

CASE SUMMARY SHEET

CASE NUMBER: V25-04-07  
DATE RECEIVED: March 7, 2025  
DATE OF MEETING: April 8, 2025 and April 22, 2025

Address: 334 Lamarque  
Subdivision: City of Mandeville, Lot 9 Square 13  
Zoning District: R-1 Single Family Residential District  
Property Owner: Karen Sarradet

REQUEST: V25-04-07 – Karen Sarradet requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, City of Mandeville, Square 13 Lot 9, R-1 Single Family Residential District, 334 Lamarque Street

CASE SUMMARY: Encroach into the front setback to construct stairs for elevation

The applicant owns the property at 334 Lamarque St., located on the west side of Lamarque St., south of Madison St., and north of Jefferson St. The property measures 63’ x 201’ and contains 12,663 square feet per the plans prepared by Neyrey Design, LLC. and dated 1.26.2024. The property is currently improved with a residential structure.

The structure is being elevated to meet BFE + 2’. As part of the elevation new front stairs are being constructed. The building currently encroaches 6’-6” into the front setback. The stairs will encroach an additional 7’-7” leaving 10’-11 ¼” to the front property line. In R-1 Zoning the front setback requirement is 25’.

The structure is located within the Historic District so all exterior changes will have to be reviewed and approved by the Historic Preservation District Commission.

CLURO SECTIONS:  
7.5.1.3. R-1 Site Development Regulations

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

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

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



DESIGN CRITERIA - INTERNATIONAL RESIDENTIAL BUILDING CODE(IRC) 2021 EDITION  
DESIGN WIND SPEED - 140MPH EXPOSURE CATEGORY 'B'  
(FRAMING AND FASTENERS SHALL COMPLY WITH AMERICAN FOREST AND  
PAPER ASSOCIATION (AF &PA)  
FOR ONE-AND TWO FAMILY DWELLINGS(WFCM) WOOD FRAME CONSTRUCTION MANUAL FOR

- GENERAL FRAMING NOTES:
- 1)ALL WOOD FRAMING, FABRICATION,AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WFCM/SSTD-10 THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUI-  
MENTS BELOW. UNLESS NOTED OTHERWISE, ALL WOOD CONNECTIONS SHALL  
BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL  
RESIDENCIAL BUILDING CODE FOR 140MPH WIND SPEED.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL  
BE TREATED. ALL LUMBER EXPOSED TO THE WEATHER SHALL BE TREATED  
ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE,S4S, NO.2 MAX-  
IMUM MOISTURE CONTENT 15%, STUD WALLS AND PARTIONS SHALL BE  
SIZED AS FOLLOWS:
- 2) EXTERIOR WALL - 2"x4" STUD AT 16"O.C.  
FIRST FLOOR PARTITIONS- 2"x4" STUDS @ 16"O.C.  
SECOND FLOOR PARTITIONS- 2"x4"STUDS@16"O.C.  
WET WALLS- 2"x6"STUDS @16"O.C.
- 3) BLOCK ALL STUDS AT MID- HEIGHT, RAMSET BOTTOM PLATE OF STUD  
WALLS TO CONCRETE WITH 1/4" RAMSETS AT 16"O.C. PROVIDE 1/2"DIA.  
X10" STEEL ANCHOR BOLTS AT 30"O.C. WITH 3-1/2" SQ. WASHERS EMBEDDED A  
MINIMUM OF 8" IN CONCRETE WITH 1 1/2" HOOK. LOCATE) ANCHOR BOLTS  
WITH IN 6" ALL INSIDE AND OUTSIDE CORNER WALLS.
- 4) FLOOR ATTIC, AND ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON  
FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON  
DRAWINGS OR WHEN JOIST SPANS EXCEED EIGHT (8) FEET. LOCATED (3)  
2"x12" BEAMS BELOW BEARING WALLS OF FLOOR ABOVE AND/OR AS IN-  
DICATED ON FRAMING PLANS. BEAMS SHALL BEAR ON ENTIRE WIDTH OF  
BEARING TOP PLATES. LOCATE THREE (3) STUDS AT BEAM BEARING  
POINTS BELOW DOUBLE TOP PLATE OR AS SHOWN ON PLANS (SEE FRAMING  
NOTE #14). PROVIDE WOOD COLLAR BRACES AT 48" O.C. ROOF RAFTER 24"  
BELOW CROWN OF ROOF.

- 5) PLYWOOD SUB FLOORING- APA RATED 48/24, 3/4" THICK TONGUE AND  
GROOVE. GLUED AND NAILED TO FLOOR JOIST WITH 8d NAILS SPACED AT  
6" O.C. AT PANEL EDGES AND 12"O.C. AT INTERMEDIATE SUPPORTS.  
(TYPICAL FOR 2 STODRY HOME ONLY.)
- 6) PLYWOOD ROOFING- APA 24/0, 5/8" THICK NAIL WITH 8d NAIL SPACED  
AT 6" O.C. AT PANEL EDGES AND 12"O.C. AT INTERMIDATED SUPPORTED.  
PROVIDE PLY CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOIST.  
NAIL SHINGLES WITH 6 NAILS PER SHINGLE.
- 7) WIND BRACING- PROVIDE APA RATED 1/2" PLYWOOD ON ALL  
EXTERIOR WALLS FROM SLAB TO UNDERSIDE OF RAFTERS. NAIL PLY-  
WOOD EDGES WITH 8d NAIL AT 4"O.C. AT PANEL EDGES AND 12"O.C.  
AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL
- 8) COODINATE FRAMING WITH HVAC, ELECTRICAL, AND PLUMBING REQUIREMENTS.  
EDGES.
- 9) CEILING HEIGHTS:  
FIRST FLOOR- SEE ARCH. DWGS.  
SECOND FLOOR- SEE ARCH. DWGS.
- 10) JOIST HANGERS SHALL BE 16 GAUGE TYPE 'U' AS MANUFACTURED BY  
SIMPSON STRONG TIES CO. INSTALL JOIST HANGERS IN STRICK ACCORDANCE  
WITH THE MANUFACTURER'S SPECIFICATION. USE JOIST HANGERS FOR BEAMS  
AND JOIST WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST  
HANGERS SHALL BE THE SAME SIZE AS MEMBER SUPPORTED.

- 11) OPENING HEADER SCHEDULE:  
FIRST FLOOR- 2-2"x12" 'S  
SECOND FLOOR- (2) 2"x10" 'S AT 3'0" TO 6'0" OPENINGS  
(2) 2"x6" 'S AT OPENINGS LESS THAN 3'0"
- 12)BORE HOLES-2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER  
THAN 1 1/4" IN DIAMETER AND NOT IN MIDDLE OF SPAN.
- 13) STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE NO. 24  
GUAGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL- SPIKED TO PLATES.
- 14) PROVIDE STUD POSTS MADE UP OFMULTIPLE STUDS BENEATH END BEARING  
OF BEAMS AS SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD  
IN POST WITH 16d NAILS AT 12"O.C.(ON STUD CENTER LINE) AND  
WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COM-  
PLETE BEARING TOP TO BOTTOM.
- 15) BRICK LINTELS ABOVE OPENINGS SHALL BE 5'X3 1/2"x1/4" GALVANIZED STEEL  
ANGLES WITH 8" MINIMUM BEARING EACH SIDE UNLESS NOTED OR DETAILED  
OTHERWISE ON THE DRAWINGS.

16) ALL WINDOWS AND GLAZED OPENINGS SHALL BE PROVIDED WITH ANCHORABLE PRE-CUT,  
NUMBERED, 5/8" PLYWOOD STORM COVERS WITH ATTACHMENT HARDWARE.

17.) PROVIDE HURRICANE STRAPS BETWEEN WALL FRAMING AND BASE PLATE  
AND BETWEEN WALL FRAMING TOP PLATE AND ROOF FRAMING  
FOR CONTINUOUS LOAD PATH CONNECTION.

18.) PROVIDE SIMPSON COLUMN CAPS TO CONNECT EXTERIOR COLUMNS TO  
ROOF BEAMS AND SIMPSON POST BASES (OR APPROVED EQUAL ) TO CONNNECT  
EXTERIOR COLUMNS TO FOUNDATION SLAB.

19) PROVIDE SUBTERERIAN TERMITE PROTECTION AS PER CODE.

SCOPE OF WORK :  
RAISE EXISTING COTTAGE TO NEW  
REQUIRED FLOOD GRADE ,  
RENOVATE REPAIR EXISTING  
EXTERIOR SIDING  
ADD NEW STAIRS AND PORCH RAIL  
ELECTRICAL PLUMBING AND HVAC  
BRING UP TO CODE AS REQUIRED

A/C UNIT TO BE  
LOCATED ABOVE B.F.E.

## ENERGY COMPLIANCE AS PER IRC 2021

THESE RESIDENCES SHALL COMPLY TO: CLIMATE ZONE 2-A  
LSUCCC- SECTION 1104.4.1 (R102.1.1) NATIONAL GREEN BUILDING STANDARD  
AND ACHIEVING AND/OR PERFORMACE AS DEMONSTRATED BY A THIRD PARTY  
CERTIFICATION ORGANIZATION SHALL BE DEEMED EFFICIENCY REQUIRED BY CODE.  
LSUCCC-ADOPTED SECTION 1104.2 (R103.2) ENERGY STAR CERTIFICATION  
BUILDING RECIEVING ENTERY STAR CERTIFICATION SHALL BE DEEMED TO  
EXCEED THE ENTERGY EFFICIENCY CODE.

WIDOWS/ DOORS U-FACTOR 0.40 OR LESS /SHGC OF .025 OR LESS  
(AMENDED TABLE N102.1)

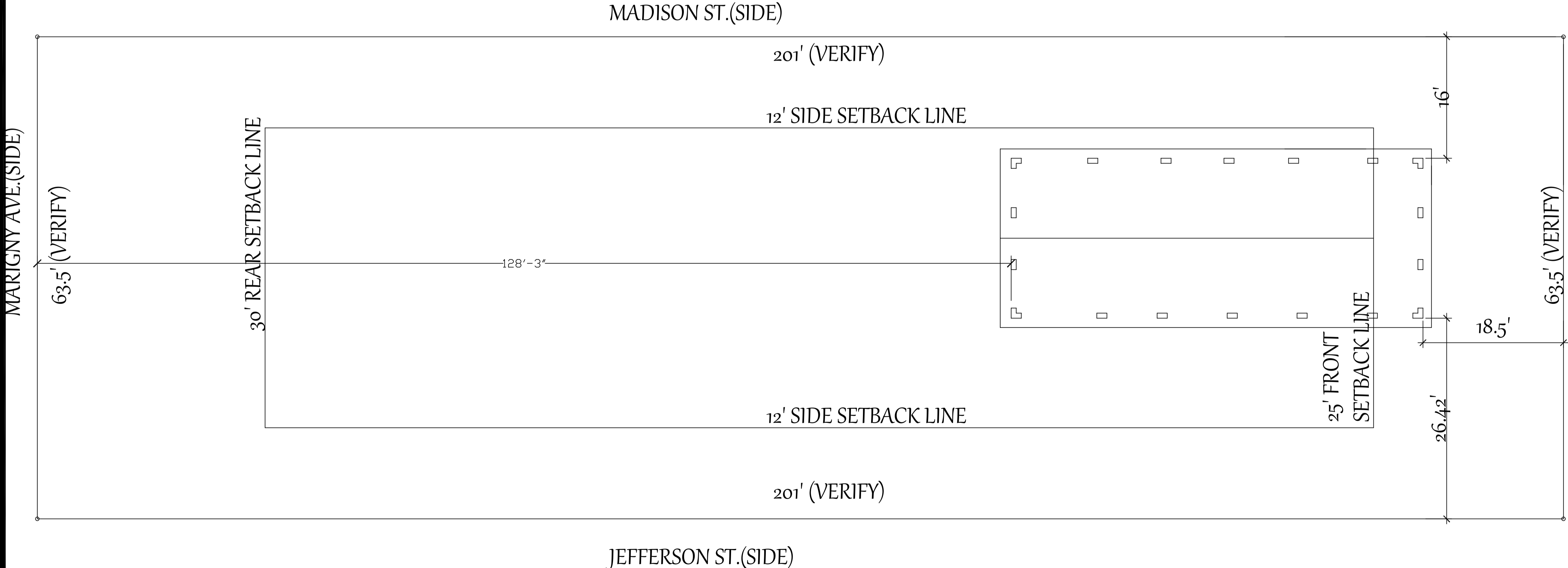
WALL INSULATION: R-13 MINIMUM (AMENDED TABLE N102.1.3)

CEILING INSULATION: R-38(AMENDED TABLE N102.1.3)

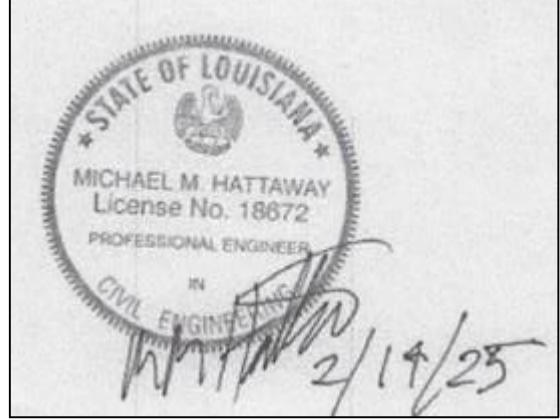
ACCESS HATCHES AND DOORS FROM CONDITIONED SPACES  
TO UNCONDITIONED SPACES(I.E. ATTICS AND CRAWL SPACES  
BE WEATHER STRIPPED AND HAVE A MINIMUM R-10 VALUE  
(AMENDED TABLE N102.1.4(R402.2.4)

MECHANICAL SYSTEMS PIPING CAPABLE OF CARRYING FLUIDS  
GREATER THAN 105°F OR LESS THAT 55°F SHALL HAVE  
INSULATION OF AN R-VALUE OF NOT LESS THAN R-3(N103.4(R403.4))

INSULATION FOR SERVICE HOT WATER PIPING WITH THERMAL  
RESISTANCE ,R-VALUE, OF NOT LESS THAN R-8 TO FOLLOW  
TO THE FOLLOWING: SEE 1103.5.2



### General Notes



MICHAEL M.  
HATTAWAY, P.E.  
637 MARILYN DR.  
MANDEVILLE, LA.  
email :  
m.hattaway@  
att.net  
PHONE  
985.626.9253

Revision / Issue Date

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**Neyrey**  
Design, L.L.C.  
4208 Lucerne St  
Metairie, LA 70006  
ph 504.583.4532  
E-MAIL:  
gregory@neyreydesign.hocuxmail.com

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown on these drawings. Shop details are to be submitted to this office for approval before proceeding with fabrication.

Project Name and Address  
RAISE AND REPAIR  
"SARRADET GUEST  
COTTAGE"  
334 LAMARQUE ST.  
MANDEVILLE,  
LA.

Project number  
2024-01  
Date  
1-25-2024  
Scale  
As Shown  
Sheet  
A1

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

**ELEVATION CERTIFICATE**  
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

**SECTION A - PROPERTY INFORMATION**

A1. Building Owner's Name: KAREN SARRADET  
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) and Box No.: 334 LAMARQUE STREET  
City: MANDEVILLE State: LA ZIP Code: 70448  
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: LOT 9, SQUARE 13, TOWN OF MANDEVILLE, CITY OF MANDEVILLE  
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL  
A5. Latitude/Longitude: Lat. 30.354865 Long. -90.063173 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84  
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).  
A7. Building Diagram Number: 5  
A8. For a building with a crawlspace or enclosure(s):  
a) Square footage of crawlspace or enclosure(s): sq. ft.  
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A  
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:  
Non-engineered flood openings: Engineered flood openings:  
d) Total net open area of non-engineered flood openings in A8.c: sq. in.  
e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): sq. ft.  
f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): sq. ft.  
A9. For a building with an attached garage:  
a) Square footage of attached garage: sq. ft.  
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A  
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:  
Non-engineered flood openings: Engineered flood openings:  
d) Total net open area of non-engineered flood openings in A9.c: sq. in.  
e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): sq. ft.  
f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): sq. ft.

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1.a. NFIP Community Name: CITY OF MANDEVILLE B1.b. NFIP Community Identification Number: 220202  
B2. County Name: ST. TAMMANY PARISH B3. State: LA B4. Map/Panel No.: 220202 0427 B5. Suffix: D  
B6. FIRM Index Date: 05/16/2012 B7. FIRM Panel Effective/Revised Date: 05/16/2012  
B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AE, use Base Flood Depth): 10'  
B10. Indicate the source of the BFE data or Base Flood Depth entered in item B9:  
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:  
B11. Indicate elevation datum used for BFE in item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:  
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date: ☐ CBRS ☐ OPA  
B13. Is the building located seaward of the Limit of Moderate Wave Action (LMWA)? ☐ Yes ☒ No

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**ELEVATION CERTIFICATE**  
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 334 LAMARQUE STREET  
City: MANDEVILLE State: LA ZIP Code: 70448  
FOR INSURANCE COMPANY USE  
Policy Number:  
Company NAIC Number:

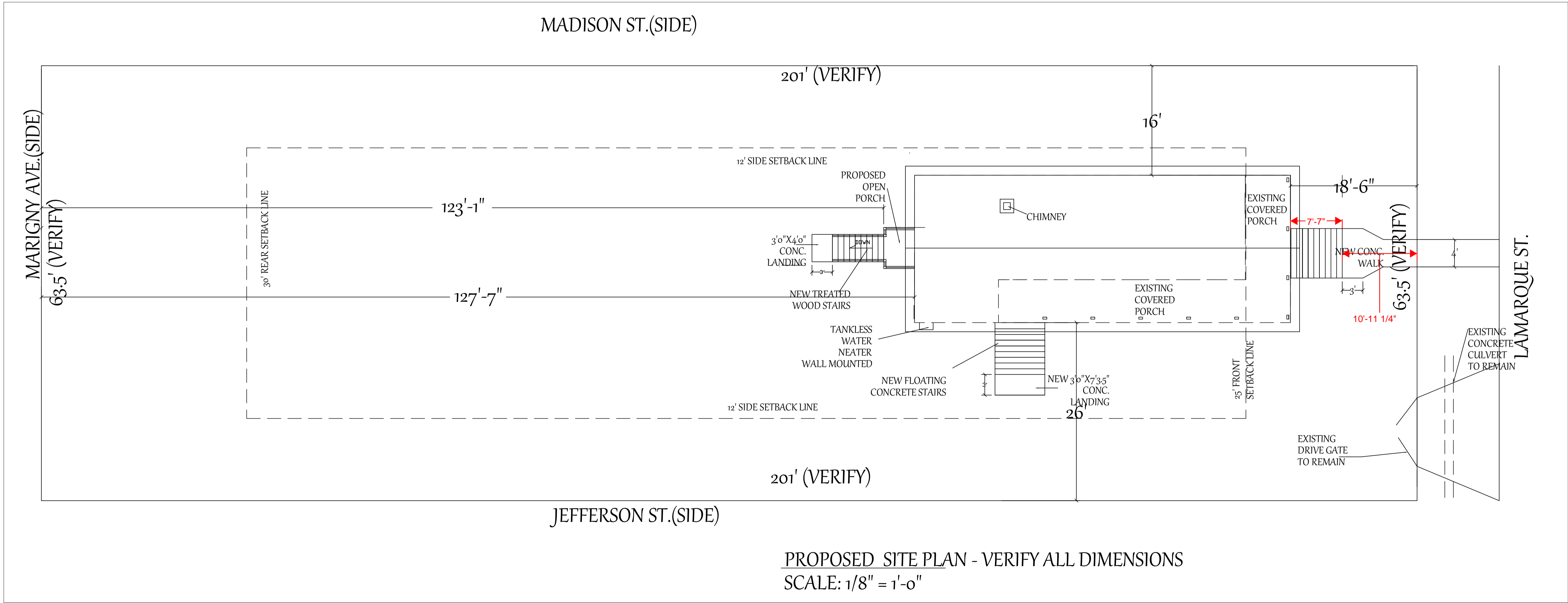
**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on: ☐ Construction Drawings ☐ Building Under Construction ☒ Finished Construction  
A new Elevation Certificate will be required when construction of the building is complete.  
C2. Elevations - Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, A99. Complete items C2.a-h below according to the Building Diagram specified in item A7. In Puerto Rico only, enter meters.  
Benchmark Utilized: LEICA SMARTNET Vertical Datum: NAVD1988  
Indicate elevation datum used for the elevations in items a) through h) below:  
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:  
Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No  
If Yes, describe the source of the conversion factor in the Section D Comments area.  
a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 9.30 ☒ feet ☐ meters  
b) Top of the next higher floor (see Instructions): ☒ feet ☐ meters  
c) Bottom of the lowest horizontal structural member (see Instructions): ☒ feet ☐ meters  
d) Attached garage (top of slab): ☒ feet ☐ meters  
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): ☒ feet ☐ meters  
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished 6.70 ☒ feet ☐ meters  
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished 7.00 ☒ feet ☐ meters  
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 7.10 ☒ feet ☐ meters

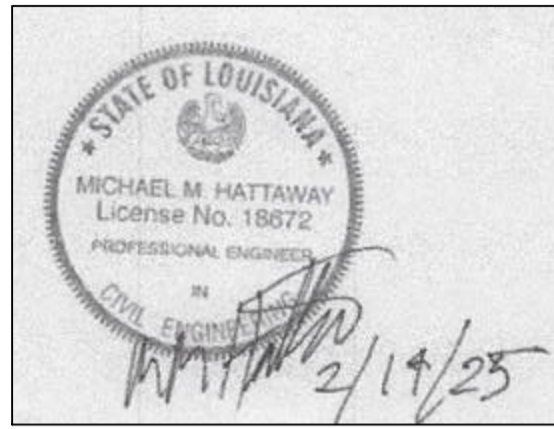
**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.  
Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No  
☐ Check here if attachments and describe in the Comments area.  
Certifier's Name: RANDALL W. BROWN License Number: 04586  
Title: P.L.S.  
Company Name: RANDALL W. BROWN & ASSOCIATES, INC.  
Address: 228 WEST CAUSEWAY APPROACH  
City: MANDEVILLE State: LA ZIP Code: 70448  
Signature: [Signature] Date: 12/06/2024  
Telephone: (985) 624-5328 Ext.: Email: INFO@BROWNSURVEYS.COM  
Place Seal Here  
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.  
Comments (including source of conversion factor in C2, type of equipment and location per C2.e, and description of any attachments):  
Note: Elevations shown hereon were determined by actual field surveying and are correct as of the date issued. All of these elevations are subject to change over a period of time.

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22) Page 3 of 19



General Notes



MICHAEL M. HATTAWAY, P.E.  
637 MARILYN DR.  
MANDEVILLE, LA.  
email: m.hattaway@att.net  
PHONE 985.626.9253

Revision / Issue	Date

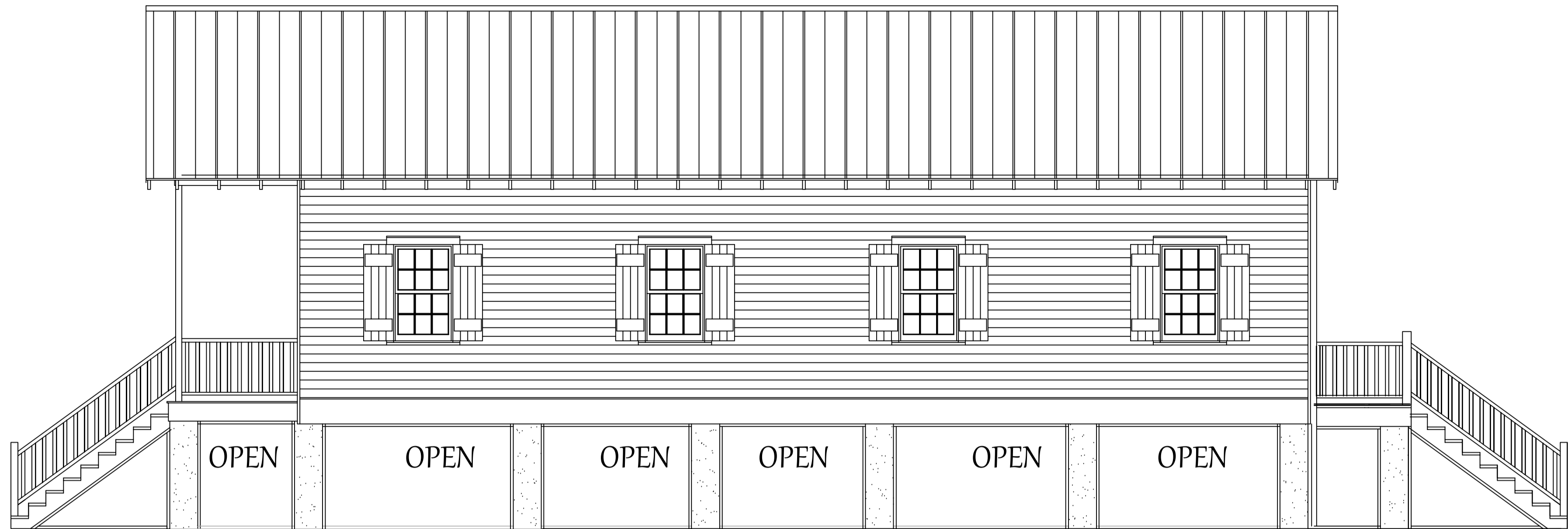
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**Neyrey Design, L.L.C.**  
4208 Lucerne St.  
Metairie, LA 70006  
ph 504.593.4522  
gregory@neyreydesign.com  
E-MAIL: gregory@neyreydesign.com

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Project Number	Sheet
2024-01	A2
Date 1-25-2024	
Scale As Shown	



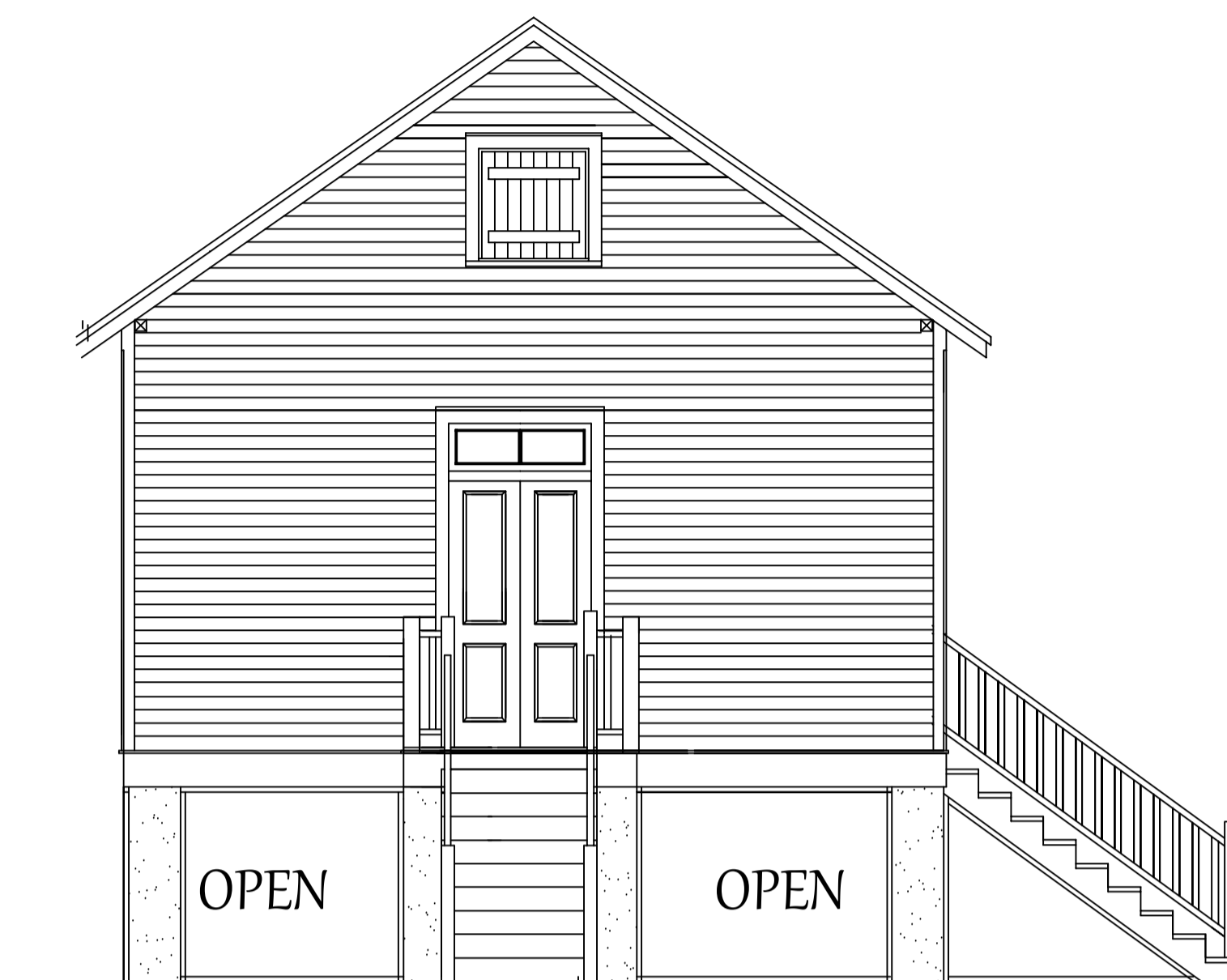
PROPOSED RIGHT SIDE ELEVATION

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



PRPOSED LEFT SIDE ELEVATION

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



PROPOSED REAR ELEVATION

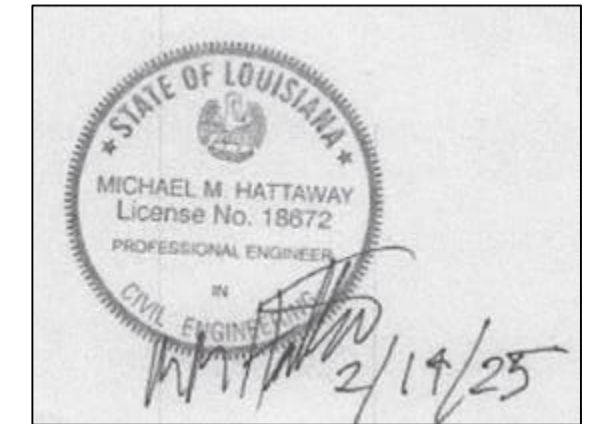
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

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

General Notes



MICHAEL M.  
HATTAWAY, P.E.  
637 MARILYN DR.  
MANDEVILLE, LA.  
email:  
m.hattaway@  
att.net  
PHONE  
985.626.9253

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**Neyrey**  
Design, L.L.C.

4208 Lucerne St.  
Metairie, LA 70006  
ph 504.583.4522  
E-MAIL:  
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LA.

Project Number  
2024-23  
Date  
11-15-2024  
Scale  
As Shown  
Sheet  
A4

FOUNDATION  
NOTES

1) REMOVE ALL VEGETATION,  
ROOTS,AND HUMUS FROM UNDER  
NEW FOUNDATION  
ANY FILL TO BE THOROUGHLY  
COMPACTER CLAY,SAND STRUCTURAL FILL

2)CONCRETE SHALL BE 3000  
PSI AT 28 DAYS WITH 5"  
MAXIMUM SLUMP  
3) REINFORCING STEEL  
SHALL CONFORM TO A.S.T.M.  
A615 GRADE 60 SPECIFI-  
CATIONS. WELDED WIRE  
FABRIC(W.W.F.)SHALL CONFORM  
TO A.S.T.M. A185 REQUIREMENTS

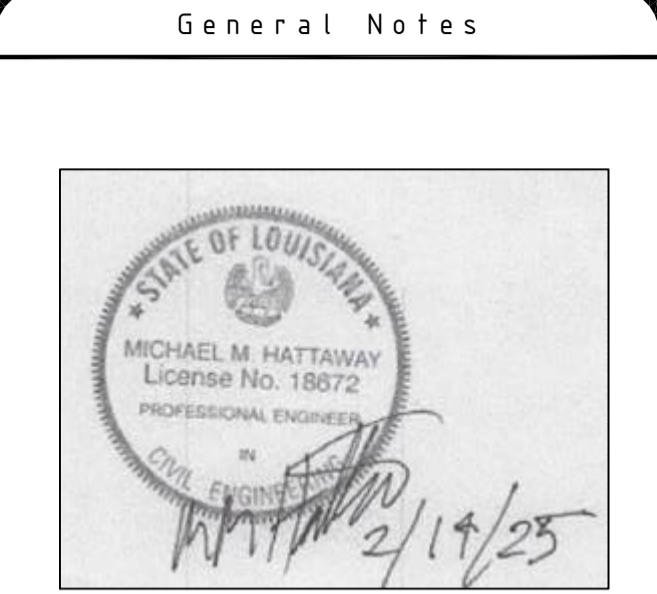
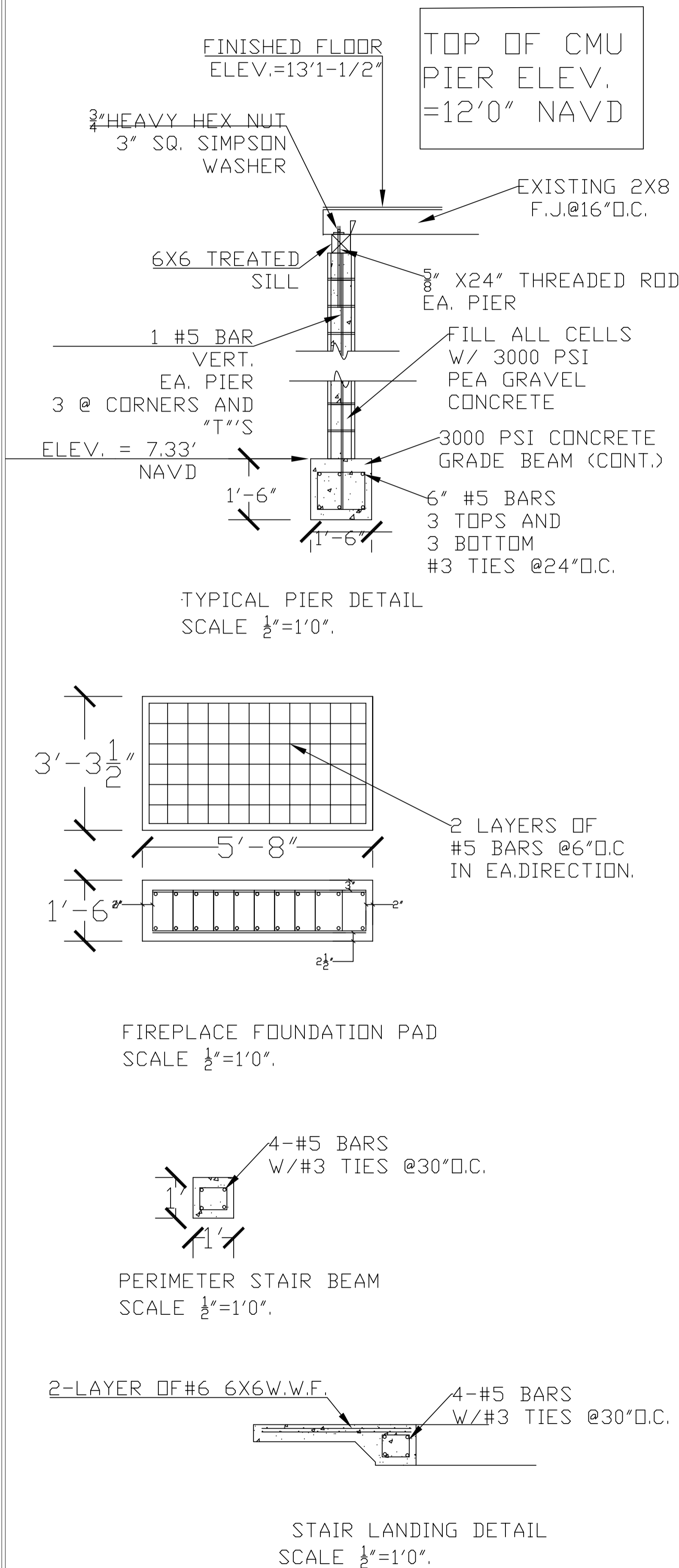
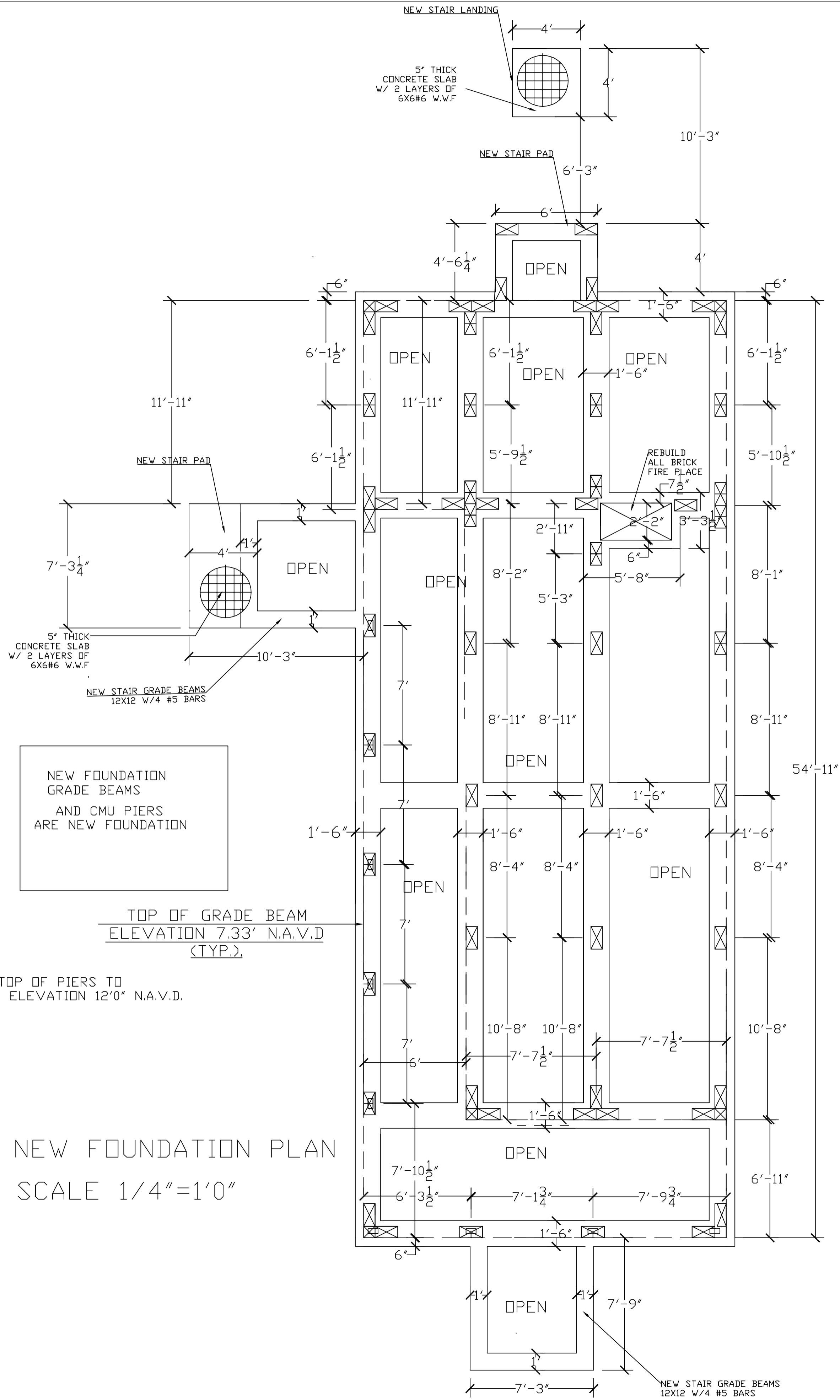
4) GRADE BEAMS ARE 1'6" WIDE  
X 1'6" DEEP WITH 6 #5BARS CONTINUOUS  
THREE TOP AND THREE BOTTOM  
AND#3TIES@24"D.C.  
WHERE NECESSARY LAPSLICE  
BARS WITH 28" LAPS.  
PROVIDE FOUR CORNER BARS  
AT ALL CORNERS.  
BARS SHALL HAVE 2" COVER  
ON GRADE BEAM SIDES AND  
3" COVER AT GRADE BEAM BOTTOMS

5) PROVIDE 6 MIL. POLY-  
ETHYLENE MEMBRANE UNDER  
ALL SLABS AND ALONG  
GRADE BEAM SIDES  
6)PROVIDE RUBBED FINISH ON  
ALL EXPOSED GRADE BEAM

7) CHECK FLOOR PLAN AND  
SECTIONS FOR DIMENSIONS  
AND DETAILS.

8) PROVIDE TERMITE TREATMENT  
AS PER CODE

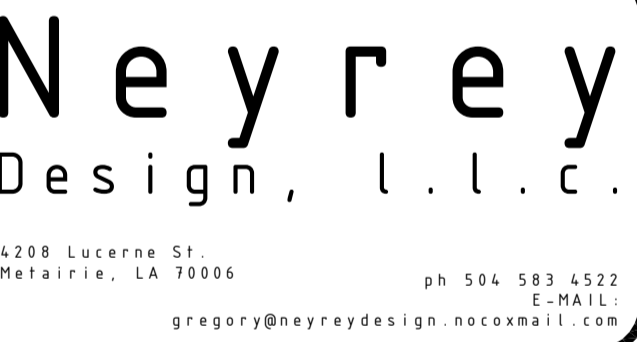
MAXIMUM SOIL BEARING  
PRESSURE =600 PSF



MICHAEL M.  
HATTAWAY, P.E.  
637 MARILYN DR.  
MANDEVILLE, LA.  
email:  
m.hattaway@  
att.net  
PHONE  
985.626.9253

Revision / Issue	Date

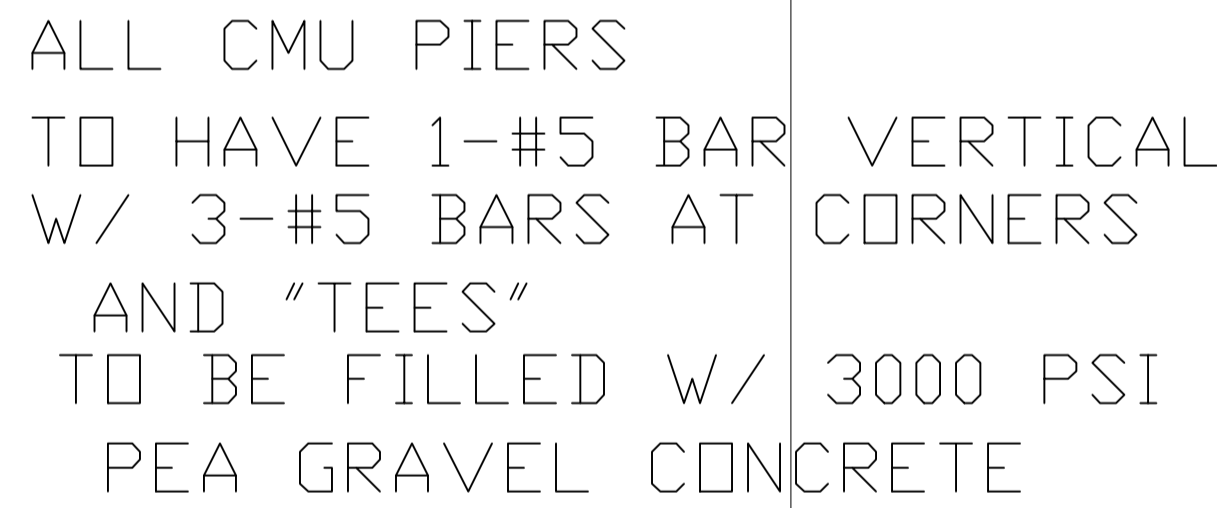
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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown on these drawings. Shop details are to be submitted to this office for approval before proceeding with fabrication.

Project Name and Address  
RAISE AND REPAIR  
"SARRADET GUEST  
COTTAGE"  
334 LAMARQUE ST.  
MANDEVILLE,  
LA.

Project number 2024-23	Sheet A5
Date 11-15-2024	Scale As Shown



TYPICAL CROSS SECTION  
SCALE 1/2"=1'0"

NEW FOUNDATION  
GRADE BEAMS  
AND CMU PIERS  
ARE NEW CONSTRUCTION

MICHAEL M.  
HATTAWAY, P.E.  
637 MARILYN DR.  
MANDEVILLE, LA.  
email:  
m.hattaway@  
att.net  
PHONE  
985.626.9253

[illegible]

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Neyrey  
Design, LLC

4208 Lucerne St.  
Metairie, LA 70006  
ph 504 583 4522  
E-MAIL:  
gregory@neyreydesign.nocoxmail.com

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown on these drawings. Shop details are to be submitted to this office for approval before proceeding with fabrication.

Project Name and Address

RAISE AND REPAIR  
"SARRADET GUEST  
COTTAGE"  
334 LAMARQUE ST.  
MANDEVILLE,  
LA.

Project number 2024-23	Sheet  A7
Date 11-15-2024	
Scale As Shown	

CASE SUMMARY SHEET

CASE NUMBER: V25-04-08  
DATE RECEIVED: March 11, 2025  
DATE OF MEETING: April 8, 2025 and April 22, 2025

Address: 235 Laura Dr S  
Subdivision: Lakewood Heights, Lot 74 Section 47  
Zoning District: R-1 Single Family Residential District  
Property Owner: Michael Smith

REQUEST: V25-04-08 – Michael Smith requests a variance to CLURO Section 8.1.1.4. Allowed Setbacks Encroachments, Lakewood Heights, Section 47 Lot 74, R-1 Single Family Residential District, 235 Laura Drive South

CASE SUMMARY: Place mechanical equipment in the side setback

The applicant owns the property at 235 Laura Dr. South located on the north side of Laura D. S, and west of Leah Dr. The property is irregular in shape, measuring 66’ along the rear property line, 229’ along the east property line, 193’ along the west property line, and 119’ along Laura Dr. South. The property contains 18,044 sqft per a survey prepared by John Cummings and Associated and dated 9.22.2010. The property is currently improved with a single-family residence.

The applicant is requesting to encroach into the west side setback to place a generator. The generator will be located 7’-6” from the property line and 18” from the house. The applicant stated that the generator could not be placed in the rear of the house by the existing A/C equipment as there is a deck located there.

CLURO SECTIONS:  
8.1.1.4. Allowed Setbacks Encroachments

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

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

7.5.1.3. R-1 Site Development Regulations

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

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

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



← Property Line

A/C

Michael Smith  
235 Laura Dr. South  
Mandeville La 70448-3412  
504-915-8620

↑  
Fence

Exhaust

GEN.

7 1/2'

18"

← TRANSFER SWITCH

← GAS METER

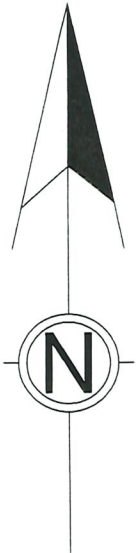
← BRICK WALL

← LOAD CENTER

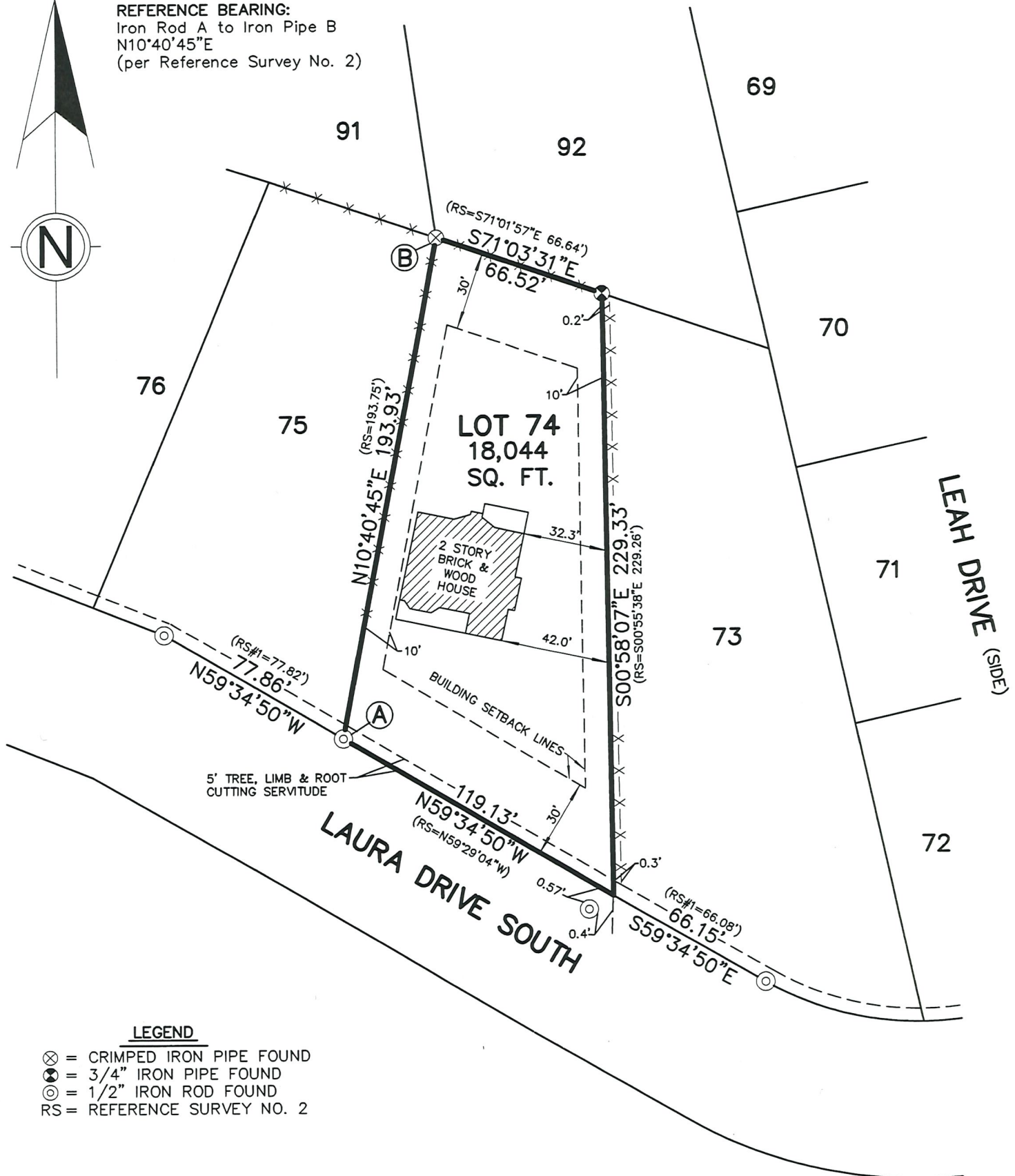
← ELECTRIC METER

- 1...Residence has Carbon Monoxide Detectors.
- 2...Enclosure of Generator has a 1 Hour Fire Rating.
- 3...Generator will not be exhausting in direction of house.
- 4...There are no Operable Doors or Windows within 5ft of Generator.
- 5...No Open Soffit vents are present within 5ft of Generator.

LAURA DR. South



REFERENCE BEARING:  
Iron Rod A to Iron Pipe B  
N10°40'45"E  
(per Reference Survey No. 2)



**LEGEND**

- ⊗ = CRIMPED IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- RS = REFERENCE SURVEY NO. 2

NOTE: Not all improvements were located.  
FENCE TIES ARE TO CENTER OF POST.

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

**REFERENCE SURVEYS:**

1. Plat of Lakewood Heights Subdivision by Ned R. Wilson, Surveyor, dated November 4, 1981, revised November 8, 1982.
2. Survey for Jack A. Jones by Ned R. Wilson, Surveyor, dated December 9, 1982, latest revision July 5, 1984.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

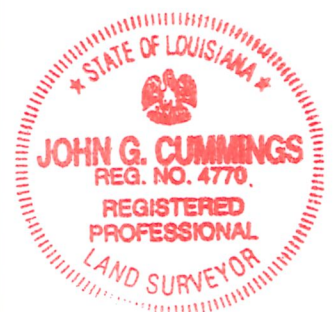
COVINGTON, LA 70433

PLAT PREPARED FOR: **Mike Smith**

SHOWING A SURVEY OF: LOT 74, LAKEWOOD HEIGHTS SUBDIVISION, LOCATED IN SECTION 47, TOWNSHIP 8 SOUTH, RANGE 11 EAST, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 10200

DATE: 9-22-2010

REVISED:

**From:** [Alex Weiner](#)  
**To:** [Tina Myers](#)  
**Subject:** FW: 235 Laura Drive S  
**Date:** Wednesday, April 9, 2025 10:28:42 AM  
**Attachments:** [image001.png](#)

---



Alex Weiner, CFM

Planner I

*Notary Public | Arborist*

Department of Planning & Development | City of  
Mandeville

**Office:** (985) 624-3103

**Direct:** (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA 70448

---

**From:** Travis Swenson [REDACTED]  
**Sent:** Wednesday, April 9, 2025 10:15 AM  
**To:** Alex Weiner <[aweiner@cityofmandeville.com](mailto:aweiner@cityofmandeville.com)>  
**Cc:** [REDACTED]  
**Subject:** 235 Laura Drive S

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Alex,

My neighbor Mike Smith has discussed placing a whole home generator on the side of his house, adjacent to my property at 245 Laura Drive S. I completely support Mr. Smith's installation of the generator. I see no issues with it whatsoever and I hope that the City of Mandeville approves his request. I would've gone to last night's meeting, but I had a mandatory parent meeting at the high school at the same.

Please feel free to call me if you have any questions.

Sincerely,

Travis W Swenson  
245 Laura Drive S  
Mandeville, Louisiana 70448  
[REDACTED]

CASE SUMMARY SHEET

CASE NUMBER: V25-04-09  
DATE RECEIVED: March 21, 2025  
DATE OF MEETING: April 8, 2025 and April 22, 2025

Address: 212 Lafitte St.  
Subdivision: City of Mandeville, Square 25B, Lot 1B  
Zoning District: B-3 Old Mandeville Business District  
Property Owner: Fiat Laffitte, LLC, represented by Doug Cresap

REQUEST: V25-04-09 – Fiat Lafitte, LLC, represented by Doug Cresap, requests a variance to CLURO Section 7.5.10.3 B-3 Site Development Regulations, City of Mandeville, Square 25B Lot 1B, B-3 Old Mandeville Business District, 212 Lafitte Street

CASE SUMMARY: Shift the building into the south side setback and construct an addition in line with the structure

The property at 212 Lafitte Street is located on the west side of Lafitte St., north of Claiborne St., south of Jefferson St., and east of Carroll St. The property measures 54’ x 177’ and contains 9,558 sqft per a survey prepared by Randall Brown & Associates and dated 4.1.25. The property is currently improved with a single-family residence.

The existing structure currently encroaches 1’-½” into the north side setback and 2’-6” into the south side setback. The property has a width of 54’ requiring 10’ side setbacks.

The structure is being raised to meet BFE + 2’. As part of the elevation the applicant is requesting to shift the building 2’-6” to the south to allow for vehicle access on the north side of the property. There is an existing limestone driveway 8’-11” in width that they are proposing to increase to 11’-4”. This shift would make the building compliant with the north side setback.

	Existing	Proposed	Change	Encroachment
North Side Setback	8’-11”	11’-4”	+2’-5”	0’
South Side Setback	7’-6”	5’	-2’-6”	5’

An existing deck and stair located in the south side setback are being removed, and a utility platform will be relocated.

Additionally, the applicant is requesting to construct a future addition in line with the existing structure after the relocation has taken place. The addition will be 21’ in length. The structure is located within the Historic District so all exterior changes will have to be reviewed and approved by the Historic Preservation District Commission.

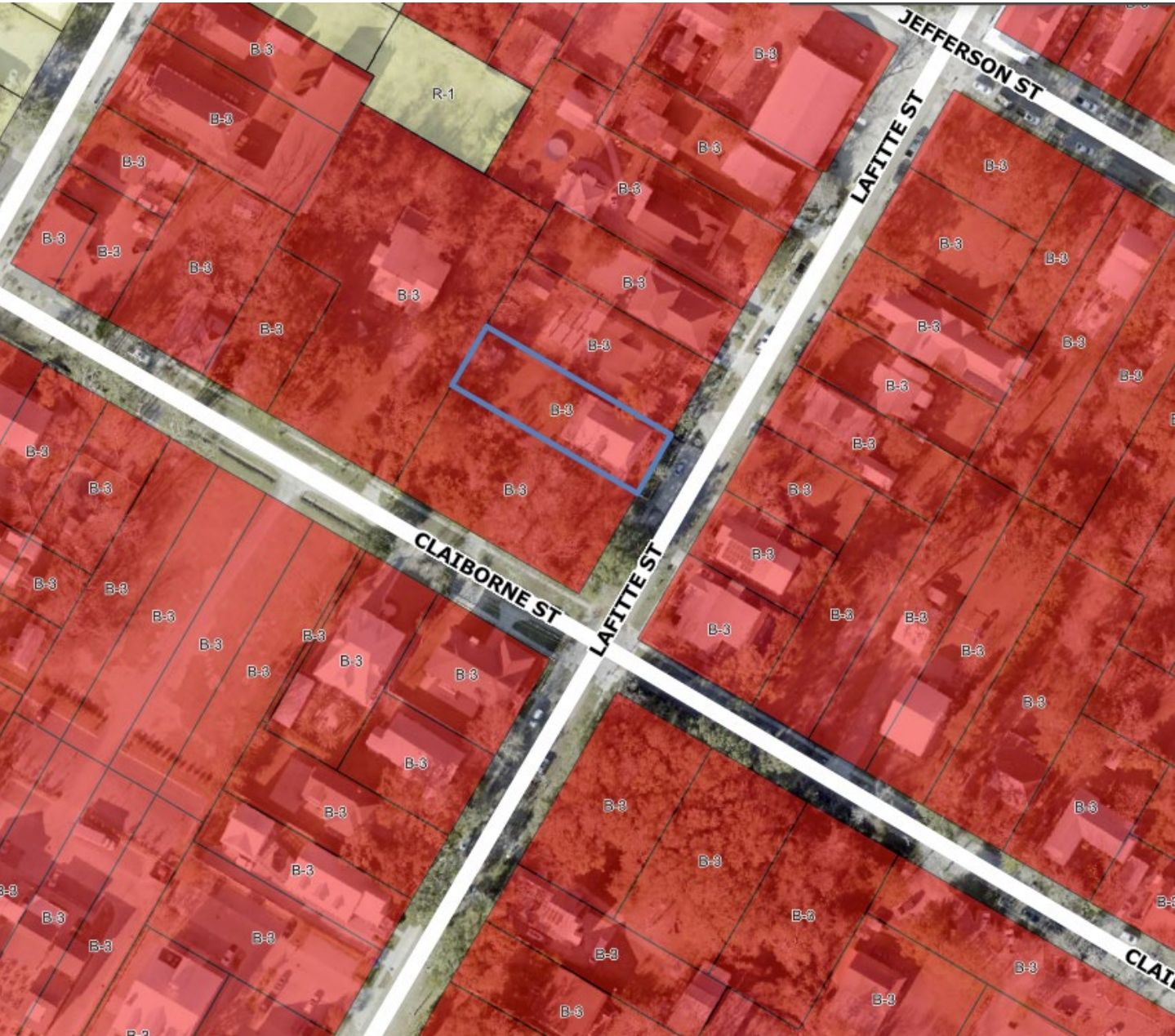
CLURO SECTIONS:  
7.5.10.3. B-3 Site Development Regulations

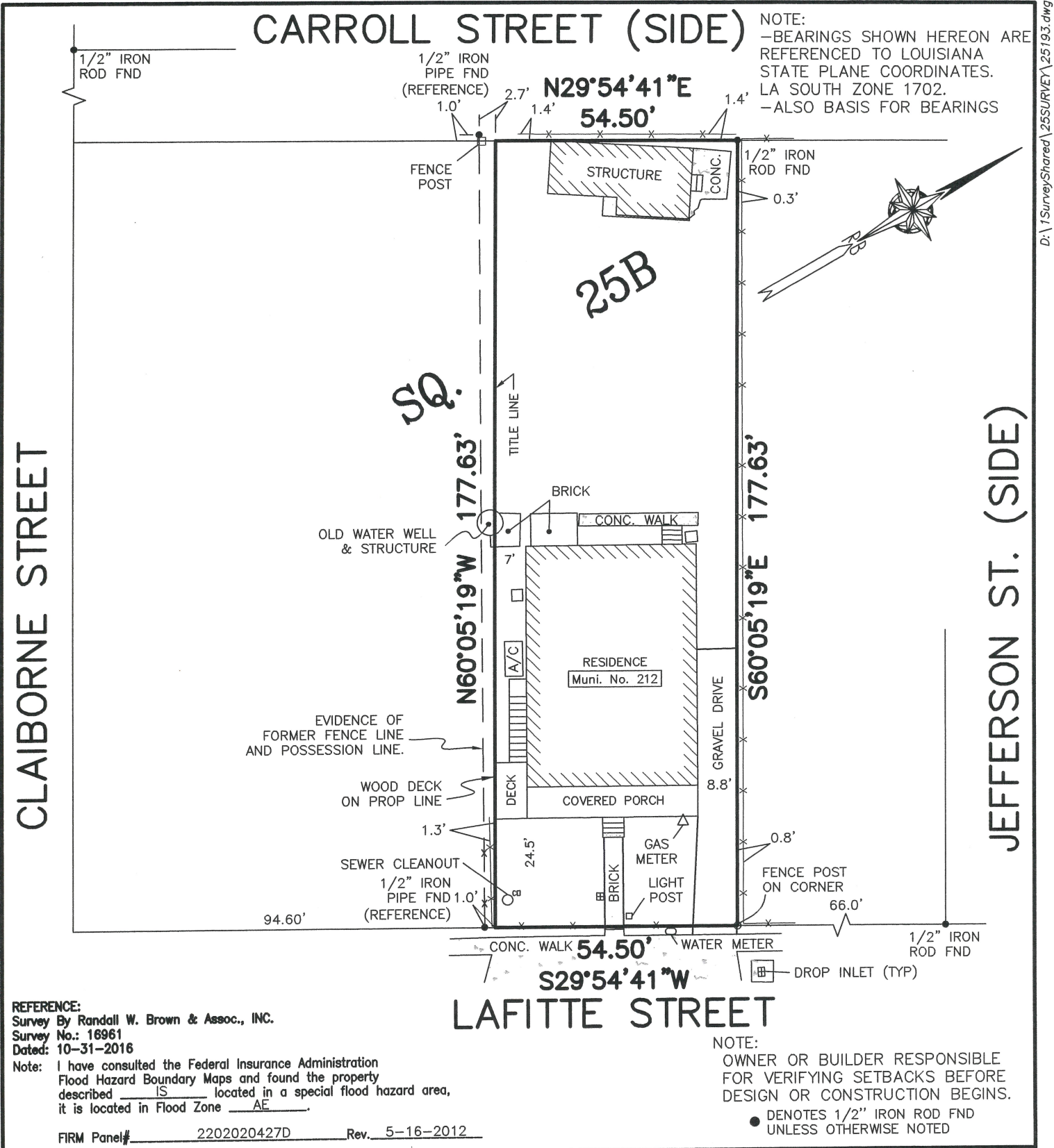
Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section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

Site Development Factor	Standard	Comments
Minimum Lot Area	7,200 square feet	
Gross Lot Area Per Multi-Family Dwelling Unit	5,500 square feet	
Minimum Building Floor Area	800 square feet	
Maximum Building Ground Floor Area	5,000 square feet	No floor shall exceed this maximum floor area unless the Zoning Commission finds that the building meets the criteria established in section 7.5.10.2.3.
Minimum Lot Width	60 feet	The Planning Director may reduce dimensions by up to 10 percent as an exception if the minimum lot area requirements are met.
Minimum Lot Depth	120 feet	
Minimum Front Setback along Lakeshore Drive	25 feet	
Front Setback along all other Streets	The average of existing setbacks on the nearest two lots, but not less than 10 feet or more than 15 feet	Exceptions to maximum setbacks shall be allowed for courtyards and outdoor dining areas
Minimum Side Street Setback	15 feet	
Minimum Interior Side Setback*	20 feet if side abuts a lot with residential zoning	No setback is required for commercial buildings that extend across a property line or constructed with a

		firewall on the property line that complies with adopted building codes. The Planning Director may grant an exception for the elevation of existing primary structures where relocation of the building or mechanical equipment are impractical.
i. Frontage up to 50'	8' each side	
ii. Frontage between 51' – 60'	10' each side	
iii. Frontage between 61' – 75'	12' each side	
iv. Frontage between 76' – 80'	13' each side	
v. Frontage between 81' – 90'	15' each side	
vi. Frontage between 91' – 100'	16' each side	
vii. Frontage between 101' -110'	18' each side	
viii. Frontage between 111' - +'	20' each side	
Minimum Rear Setback	20 feet	
Mechanical Appurtenances	All mechanical appurtenances elevated more than 3 feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in the front or side yard, regardless of elevation.	The Planning Director may grant an exception for mechanical appurtenance setbacks 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.





Survey of  
A PORTION OF LAND SITUATED IN SQUARE 25B  
SECTION 49, TOWNSHIP 8 SOUTH, RANGE 11 EAST  
GREENSBURG LAND DISTRICT \* ST. TAMMANY PARISH, LOUISIANA  
FOR  
DOUG CRESAP

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, 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.

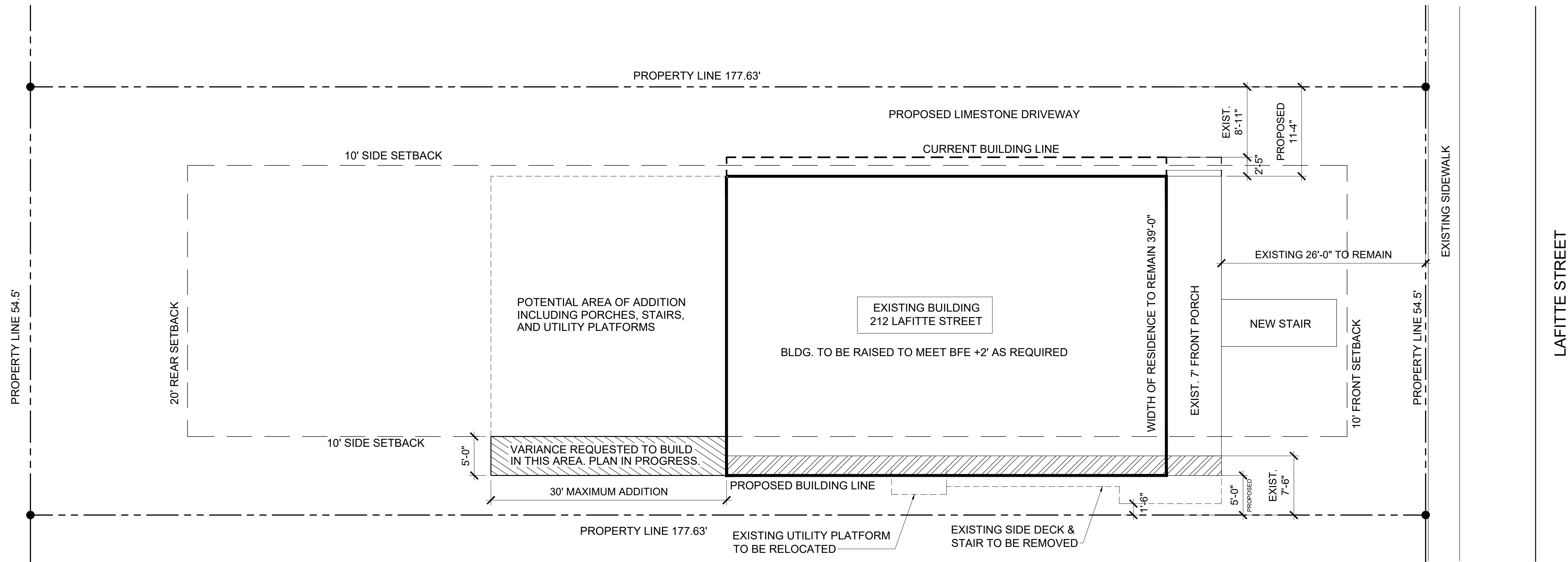
**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

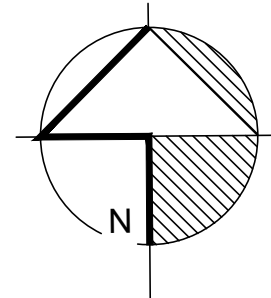
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
info@brownsurveys.com

Date: APRIL 1, 2025  
Survey No. 25193  
Project No. (CR5) B16961.TXT

Scale: 1" = 30' ±  
Drawn By: J.E.D.  
Revised:



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



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

212 LAFITTE STREET  
MANDEVILLE, LA 70448

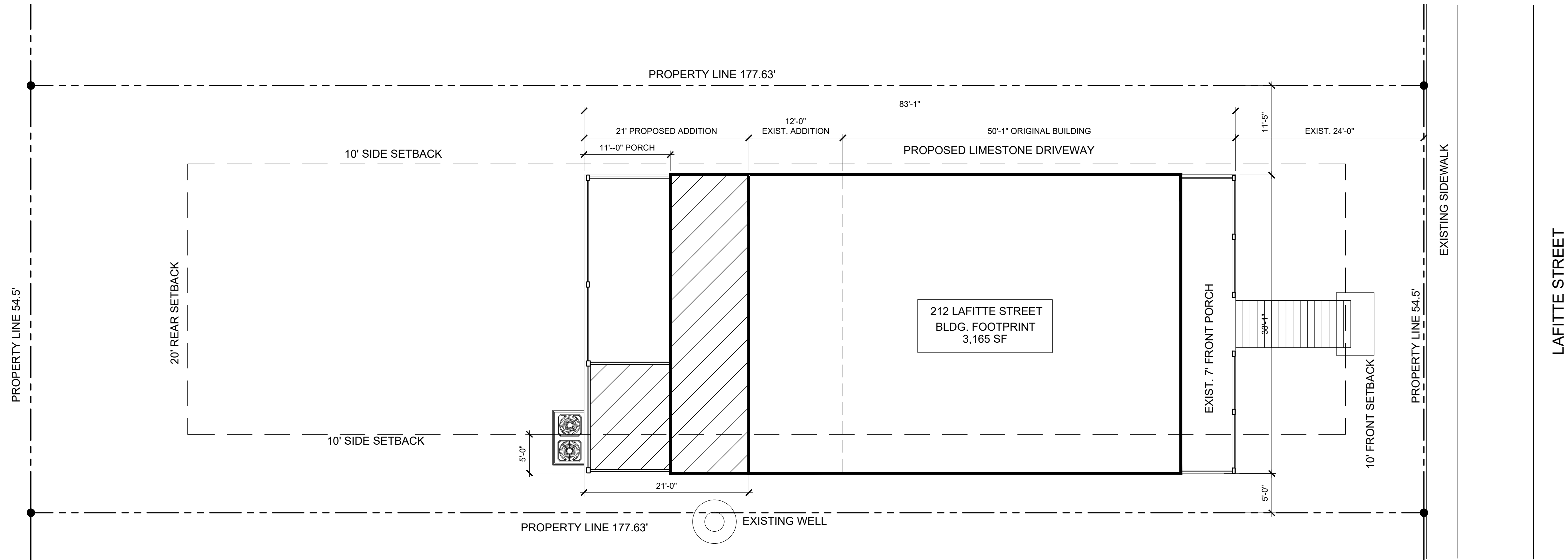
REVISIONS:

DATE:  
3.21.25

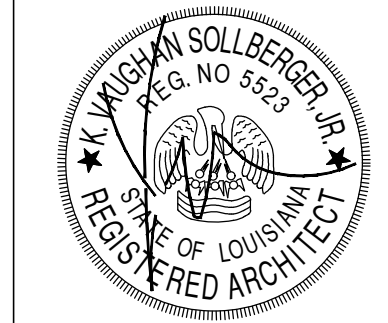
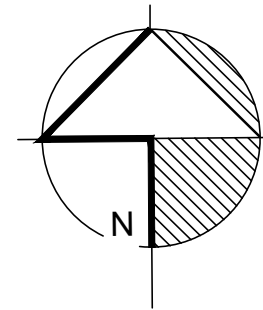
PROJECT No:  
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DRAWING:

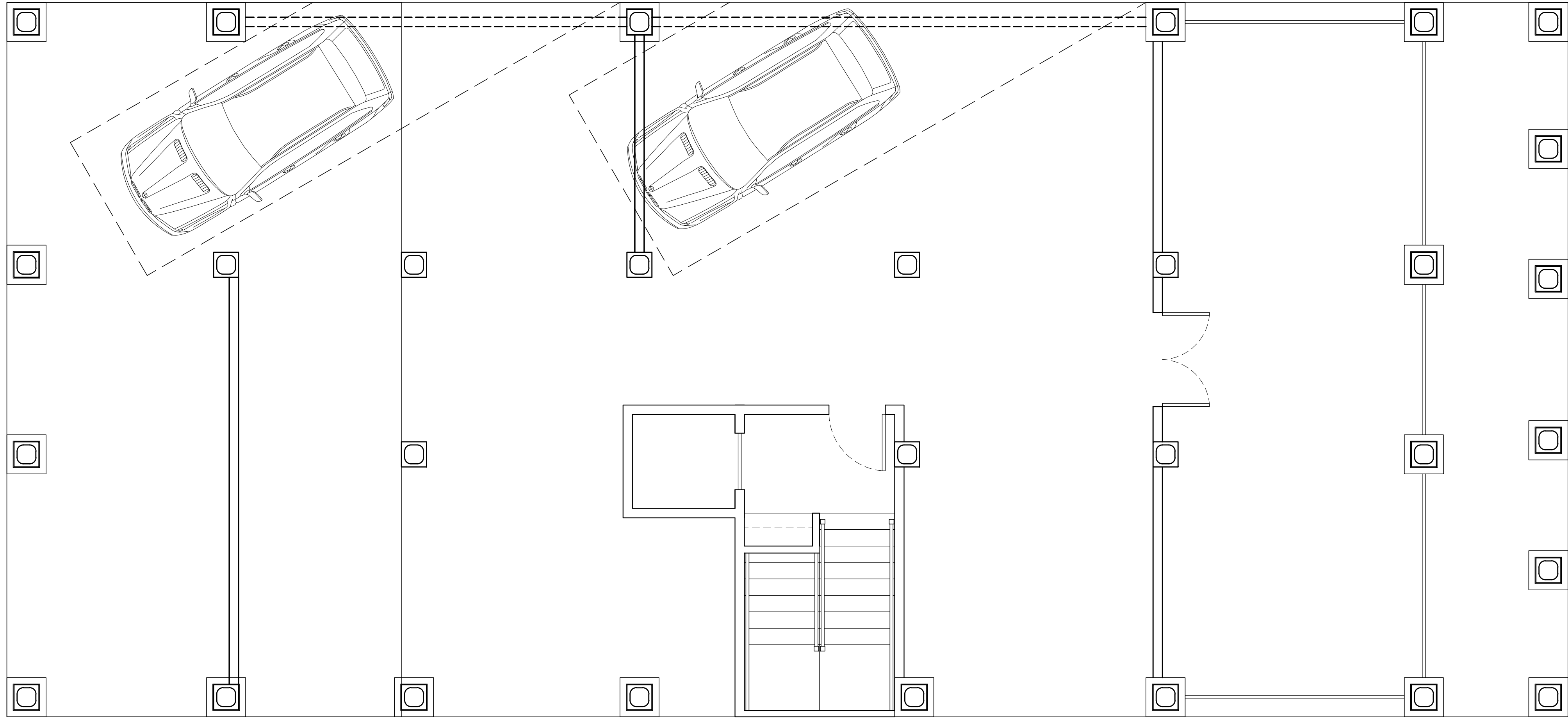
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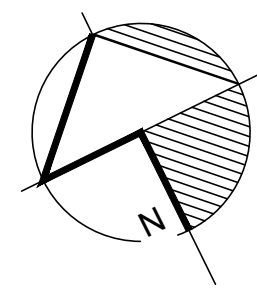
1 SITE PLAN  
1/8" = 1'-0"



REVISIONS:
DATE: 4.2.25
PROJECT No: #####
DRAWING:



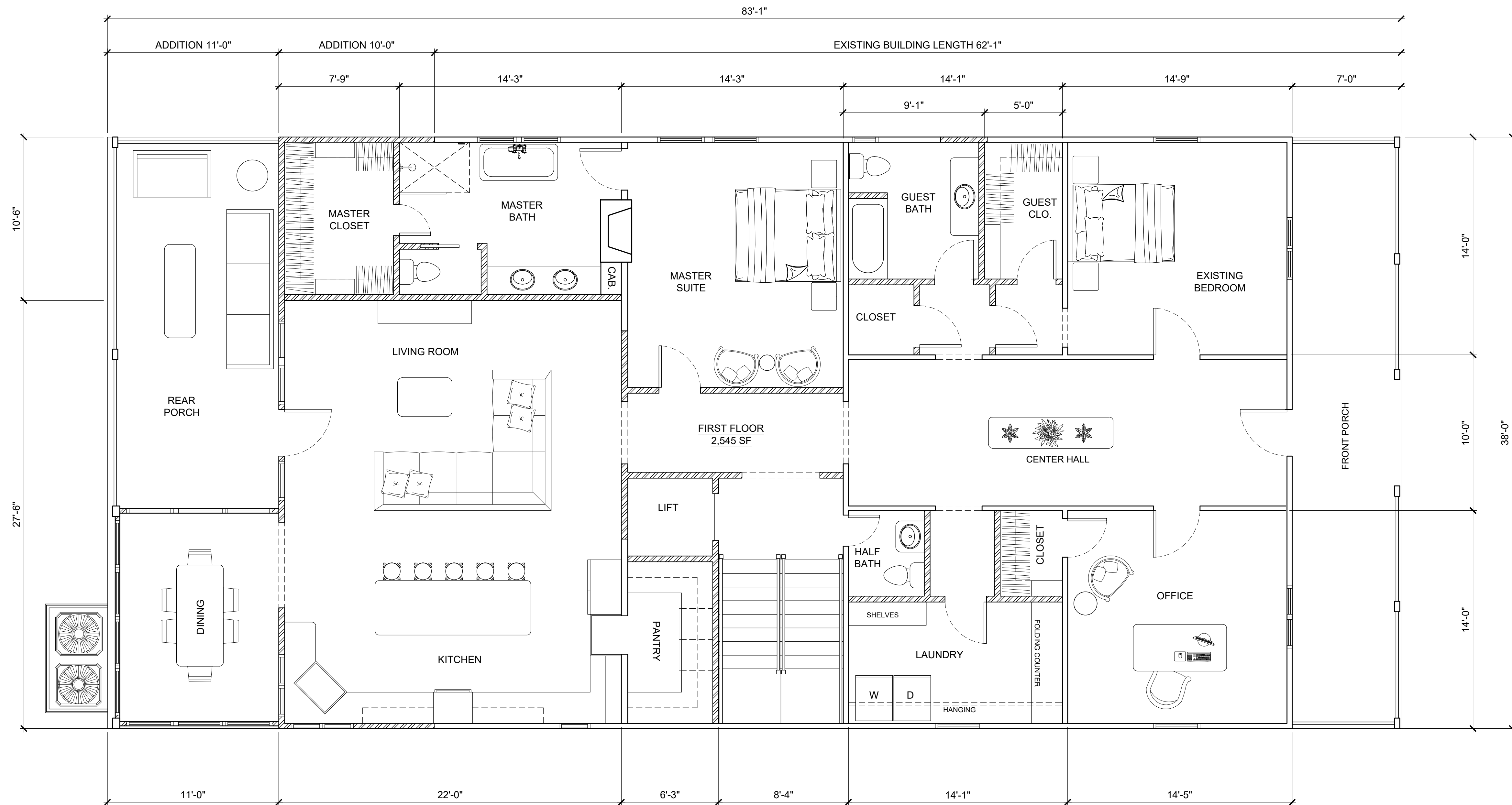
1 PROPOSED GROUND FLOOR PLAN  
1/4" = 1'-0"



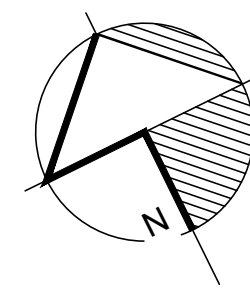
**KVS** architecture  
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985.674.3077 [www.kvsarchitecture.com](http://www.kvsarchitecture.com)

**212 LAFITTE STREET**  
MANDEVILLE, LA 70448

REVISIONS:
DATE: 4.2.25
PROJECT No: #####
DRAWING: <b>A2.2</b>

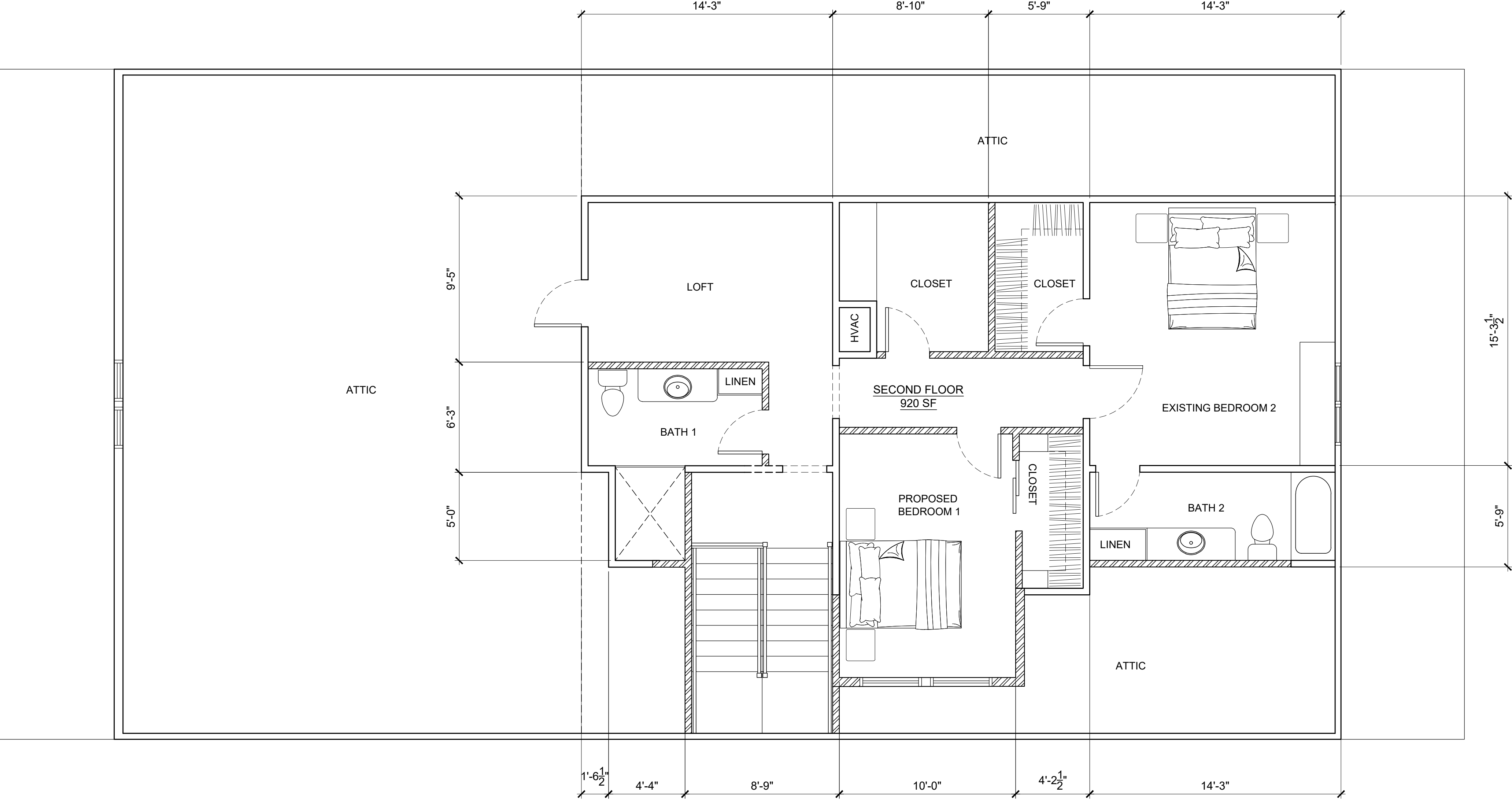


1 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

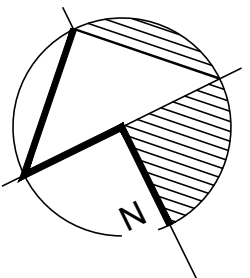


**212 LAFITTE STREET**  
MANDEVILLE, LA 70448

REVISIONS:
DATE: 4.2.25
PROJECT No: #####
DRAWING:



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



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

**212 LAFITTE STREET**  
MANDEVILLE, LA 70448

REVISIONS:
DATE: 4.2.25
PROJECT No: #####
DRAWING:

**A2.4**

















CASE SUMMARY SHEET

CASE NUMBER: V25-04-06  
DATE RECEIVED: March 6, 2025  
DATE OF MEETING: April 8, 2025 and April 22, 2025

Address: 2445 Florida  
Subdivision: Old Town of Mandeville, Lot 1-A & 2-A Square 109  
Zoning District: B-2 Highway Business District  
Property Owner: Dylan Realty Development, LLC

REQUEST: V25-04-06 – Dylan Realty Development, LLC, represented by Kent Design Build, requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, Old Town of Mandeville, Square 109 Lots 1-A & 2-A, B-2 Highway Business District, 2445 Florida Street

PREVIOUS CASE: V23-07-27 – Site Development Criteria, Greenbelt Requirements, and Parking Requirements

CASE SUMMARY: Remove a 30” live oak to construct an entrance drive and replace with six 200-gallon live oaks.

The property is located on the corner of Florida St. (Hwy 190) and Lafayette St. The property measures 230’ x 250’ per the survey prepared by Kelly McHugh & Associates, Inc. and dated 12.20.2011. The property has a square footage of 57,500 and is currently improved with a commercial structure, Mandeville Ace Hardware.

There are two live oaks located along Hwy 190, one measuring 24” dbh and the other measuring 30” dbh. The applicant is requesting to remove the 30” dbh live oak and replace it with six 200-gallon live oaks to be located along Hwy 190 and Lafayette St. The reason for the removal is due to the tree being located within the construction area of a LADOTD required driveway on Hwy 190.

The Ace Hardware store is currently being renovated. As part of that renovation an addition is being constructed, and the site is being improved through additional parking and hardscape. Originally the intent of both the store ownership and design team was to keep two of the three existing drives, as shown on the plan approved in July 2023, which would have enabled them to preserve the existing oak trees. However, as discussions with DOTD were held through the permitting process it was their desire to have the site brought to only one driveway.

After much discussion and back and forth with DOTD the current single driveway proposal was reached. This would allow for functional site circulation, while also meeting the requirements laid out by DOTD. The applicant stated that the change was solely driven by DOTD and strove to maintain the oak tree even with the new driveway requirements but through the demolition process it became clear that preserving the tree would not be feasible.

At the April 8<sup>th</sup> meeting the applicant stated that they had an arborist perform an evaluation of the tree earlier that day to see if it could be saved. A report prepared by Ladson Poole of ArborWorks was submitted by the applicant. The report stated that, while the situation is not ideal, any risk and/or potential damage to the tree could be minor. The report went on to state that the tree has been in this location for many years and has become acclimated to the restricted environment, and there are many examples of live oak trees in similar situations not in decline.

Rather than remove the tree, the applicant is now requesting a variance to encroach past the vegetation protection zone of the live oak to construct the required DOTD driveway. The encroachment will be 38.79 sqft past the 82% line.

CLURO SECTIONS:  
9.2.5.7. Live Oak Protection Requirements

In all zoning districts, including the R-1, R-1X and R-2 districts, all live oak trees 6" dbh shall be protected as follows:

1. A tree removal permit shall be obtained from the Building Inspector prior to cutting, clearing or removing any live oak tree.
2. The applicant wishing to remove a live oak tree must state in writing that such activity will enhance the health, safety and welfare of the public, or otherwise benefit the public interest and the applicant must offer evidence to that effect. The Building Inspector is empowered to issue or deny the permit based on the application and the evidence. Prior to the issuance of a tree removal permit the applicant must submit a plan or written statement offering evidence of compliance with the tree replacement provisions of this Article.
3. It shall be unlawful for any person to place soil in such a way that would cause live oaks to become diseased or die. If filling with soil is necessary to properly drain the land, all efforts should be made to protect the area within the drip line of a live oak from the impact of such activity. Should all efforts fail and a tree removal permit be issued for the removal of the live oak the provisions of these regulations regarding replacement of trees shall be required to be met.
4. A tree removal permit will be required to prune the primary and secondary branches of any live oak tree 12" dbh or greater. Such pruning shall be required to be recommended in writing and supervised by a licensed arborist or a state forester.



**From:** [Kyle Schroeder](#)  
**To:** [Alex Weiner](#)  
**Cc:** [Tyler Pence](#); [Patrick Mathes](#); [Matt Boyter](#); [Brad Brunet](#); [Zach Zillner](#)  
**Subject:** Re: Mandeville Ace Hardware Live Oak Variance  
**Date:** Friday, March 7, 2025 5:31:06 AM  
**Attachments:** [image001.png](#)

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Alex,

Thanks for reaching out.

I wanted to provide some background and ensure there is a clear understanding regarding the changes to the site's driveway layout.

The original intent of the design team and ownership was to maintain both existing drives, as shown in the architectural site plan approved in July 2023. This approach was intended to preserve the existing oak trees and allow for sufficient and efficient ingress and egress for deliveries and RVs. However, during the permitting process with DOTD, we were required to reduce the site to a single driveway. It appears that DOTD is making a concerted effort to eliminate driveways wherever possible.

Initially, they proposed a single right-in, right-out configuration with a 'porkchop' median. After multiple meetings and extensive discussions, we emphasized the operational challenges this would create—specifically for delivery trucks, RVs, and travel trailers accessing propane, which is a significant aspect of Mandeville Ace's business. Through considerable effort, we were able to reach a compromise with DOTD: a single driveway with the maximum allowable width to facilitate proper ingress and egress while minimizing unnecessary congestion. This solution was the only viable way to ensure functional site circulation while still adhering to DOTD's requirements. Given that DOTD is a state entity, achieving any deviation from their standard approach required significant time and effort.

It is important that the City of Mandeville Planning and Zoning understands that this change was not initiated by the design team or ownership but was solely driven by DOTD's requirements. Our intent was always to maintain the oak tree, even with the widened driveway. However, during the ongoing demolition process, it became clear that preserving the tree would not be feasible. As a result, the variance request for its removal is now the necessary path forward.

I've included Patrick Mathes from High Tide, our civil engineer, on this email chain. He was instrumental in the discussions with DOTD and can provide additional insights or

answer any further questions.

Please let us know if you need any additional information.

Thanks!

Kyle Schroeder  
Architect | Director of Design  
404 E. Gibson Street, Suite 1 | Covington, Louisiana 70433  
o: 985.778.2080 | c: 419.490.8089  
e: [kschroeder@greenleafarch.com](mailto:kschroeder@greenleafarch.com) | [www.greenleafarchitects.com](http://www.greenleafarchitects.com)  
**GREENLEAF** | ARCHITECTS

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**From:** Alex Weiner <[aweiner@cityofmandeville.com](mailto:aweiner@cityofmandeville.com)>  
**Sent:** Thursday, March 6, 2025 11:19 AM  
**To:** Kyle Schroeder <[KSchroeder@greenleafarch.com](mailto:KSchroeder@greenleafarch.com)>  
**Subject:** Mandeville Ace Hardware Live Oak Variance

Good Morning Kyle,

We received a variance request to remove a live oak for the Mandeville Ace Hardware renovation currently ongoing. The reason for the removal given is that the tree is located within the construction area of a LADOTD required driveway. Looking at the previously approved site plan back in July of 2023 when this was heard originally the site plan has two of the existing entrance drives on Hwy 190 remaining rather than the single drive shown on the civil site plan. I wanted to see what the reasoning was behind the change so that we could include it in the presentation to the commission at the April meeting.

Thanks,



Alex Weiner, CFM

Planner I

*Notary Public | Arborist*

Department of Planning & Development | City of  
Mandeville

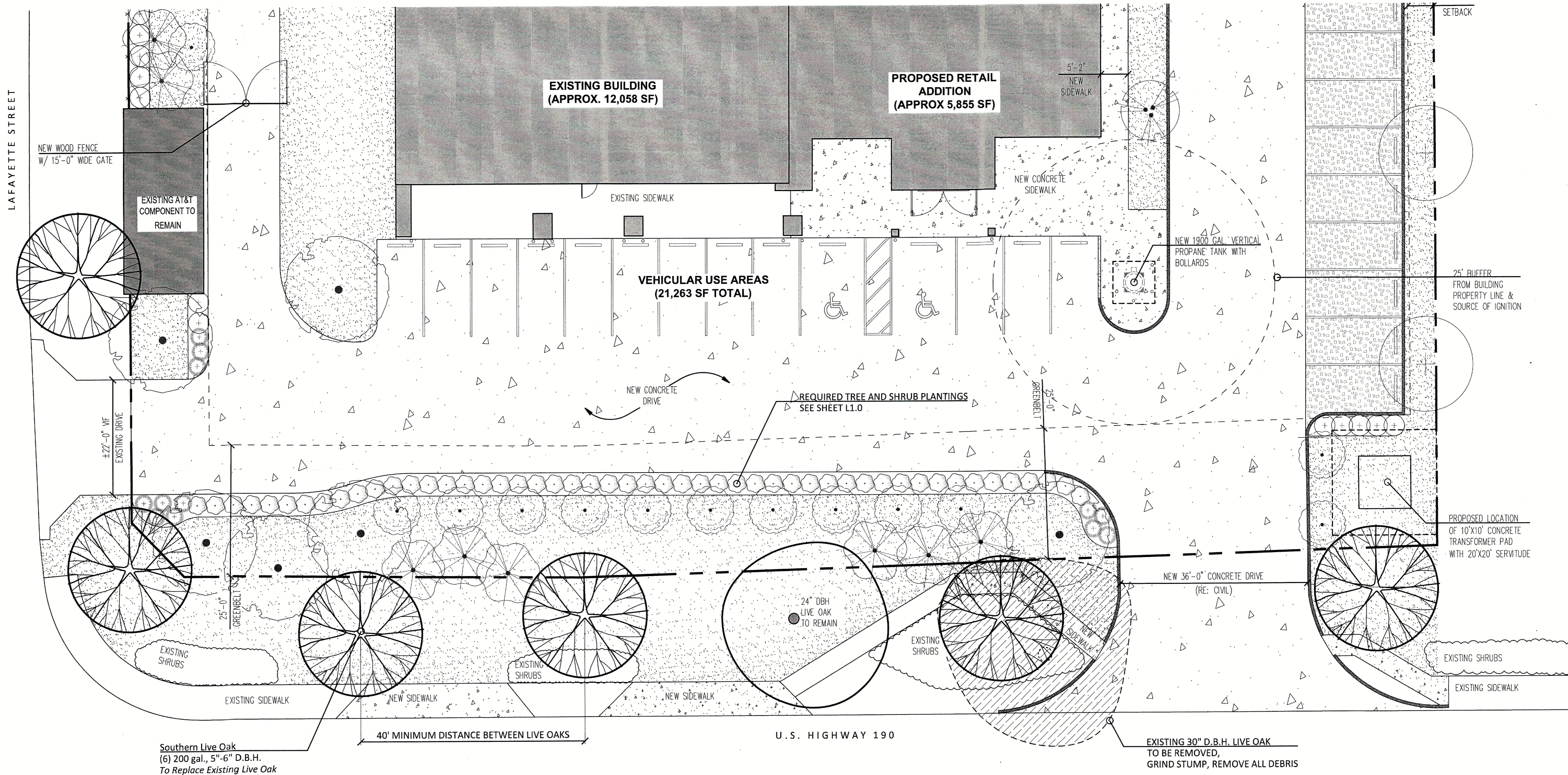
**Office:** (985) 624-3103

**Direct:** (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA 70448

LIVE OAK REMOVAL & REPLACEMENT PLAN

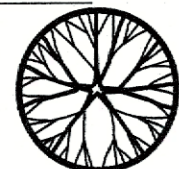
SCALE: 1"=10'-0"



LANDSCAPE REQUIREMENTS:

Tree to Be Removed	Reason for Removal	Remediation	Replacement	Notes
30" D.B.H. Live Oak	The Live Oak has been determined to be "a hazard to traffic, public utilities, buildings or structures," in accordance with Section 9.2.4.2 of the City of Mandeville Comprehensive Land Use Regulations Ordinance (CLURO). Specifically, the tree is negatively impacting the construction of a new concrete drive onto the property. The new drive was mandated by LaDOT.	The Owner will replace the Live Oak in accordance with Section 9.2.5.16 Calculation of Replacement Trees: The total of the diameters of the replacement trees shall, at a minimum, equal the total of the diameters of the trees cut inch for inch. The diameter shall be measured on the trunk of a tree in inches five feet (5') above the ground.	Six (6) Live Oaks @ 5"-6" D.B.H. = 30"-36" Equivalent D.B.H.	The replacement trees in accordance with Section 9.2.4.2.1 are: (1) Donated to the public, and (2) Planted by the applicant on public property in conformance with the provisions of section 9.2.4.6; and (3) Guaranteed by the applicant for one (1) year after planting.

LIVE OAK REPLACEMENT SCHEDULE:

SYMBOL	QTY	SIZE	COMMON NAME	BOTANICAL NAME
TREES				
	6	5"-6" DBH 200 gal.	Southern Live Oak	Quercus virginiana

NOTES  
PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT CUT LEADER.

WHITE FLAGGING TAPE (ONE PER WIRE)

BLACK REINFORCED PROTECTIVE HOSE  
PLACE ABOVE 1ST TIER OF BRANCHES

IF TREE CAL IS 2 1/2" OR LESS, NO. 12 GAUGE GALVANIZED GUY WIRE, DOUBLED AND TWISTED TIGHT.

2" x 2" WOOD STAKE-6" MINIMUM (18" BELOW GRADE) PAINT W/ FLAT BLACK EXTERIOR PAINT

3" MULCH LAYER

4" SAUCER RIM SLOPED GRADUALLY TO FINISH GRADE.

BACKFILL & PLANTING MIX PER SPECS.

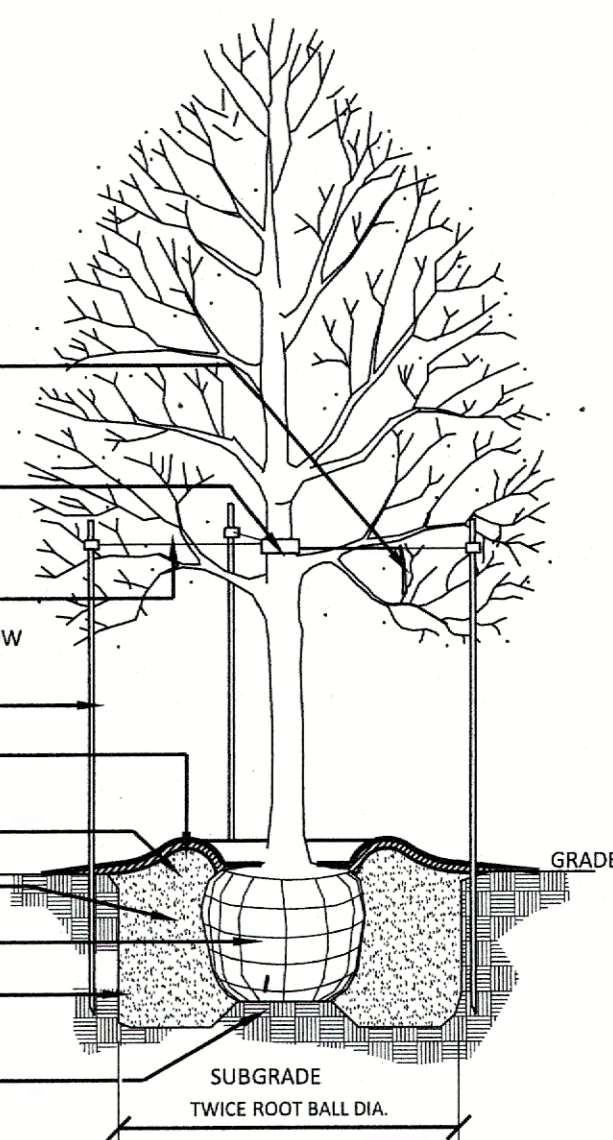
SET BALL 2" HIGHER THAN GRADE

SCARIFY SIDES OF PIT

LOOSEN SUBSOIL AT BOTTOM OF PIT 6" MINIMUM.

LIVE OAK PLANTING DETAIL

NO SCALE



CUSTOM LANDSCAPE DESIGN, INSTALLATION & MAINTENANCE

68360 COMMERCIAL WAY S  
MANDEVILLE, LOUISIANA 70471

P 985.792.10678  
F 985.792.10677

email: smoketree@att.net  
www.smoketreeandlandscape.com

ACE HARDWARE

MANDEVILLE

2445 FLORIDA STREET,  
MANDEVILLE, LOUISIANA 70448

Title:  
LIVE OAK REMOVAL &  
REPLACEMENT PLAN



DATE: 02/5/24

REV. DATE:

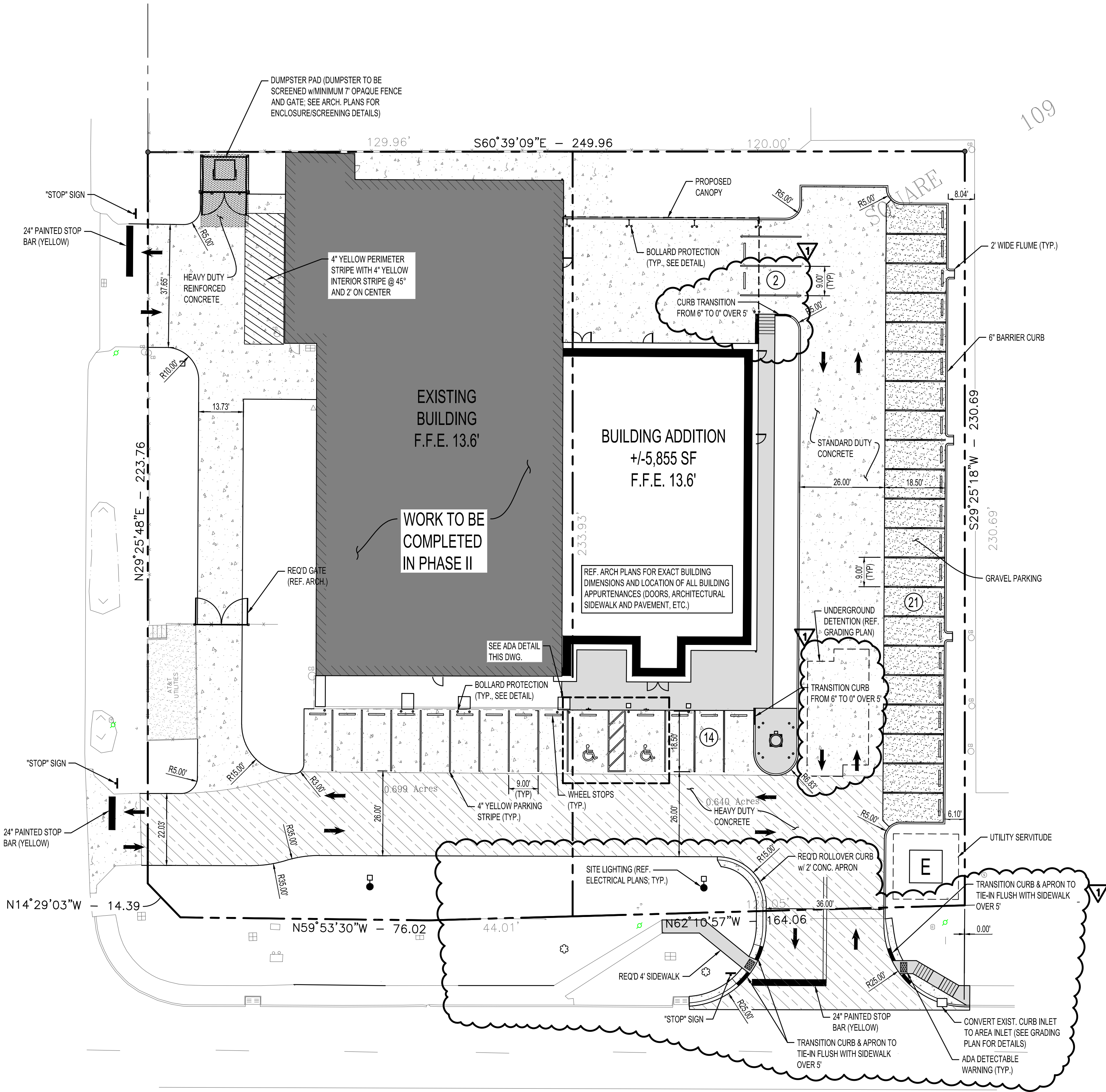
DRAWN BY: TWS

CHECKED BY: GM

SCALE: AS SHOWN

SHEET: L1.1

1 OF 1



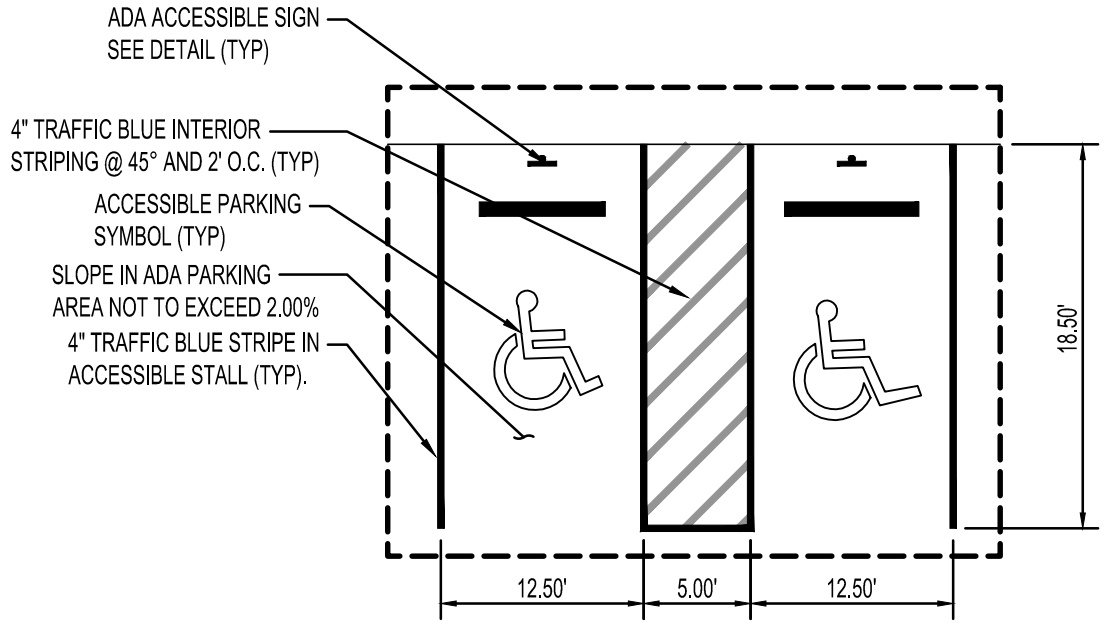
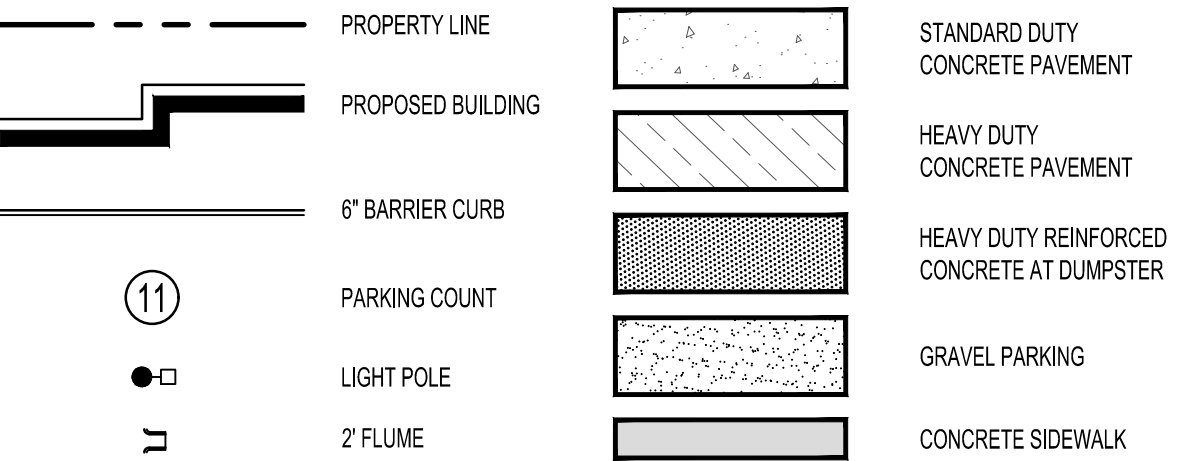
SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MANDEVILLE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO BE STABILIZED AS SPECIFIED ON LANDSCAPE PLANS.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SCOPE AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY RANDALL W. BROWN & ASSOCIATES, INC. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE REPORTED TO CONTRACTOR.
- REFER TO MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- SITE ZONING IS "B-2".
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO ANY CONSTRUCTION.
- SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
- ALL DIMENSIONS TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
- ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION BY CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGED OR ELIMINATED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ANY WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT'S STANDARD DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT STANDARD SPECIFICATIONS (LSSRB) AND PROJECT PERMIT REQUIREMENTS.

PARKING ANALYSIS	
GENERAL RETAIL SALES (BULK) (1 SPACE PER 400 SF)	
EXISTING BUILDING	+/-12,028 SF
PROPOSED RETAIL ADDITION	+/-5,855 SF
PROPOSED COVERED AREA	+/-2,305 SF
PARKING SPACES REQ'D (20,218 SF/ 400 SF GROSS)	20,218 SF
51 PARKING SPACES	
PARKING REDUCTION (10 x LINEAR FEET FRONTAGE/ 162)	
10 x (254.87') / 162	
PARKING REDUCTION	15 PARKING SPACES
HANDICAP SPACES (1/25 SPACES)	2 PARKING SPACES
TOTAL PARKING SPACES REQ'D 36 PARKING SPACES	
TOTAL PARKING SPACES PROVIDED 37 PARKING SPACES	

AREA ANALYSIS	
EXISTING LOTS	1.34 ACRES

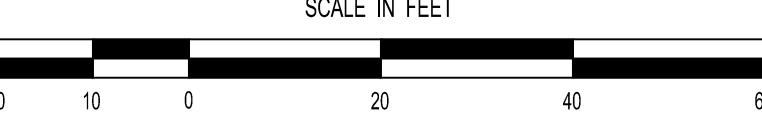
LEGEND - REQUIRED IMPROVEMENTS



ADA DETAIL  
N.T.S



SITE PLAN

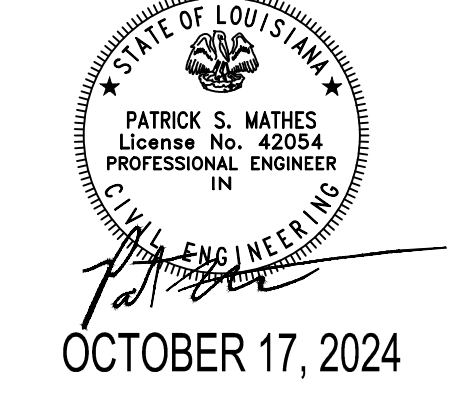


A BUILDING EXPANSION FOR

MANDEVILLE ACE  
HARDWARE  
PHASE 1

2445 FLORIDA STREET  
MANDEVILLE, LA 70448

GA PROJECT NO. 23-16



REVISION NO.	DATE	REMARKS
1	9/18/2024	CITY COMMENTS
2	10/17/2024	CITY COMMENTS

FOR PERMITTING

DATE	09.18.2024
DRAWN BY	KRG
CHECKED BY	PSM

C-1

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE CONDITIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY AND PROTECT UNDERGROUND UTILITIES.
3. CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
4. CONTRACTOR TO PROTECT EXISTING UTILITY METERS, AND MECH. ELEC. AND PLUMBING COMPONENTS AND EQUIPMENT ON BUILDING FAÇADE AND ON SITE UNLESS INDICATED OTHERWISE.
5. CONTRACTOR TO COORDINATE WITH OWNER FOR SALVAGE ITEMS PRIOR TO START OF DEMOLITION.
6. ALL OPENINGS RESULTING FROM BUILDING CONSTRUCTION SHALL BE SEALED FROM THE ELEMENTS DURING RAIN EVENTS AND AT THE CONCLUSION OF EACH WORK DAY.
7. ALL ITEMS SHOWN TO BE REMOVED OR THAT MUST BE REMOVED TO PERFORM NEW CONSTRUCTION WORK SHOWN SHALL BE COMPLETELY REMOVED FROM THE BUILDING LEAVING NO DEBRIS AND PROPERLY DISPOSED OR AT AN ACCREDITED LANDFILL.
8. DURING AND UPON COMPLETION OF DEMOLITION OPERATIONS, ALL SURFACES, FIXTURES, AND EQUIPMENT SHALL BE KEPT FREE OF EXCESS MATERIALS, STAINS, OR DUST.

9. CONTRACTOR, OWNER AND ARCHITECT TO COORDINATE PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF THE DISPOSAL AND STAGING AREA TO AVOID POTENTIAL CONFLICTS WITH EXISTING BUILDING AND ADJACENT BUILDING OPERATIONS.
10. CONTRACTOR TO PROVIDE DUST PROTECTION DURING CONSTRUCTION TO PROTECT ADJACENT PORTION OF THE EXISTING BUILDING DURING THE DURATION OF THE PROJECT.
11. PRIOR TO THE REMOVAL OF ALL STUD WALLS AND BEAMS IN AREAS TO BE RENOVATED, THE CONTRACTOR IS TO DETERMINE ANY SUCH ADDITIONAL WALLS, BEAMS, AND POSTS THAT ARE REQUIRED FOR STRUCTURAL LOAD BEARING. THE CONTRACTOR SHALL REVISE THE FRAMING OF THE EXISTING METAL STRUCTURE SO TO ENSURE STRUCTURAL SOUNDNESS OF THE BUILDING.
12. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF DEMOLITION AND COORDINATE ANY DISCREPANCIES WITH THE PLANS IMMEDIATELY WITH ARCHITECT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY OF EXISTING WALL AND ROOF SYSTEM THROUGHOUT ENTIRETY OF PROJECT. CONTRACTOR SHALL PROVIDE WALL AND ROOF BRACING SUPPORT TO ENSURE STRUCTURAL SOUNDNESS DURING DEMOLITION PROCESS AND THROUGHOUT CONSTRUCTION.

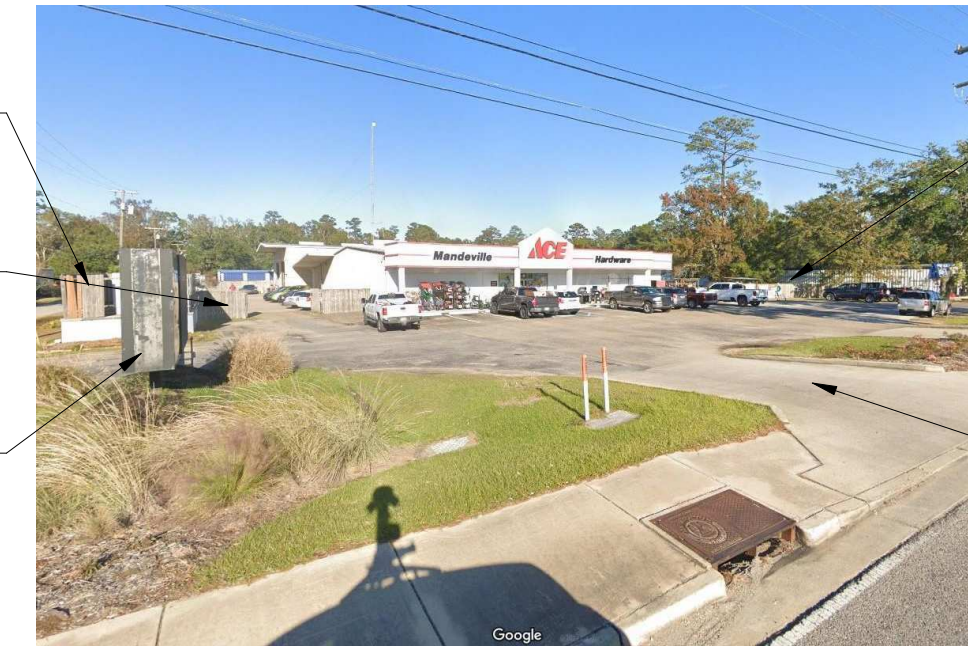
 EXISTING TO REMAIN  
 CONTRACTOR TO PROTECT DURING CONSTRUCTION  
 EXISTING AREA TO BE DEMOLISHED  
 EXISTING COMPONENT TO BE DEMOLISHED



**1** SOUTH CORNER ENTRANCE, PARALLEL TO FLORIDA ST. (U.S. HWY. 190)



**2** SOUTHEAST FRONT ENTRANCE PARALLEL TO FLORIDA ST. (U.S. HWY. 190)



**3** SOUTHWEST CORNER ENTRANCE, PARALLEL TO FLORIDA ST. (U.S. HWY. 190)



**4** WEST CORNER FROM INTERSECTION OF FLORIDA ST. (U.S. HWY. 190) AND LAFAYETTE ST.



DUMPSTER TO BE  
RELOCATED

**5** NORTHWEST CORNER ENTRANCE (WAREHOUSE ENTRANCE), PARALLEL TO  
FLORIDA ST. (U.S. HWY. 190)

A BUILDING EXPANSION FOR

MANDEVILLE ACE  
HARDWARE2445 FLORIDA STREET,  
MANDEVILLE, LA 70448

GA PROJECT NO. 23-16

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
THESE DRAWINGS ARE SUBJECT TO  
REVISION, ALTERATION & DELETION.

REVISION NO.	DATE	REMARKS

PRELIMINARY

DATE 06.23.2023

DRAWN BY LMD

CHECKED BY KLS

SITE PLAN

A1.1

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## GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR NEW AND/OR EXISTING WORK AT THE SITE PRIOR TO COMMENCING WORK. REPORT ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.
- CONTRACTOR TO PROTECT ANY AND ALL EXISTING STRUCTURES ADJACENT TO THE SITE FROM DAMAGES AND EROSION. ANY ADJACENT IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRECONSTRUCTION STATE AT THE EXPENSE OF CONTRACTOR.
- VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
- CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
- ALL BUILDING DIMENSIONS ARE TO EXTERIOR FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE DUST CONTROL DURING EXCAVATION, DURING CONSTRUCTION, AND WHEN COMPLETING WORK.
- CONTRACTOR TO PROTECT EXISTING OVERHEAD UTILITY LINES AND POWER POLES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO LOCATED EXISTING UTILITIES BEFORE EXCAVATING. VERIFY LOCATIONS OF PUBLIC RIGHT OF WAY AND ANY UTILITY EASEMENTS.
- ALL EQUIPMENT SHOWN IS IN CLOSE PROXIMITY, SIZE, TYPE, AND LOCATION. THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS TO CONFIRM THE ACTUAL SIZE, TYPE, AND LOCATION OF EQUIPMENT. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANTS FOR PROVIDING UTILITIES TO NEW.

## GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND UTILITY COMPANY.
- CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND LOCAL UTILITY COMPANY FOR THE NEW CONNECTION OF THE SITE UTILITY AND THE NEW BUILDING UTILITY. CONTRACTOR TO VERIFY LOCATION.
- CONTRACTOR TO COORDINATE AND ESTABLISH FOUNDATION WALL HEIGHTS, FOOTING ELEVATIONS, AND ALL FINISH FLOOR ELEVATIONS IN RELATION TO FINAL GRADING ELEVATION. DESIGN ELEMENTS RELATING TO FINAL GRADING SUGGESTED ON THESE DRAWINGS AND THROUGHOUT THE CONTRACT DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY AND DO NOT REFLECT REQUIREMENTS OF FINAL GRADING AS ESTABLISHED IN THE FIELD BY CONTRACTOR.
- SLOPE ALL TOPOGRAPHY AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- ALL WOOD CONSTRUCTION MATERIALS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADING. COORDINATE TOP OF WALL ELEVATIONS AS REQUIRED.
- CONCRETE AND ASPHALT FLATWORK, RETAINING WALLS, AND OTHER LANDSCAPE ELEMENTS SHOWN INDICATE GENERAL SCOPE OF WORK ONLY. CONTRACTORS TO ESTABLISH AND REVIEW FINAL DESIGN ELEMENTS AND LAYOUT WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE AND INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH ADAAG R305 ALONG SIDEWALKS DUE TO THE HAZARDOUS VEHICLE TRAFFIC POSE TO PEDESTRIANS WITH VISION IMPAIRMENTS. DETECTABLE WARNINGS ARE REQUIRED AT BUT NOT LIMITED TO, CURB RAMPS AND BLENDED TRANSITIONS AT STREET CROSSINGS, CUT-THROUGH PEDESTRIAN REFUGE ISLANDS (EXCLUDING THOSE LESS THAN SIX FEET WIDE), PEDESTRIAN AT-GRADE RAIL CROSSINGS, EDGES OF BOARDING PLATFORMS NOT PROTECTED BY SCREENS OR GUARDS, AND BOARDINGS AND ALIGHTING AREAS OF SIDEWALK OR STREET LEVEL RAIL VEHICLE STOPS NOT PROTECTED BY SCREENS OR GUARDS ON THE SIDE FACING RAIL VEHICLES. DETECTABLE WARNING SURFACES TO BE AT LEAST TWO FEET DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL.

## ZONING REGULATIONS

PER CITY OF MANDEVILLE CLURO (7.5.9.3)  
B-2 SITE DEVELOPMENT REGULATIONSSITE PROPERTY IS ZONED B-2 HIGHWAY BUSINESS DISTRICT AND FALLS UNDER THE GATEWAY OVERLAY.  
ADJACENT PROPERTY ARE ZONED B-2 HIGHWAY BUSINESS DISTRICT.)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	58,311 SF
UNIT SIZE (MINIMUM - MAXIMUM)	800 - 65,000 SF	21,156 SF
MINIMUM LOT WIDTH	150'	234'-6"
MINIMUM LOT DEPTH	100'	250'
MINIMUM YARD SETBACK REQUIREMENTS		
FRONT YARD	25'	25'
STREET SIDE OR REAR YARD	15'	15'
INTERIOR SIDE OR REAR YARD	5'	5' OR GREATER
MAXIMUM HEIGHT OF STRUCTURES	35'	35' OR LESS
MAXIMUM IMPERVIOUS SITE COVERAGE	75%	79.8%

## PARKING CALCULATIONS

- PARKING CALCULATIONS ARE BASED ON CITY OF MANDEVILLE CLURO, ADOPTED 12-16-21, 7.5.9 B-2 HIGHWAY BUSINESS DISTRICT
- REDUCTIONS ALLOWED BASED ON G-O GATEWAY-OVERLAY DISTRICT REGULATIONS, 7.6.2

TOTAL EXISTING PARKING SPACES PROVIDED +/- 12 PARKING SPACES

GENERAL RETAIL SALES (BULK) (1 SPACE PER 400 SF)  
EXISTING BUILDING (13,311 SF)  
PROPOSED RETAIL ADDITION (5,700 SF)  
PROPOSED COVERED AREA (2,145 SF)  
PARKING SPACES REQ'D (21,156 SF / 400 SF GROSS) 53 PARKING SPACESPARKING REDUCTION (10 x LINEAR FEET FRONTAGE / 162)  
10 x (254.87') / 162  
PARKING REDUCTION 15 PARKING SPACES

HANDICAP SPACES (1/25 SPACES) 2 PARKING SPACES

TOTAL PARKING SPACES REQ'D 38 PARKING SPACES

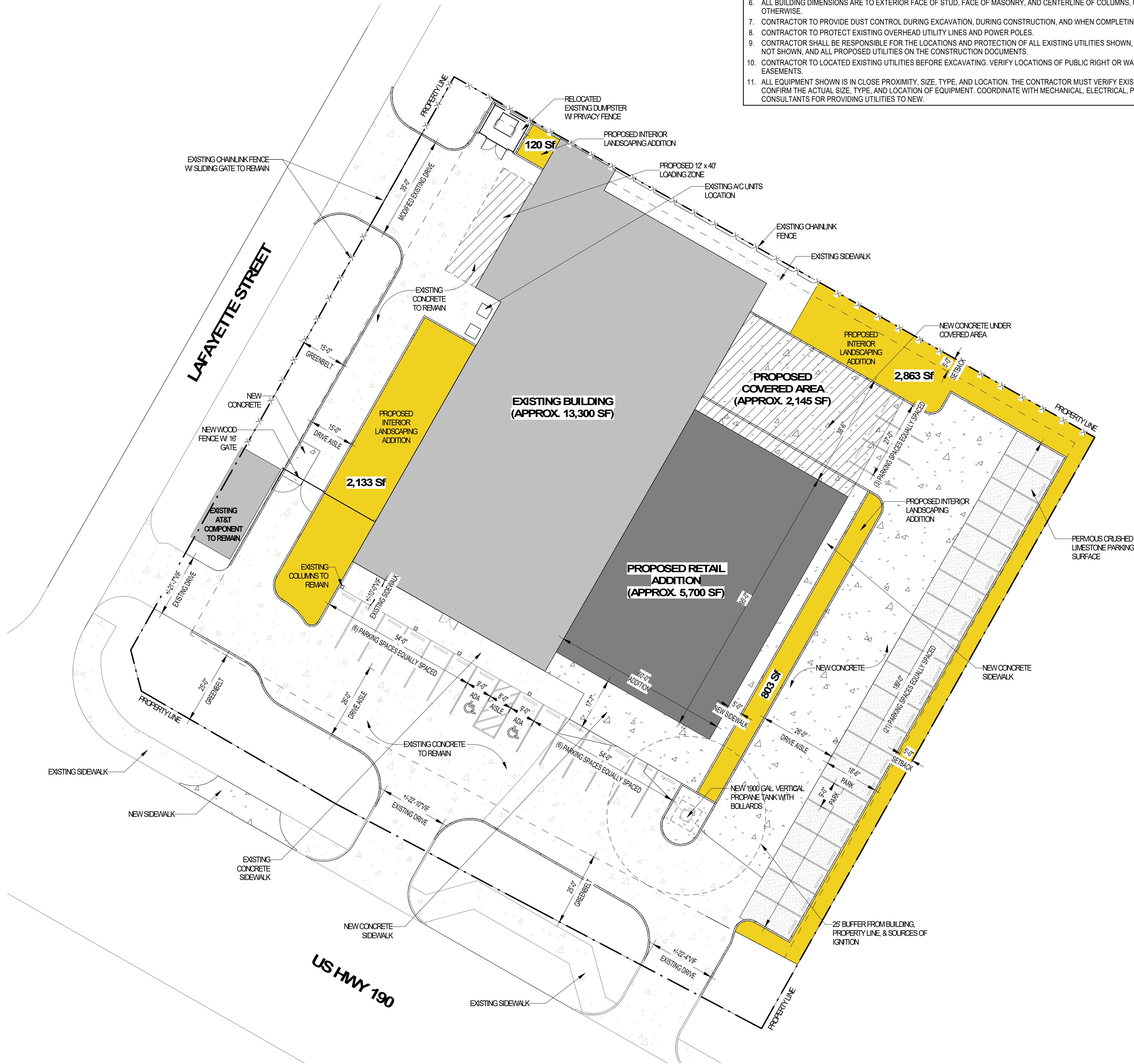
TOTAL PARKING SPACES PROVIDED 38 PARKING SPACES

## SITE CALCULATIONS

INTERIOR LANDSCAPE AREA	CRUSHED LIMESTONE PARKING AREA
IMPERVIOUS AREA	

## Site Data (1.34Ac. Parcel)

SITE AREA = 58,311 SF (1.34 AC.)

INTERIOR LANDSCAPE REQUIRED = 4,665 SF - 8%  
INTERIOR LANDSCAPE PROVIDED = 5,919 SF - 10.2%75% MAXIMUM IMPERVIOUS AREA ALLOWED = 43,733 SF  
79.8% IMPERVIOUS AREA PROVIDED = 46,537 SF25% MINIMUM PERVIOUS AREA REQUIRED = 14,578 SF  
20.2% PERVIOUS AREA PROVIDED = 11,774 SF6% PERVIOUS PARKING AREA PROVIDED = 3,501 SF  
(NOT INCLUDED IN PERVIOUS CALCULATION)1 SITE PLAN  
SCALE: 1" = 20'-0"





Smoketree Landscape Services  
68360 Commercial Way S.  
Mandeville, LA 70471  
United States

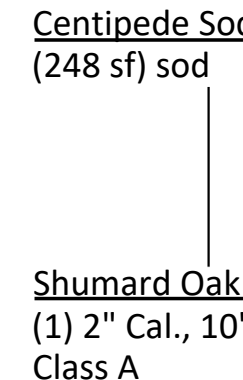
Kent Design Build  
16675 E. Brewster Rd.  
Suite 200  
Covington LA 70433  
United States

Change Order # S03403 - C02 - Additional Trees - (6) Live Oak Trees

Short Description:	Date Requested:	Total Bid Amount:
Additional Trees - (6) Live Oak Trees	02/10/2025	15,066.0

Quantity	Description	Specs
6.0	Quercus virginiana: Live oak	200 GAL
6.0	Duck Bill Tree Anchors	Unit
6.0	Watering Bags for Trees	Unit

SCALE: 1"=20'-0"



A detailed street map of the Ace Hardware Mandeville location. The map shows a grid of streets including Elmwood St, Oakwood Dr, and various residential streets like Maple St and Pine St. A callout box with a pointer identifies the 'ACE HARDWARE MANDEVILLE' location at the intersection of Florida St and Volusia St. Major roads like I-55 and I-10 are also visible.

SYMBOL	QTY	COMMON NAME	SIZE	CLASSIFICATION
<b>TREES</b>				
	5	Chaste Tree	M.T., 8'-10' Ht.	Class B
	5	Eagleston Holly	2" Cal., 10'-12' Ht.	Class A
	9	Shumard Oak	2" Cal., 10'-12' Ht.	Class A
	11	Sweetbay Magnolia	M.T., 10'-12' Ht.	Class A
	18	Yaupon Holly	M.T., 8'-10' Ht.	Class B
<b>SHRUBS</b>				
	12	Adagio Maiden Grass	3 gal	Vehicular Screening
	35	Dwarf Burford Holly	7 gal	Vehicular Screening
	50	Mrs. G.G. Gerbing Azalea	7 gal.	Vehicular Screening
<b>GROUND COVERS</b>				
	13,970 sf	Centipede Sod	sod	Vegetative Groundcover

PLANTING AREA	DEPTH	LENGTH	REQUIRED	PROVIDED
U.S. HIGHWAY 190 Green Belt	25 ft.	250 ft.	1 Class A + 1 Class B Tree/25 ft. = 10 Class A Trees + 10 Class B Trees	10 Class A Trees 10 Class B Trees
LAFAYETTE STREET Green Belt	15 ft.	235 ft.	1 Class A + 1 Class B Tree/25 ft. = 10 Class A Trees + 10 Class B Trees	10 Class A Trees 10 Class B Trees
EAST Buffer	Not Required	N/A	Not Required - Property is Adjacent to Commercial Lot ( <i>See Article 9.2.5.5</i> )	N/A
NORTH Buffer	Not Required	N/A	Not Required - Property is Adjacent to Commercial Lot ( <i>See Article 9.2.5.5</i> )	N/A
PLANTING AREA	VEHICULAR USE AREA	REQUIRED		PROVIDED
Interior Landscape Area	21,263 s.f.	1 Tree/2000 s.f.of Vehicular Use (50% to be Class A) 6 Class A Trees + 5 Class B Trees		7 Class A Tree 5 Class B Trees
Interior Landscape Area	21,263 s.f.	8% of vehicular use areas = 1,701 s.f.		6,503 s.f.
Vehicular Use Screening	331 l.f.	24" Wide Minimum		12 Maidengrass 35 Holly 50 Azalea

REMOVE ALL TAGS, ETC. AFTER PLANTING

3" MULCH LAYER

BACKFILL AND PLANTING BED MIX PER SPECS TILLED IN 2 LIFTS

1/2" x 4" STEEL EDGING

LOOSEN SUBSOIL AT BOTTOM OF PIT 6" MINIMUM.

PREPARE DEPTH OF SHRUB BED PER SIZE OF SHRUB. SEE SPECS.

SCRUB ROOTBALL (TYP.)

COMPACT PLANTING MIX INTO MOUND UNDERNEATH EACH SHRUB

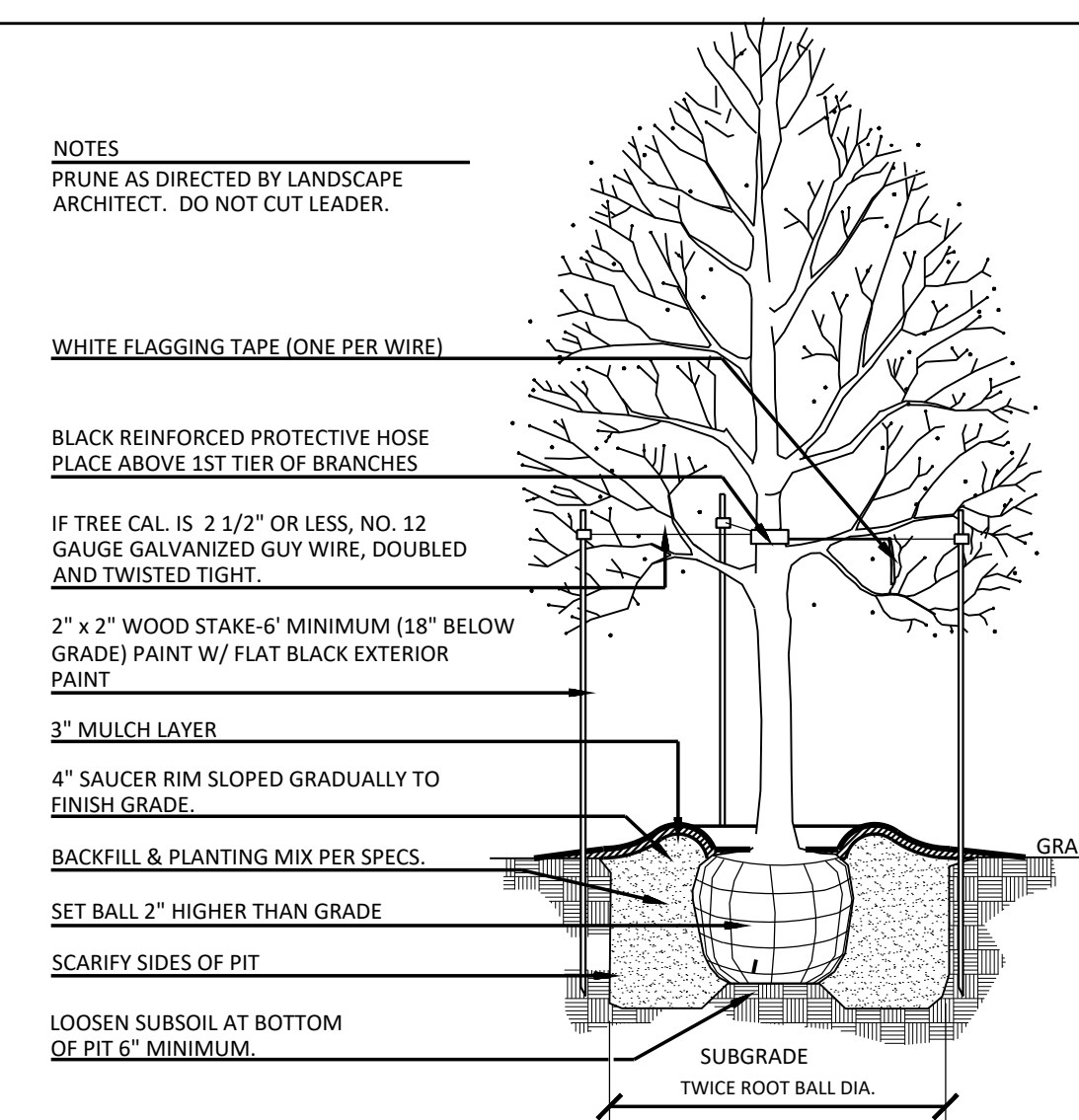
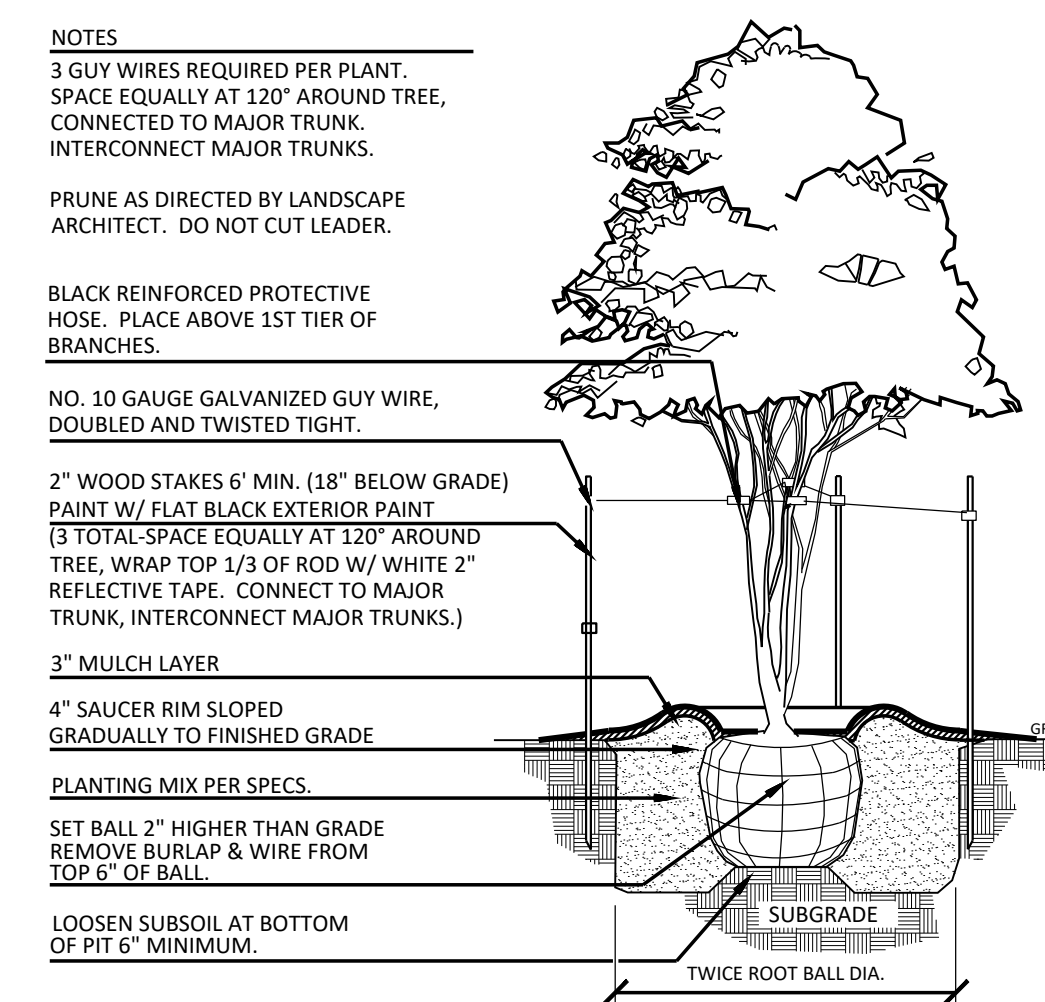
FINISHED GRADE

ANY EDGING THAT TERMINATES @ A PAVED SURFACE SHALL BE CUT @ A 45° ANGLE, SMOOTH TO TOUCH

**SHRUB BED DETAIL**

A  
L1.0

NO SCALE



SCALE: 1"=20'-0"



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## To Whom It May Concern,

### Project Location

Ace Hardware  
Mandeville, LA

In April of 2025, Mr. Matt Boyter (project manager) with Kent Design Build Company contacted ArborWorks needing an assessment of a live oak tree located on the build site of the Ace Hardware project. The purpose of the assessment was to determine whether or not construction/expansion of a driveway and sidewalk would pose any significant threat to the live oak. I visited the property, met with the site supervisor, and performed a Level 1 basic assessment of the tree in question. Mr. Matt and the site supervisor explained the scope of the project and their intended build process.

The live oak (*Quercus virginiana*) tree looked to be in generally good condition considering its environment and proximity to the parking lot and highway. The tree's root zone is in close proximity to the build site. The build site will be located just inside of the drip line of the tree's canopy and there didn't appear to be any large surface roots or buttress roots within the proposed build site. The surrounding soil is somewhat compacted and the tree would benefit from vertical mulching post construction to help alleviate this. The tree is located in a relatively small "island", surrounded by the main highway, the existing driveway and sidewalk, as well as the existing parking lot.

During my conversation with Mr. Matt and the site supervisor, they explained the build process and general construction plan that the contractor would follow. That plan included hand digging and hand pouring of the driveway, sidewalk, and curb. No heavy machinery was to be used on or near the tree's root zone. He also stated his desire to protect the live oak tree as well as his previous experience in working with and around trees of this size and maturity. I mentioned that should any roots larger than 1 inch in diameter be encountered during the digging and preparation part of the project, they should be moved if possible, or cleanly cut if not possible.

Although this situation is not ideal, I feel that the risk and/or potential damage to the tree could be minor - as long as the discussed plan/process is followed. The tree has been in this location for many years and has become acclimated to the restricted environment. There are many examples of live oak trees in similar situations not in decline.

I recommend that:

- NO heavy machinery be used on or near the root zones in order to prevent further soil compaction
- Site preparation should be hand dug and if any roots above 1 inch in diameter are encountered, they should be moved if possible. If not possible, they should be cleanly cut at a 90 degree angle and should be done so with proper tools free from contamination.
- TPZ's (tree protection zones) should be installed that encompass the tree's trunks and main root crown and they should remain in place for the duration of the project.
- No tools or materials should be stored within these TPZ's
- Post construction, vertical mulching should be conducted to alleviate soil compaction.
- Post construction, surface mulch should be installed at a depth no greater than 2-3 inches and should not be in direct contact with the main trunk
- I recommend that a planned site visit be scheduled between myself and the contractor during the excavation portion of the project to ensure that any encountered roots are dealt with properly.

If any involved parties have any questions or concerns, I invite them to contact me using the information below.

(pictures attached ROUGHLY show planned driveway/sidewalk footprint)

Best Regards,

Ladson Poole  
ArborWorks LLC  
ISA Certified Arborist - SO-11097A  
LA Licensed Arborist - 2469  
Lpoole@arbor-works.com





