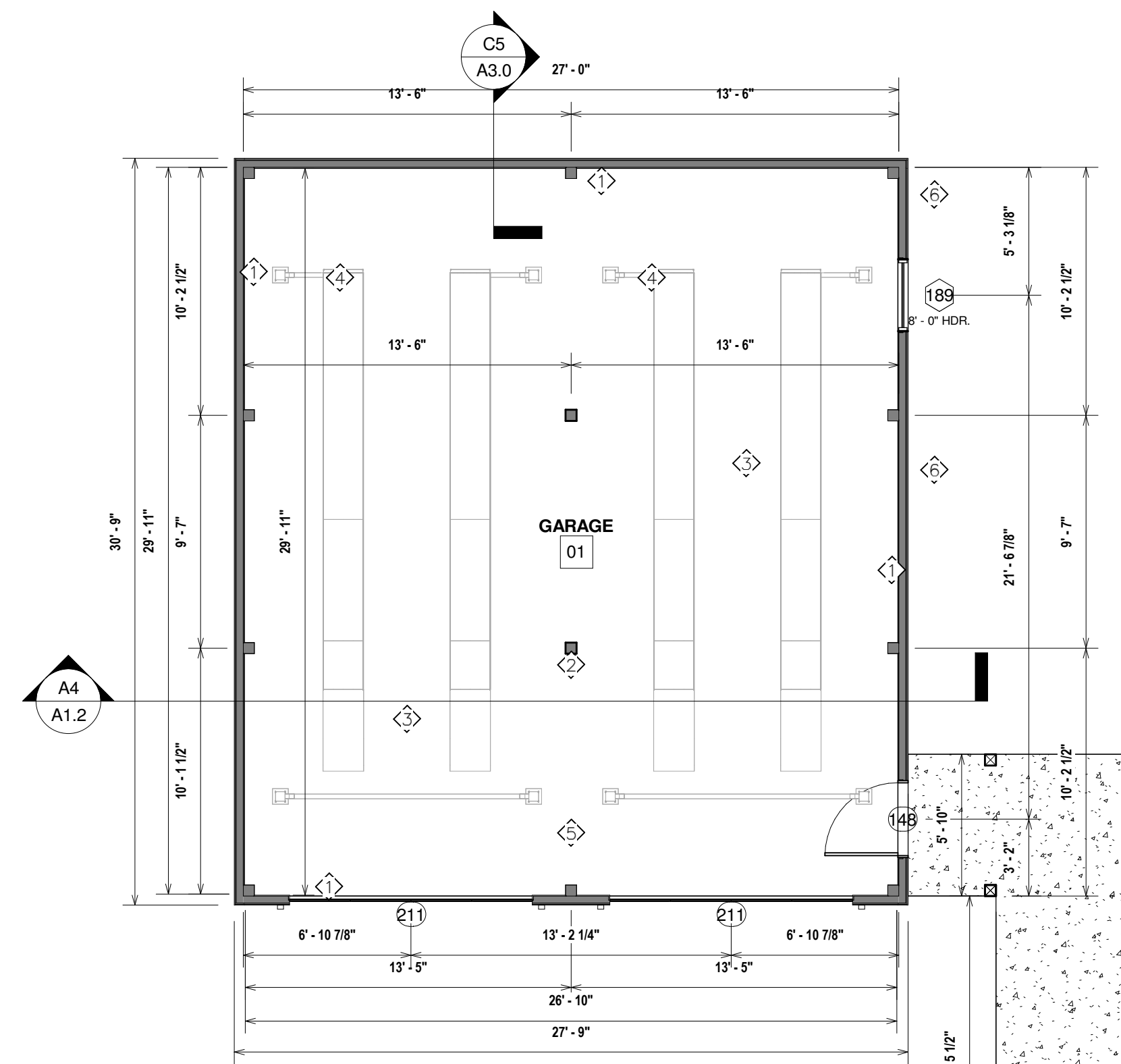
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### KEYNOTES

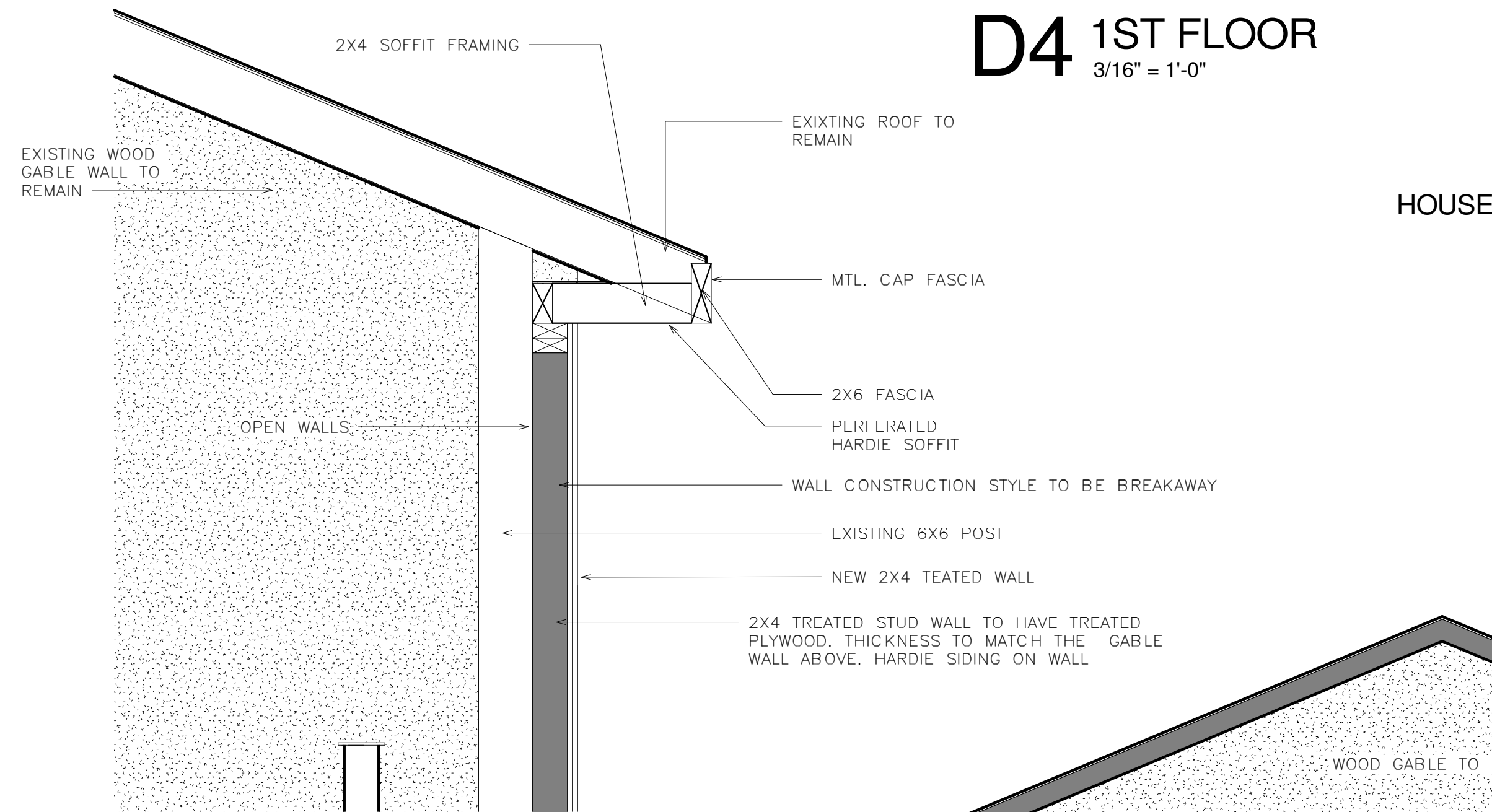
- 1 TREATED 2X4 STUD WALLS TO BE BUILD OUTSIDE OF THE EXISTING STRUCTURE. WALLS TO BE BUILT AS BREAKAWAY WALLS. INSIDE OF WALLS TO REMAIN OPEN.
- 2 ELECTRICAL PANEL TO BE MOVED UP
- 3 ALL OULETS TO BE LOCATED @ 7'-0" HEIGHT
- 4 4 POINTS LIFTS, FOOTINGS TO BE LOCATED UNDER 4 POINTS OF LIFT, COORDINATED FOOTING LOCATION WITH LIFT MANUFACTURER
- 5 BUILDING TO BE HEATING
- 6 GUTTERS LOCATED BY OWNER



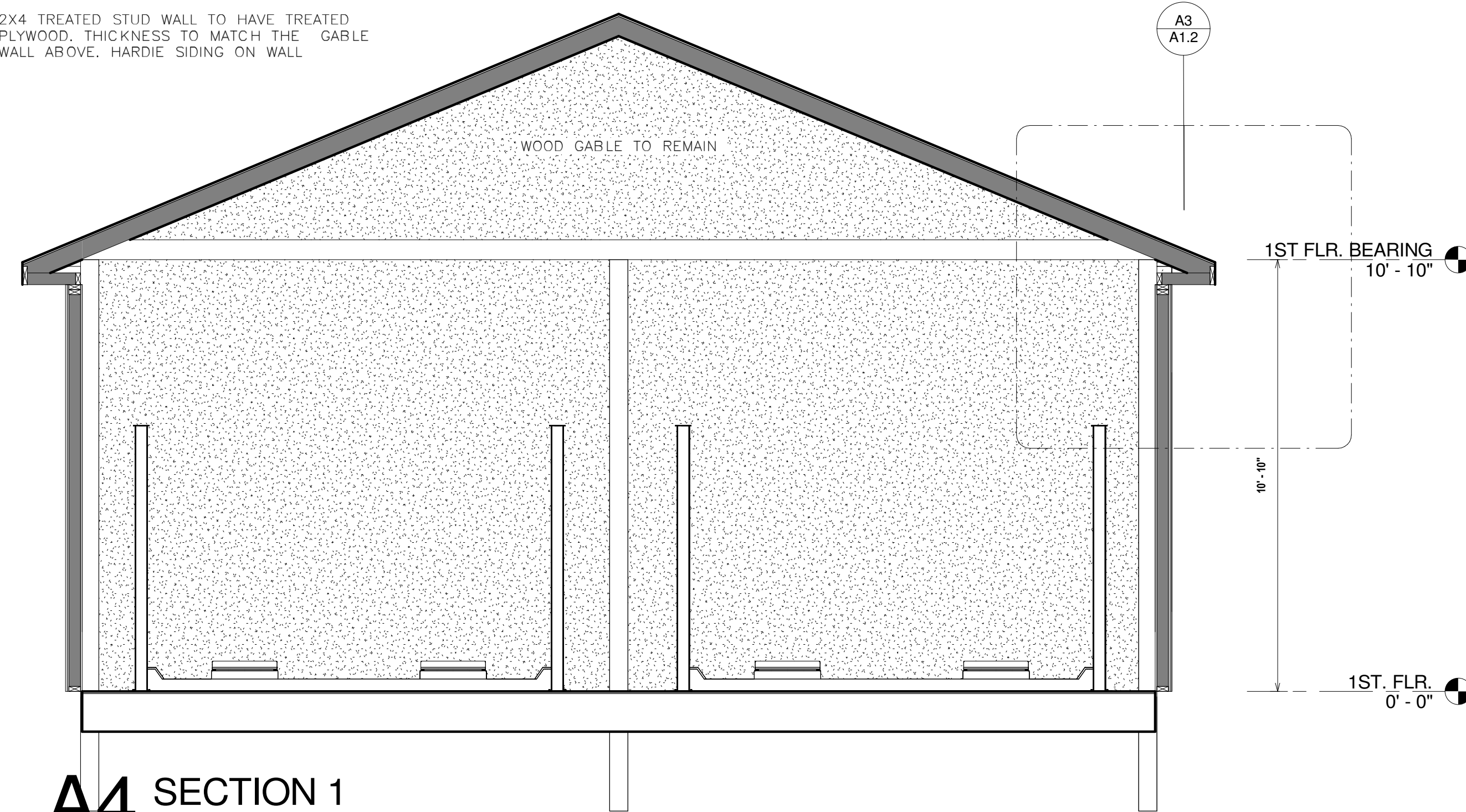
**D1 1ST FLOOR - EXISTING**  
3/16" = 1'-0"



**D4 1ST FLOOR**  
3/16" = 1'-0"



**A3 SECTION 1 - Callout 1**  
1" = 1'-0"



**A4 SECTION 1**  
3/8" = 1'-0"

SQ. FOOTAGE	
Comments	Area
CONDITIONED	
GARAGE	806 SF
CONDITIONED	806 SF
Grand total	806 SF

Room Schedule							
Rm #	Name	Wall Finish	Ctg. Height	Ceiling Finish	Area	Volume	Perimeter
01	GARAGE	CMU	GYP. BO	GYP. BO	803 SF	8028 CF	118' - 10"

Window Schedule				
Type Mark	Width	Height	Description	Count
189	3' - 0"	6' - 0"	SEE ELEVATIONS	1

DOOR SCHEDULE					
Type Mark	Width	Height	Thickness	Description	Count
148	3' - 0"	6' - 8"	0' - 1 3/8"	EXT SOLID DOOR	1
211	10' - 0"	8' - 0"		GARAGE DR. - 140 MPH RATED	2



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DRAWN: BMH  
 CHECKED: MKR  
 REVISED:

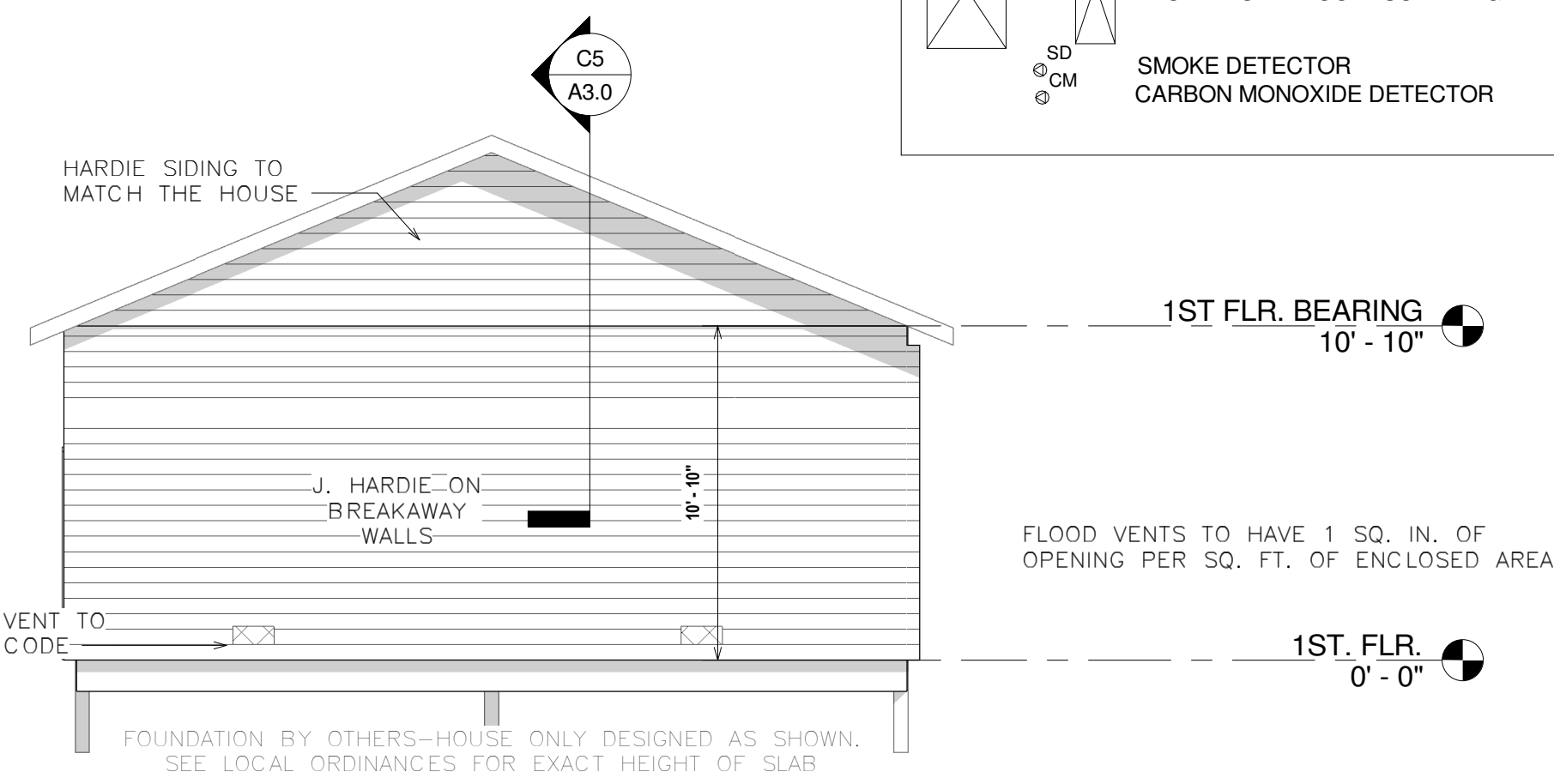
PROJECT: DD745A  
 DATE: 1/18/2024

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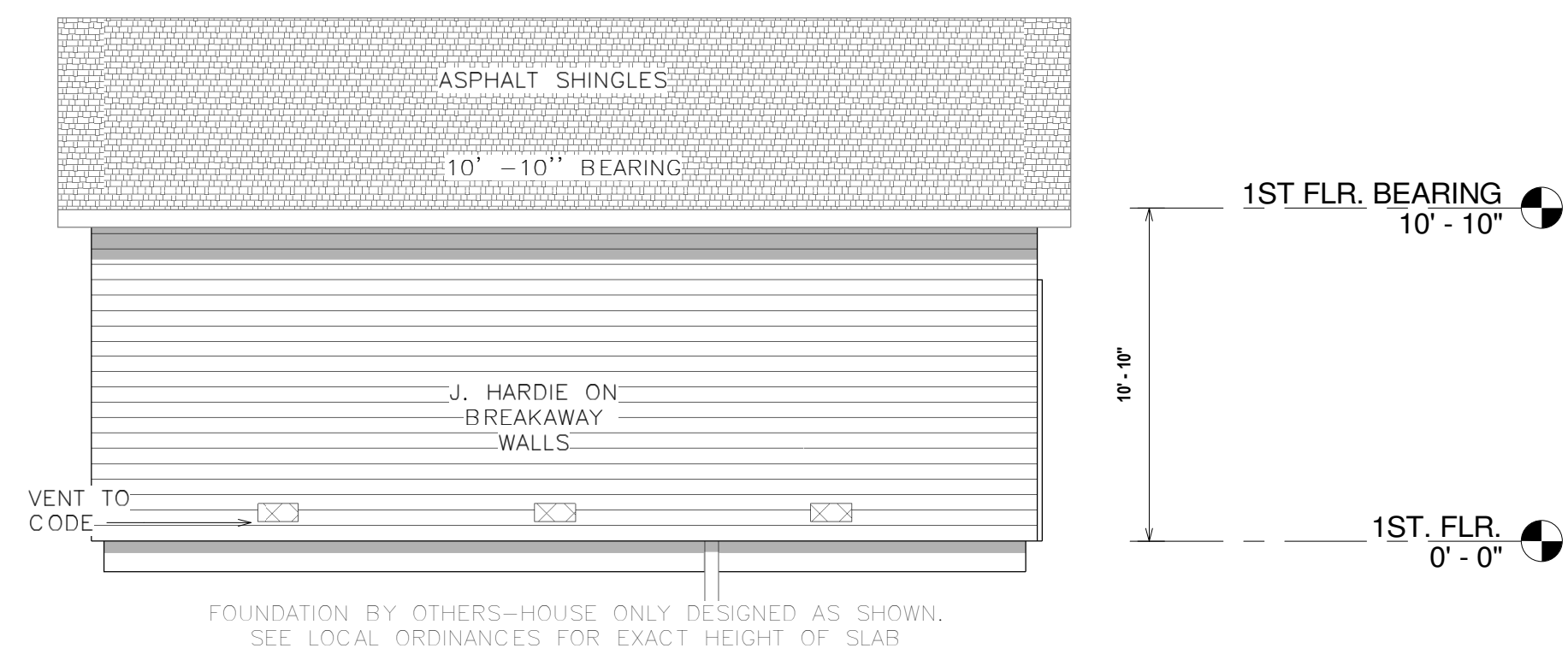
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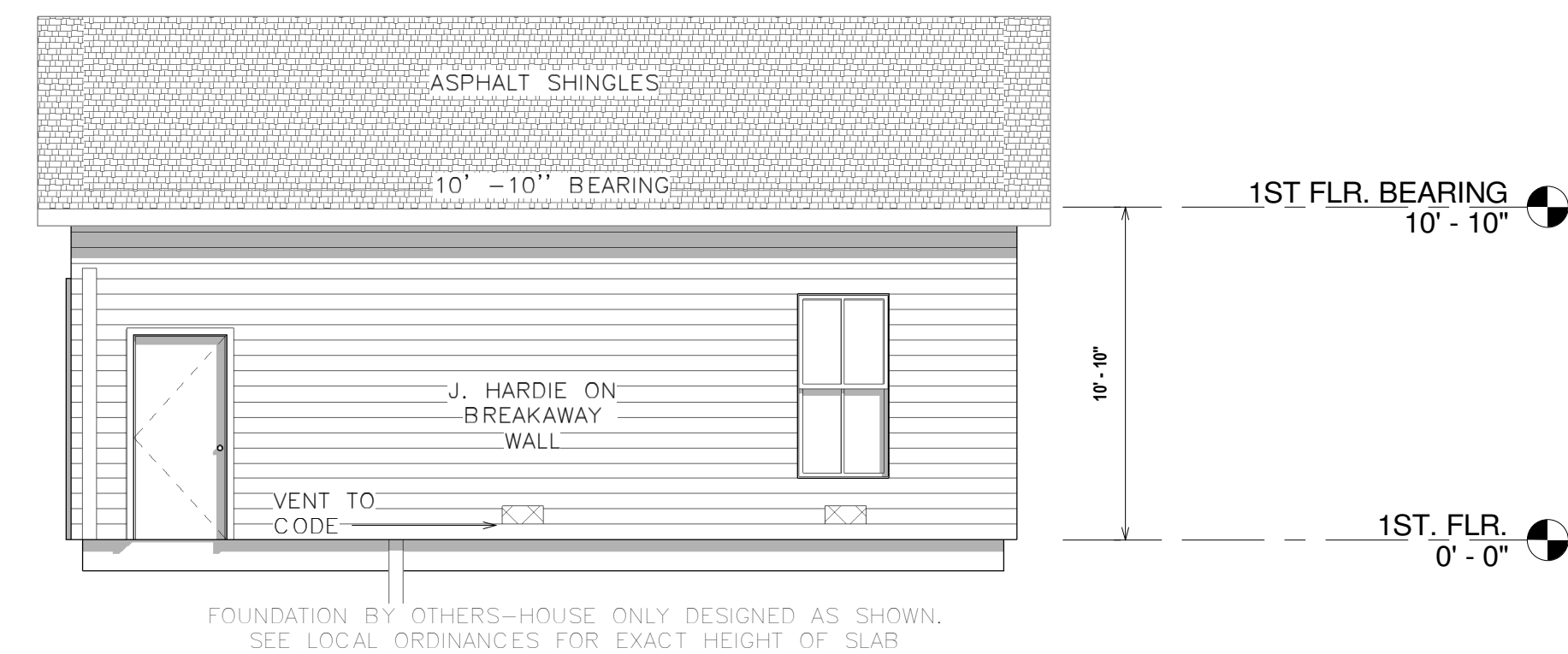
ELECTRICAL SYMBOLS	
S	SINGLE POLE SWITCH
SS	THREE WAY SWITCH
SSS	FOUR WAY SWITCH
RP	120 DUPLEX RECEPTICAL
RP	220V DUPLEX RECEPTICAL
GV	GAS VALVE
WP	WATER PROOF RECEPTICAL
GFI	GROUND FAULT CIRCUIT INTERRUPTER
DSP	GARBAGE DISPOSAL
	SINGLE POLE SWITCH FAN
VL	VENT/ LIGHT
HV	HEAT/ VENT
HVL	HEAT/ VENT/ LIGHT
	FLOOD LIGHT
	INCANDESCENT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
OR	4 OR 2 BULB FLUORESCENT LIGHT
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE DETECTOR



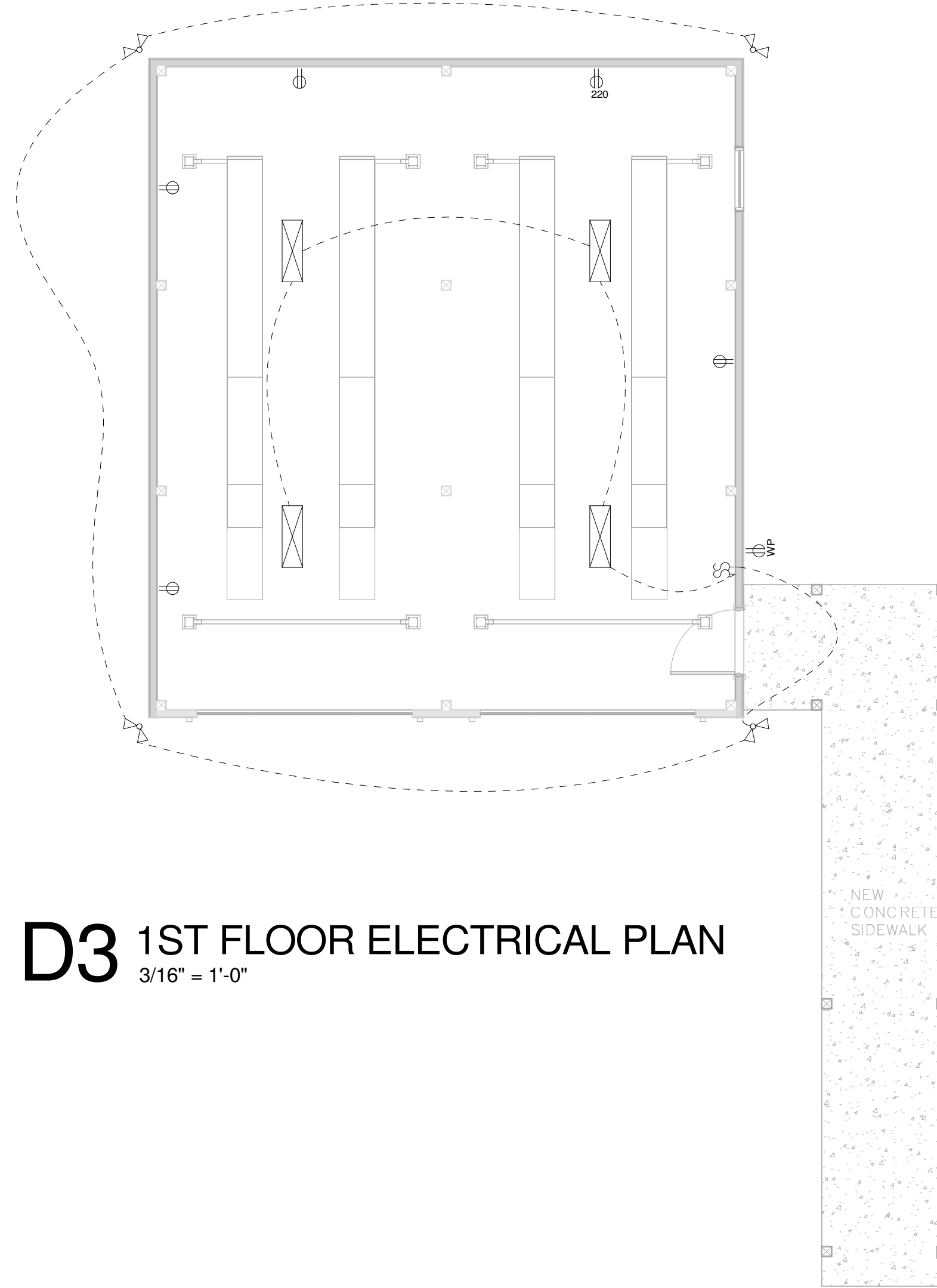
**D1 REAR ELEVATION**  
3/16" = 1'-0"



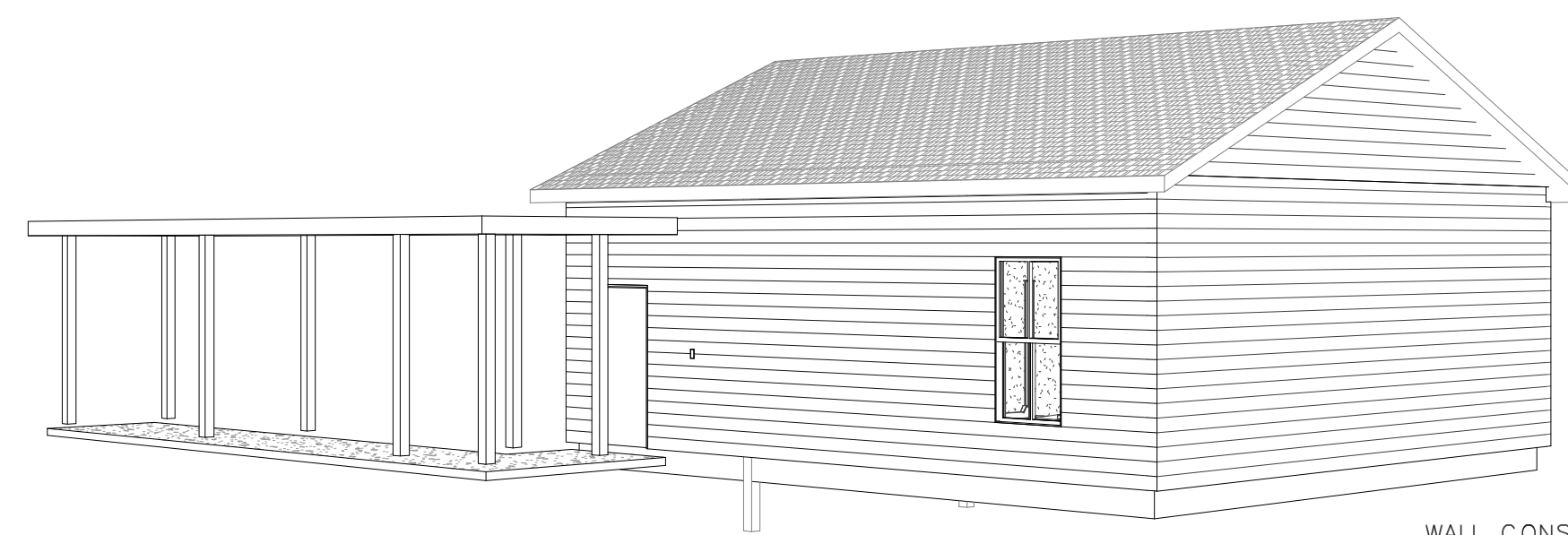
**B1 LEFT ELEVATION**  
3/16" = 1'-0"



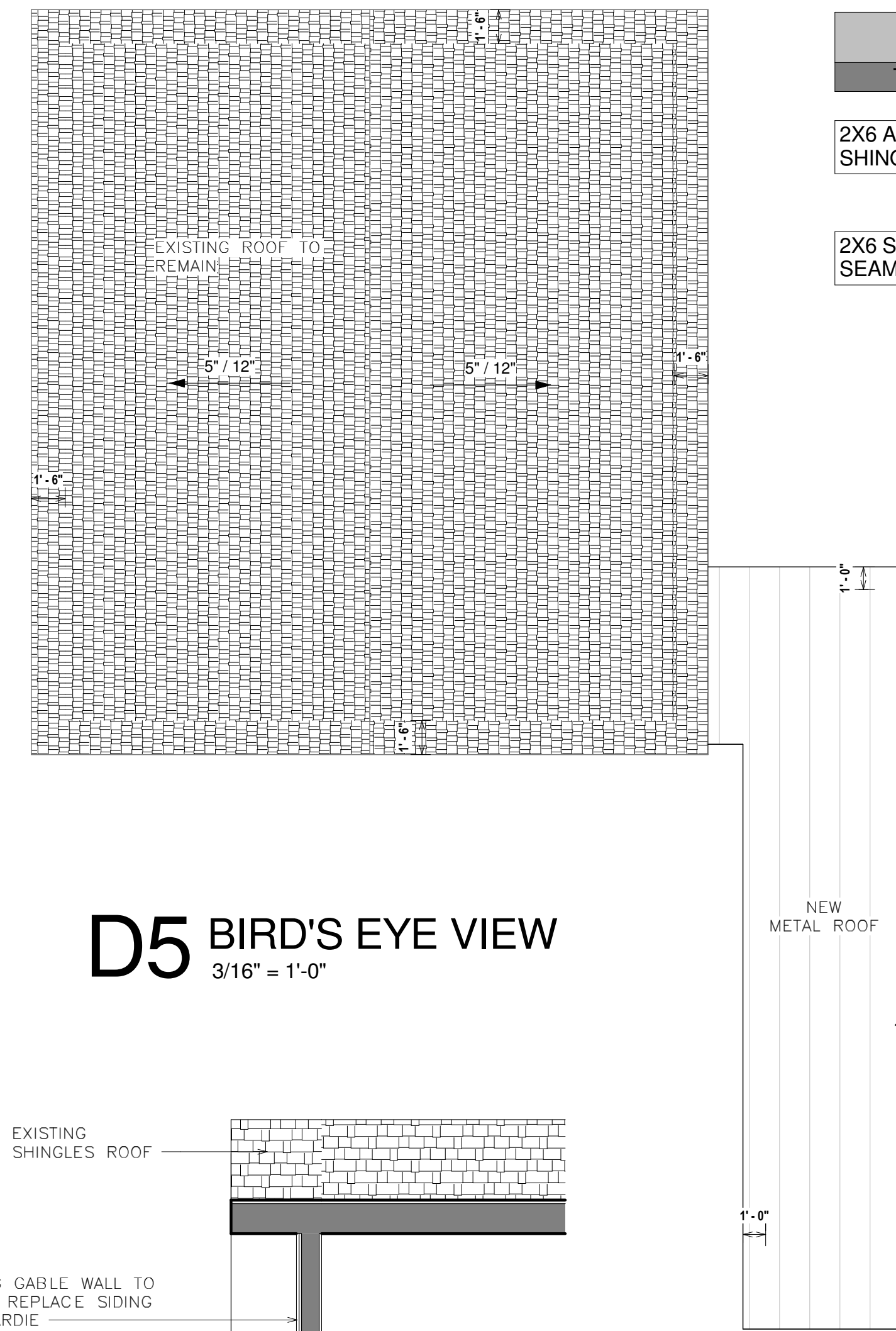
**A3 RIGHT ELEVATION**  
3/16" = 1'-0"



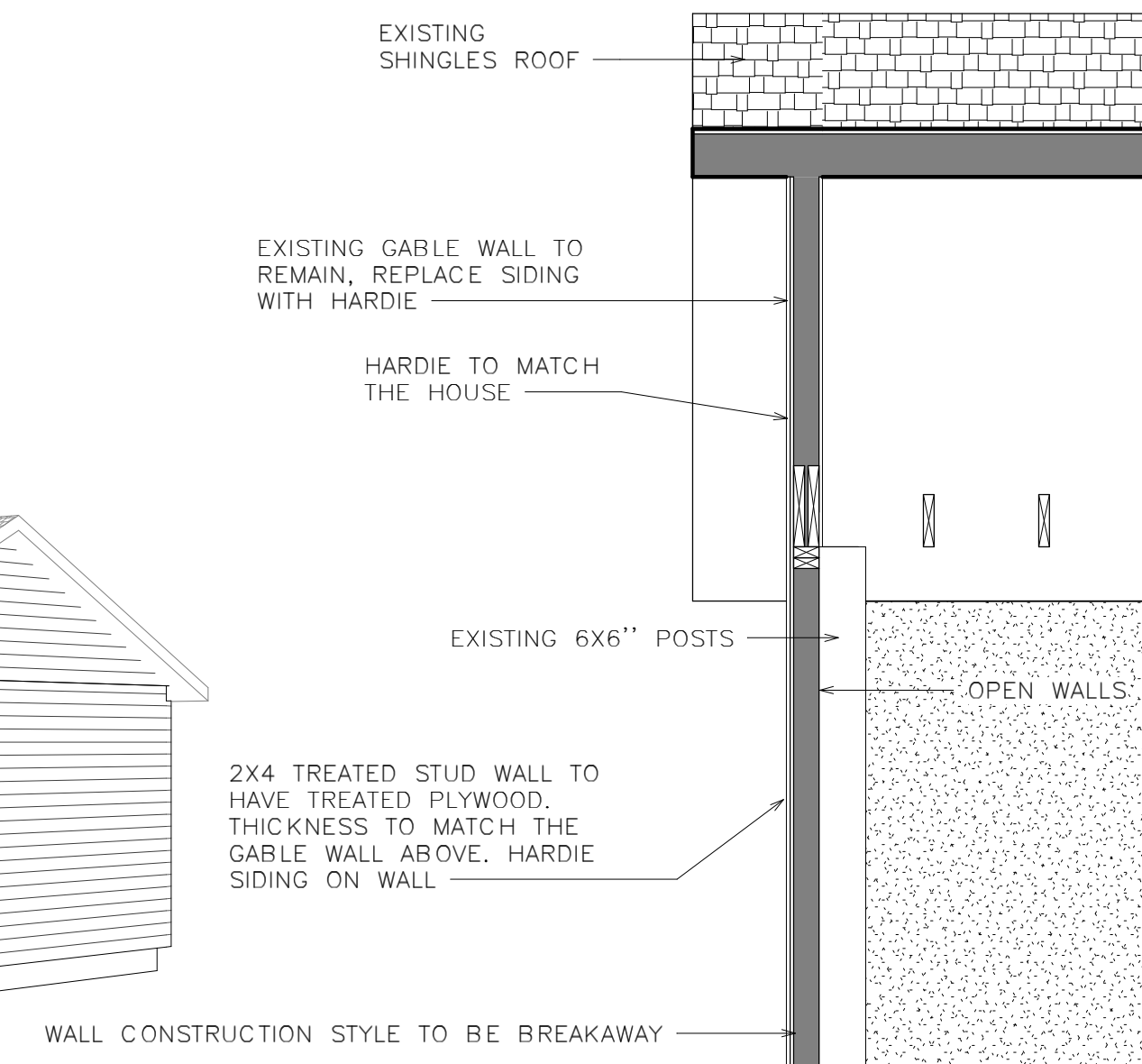
**D3 1ST FLOOR ELECTRICAL PLAN**  
3/16" = 1'-0"



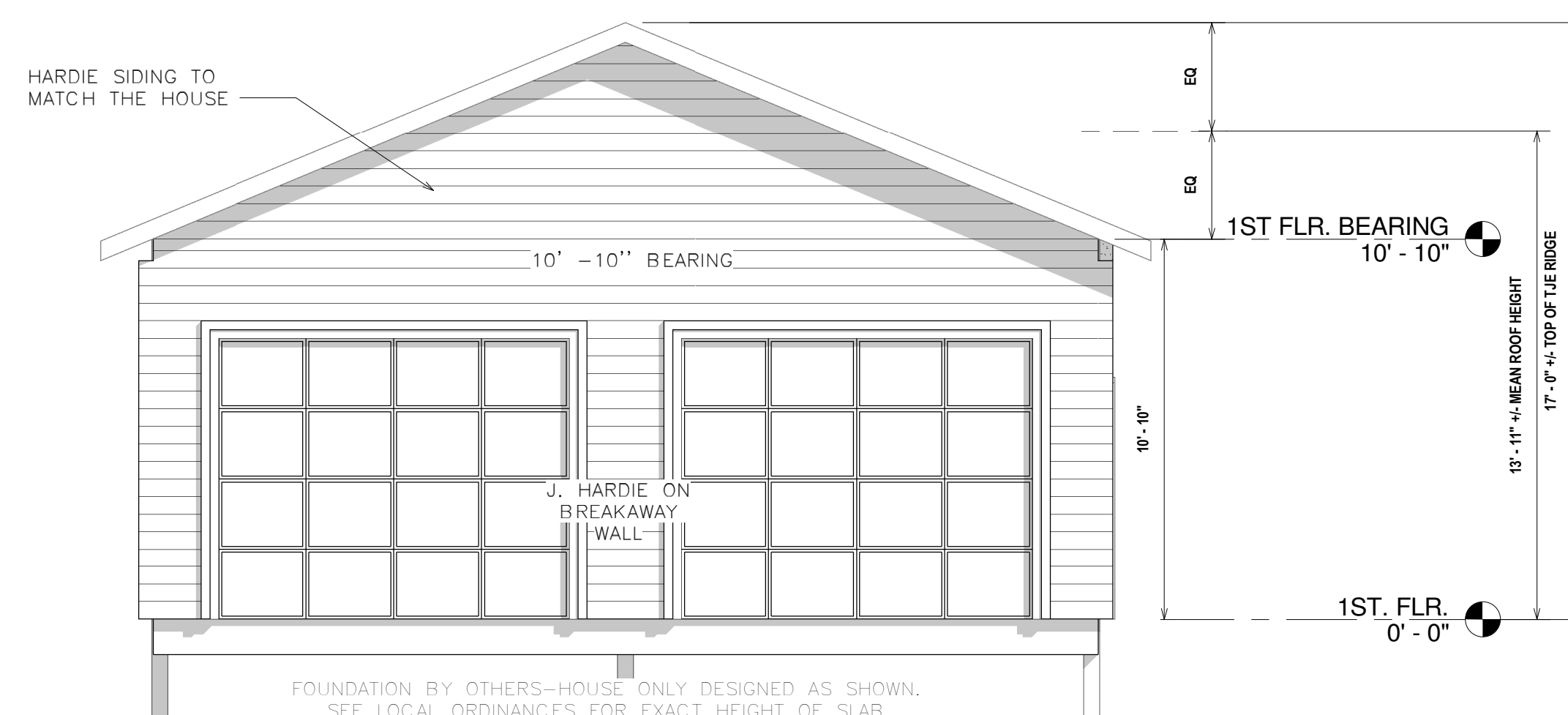
**B3 EXISTING FRONT ELEVATION**  
3/16" = 1'-0"



**D5 BIRD'S EYE VIEW**  
3/16" = 1'-0"



**C5 Section 2**  
1/2" = 1'-0"



**B5 FRONT ELEVATION**  
1/4" = 1'-0"

Roof Schedule	
Type	Area
2X6 ASPHALT SHINGLES	1067 SF
	1067 SF
2X6 STANDING SEAM	282 SF
	282 SF
	1349 SF



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**Windborne Debris Protection**  
Fastening Schedule for Struct. Panels

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN LESS THAN 4'	4 FT. PANEL SPAN LESS THAN 6'	6 FT. PANEL SPAN LESS THAN 8'
2 1/2" #6 WOOD SCREWS	16"	12"	9"
2 1/2" #8 WOOD SCREWS	16"	16"	12"

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE & TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

**Underlayment Notes**

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER:

APPLY A 1" STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19", AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

FOR ROOF SLOPES OF FOUR UNITS VERTICAL (33% SLOPE), OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6".

**Roof Sheathing or Cladding**  
Req'd For Wind Load - Exp. B

SHEATHING LOCATION	RAFTER/TRUSS SPAC.	E		F	
		MAX. NAIL SPAC. FOR 8d COM. NAILS OR 10d BOX NAILS (INCHES O.C.)			
INTERIOR ZONE	12" O.C.	6	12		
	16" O.C.	6	12		
	24" O.C.	6	12		
PERIMETER EDGE ZONE	12" O.C.	6	12		
	16" O.C.	6	6		
	24" O.C.	6	6		

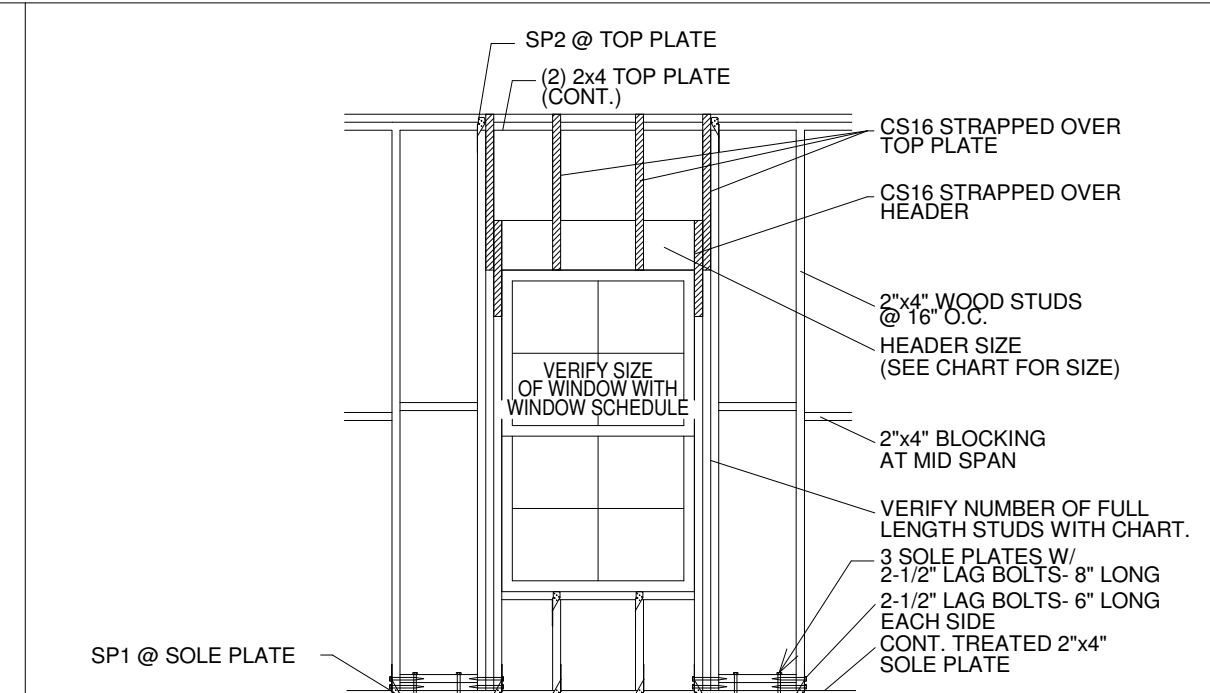
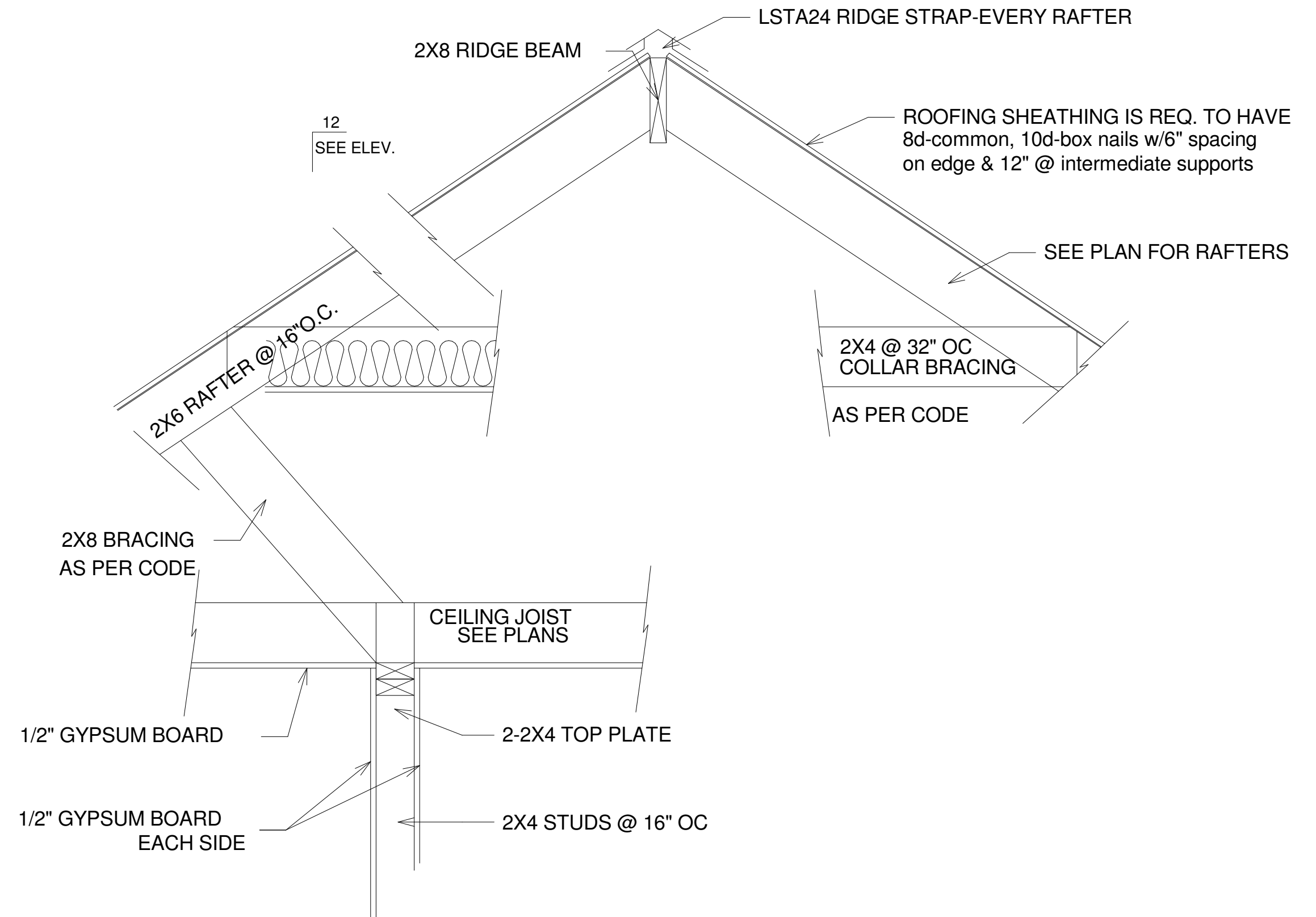
130 MPH WINDS - EXPOSURE "B" (TYP.)

**Header Nailing Schedule**  
Scale: n.l.s.

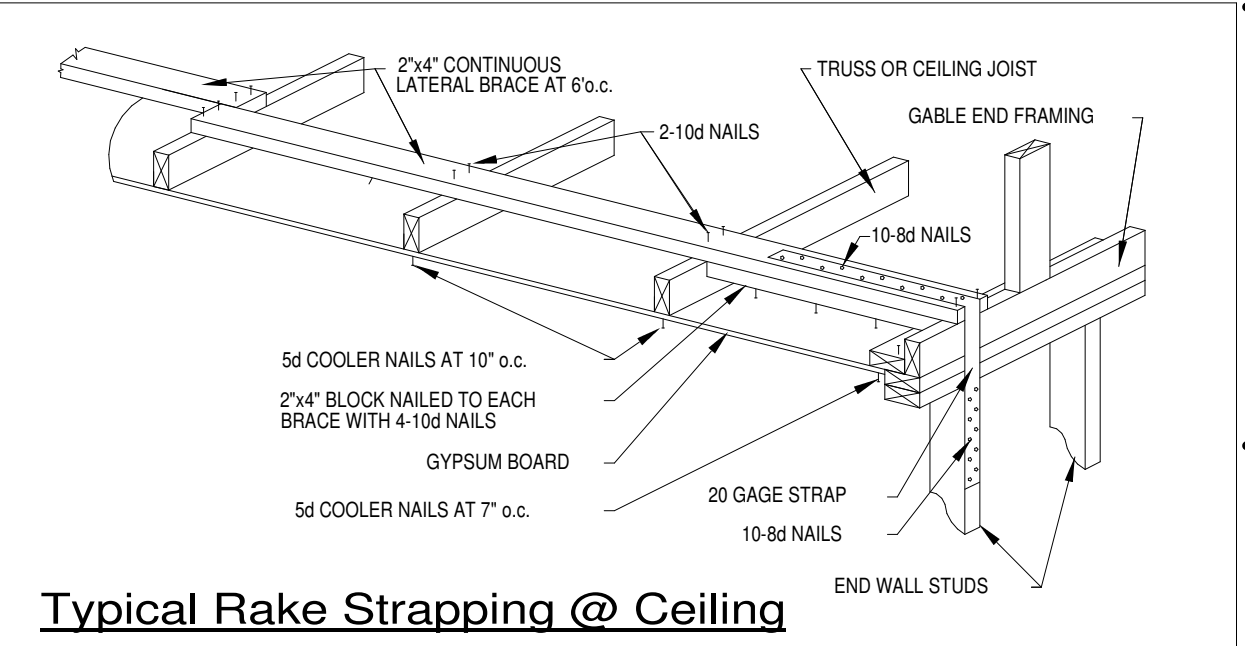
DESCRIPTION	NUM. OF COM. NAILS	NUM. OF BOX NAILS	SPACING
HEAD TO HEAD (FACE-NAILED)	8d	10d	6" O.C. EDGES/ 12" O.C. FIELD

**Header Spans - Exposure B**  
Exterior Load Bearing Walls

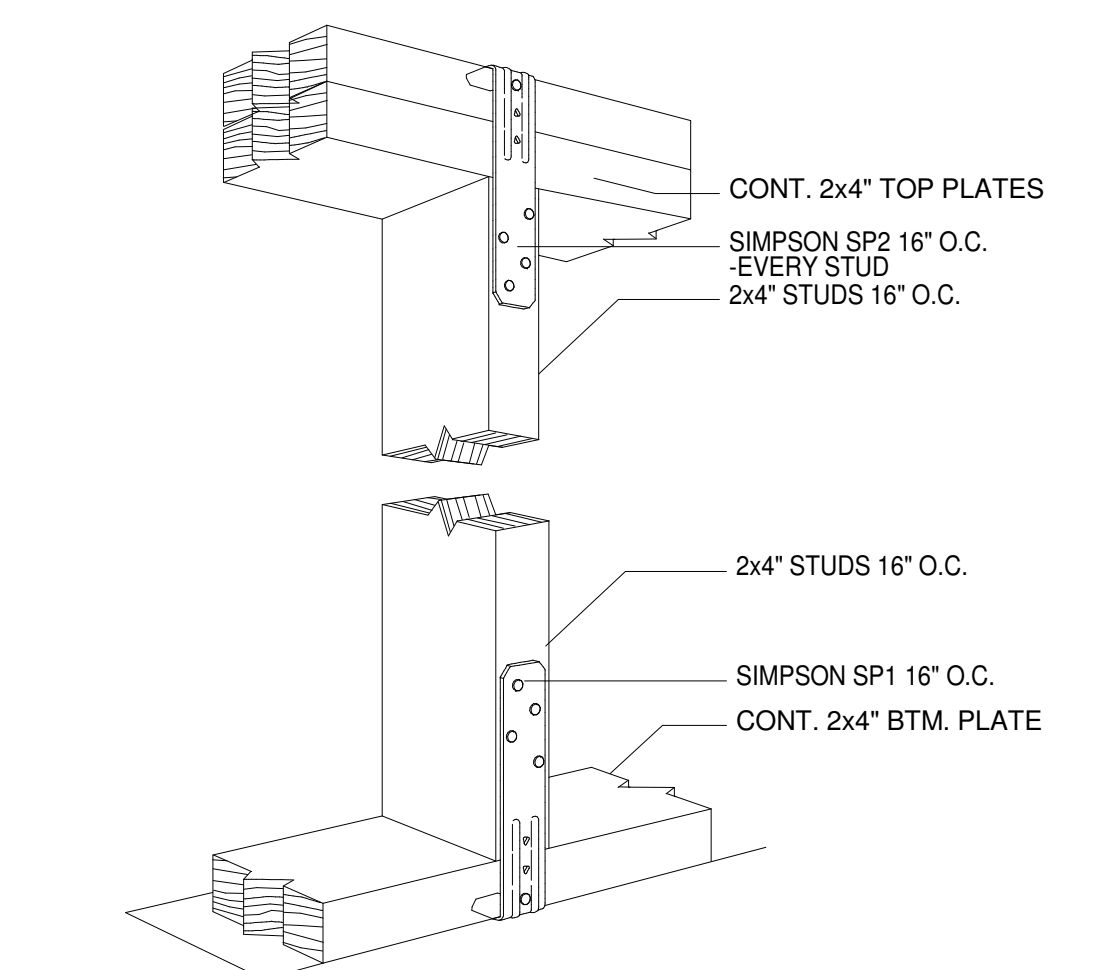
HEADER SIZE	SPAN	NO. FULL HT STUDS REQ. @ EA. END
2-2x4	4'-7"	2
2-2x6	5'-6"	2
2-2x8	6'-1"	3
2-2x10	6'-8"	3
2-2x12	7'-1"	3
3-2x8	7'-5"	3
3-2x10	8'-3"	3
3-2x12	8'-8"	3
4-2x8	8'-7"	3
4-2x10	9'-6"	3
4-2x12	10'-0"	4



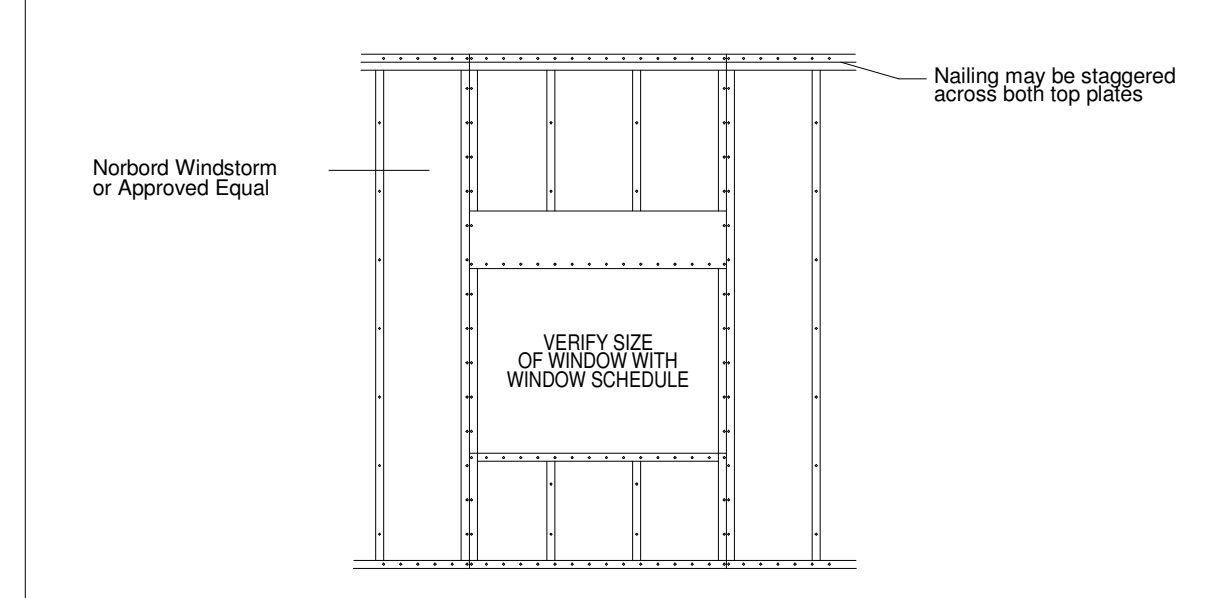
**Typical Window Strapping Detail**  
(Similar to Door Opening)



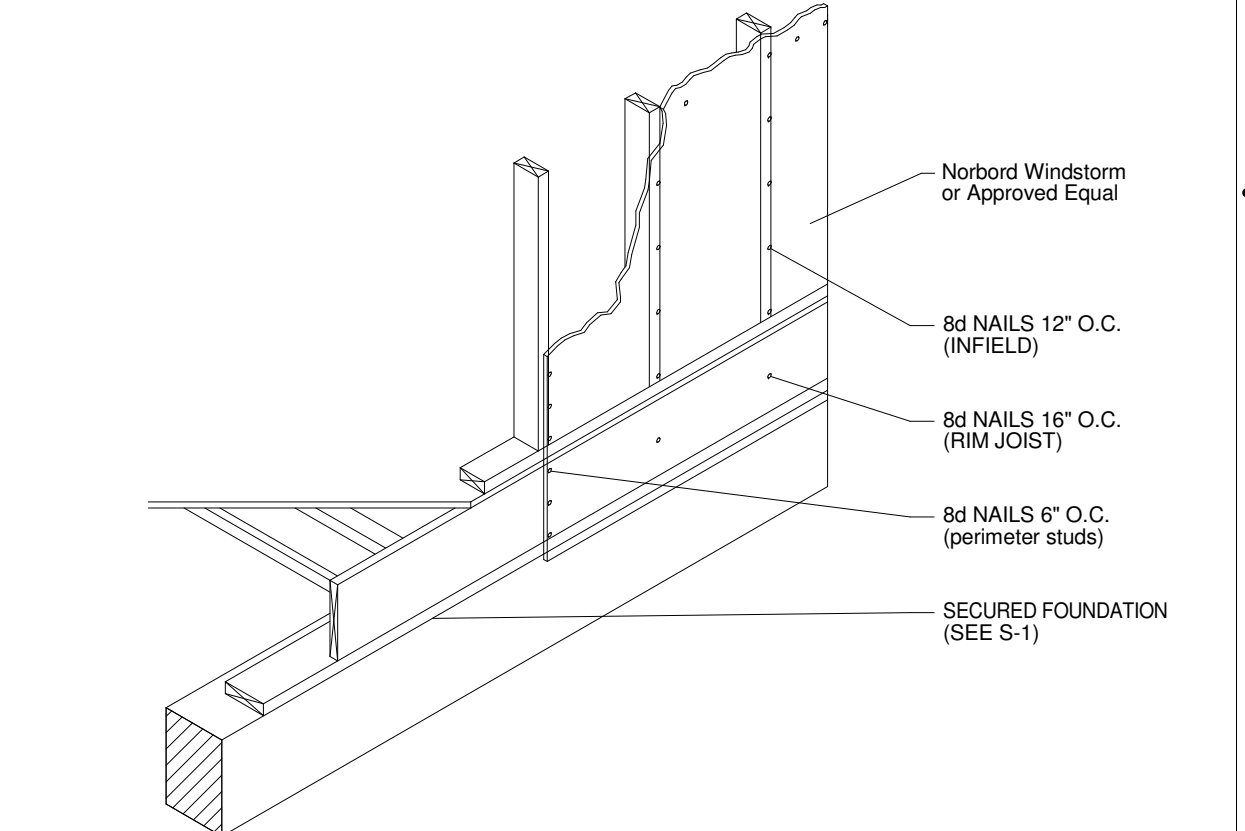
**Typical Rake Strapping @ Ceiling**



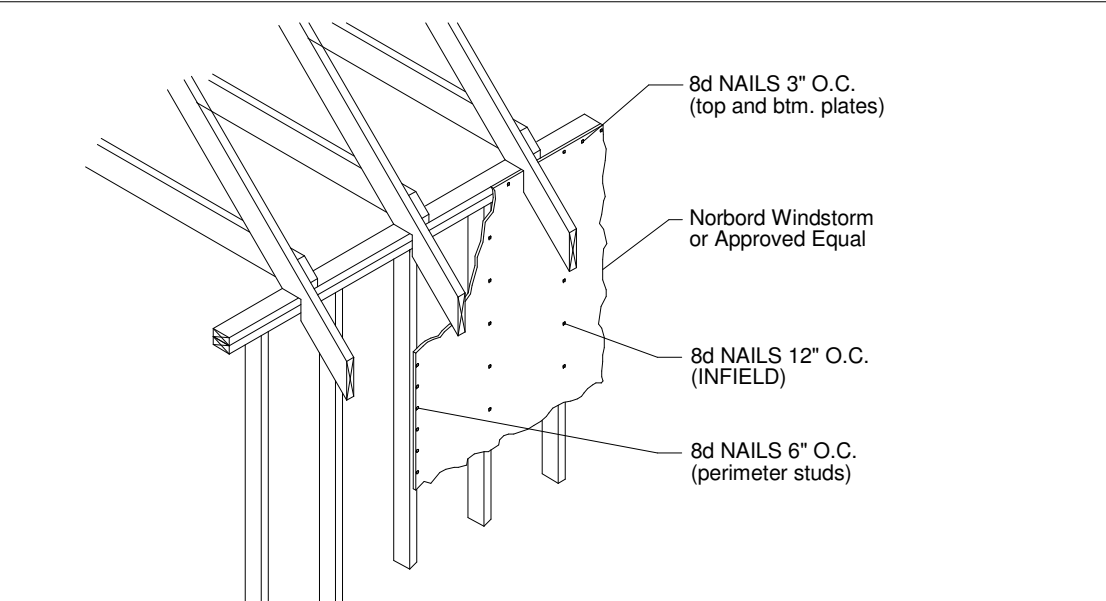
**Typical Stud Strapping @ Top & Btm Pl.**



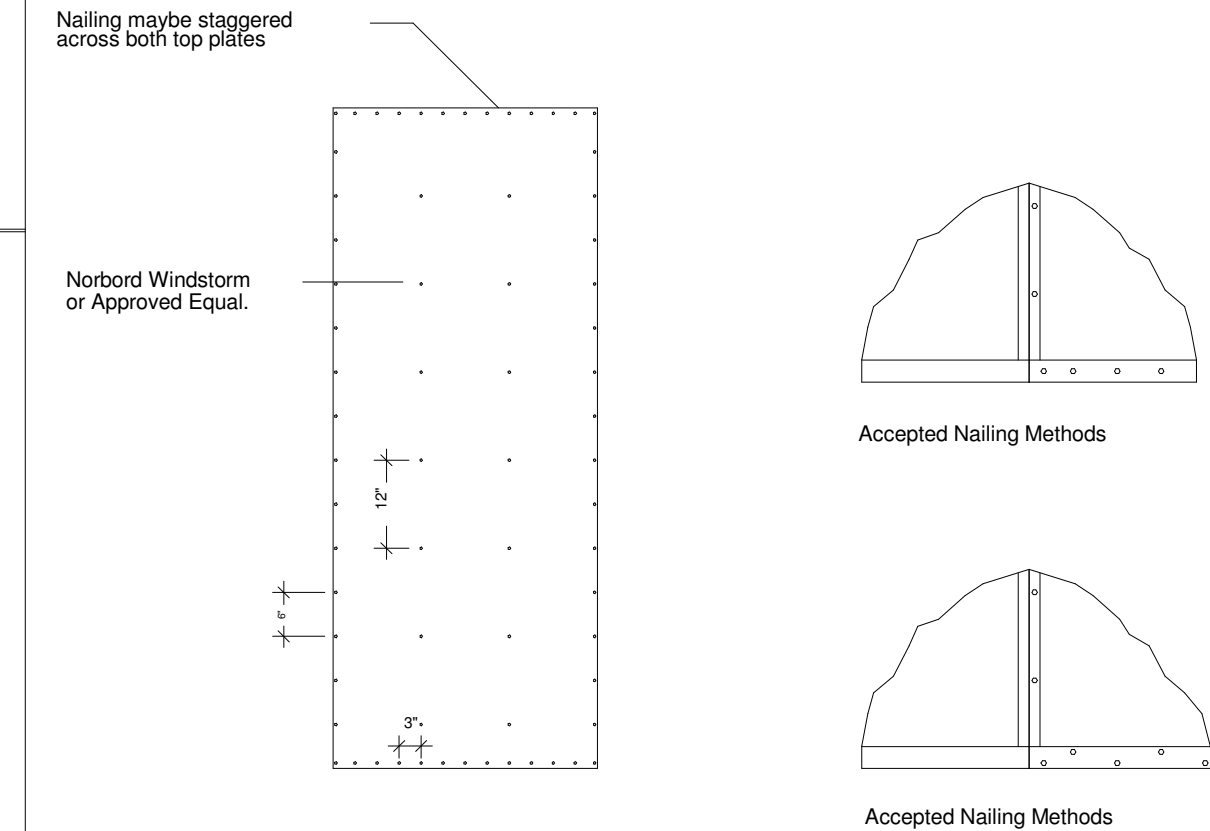
**Typical Window Opening Detail**  
(Similar to Door Opening)



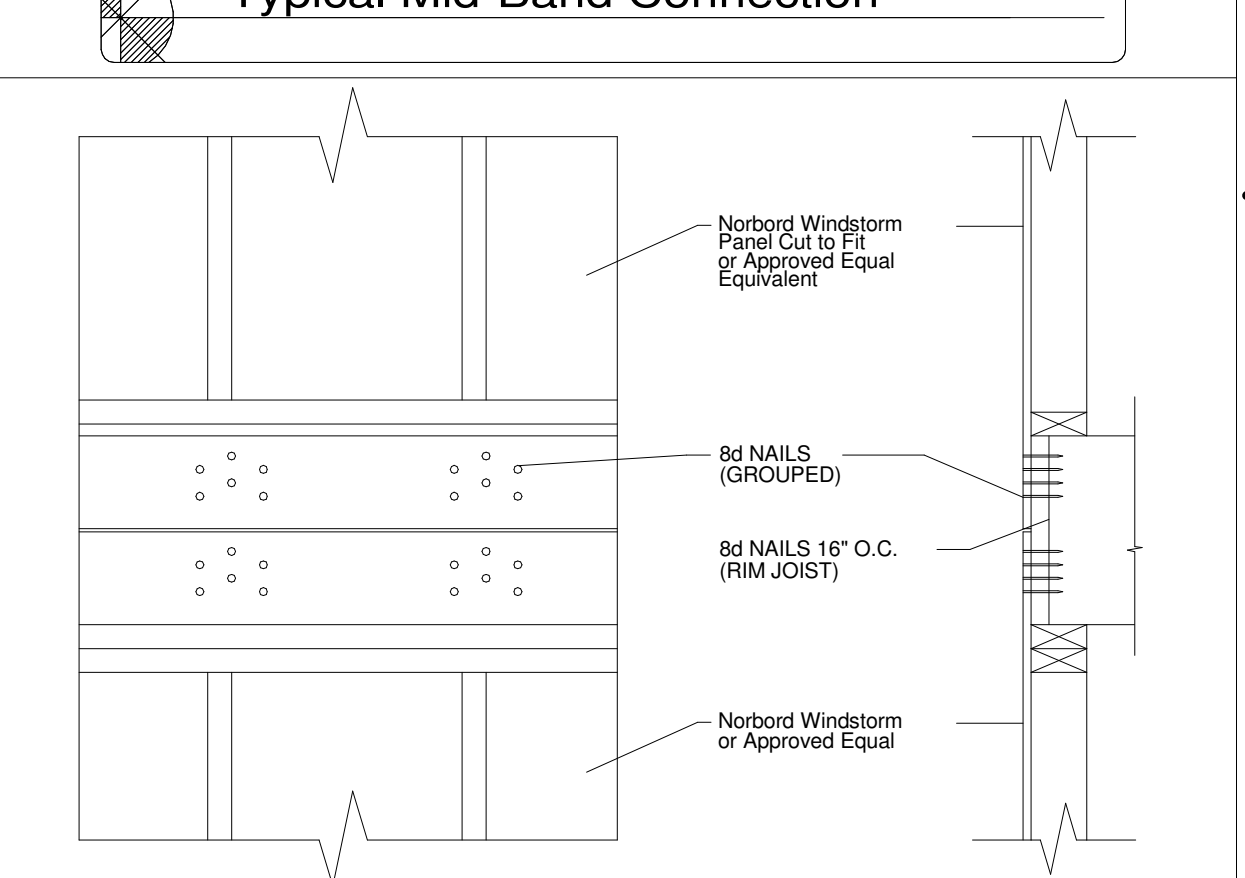
**Typical Mid-Band Connection**



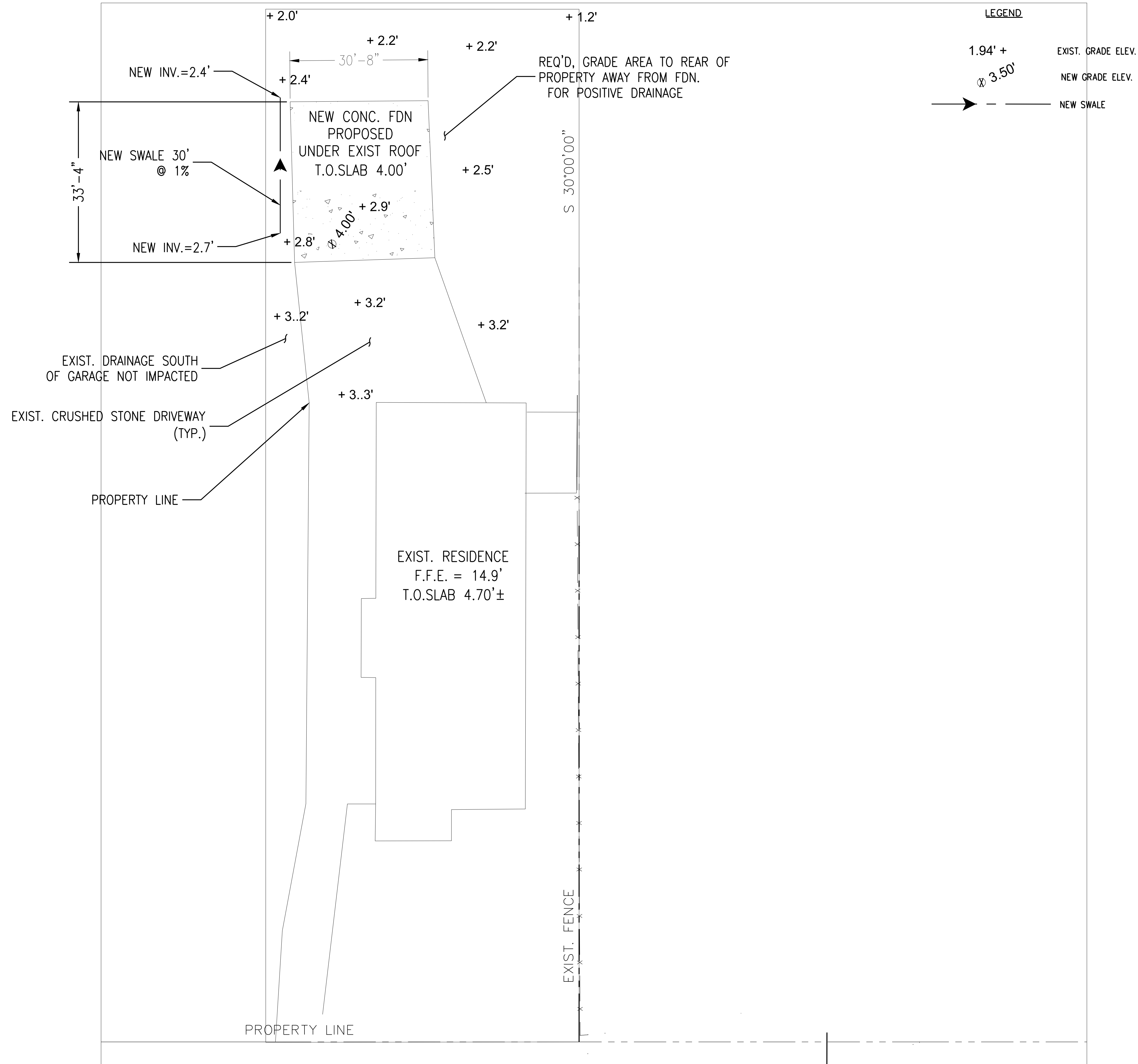
**Typical Wall Sheathing Top Plate Detail**

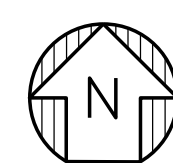



**Typical Wall Sheathing Nailing Pattern**



**Typical Gable Connection**



 **DRAINAGE PLAN**  
1"=10'-0"



**ENGINEER OF RECORD**

NAME BRIAN M. FROEBA

NUMBER 37141



SWIGER RESIDENCE  
1623 LAKESHORE DR, MANDEVILLE, LA 70448  
DRAINAGE PLAN GARAGE FOUNDATION

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL DATED AND SIGNED AS CHECKED AND APPROVED		CADD NO.:	DRAWING NO.	ISSUE NO.
DRAWN BY: BMF	DATE:	C	0	01
SCALE: AS NOTED	DATE: 1/26/24			

LA COA: 5809













Dr Johnny William Swiger  
1623 Lakeshore Drive  
Mandeville , Louisiana 70448  
Project 24-9121

Requested variance for enclosure and foundation of existing building.

Project has been approved on Jan 29/2024

Current open plan structure used to house vehicles. Limestone base. The current foundation floods recurrently with heavy rain posing danger of flood to vehicles.

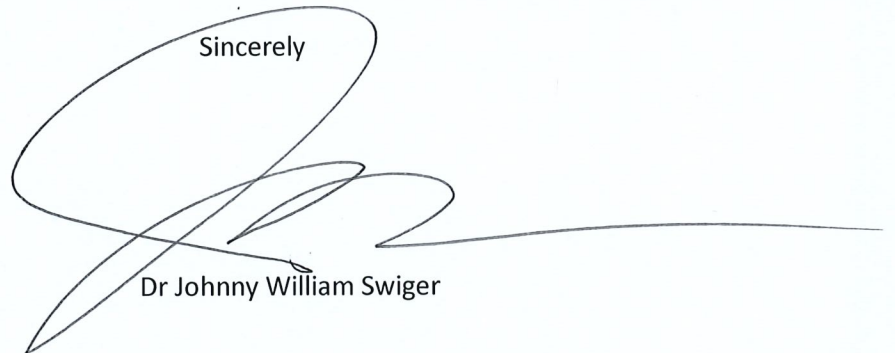
Current regulation for foundation grade is maximum 6 inches above grade.

Average elevations of the structure base at 4 corners is 2.4,2.5,2.8 and 2.9 with a resultant average of 2.64feet Per regulation, maximum grade plus 6 inches is 3.15feet

I am requesting variance to slab grade of even 4.0 feet with additional swale drainage constructed along side of structure so as not to disrupt drainage flow currently southward towards lake.

Attached is submitted engineer slab plans and drainage plan

Sincerely

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal tail extending to the right.

Dr Johnny William Swiger

**Alex Weiner**

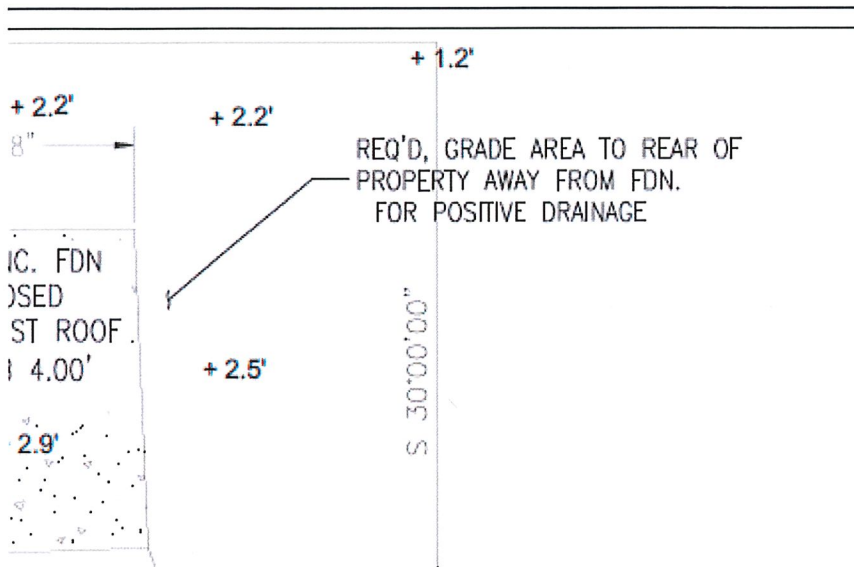
---

**From:** Clifton Siverd  
**Sent:** Monday, March 4, 2024 10:44 AM  
**To:** Alex Weiner  
**Cc:** Cara Bartholomew; Lauren Brinkman  
**Subject:** RE: March Planning and Zoning Fill Case

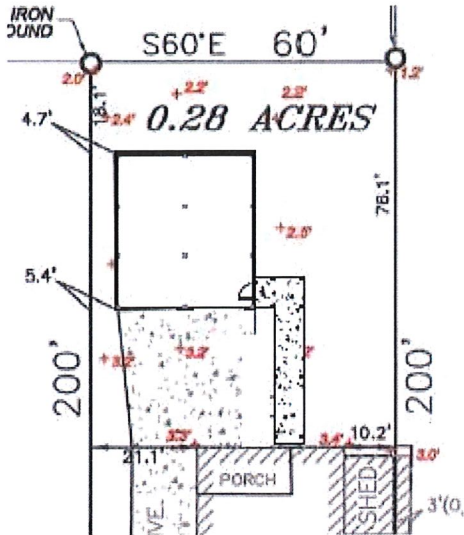
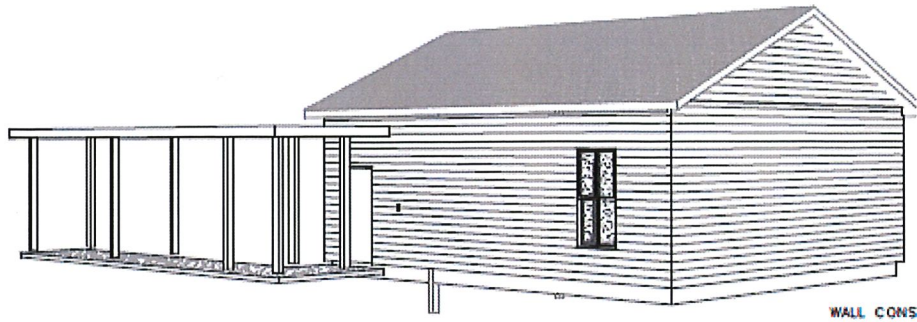
Alex,

I have reviewed the variance request to as requested for 1623 Lakeshore Dr. and offer the following.

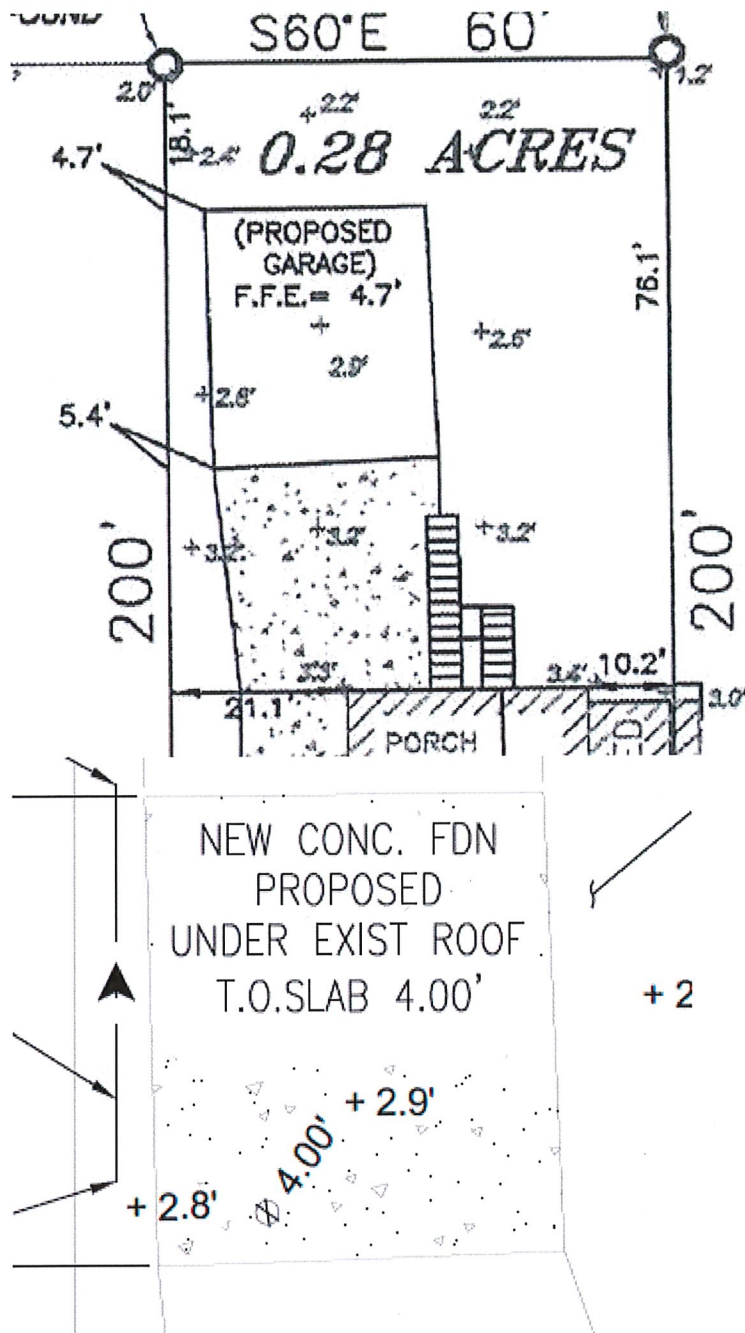
1. The proposed "REQ'D, GRADE AREA TO REAR..." does not have any proposed elevations or limits shown. The existing elevations demonstrate there is positive drainage to the rear and not necessary to fill.



2. The site plan indicates a walkway from the porch to the garage. This is not shown on the drainage plan and does not have any elevation data. If the walkway is to be elevated above 6" from grade, then the walkway should be included in the variance request.



3. Drainage Plan by Brain Froeba indicates a slab height of 4.00, site plan from John Bonneau shows a proposed FFE of 4.70. What one is the correct requested height?



4. The proposed is in the City's drainage overlay district and will require a Coastal Use Permit. Additional restrictions may apply pending there review.

**7.6.1.3. Areas Within D-O Drainage Overlay Districts**

1. Any lot, lot of record, or parcel of land made up of lots, lots of record or combination of lots and portions of lots in single ownership are considered to be a single parcel under the provisions of these regulations..
2. The D-O district includes any area that is below six (6) feet MSL, is adjacent to or includes areas of periodic inundation (5 ft. MSL or lower) from the flood waters of a natural drainageway through the City of Mandeville including those areas adjacent to natural drainageways subject to the regulations of the State Coastal Management Division, subject to Section 10 of the Rivers and Harbors Act and subject to Section 404 of the Clean Water Act.

From: Alex Weiner <aweiner@cityofmandeville.com>  
 Sent: Wednesday, February 28, 2024 8:57 AM  
 To: Clifton Siverd <csiverd@cityofmandeville.com>

**Cc:** Cara Bartholomew <cbartholomew@cityofmandeville.com>

**Subject:** March Planning and Zoning Fill Case

Clif,

We have a case on the March 12<sup>th</sup> P&Z agenda for additional fill. Johnny Swiger at 1623 Lakeshore is wanting to have the height of the slab under the carport at 4', which is above the allowed 6" of additional fill. I have attached the documents that were submitted for the case. Please let me know if you have any comments.

Thanks,

Alex Weiner, CFM

Planning Secretary

Department of Planning & Development

City of Mandeville

3101 E. Causeway Approach

Mandeville, LA 70448

(985) 624-3132



**MANDEVILLE**

A Historic Lakefront Community

PART OF SQ. 5

FOY STREET

SQUARE

LOT A

"5"

0.28 ACRES

0.21 ACRES

0.76 ACRES

**LEGEND**

- = GAS METER
- = ELECTRICAL BOX
- = MAILBOX
- = FENCE LINES

NOTE: THE CITY OF MANDEVILLE REQUIRES AN EXTRA 2" OF FREEBOARD IN ADDITION TO THE NFIP BASE FLOOD ELEVATION.

#1623 LAKESHORE DRIVE

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ALL RIGHTS RESERVED  
LOWE ENGINEERS, LLC

<b>BUILDING SETBACKS:</b>	<b>REFERENCE SURVEY:</b>	<b>NOTE:</b> Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.
FRONT: N/A	Survey #2019 164, Dated April 23, 2019,	<b>NOTE:</b> 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.
SIDE: N/A	done by John E. Bonneau & Assoc., Inc.	<b>NOTE:</b> 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.
SIDE STREET: N/A	<b>BASIS FOR BEARINGS:</b>	
REAR: N/A	The Recorded Subdivision Map.	

**FLOODZONE 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) "VE" with a Base Flood Elevation of 12' in accordance with Community Panel No. 220202 0427 D; Revised: MAY 18, 2012

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 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

A SURVEY MAP OF  
A 0.28 ACRE PARCEL OF LAND BEING A PART OF  
SQUARE 5, TOWN OF MANDEVILLE  
in  
The City of Mandeville  
St. Tammany Parish, Louisiana  
for  
JOHNNY SWIGER

Survey No. 23-140418      Drawn by: MAB      Scale: 1" = 40'  
Date: SEPTEMBER 20, 2023      Revised:

**LOWE ENGINEERS**

Professional Land Surveyors  
Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34  
MANDEVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.loweengineers.com  
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified True and Correct By

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423



**CASE SUMMARY SHEET****CASE NUMBER: Z24-03-02****DATE RECEIVED:****DATE OF MEETING: March 12, 2024 and March 26, 2024****Address: Square 34 Lots 7A-1 & 7A-2****Subdivision: Old Town of Mandeville, Square 34 Lots 7A-1 & 7A-2****Zoning District: R-1X Single-Family Residential-Existing Small Lots District****Property Owner: City of Mandeville**

**REQUEST: Z24-03-02 – A petition from the City Council of the City of Mandeville to amend the official zoning map of the City of Mandeville to rezone two lots designated R1-X Single-Family Residential-Existing Small Lots District to O Open Space/Recreation District, Old Town of Mandeville, Square 34 Lots 7A-1 & 7A-2**

**CASE SUMMARY:**

The City of Mandeville purchased the property described as Lots 7A-1 & 7A-2 in Sq 34 in January 2024. The property is located south of Monroe St. west of Lafitte St., north Jefferson St., and east of Carroll St., containing 56,572 square feet per the survey prepared by Randall W. Brown & Associates and dated 8.16.2018. The property is currently unimproved.

The City of Mandeville was authorized to purchase the property by Ordinance 23-37, and desires to rezone the property from its current zoning of R-1X Single-Family Residential-Existing Small Lots District to O Open Space/Recreation District.

The property is adjacent to Ravine Aux Coquilles and provides a significant benefit to the drainage of the area. The property is in Flood Zone AE10 with a ground elevation of 4.4' MSL. The rear of the property is below the 5' contour line, and all land determined to be below the 5' contour is defined as an Area of Periodic Inundation.

Rezoning the property to reflect the intended use will also give the City additional points toward FEMAs Community Rating System.

**CLURO SECTIONS:****6.3.21. Public Recreation and Park Services**

Publicly owned and operated parks, playgrounds, recreation facilities and open space.

**7.5.7.1. Purpose of the Open Space/Recreational District**

The purpose of the open space/recreational district is to provide for open space, parks and recreational areas; for uses that are accessory thereto, as well as certain facilities that are generally associated with recreational uses; and for such other uses as are specifically permitted in this district under the provisions of these regulations.

**Area of Periodic Inundation.** All land areas that are determined to be below the 5' Mean Sea Level (MSL) contour, or lands determined to be jurisdictional wetlands by the U.S. Army Corps of Engineers pursuant to the Clean Water Act.





# PROPERTY DESCRIPTIONS

## LOT 7A-1

COMMENCING FROM THE SOUTHERN RIGHT OF WAY LINE OF MONROE STREET AND THE EASTERN RIGHT OF WAY LINE OF CARROLL STREET GO ALONG SAID RIGHT OF WAY OF CARROLL STREET SOUTH 30 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF 266.28 FEET TO THE POINT OF BEGINNING.  
 FROM THE POINT OF BEGINNING GO SOUTH 59 DEGREES 39 MINUTES 32 SECONDS EAST A DISTANCE OF 266.45 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 55 SECONDS WEST A DISTANCE OF 105.99 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 21 SECONDS WEST A DISTANCE OF 267.37 FEET; THENCE NORTH 30 DEGREES 39 MINUTES 56 SECONDS EAST A DISTANCE OF 105.51 FEET BACK TO THE POINT OF BEGINNING.  
 HAVING AN AREA OF 28225.65 SQUARE FEET, 0.648 ACRES

## LOT 7A-2

COMMENCING FROM THE SOUTHERN RIGHT OF WAY LINE OF MONROE STREET AND THE EASTERN RIGHT OF WAY LINE OF CARROLL STREET GO ALONG SAID RIGHT OF WAY OF CARROLL STREET SOUTH 30 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF 371.79 FEET TO THE POINT OF BEGINNING.  
 FROM THE POINT OF BEGINNING GO SOUTH 59 DEGREES 33 MINUTES 21 SECONDS EAST A DISTANCE OF 267.37 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 55 SECONDS WEST A DISTANCE OF 1.87 FEET; THENCE SOUTH 30 DEGREES 33 MINUTES 25 SECONDS WEST A DISTANCE OF 104.59 FEET; THENCE NORTH 59 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 267.59 FEET; THENCE NORTH 30 DEGREES 39 MINUTES 56 SECONDS EAST A DISTANCE OF 105.50 FEET BACK TO THE POINT OF BEGINNING.  
 HAVING AN AREA OF 28347.81 SQUARE FEET, 0.651 ACRES

Resubdivision of

*pg 282*

**LOT 7A \* TOWN OF MANDEVILLE \* SQUARE 34  
 CITY OF MANDEVILLE  
 ST. TAMMANY PARISH, LOUISIANA  
 INTO  
 LOT 7A-1 & LOT 7A-2**

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

**RANDALL W. BROWN**  
 REG. NO. 04586  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 RANDALL W. BROWN, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Geodetic • Forensic • Consultants  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 E-MAIL: info@brownsurveys.com

Date: AUGUST 16, 2018  
 Survey No. 18505  
 Project No. (CR5) B18387.TXT  
 Scale: 1" = 60'±  
 Drawn By: J.E.D.  
 Revised:

**CASE SUMMARY SHEET**

**CASE NUMBER: Z24-03-03**

**DATE RECEIVED:**

**DATE OF MEETING: March 12, 2024 and March 26, 2024**

**Address: Plot 12X Tract C**

**Subdivision: Old Golden Shores, Plot 12X Tract C**

**Zoning District: PD Planned District**

**Property Owner: City of Mandeville**

**REQUEST: Z24-03-03 – A petition from the City Council of the City of Mandeville to amend the official zoning map of the City of Mandeville to rezone a lot designated PD Planned District to O Open Space/Recreation District, Old Golden Shores, Plot 12X Tract C, PD Planned District**

**CASE SUMMARY:**

The City of Mandeville purchased the property designated as Plot 12X in August 2023. The property is located south of Copal St. east of Laurel St., north of Lake Pontchartrain and west of N. Causeway Approach to the east containing 8.75 acres according to the survey by Kelly McHugh & Associates, Inc dated 6.19.23. The property is currently unimproved.

The City of Mandeville was authorized to purchase the property by Ordinance 23-24, and desires to rezone the property from its current zoning of PD Planned District to O Open Space/Recreation District.

The property borders Lake Pontchartrain and provides significant benefits to the neighboring Old Golden Shores subdivision for drainage and storm protection. The property contains both AE and VE flood zones and has a ground elevation varying from 4.7' to 8.8' MSL.

Rezoning the property to reflect the intended use will also give the City additional points toward FEMAs Community Rating System.

**CLURO SECTIONS:**

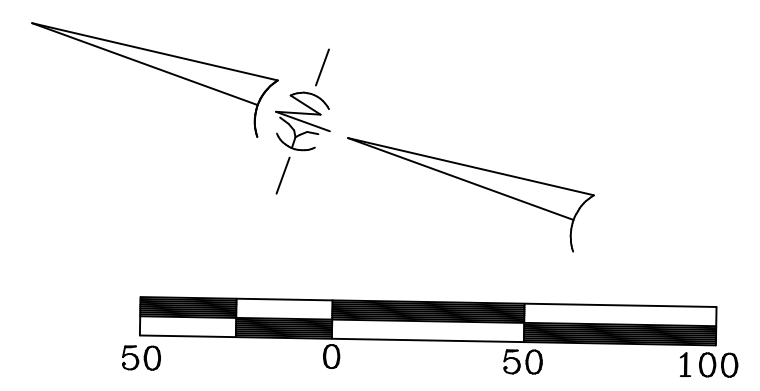
**6.3.21. Public Recreation and Park Services**

Publicly owned and operated parks, playgrounds, recreation facilities and open space.

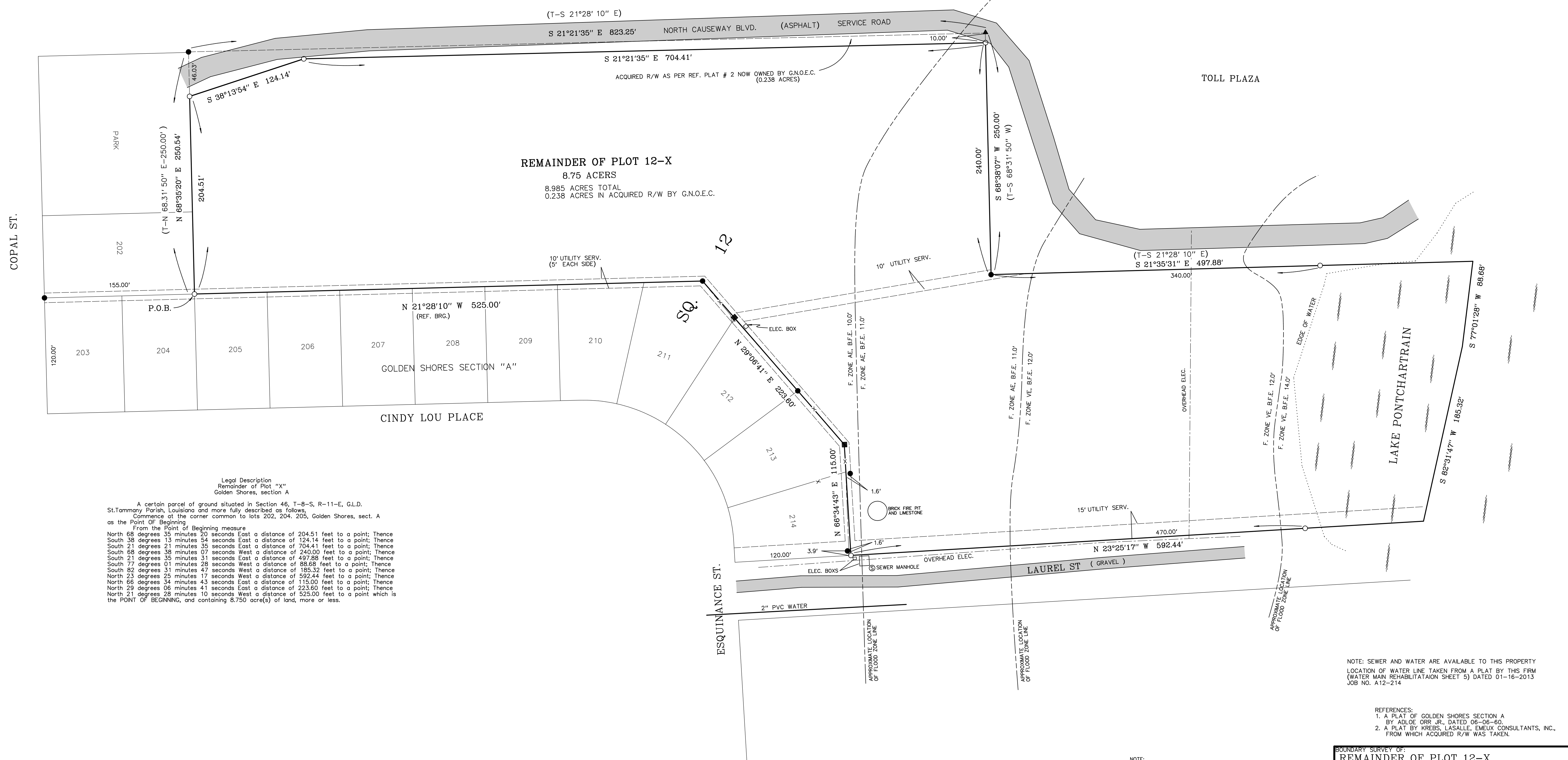
**7.5.7.1. Purpose of the Open Space/Recreational District**

The purpose of the open space/recreational district is to provide for open space, parks and recreational areas; for uses that are accessory thereto, as well as certain facilities that are generally associated with recreational uses; and for such other uses as are specifically permitted in this district under the provisions of these regulations.





G.N.O.E.C.  
NORTH CAUSEWAY APPROACH (U.S. 190)



**Legal Description**  
Remainder of Plot "X"  
Golden Shores, section A

A certain parcel of ground situated in Section 46, T-8-S, R-11-E, G.L.D. St. Tammany Parish, Louisiana and more fully described as follows:  
Commence at the corner common to lots 202, 204, 205, Golden Shores, sect. A as the Point Of Beginning  
From the Point of Beginning measure  
North 68 degrees 35 minutes 20 seconds East a distance of 204.51 feet to a point; Thence South 38 degrees 13 minutes 54 seconds East a distance of 124.14 feet to a point; Thence South 21 degrees 21 minutes 35 seconds East a distance of 704.41 feet to a point; Thence South 68 degrees 38 minutes 07 seconds West a distance of 240.00 feet to a point; Thence South 21 degrees 35 minutes 31 seconds East a distance of 497.88 feet to a point; Thence South 77 degrees 01 minutes 28 seconds West a distance of 88.88 feet to a point; Thence South 82 degrees 31 minutes 47 seconds West a distance of 185.32 feet to a point; Thence North 23 degrees 25 minutes 17 seconds West a distance of 592.44 feet to a point; Thence North 66 degrees 34 minutes 43 seconds East a distance of 115.00 feet to a point; Thence North 29 degrees 06 minutes 41 seconds East a distance of 223.60 feet to a point; Thence North 21 degrees 28 minutes 10 seconds West a distance of 525.00 feet to a point which is the POINT OF BEGINNING, and containing 8.750 acre(s) of land, more or less.

NOTE: SEWER AND WATER ARE AVAILABLE TO THIS PROPERTY  
LOCATION OF WATER LINE TAKEN FROM A PLAT BY THIS FIRM  
(WATER MAIN REHABILITATION SHEET 5) DATED 01-16-2013  
JOB NO. A12-214

- REFERENCES:
1. A PLAT OF GOLDEN SHORES SECTION A BY ADLOE ORR JR., DATED 06-06-60.
  2. A PLAT BY KREBS, LASALLE, EMEUX CONSULTANTS, INC., FROM WHICH ACQUIRED R/W WAS TAKEN.

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.  
NO BUILDING SETBACKS SHOWN HEREON.

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE AE & VE  
BASE FLOOD ELEV. AS-SHOWN  
F.I.R.M. PANEL NO. 22020204260, 22020204270.  
REV. 05-16-2012

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.



09-20-23  
Kelly J. McHugh, REG. NO. 4443  
CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

BOUNDARY SURVEY OF:  
**REMAINDER OF PLOT 12-X  
GOLDEN SHORES, SECT. A  
CITY OF MANDEVILLE,  
ST. TAMMANY PARISH, LA.**

PREPARED FOR:  
**CITY OF MANDEVILLE**

MARK	REVISIONS	DATE

KELLY McHUGH & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA.  
626-5611

SCALE: 1" = 50'	DATE: 06-19-23
DRAWN: MDM	JOB NO.: 23-123
CHECKED: KJM	DWG. NO.: 23-123-PLAT

**CASE SUMMARY SHEET**

**CASE NUMBER: Z24-03-04**

**DATE RECEIVED:**

**DATE OF MEETING: March 12, 2024 and March 26, 2024**

**Address: Section 51 Squares 91 & 92**

**Subdivision: Old Town of Mandeville, Section 51 Squares 91 & 92**

**Zoning District: R-1 Single Family Residential & B-1 Neighborhood Business District**

**Property Owner: City of Mandeville**

**REQUEST: Z24-03-04 – A petition from the City Council of the City of Mandeville to amend the official zoning map of the City of Mandeville to rezone two squares designated R-1 Single Family Residential & B-1 Neighborhood Business District to O Open Space/Recreation District, Old Town of Mandeville, Section 51 Squares 91 & 92**

**CASE SUMMARY:**

The City of Mandeville purchased the property described as SQ 91 & 92 in July 2023. The property is located south of Florida St. west of Soutl St., north of Montgomery St., east of Colbert St, being described as Squares 91 & 92 in the act of sale dated 7.20.2023. The property is currently unimproved.

The City of Mandeville was authorized to purchase the property by Ordinance 23-23, and desires to rezone the property from its current zoning of R-1 Single Family Residential & B-1 Neighborhood Business District to O Open Space/Recreation District.

The Villere/Montgomery ditch that drains into Bayou Castine runs through the middle of the property.

Rezoning the property to reflect the intended use will also give the City additional points toward FEMAs Community Rating System.

**CLURO SECTIONS:**

**6.3.21. Public Recreation and Park Services**

Publicly owned and operated parks, playgrounds, recreation facilities and open space.

**7.5.7.1. Purpose of the Open Space/Recreational District**

The purpose of the open space/recreational district is to provide for open space, parks and recreational areas; for uses that are accessory thereto, as well as certain facilities that are generally associated with recreational uses; and for such other uses as are specifically permitted in this district under the provisions of these regulations.





**THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER MCGUIRE; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER BUSH**

**ORDINANCE NO. 23-23**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE PURCHASE OF SQUARES 91 AND 92, TOWN OF MANDEVILLE, BOUNDED BY FLORIDA STREET, MONTGOMERY ST., SOULT ST., AND COLBERT ST. MANDEVILLE, LOUISIANA; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Mandeville City Council authorized the Mayor to obtain an appraisal and negotiate a purchase agreement with The Succession of John A. Marque, Sidney Rothschild, Succession of Erik Schwarz, Elizabeth Boyle, Elizabeth Goodgion, Frederic Schwarz, Adrienne Green, and Caecilie Schwarz (collectively “The Owners”), for the City’s acquisition of Squares 91 and 92 of Mandeville, St. Tammany Parish, Louisiana under Resolution No. 23-01, which was adopted on January 12, 2023; and

**WHEREAS**, an appraisal by Scoggin Appraisal & Consulting, dated September 13, 2022 estimated the fair market value of the immovable property to be \$921,600.00. Total costs of the appraisal was \$550.00. (See Appraisal attached hereto as Exhibit “A1”); and

**WHEREAS**, the City of Mandeville is desirous of obtaining municipal ownership of said property as described above for the purpose of taking it out of commerce, returning it to green space and using it for drainage and absorption purposes; and

**WHEREAS**, the Owners of that certain real property is desirous of selling said property to the City of Mandeville for a price of \$921,600.00 (fair market value of the land); and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mandeville that the Mayor of the City of Mandeville be authorized and empowered to execute all necessary documents on behalf of the City of Mandeville with the Owners in order to purchase the following described real estate for an amount up to but not to exceed \$921,600.00, plus reasonable closing costs associated with said transaction, and said conveyance from Seller shall be free and clear of all mortgages, judgments, liens, or other encumbrances:

**ALL THAT CERTAIN PIECE OR PORTION OF LAND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto, belonging or in anywise appertaining thereto, situated in SQUARES 91 AND 92 OF THE TOWN OF MANDEVILLE, PARISH OF ST. TAMMANY, STATE OF LOUISIANA.

More fully described in the Property Description attached as Exhibit A to the Purchase Agreement, and incorporated herein as Exhibit A2.

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect immediately upon the signature of the Mayor of the City of Mandeville; and

**BE IT FURTHER ORDAINED** that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

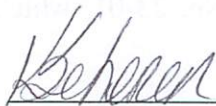
AYES: 5 (Danielson, McGuire, Zuckerman, Bush, Kreller)

NAYS:0

ABSTENTIONS:0

ABSENT:0

and the Ordinance was declared adopted this 13th day of July , 2023



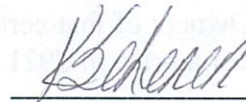
Kristine Scherer  
Clerk of Council



Jason Zuckerman  
Council Chairman

**SUBMITTAL TO MAYOR**

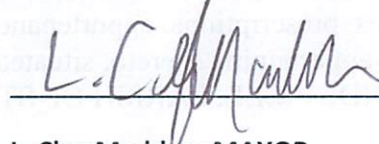
The foregoing Ordinance was **SUBMITTED** by me to the Mayor of the City of Mandeville this 14th day of July, 2023 at 10:30 o'clock a.m.



**CLERK OF COUNCIL**

**APPROVAL OF ORDINANCE**

The foregoing Ordinance is by me hereby **APPROVED**, this 17 day of July, 2023 at 10 o'clock A.m.



L. Clay Madden, MAYOR

**VETO OF ORDINANCE**

The foregoing Ordinance is by me hereby **VETOED**, this \_\_\_\_ day of \_\_\_\_\_, 2023,  
at \_\_\_\_ o'clock \_\_\_\_m.

\_\_\_\_\_  
**L. Clay Madden, MAYOR**

**RECEIPT FROM MAYOR**

The foregoing Ordinance was **RECEIVED** by me from the Mayor of the City of Mandeville this  
17 day of July, 2023 at 11 o'clock A.m.

  
\_\_\_\_\_  
**CLERK OF COUNCIL**

**CERTIFICATE**

I, **THE UNDERSIGNED** Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the 13th day of July, 2023 at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

**WITNESS MY HAND** and the seal of the City of Mandeville this 14th day of July, 2023.

  
\_\_\_\_\_  
**CLERK OF COUNCIL**



**CASE SUMMARY SHEET**

**CASE NUMBER: Z24-03-05**

**DATE RECEIVED:**

**DATE OF MEETING: March 12, 2024 and March 26, 2024**

**Address: Square 57 Parcels A, B, C, & D**

**Subdivision: Old Town of Mandeville, Square 57 Parcels A, B, C, & D**

**Zoning District: B-1 Neighborhood Business District**

**Property Owner: City of Mandeville**

**REQUEST: Z24-03-05 – A petition from the City Council of the City of Mandeville to amend the official zoning map of the City of Mandeville to rezone four parcels designated B-1 Neighborhood Business District to O Open Space/Recreation District, Old Town of Mandeville, Square 57 Parcels A, B, C, & D**

**CASE SUMMARY:**

The City of Mandeville purchased the property described as Parcels A, B, C, & D of Square 57 in June 2022. The property is located south of Florida St., west of Jackson Ave., east of Foy St., north of Montgomery St., and contains approximately 3.965 acres as per the appraisal prepared by Scoggin Appraisal & Consulting and dated February 9, 2022. The property is currently unimproved.

The City of Mandeville was authorized to purchase the property by Ordinance 22-10, and desires to rezone the property from its current zoning of B-1 Neighborhood Business District to O Open Space/Recreation District.

This property is across the street from the current site of the Mandeville Cemetery.

Rezoning the property to reflect the intended use will also give the City additional points toward FEMAs Community Rating System.

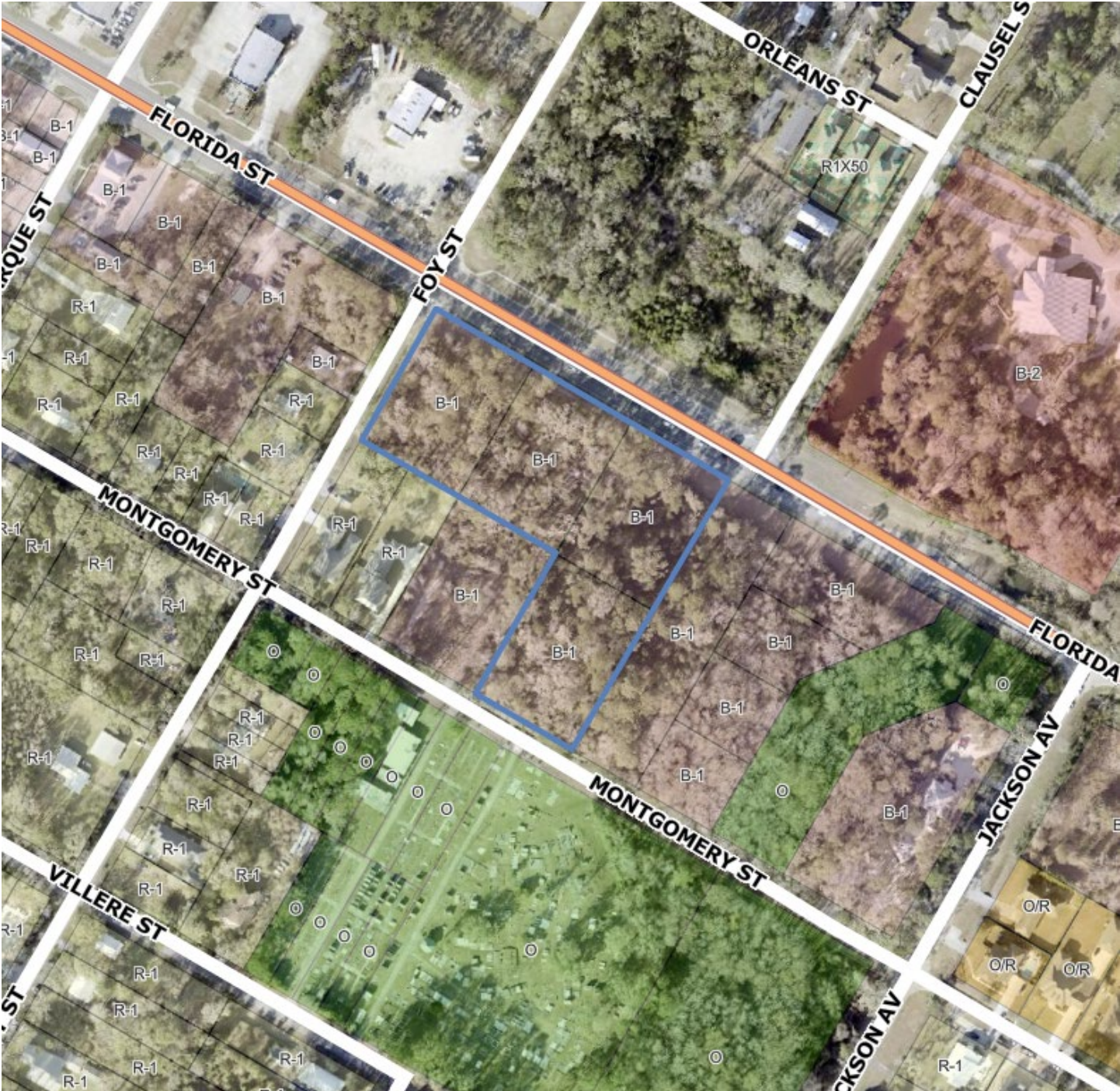
**CLURO SECTIONS:**

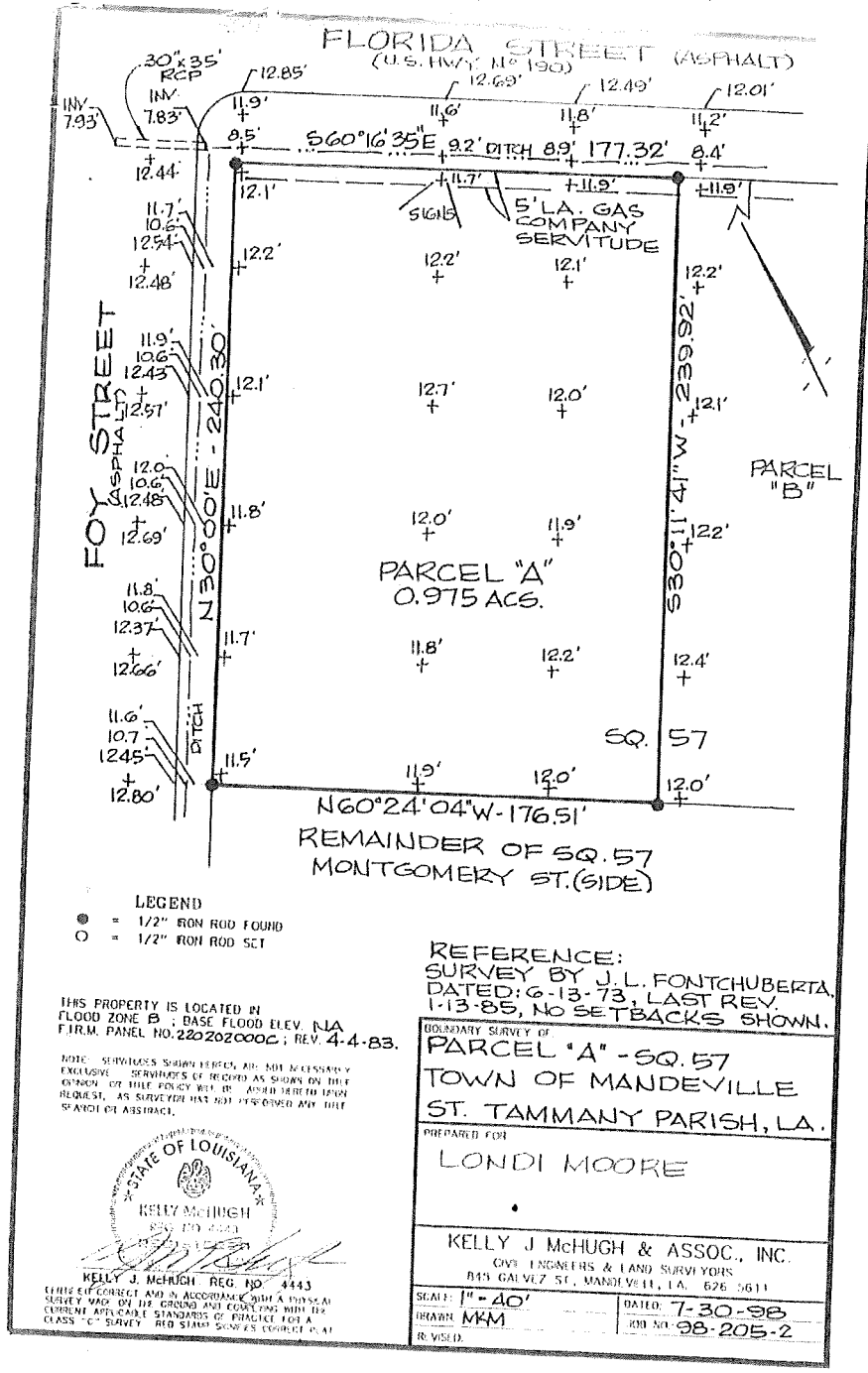
**6.3.21. Public Recreation and Park Services**

Publicly owned and operated parks, playgrounds, recreation facilities and open space.

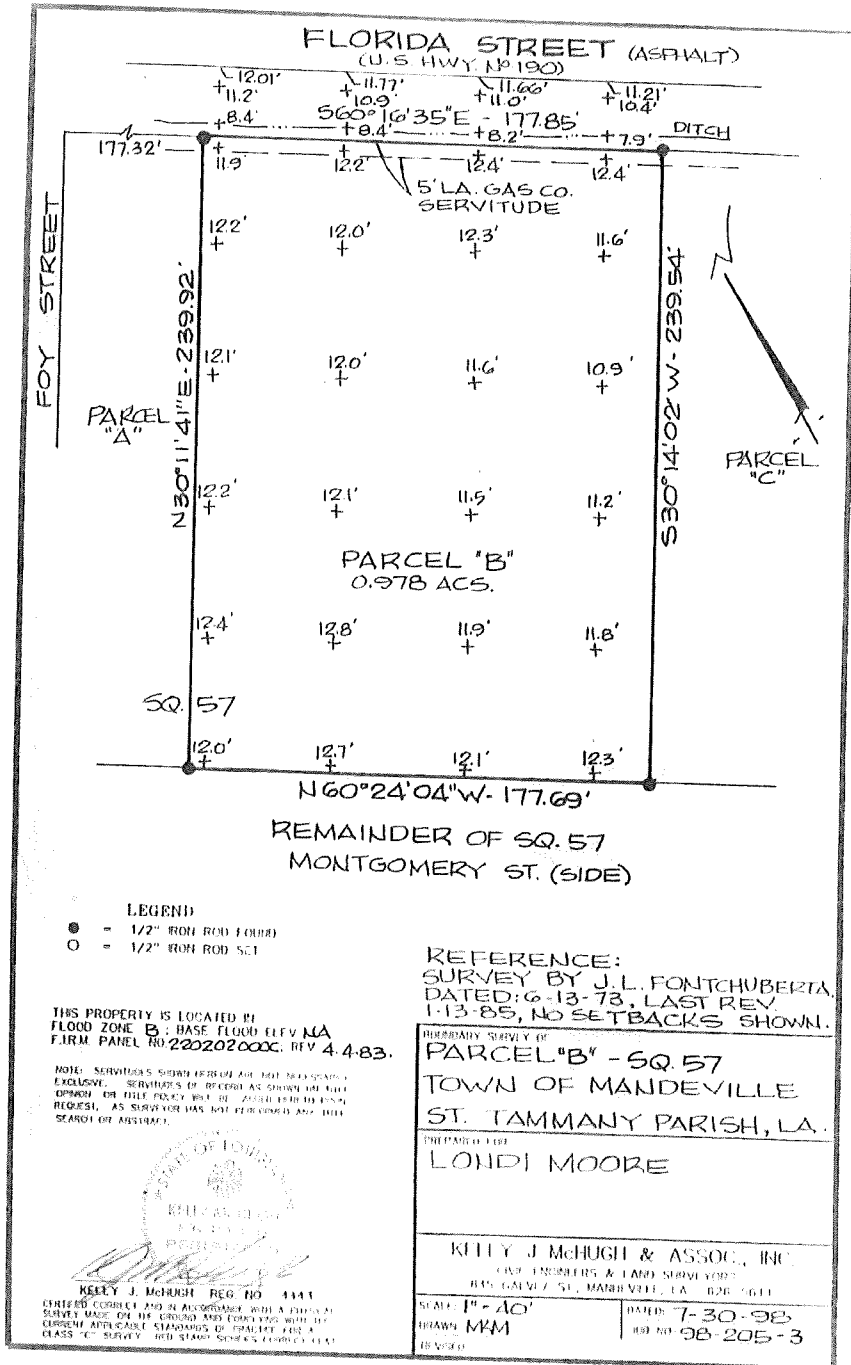
**7.5.7.1. Purpose of the Open Space/Recreational District**

The purpose of the open space/recreational district is to provide for open space, parks and recreational areas; for uses that are accessory thereto, as well as certain facilities that are generally associated with recreational uses; and for such other uses as are specifically permitted in this district under the provisions of these regulations.









FLORIDA STREET (ASPHALT)  
(U.S. HWY. #190)

FOY STREET

5' L.A. GAS CO. SERVITUDE

PARCEL "A"

PARCEL "B"  
0.978 ACS.

PARCEL "C"

SQ. 57

REMAINDER OF SQ. 57  
MONTGOMERY ST. (SIDE)

- LEGEND**
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE B. BASE FLOOD ELEV. MA  
FIRM PANEL NO. 220202000C, REV. 4-4-83.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY  
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ARE NOT  
OWNED OR FILED FOR BY THE SURVEYOR. IT IS THE  
REQUEST, AS SURVEYOR HAS NOT PERFORMED AND THIS  
SEARCH BY ABSTRACT.



KELLY J. McHUGH REG. NO. 4444  
CERTIFIED CORNER AND MEASUREMENT WITH A PLATON  
SERVEY MADE ON THE GROUND AND COMPLIES WITH THE  
CURRENT APPLICABLE STANDARDS OF QUALITY AND A  
CLASS "C" SURVEY. SEE STATE SURVEY'S CODE OF ETHICS.

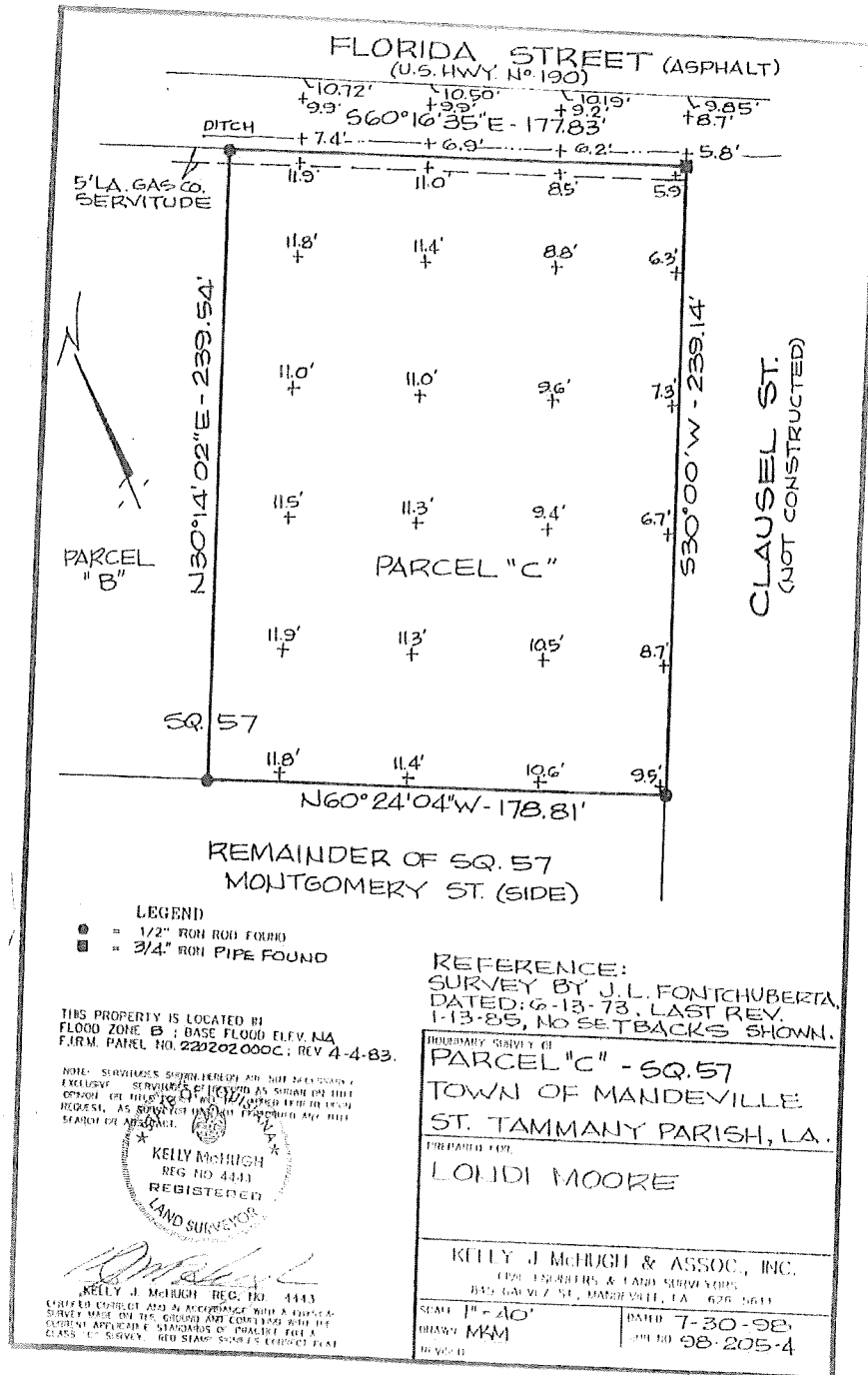
REFERENCE:  
SURVEY BY J.L. FONTCHUBERTA  
DATED: 6-13-73, LAST REV.  
1-13-85, NO SETBACKS SHOWN.

PROPERTY SURVEY OF  
PARCEL "B" - SQ. 57  
TOWN OF MANDEVILLE  
ST. TAMMANY PARISH, LA.

PREPARED BY  
LONDI MOORE

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
805 CALVEY ST., MANDEVILLE, LA 70401

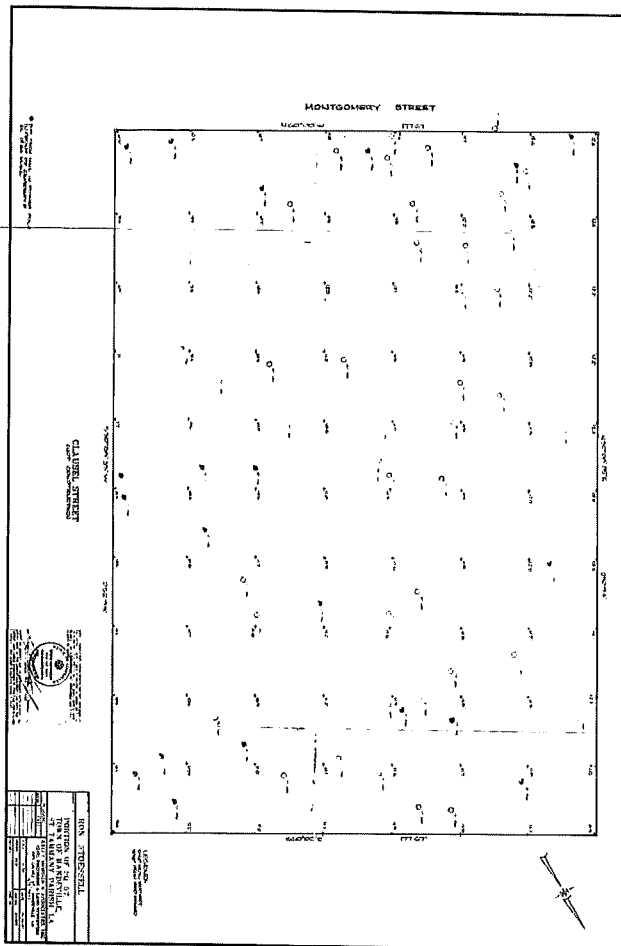
SCALE: 1" = 40'  
DRAWN: MM  
DATE: 7-30-98  
JOB NO: 98-205-3



**LAND FOR SALE**

**3.77 ACRES, MANDEVILLE, B-1 ZONING**

Florida St, Mandeville, LA 70471



**KW COMMERCIAL**  
 1522 W. Causeway Approach  
 Mandeville, LA 70471

**LIZBY EUSTIS**  
 CCIM  
 O: 985.727.7000  
 C: 985.966.2712  
 leustis@att.net  
 LA #Licensed In LA

**BRENT CORDELL**  
 O: 985.727.7000  
 C: 985.373.6417  
 bcordell@kw.com

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