

**THE CITY OF GRETNA
HISTORIC DISTRICT COMMISSION
MEETING**

**740 Second Street, Gretna, LA 70053
Council Chamber, 2nd floor.**

April 1, 2024 - 4:00 PM

AGENDA

AGENDA ITEM(S):

1. Call to Order/Roll Call

2. Preliminary Conference:

- (1) 1108-1110 Derbigny Street
Demolition, Preliminary Conference - John McGill Sr., Applicant (District 2)

3. CONSENT AGENDA Approval: (Certificate of Appropriateness)

- (2) 435 Huey p Long Avenue
Commercial renovation Reinstate HDC-COA; Gina Johnson, Applicant (Distr. 2)
- (3) 939 8th Street
Solar Panels-Joshua Theard on behalf of Roland Labauve Jr, Applicant (District 2)

4. Properties requesting Certificate of Appropriateness:

- (1) 920 4th Street
Commercial Renovations - Erin Daigle, Applicant (District 2)
- (2) 1114 Washington Street
Residential Renovations- Edwin Nelson Clayton II, Applicant (District 2)
- (3) 908 Derbigny Street
Replace windows, minor changes from original application & fence- William Tomasak (Distr. 2)
- (4) 701 Franklin Street
Windows - Jimmy Cao, Applicant (District1)
- (5) 1030 Derbigny Street
Existing roof extension to match existing; enclose patio to restaurant, Sign - Devon Addison, Applicant (District 2)
- (6) 629 Derbigny Street
Shed installed without permit or review- Marlon Chukumerjie, Applicant (District 2)

- (7) 517 10th Street
Exterior Renovation - Zach Dieterich, Applicant (District 2)
- (8) 514 Perry Street
Exterior Renovation - Zach Dieterich, Applicant (District 1)

5. Historic Preservation:

- (9) 2023 Historic Preservation Showcase:

6. Adjournment.



Historic District Commission

Meeting: March 04, 2024

1108 Derbigny Street
(District 2)

For: Demolition
Preliminary Conference
01/02/2024

Applicant: John McGill Sr

gaROBERT B. ANDERSON
CONSULTING ENGINEERS, LLC.

SUITE 306
432 N. ANTHONY STREET
NEW ORLEANS, LOUISIANA 70119

PHONE: (504) 488-7797
(800) 476-0963
FAX: (504) 488-7846
E-MAIL: rbaeng@andersonengineers.com

February 7, 2024

Chris Cuccia
922 Dollhonde Street
New Orleans, LA 70053

cucciachris63@gmail.com

RE: 1108 Derbigny Street
Gretna, LA

Dear Mr. Cuccia:

At your request, on January 30th we made further observations at the above residence to delineate the existing conditions requiring both demolition and preservation.

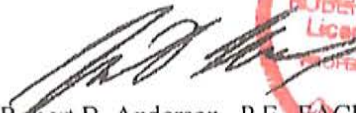
The front façade millwork is salvageable and repairable. The framing of the façade is deteriorated and incapable of being secured for current wind load and uplift requirements. Retaining the millwork and securing it with current conventional framing practices will both preserve the millwork and offer identical structurally sound weatherboard, duplicating the existing deteriorated weatherboard. Duplication of the façade, seen in Photograph #3, is required on a proper wind resistant framework. This includes the front gable and gable window.

The front porch and gable are discontinuous from the remainder of the defective roof, as seen in Photograph #6. A reconstruction of the gable along with duplication of the existing weatherboards will provide both continuity and proper wind resistance. This will also allow compliance with current wind requirements.

In conclusion, the front façade millwork along with the gable window can be salvaged and replaced in current proper framework. In addition, the original weatherboard is to be reproduced to complete the façade restoration along with current code compliance.

We hope the information provided meets your needs. Should you have any further questions, please do not hesitate to contact us. We thank you for this opportunity of being of service to you.

Respectfully submitted,


Robert B. Anderson, P.E., F.A.C.I.
LA Reg. #11473

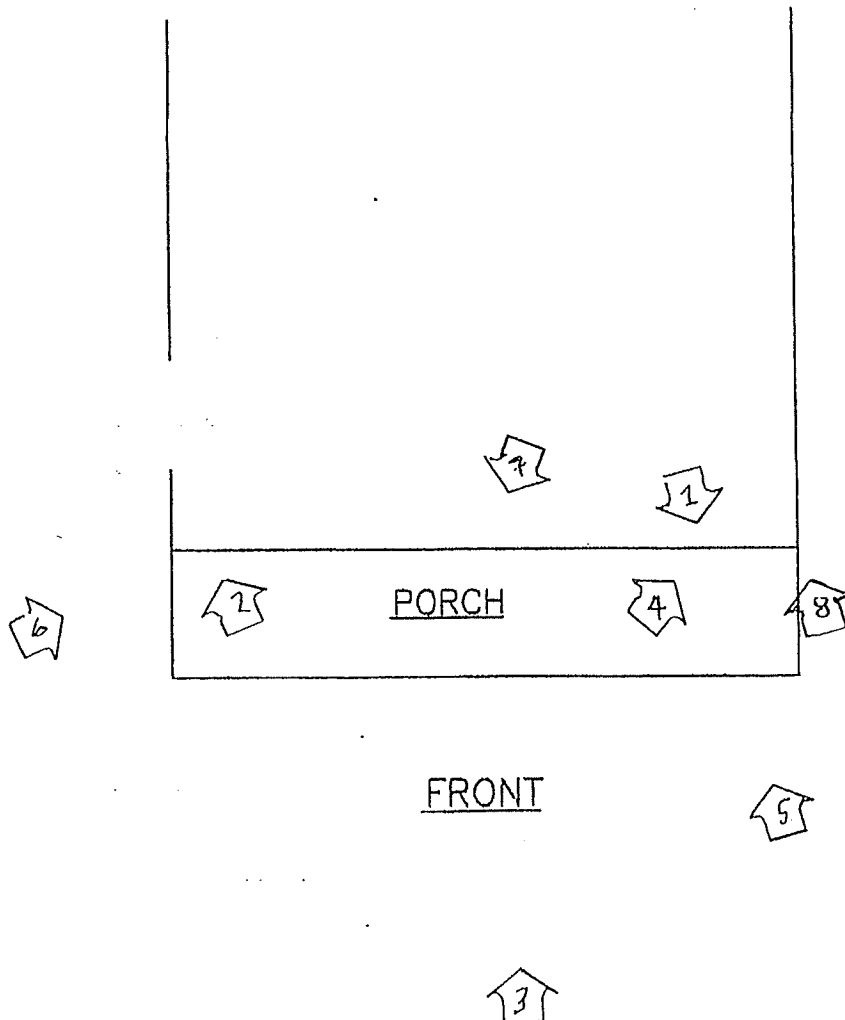


RBA:ss

ROBERT B. ANDERSON
CONSULTING ENGINEERS, LLC
432 N. Anthony St., Suite 306
NEW ORLEANS, LOUISIANA 70119
(504) 488-7797

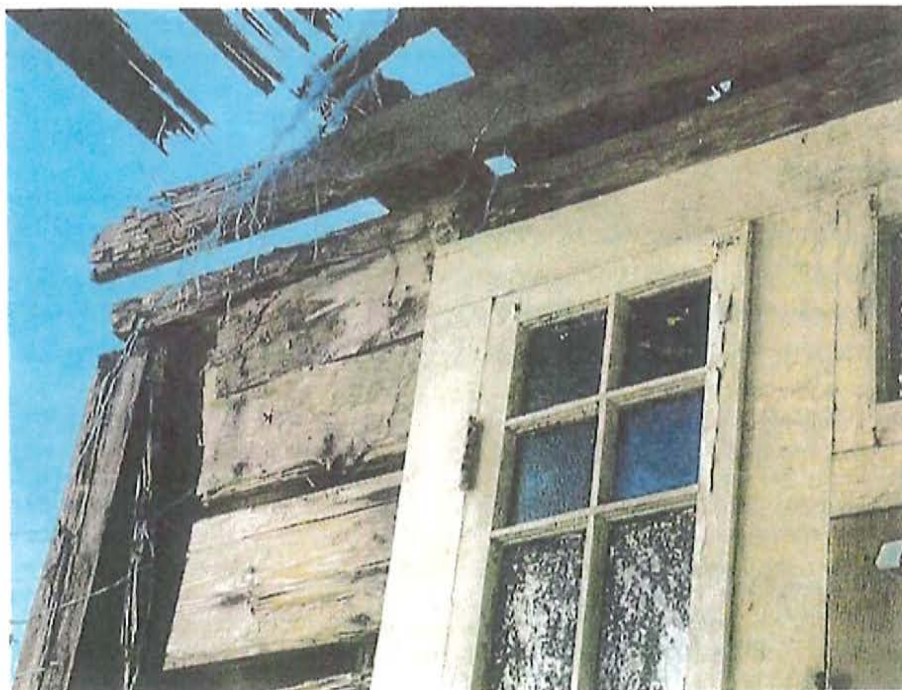
JOB 1108 Derbigny
SHEET NO. 1 OF 1
CALCULATED BY RBA DATE 2/5/24
CHECKED BY _____ DATE _____
SCALE N.T.S.

Supplemental Photos





Photograph #1
Portion of Front Façade
i.e., Millwork and door frame can be salvaged.
Supporting framework is in disrepair and in need of replacement



Photograph #2
Barge boards framing the millwork are structurally impaired.
Re-framing is required.



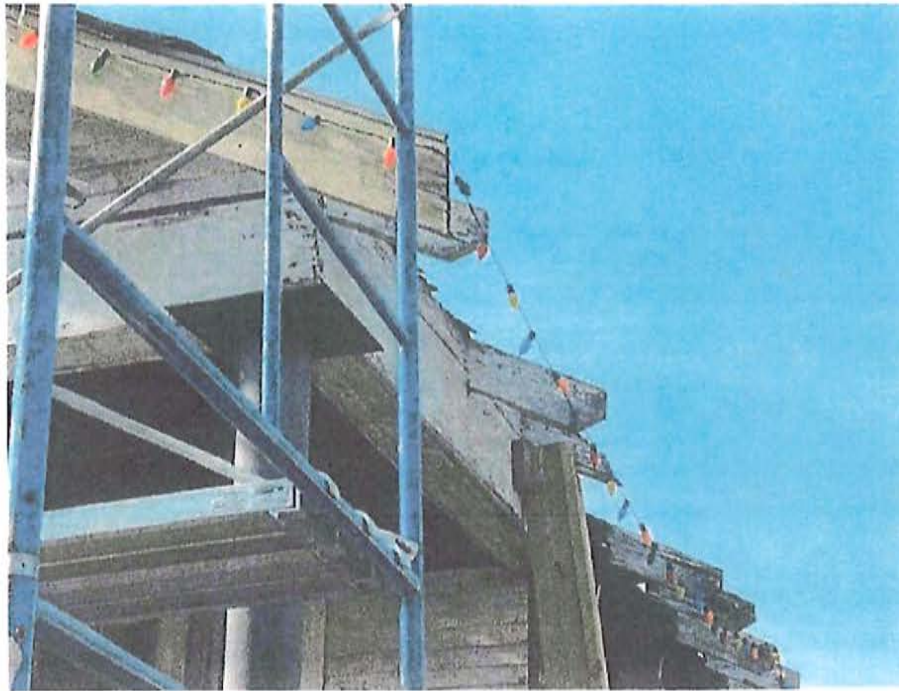
Photograph #3

Existing weatherboard is both soft and structurally impaired.
Accurate reproduction of the weatherboard on new framework is required.



Photograph #4

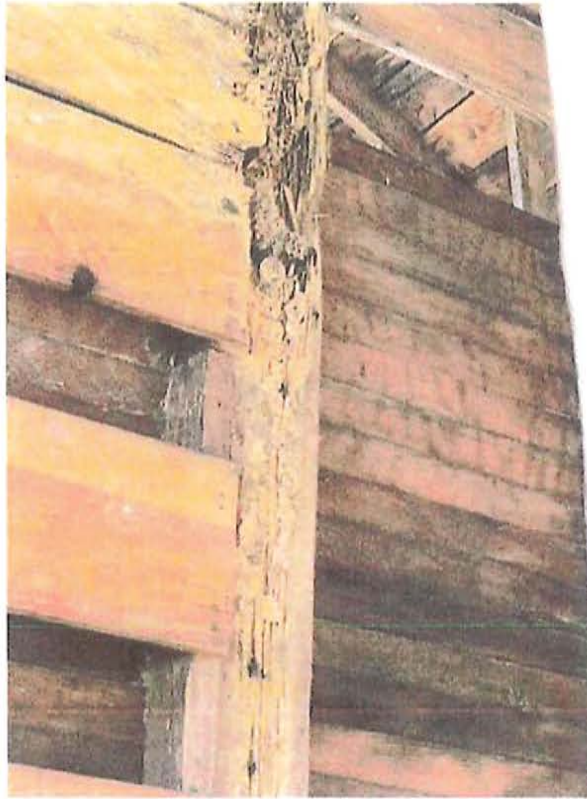
The existing roof structure is structurally unsound and needs total replacement.



Photograph #5
Roof supporting the gable is deficient and in need of replacement.



Photograph #6
A new roof structure and a re-structured gable façade
will ensure both continuity and proper wind resistance.



Photograph #7
Current framework of the front façade depicts a degree of deterioration.



Photograph #8
Roof deterioration is past repair and in need of replacement.



Historic District Commission

Meeting: January 2, 2024

1108 Derbigny Street
(District 2)

For: Demolition

Applicant:
Jon McGill Sr.

20/02
preliminary conference
1/11/24 5-0

HISTORIC DISTRICT PERMIT
APPLICATION FOR DEMOLITION

Section 52-9 of the Gretna Municipal Code lists the guidelines to be applied in evaluating applications for demolition of a building or landmark within the historic district. In considering the application for the demolition of a building or a landmark in the historic district the following shall be considered:

- a. The historic or architectural significance of the building.
- b. The importance of the building to the historic character of the district.
- c. The special character and aesthetic interest that the building adds to the district.
- d. The difficulty or impossibility of reproducing such a building because of the design, texture, material or detail.
- e. The future use of the site. Cost considerations in restoration. Whenever a property owner shows that a building classified as historic is incapable of earning any economic return on its value, as appraised by a qualified real estate appraiser, or if new construction can be demonstrated by a property owner to be the highest and best use of the building site, such building may be demolished provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given three times during a period of 30 days to afford interested persons the opportunity to acquire or to arrange for the preservation of such buildings.

Sec. 52-9(4)

The Historic District Advisory Committee (HDAC) shall review all applications for demolition and report its recommendations to the Gretna City Council. As part of its monthly meeting the City Council shall hold a public hearing on each application.

Please provide the following information:

Address of building: 1108 Derbigny Street, Gretna, LA

Name of applicant: Jon S. McGill, Sr., Attorney for Applicant Chris Cuccia

Address of applicant: 922 Dolhonde Street

Gretna, LA

Phone number: 504-453-3808

Signature:  Date: 12/1/2023

Reason for permit for demolition: Mr. Cuccia purchased this property with the intention of restoring it to its original look and feel and converting to a two-unit residential rental. Mr. Cuccia submitted his plans and request for limited demolition of the interior walls, flooring, and roof decking based on rot and termite damage. The plans submitted were crafted in a way that maintains the 1940's design. Unfortunately, the full scope of termite damage and rot was unknown, as it was hidden under sheetrock, behind walls and ceilings, and underneath the flooring. Most of the rafters suffered damage beyond repair along with the roof decking and studs. The structural integrity was undermined and unlikely salvageable based on the amount of damage. Mr. Cuccia stabilized the front wall and the roof structure in an effort to keep the façade of the home in its original condition. However, the cost to remove and replace the remainder of the damage is more than 4 times the cost of a full demolition. Further, attempting to do such a surgical demolition is significantly more dangerous and there are no guarantees that it can be done in a structurally sound manner. Based on the structure's previous and current condition, the best use of the land is to remove the structure in its entirety. With the approval of this demolition request, the new structure will be built to current code but with the aesthetics of a 1940's home, resulting in a safe and efficient 2-unit residential rental. Further, the economic return to both its owner and to the City of Gretna will be greatly increased.

Please see the attached evaluation prepared by local General Contractor, Kerry O'Connor for further information. Additionally, photos of the structure have been previously submitted or produced by Gretna Building and Code Enforcement Departments.

Age of structure: Approximately 80 years old

Future use of site: 2-Unit Residential Rental

Regarding the costs of restoration it is recommended that the applicant attach the following items: an appraisal of the structure, photographs of exterior and interior, engineering or structural reports, written repair/renovation estimates with detailed costs, termite inspection reports, and any other documents related to the costs of restoration.

FOR OFFICE USE ONLY:

CONTRIBUTING ELEMENT TO GRETNALAND NATIONAL REGISTER HISTORIC
DISTRICT: (YES/NO) _____
INVENTORY NUMBER: _____
ARCHITECTURAL DESCRIPTION/COMMENTS: _____

DATE OF APPLICATION: December 1, 2023

HDAC MEETING DATE: December 2023

PUBLIC HEARING AT CITY COUNCIL DATE: _____

Jon McGill
500 Lafayette St
Gretna, LA 70053

November 30, 2023

Re: 1108 Derbigny St

Dear Jon,

At Owner's request, I have visited the site in order to evaluate the existing condition of the roof structure.

Although I am not a structural engineer, it was perfectly obvious that all but a few rafters have either termite damage or water rot. (Most have at least rotted off rafter tails) The ceiling joists are in slightly better but similar poor condition. The 1x roof decking has sections that show water rot. The front wall, which was painstakingly salvaged, has termite damage or water rot on all 4x4 vertical supports. The sills under the wall were completely rotten.

In my opinion (keeping in mind this property is in the Historical District) the roof structure should be completely demolished and rebuilt using 2021 code as a guideline and the front wall rebuilt. Re-furbishing the 2 front door units is the plan. Siding to be changed to Hardi board. I am told these changes to the front wall have already been approved by the HDAC.

Bottom line is to demo the remaining structure and rebuild the roof and front stud wall would be the safest and more economical solution than piecemealing the roof structure rafter by rafter, joist by joist. Repairing the 1x roof decking then covering with plywood would be extremely labor intensive.

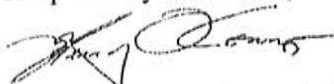
Demo and rebuild roof structure (new) \$14,000.00

Demo each rafter, joist and decking and studs individually approx. \$60,000-70,000.00
(30 day/ 4-5 man crew)

Also, this type of work is more dangerous than new construction, as you can imagine. Once Hardi board siding and front porch is restored, it can look 80 years old but meet the 2021 IRBC standards.

If you have any questions, or require any additional information, please do not hesitate to call me.

Respectfully submitted,



Kerry O'Connor General Contractor, Inc.
La. State Contr. Lic. # 82239

ROBERT B. ANDERSON
CONSULTING ENGINEERS, LLC.

SUITE 306
432 N. ANTHONY STREET
NEW ORLEANS, LOUISIANA 70119

PHONE: (504) 488-7797
(800) 476-0963
FAX: (504) 488-7846
E-MAIL: rbaeng@andersonengineers.com

December 18, 2023

Chris Cuccia
922 Dolhonde Street
New Orleans, LA 70053

cucciachris63@gmail.com

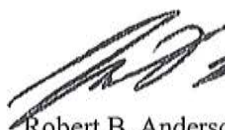
RE: 1108 Derbigny Street
Gretna, LA

Dear Mr. Cuccia:

At your request, on December 18th, we made observations of the above residence for the purpose of evaluating its stability for preservation and have found that the current support condition of the roof is a serious concern and dangerous for construction personnel working under the structure. In addition, the existing remaining structure would be deficient in meeting code requirements.

We hope the information provided meets your needs. Should you have any further questions, please do not hesitate to contact us. We thank you for this opportunity of being of service to you.

Respectfully submitted,



Robert B. Anderson, P.E., F.A.C.E.
LA Reg. #11473



RBA:ss



Photograph #1
Front of Residence



Photograph #2
Side view of Roof and Support



Photograph #3
Lateral Stability Unsafe for Construction Personnel



Photograph #4
Collar Braces and Rafters in Poor Condition



**ROBERT B. ANDERSON
CONSULTING ENGINEERS, LLC.**

432 North Anthony Street
New Orleans, Louisiana 70119
(504) 488-7797

JOB 1108 DERBIGNY

PREPARED BY R.B.A.

CHECKED BY _____

SHEET NO. 1

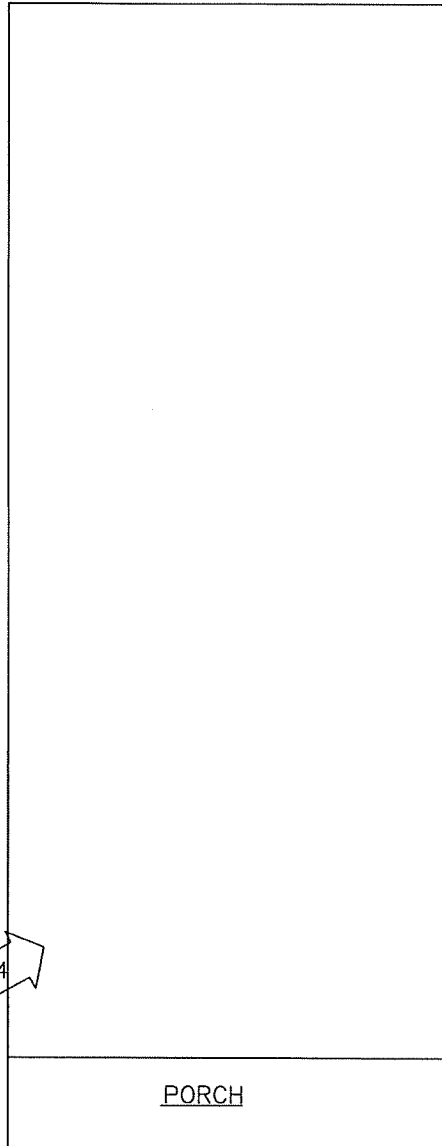
FILE 1108 DERBIGNY

OF 1

SCALE 1" = 10' (approx)

DATE 12/18/23

FOOT PRINT OF RESIDENCE



PORCH

FRONT









CITY OF GRETNA

Second Street and Huey P. Long Avenue
P.O. Box 404
Gretna, LA 70054-0404
Call 363-1563 8:00 a.m. to 4:00 p.m.

HISTORIC DISTRICT PERMIT

PERMIT #:	135166	EXPIRATION DATE:	1/03/2024
JOB ADDRESS:	1108 DERBIGNY ST	LOT #:	
PARCEL ID:		SQUARE #:	
SUBDIVISION:		ZONING:	
OWNER:	JON MCGILL SR	CONTRACTOR:	JON MCGILL SR
ADDRESS:	1108 DERBIGNY ST	ADDRESS:	1108 DERBIGNY ST
CITY, STATE ZIP:	GRETN LA 70053-6332	CITY, STATE ZIP:	GRETN LA 70053-6332
PHONE:		PHONE:	
PROP. USE:		STORIES:	
VALUATION:	\$ 0.00	UNITS:	
SQ FT:	0.00	FIRE SPRINKLERS:	
OCCP TYPE:		OCCUPANT LOAD:	
CNST TYPE:		FLOOD ZONE:	

FEE CODE	DESCRIPTION	QTY	AMOUNT
HDAC	HISTORIC DISTRICT ADVISORY BOARD	0	\$ 50.00
TOTAL			\$ 50.00

NOTES: Conditions: THIS IS NOT A PERMIT. THE HDC MEETING IS 01/02/2024 AT 4:00 P.M. IN COUNCIL CHAMBERS

NOTICE

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING, AIR CONDITIONING, SIGNS OR FENCES. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 10 DAYS. THIS PERMIT EXPIRES SIX MONTHS FROM DATE OF ISSUE. THIS PERMIT MUST BE RENEWED IF WORK IS NOT COMPLETED WITHIN 6 MONTHS.

THE ISSUANCE OF THIS PERMIT IN NO WAY RELIEVES CONTRACTOR, OWNER OR AUTHORIZED AGENT FROM COMPLYING WITH ALL OTHER RELEVANT CITY REQUIREMENTS AND RESTRICTIONS.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

I UNDERSTAND I AM RESPONSIBLE FOR THE DISPOSITION OF TRASH OR DEBRIS RESULTING FROM ANY ACTIVITY CONNECTED TO THIS BUILDING PERMIT. IT IS NOT TO BE PLACED FOR COLLECTION AS PART OF NORMAL GARBAGE PICKUP. I ALSO UNDERSTAND A CITATION WILL BE ISSUED WITHOUT FURTHER NOTIFICATION IF SUCH TRASH OR DEBRIS IS PLACED ON ANY PUBLIC RIGHT-OF-WAY OR OTHER PROPERTY

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

Jon McGill
500 Lafayette St
Gretna, LA 70053

November 30, 2023

Re: 1108 Derbigny St

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In my opinion (keeping in mind this property is in the Historical District) the roof structure should be completely demolished and rebuilt using 2021 code as a guideline and the front wall rebuilt. Re-furbishing the 2 front door units is the plan. Siding to be changed to Hardi board. I am told these changes to the front wall have already been approved by the HDAC.

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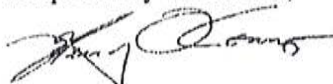
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If you have any questions, or require any additional information, please do not hesitate to call me.

Respectfully submitted,



Kerry O'Connor General Contractor, Inc.
La. State Contr. Lic. # 82239

Reason for permit for demolition: Mr. Cuccia purchased this property with the intention of restoring it to its original look and feel and converting to a two-unit residential rental. Mr. Cuccia submitted his plans and request for limited demolition of the interior walls, flooring, and roof decking based on rot and termite damage. The plans submitted were crafted in a way that maintains the 1940's design. Unfortunately, the full scope of termite damage and rot was unknown, as it was hidden under sheetrock, behind walls and ceilings, and underneath the flooring. Most of the rafters suffered damage beyond repair along with the roof decking and studs. The structural integrity was undermined and unlikely salvageable based on the amount of damage. Mr. Cuccia stabilized the front wall and the roof structure in an effort to keep the façade of the home in its original condition. However, the cost to remove and replace the remainder of the damage is more than 4 times the cost of a full demolition. Further, attempting to do such a surgical demolition is significantly more dangerous and there are no guarantees that it can be done in a structurally sound manner. Based on the structure's previous and current condition, the best use of the land is to remove the structure in its entirety. With the approval of this demolition request, the new structure will be built to current code but with the aesthetics of a 1940's home, resulting in a safe and efficient 2-unit residential rental. Further, the economic return to both its owner and to the City of Gretna will be greatly increased.

Please see the attached evaluation prepared by local General Contractor, Kerry O'Connor for further information. Additionally, photos of the structure have been previously submitted or produced by Gretna Building and Code Enforcement Departments.

Age of structure: Approximately 80 years old

Future use of site: 2-Unit Residential Rental

Regarding the costs of restoration it is recommended that the applicant attach the following items: an appraisal of the structure, photographs of exterior and interior, engineering or structural reports, written repair/renovation estimates with detailed costs, termite inspection reports, and any other documents related to the costs of restoration.

FOR OFFICE USE ONLY:

CONTRIBUTING ELEMENT TO GRETNA NATIONAL REGISTER HISTORIC
DISTRICT: (YES/NO) _____
INVENTORY NUMBER: _____
ARCHITECTURAL DESCRIPTION/COMMENTS: _____

DATE OF APPLICATION: December 1, 2023

HDAC MEETING DATE: December 2023

PUBLIC HEARING AT CITY COUNCIL DATE: _____

HISTORIC DISTRICT PERMIT
APPLICATION FOR DEMOLITION

Section 52-9 of the Gretna Municipal Code lists the guidelines to be applied in evaluating applications for demolition of a building or landmark within the historic district. In considering the application for the demolition of a building or a landmark in the historic district the following shall be considered:

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- e. The future use of the site. Cost considerations in restoration. Whenever a property owner shows that a building classified as historic is incapable of earning any economic return on its value, as appraised by a qualified real estate appraiser, or if new construction can be demonstrated by a property owner to be the highest and best use of the building site, such building may be demolished provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given three times during a period of 30 days to afford interested persons the opportunity to acquire or to arrange for the preservation of such buildings.

Sec. 52-9(4)

The Historic District Advisory Committee (HDAC) shall review all applications for demolition and report its recommendations to the Gretna City Council. As part of its monthly meeting the City Council shall hold a public hearing on each application.

Please provide the following information:

Address of building: 1108 Derbigny Street, Gretna, LA

Name of applicant: Jon S. McGill, Sr., Attorney for Applicant Chris Cuccia

Address of applicant: 922 Dolhonde Street

Gretna, LA

Phone number: 504-453-3808

Signature:  Date: 12/1/2023



Historic District Commission

Meeting: April 01, 2024

435 Huey P Long Avenue
(District 2)

For: Commercial Renovations
Reinstate HDC-COA

Applicant:
Gina Johnson



Historic District Commission

Application for Certificate of Appropriateness

Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☐ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such application must be filed no later than (5) five business days prior to any meeting of the HDC.

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 435 HUEY P. LONG

Renovation: X

New Construction: _____

Demolition: _____

Age of Structure: _____

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow _____

Other X _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other X _____

Exterior materials proposed:

Roof 12-PANEL Soffit HARDIE

Fascia HARDIE Siding HARDIE PANEL

Masonry _____ Porches _____

Balconies _____ Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's Signature: Gina Johnson Date: 3/22/24
Applicant's Name: GINA JOHNSON
Applicant's Address: 2401 WHITNEY AVE.
Phone No: (504) 366-4475 Cell No: (504) 442-3128

For Office Use Only:

Application date: _____

Substantive Change: Yes ☐ No ☐

Inventory Number: _____

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☐

Historic District Commission meeting date: _____

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form): _____



City of Gretna

740 2nd Street, Gretna, LA 70053-5829
P. O. Box 404 Gretna, LA 70054-0404

Mayor

Belinda Cambre Constant

Council Members

Wayne A. Rau
Councilman-at-Large
Milton L. Crosby
District One
Michael Hinyub
District Two
Mark K. Miller
District Three
Jackie J. Berthelot
District Four

Departments

Building and Regulatory

Danika Gorrondona
Planning and Zoning
Azalea M. Roussell

City Clerk

Norma J. Cruz

Finance & Tax Departments

Raylyn C. Stevens

Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

I, GINA JOHNSON the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on APRIL 1ST 4:00 p.m., 740 2nd Street,
Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or
Certificate of Appropriateness are NOT permission to commence any work.
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while a project may be historically appropriate, it may not meet current
Building and Zoning Code requirements.

Gina Johnson
Signature of Applicant

GINA JOHNSON
NAME OF APPLICANT (PLEASE PRINT)

2401 WHITNEY AVE., GRETTA, LA
Applicant's address

435 HUEN P. LONG
Actual address of the property for review

Date: 3/21/24

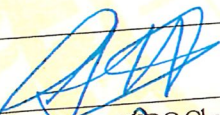
NO CHANGES TO PLANS.
NEED TO REINSTATE EXPIRED HDC
APPROVAL.

CITY OF GRETNA
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

435 Huey P. Long Ave
PROPERTY ADDRESS

Brady Gennity
NAME OF APPLICANT

Work Approved: Renovation to existing commercial
Structure. Extension of parapet along
5th Street Side of Structure & new
Kitchen addition & covered awnings.
Approved as submitted.

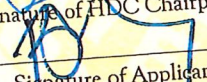

Signature of HDC Chairperson

12/5/2022

Date

3-27-2023

Date


Signature of Applicant

By signing this notice, the applicant/owner of the property certifies that they acknowledge their legal responsibility for ensuring that all work performed is completed in accordance with approval obtained by this Certificate of Appropriateness.

Any deviation or failure to comply with this certification as stipulated shall be subject to an adjudicated hearing.
NOT VALID UNLESS POSTED ON SITE

Please address all questions to:
Gretna Department of Inspections
740 2nd Street, Room 111, Gretna, LA, 70053
(504) 363-1563 - www.gretnala.com

COA-22-130



Historic District Commission

Meeting: December 5, 2022

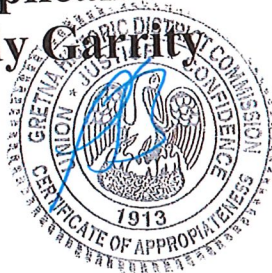
435 Huey P Long Avenue
(District 2)

For: Commercial renovations

To Remove temp bldg
& replace w/ new addition

Applicant:

Brady Garrity



20/BM
11/11 5-

PP-
revised

Permit #
6278



Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*

☐ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction or alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
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Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission



The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 435 Huey P. Long

Renovation: X
New Construction: _____ Demolition: _____

Age of Structure: _____

Building Type:

Creole Cottage _____
Shotgun _____
Bungalow _____
Other X _____

Building Style:

Greek Revival _____
Italianate _____
New Orleans Bracketed _____
Eastlake _____
Colonial Revival _____
Other X _____

Exterior materials proposed:

Roof 2-PANEL Soffit HARDIE
Fascia HARDIE Siding HARDIE PANEL
Masonry _____ Porches _____
Balconies _____ Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: _____

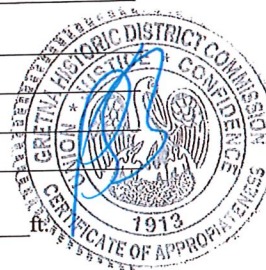
Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.



Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's Signature: [Signature] Date: 11/28/2022
Applicant's Name: BRADY P. CHARRITY
Applicant's Address: 2401 WHITNEY AVE.
Phone No: (504) 366-4475 Cell No: (504) 415-0932

For Office Use Only:

Application date: Nov. 28, 2022
Substantive Change: Yes ☐ No ☒ Inventory Number: N/A
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: Dec. 5, 2022 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):





City of Gretna

740 2nd Street, Gretna, LA 70053-5829
P. O. Box 404 Gretna, LA 70054-0404

Mayor

Belinda Cambre Constant

Council Members

Wayne A. Rau

Councilman-at-Large

Milton L. Crosby

District One

Michael Hinyub

District Two

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Raylyn C. Stevens

Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

I, BRADY GARRITY the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on 12/15/2022 4:00 p.m., 740 2nd Street,
Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or
Certificate of Appropriateness are NOT permission to commence any work.
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[Signature]
Signature of Applicant

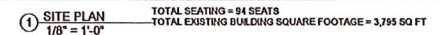
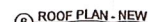
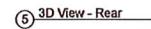
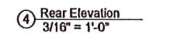
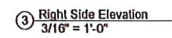
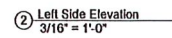
BRADY P. GARRITY
NAME OF APPLICANT (PLEASE PRINT)

2401 WHITNEY AVE. GRETN, LA
Applicant's address

435 HUEN. P. LONG
Actual address of the property for review

Date: 11/28/2022





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Historic District Commission

Meeting: April 01, 2024

939 8th Street
(District 2)

For: Solar Panels
Applicant:
Joshua Theard
on behalf of Roland Labauve Jr



Scott E. Wyssling, PE
Coleman D. Larsen, SE, PE
Gregory T. Elvestad, PE

76 North Meadowbrook Drive
Alpine, UT 84004
office (201) 874-3483
swyssling@wysslingconsulting.com

March 13, 2024

PosiGen Developer, LLC
145 James Dr E, Ste 300
St Rose, LA 70087

Re: Engineering Services
Labauve Residence
939 8th Street, Gretna LA
8.200 kW System

To Whom It May Concern:

We have received information regarding solar panel installation on the roof of the above referenced structure. Our evaluation of the structure is to verify the existing capacity of the roof system and its ability to support the additional loads imposed by the proposed solar system.

A. Site Assessment Information

1. Site visit documentation identifying attic information including size and spacing of framing for the existing roof structure.
2. Design drawings of the proposed system including a site plan, roof plan and connection details for the solar panels. This information will be utilized for approval and construction of the proposed system.
3. The addition of solar panels will not exceed the height of the existing building
4. The outermost part of the solar panels will be less than 6 inches off the existing slope of the existing roof.

B. Description of Structure:

Roof Framing: 2 x 6 dimensional lumber spaced at 12" on center.
Roof Material: Metal Roofing
Roof Slope: 2 degrees
Attic Access: Accessible
Foundation: Permanent

C. Loading Criteria Used

- **Dead Load**
 - Existing Roofing and framing = 7 psf
 - New Solar Panels and Racking = 3 psf
 - TOTAL = 10 PSF
- **Live Load** = 20 psf (reducible) – 0 psf at locations of solar panels
- **Ground Snow Load** = 0 psf
- **Wind Load** based on ASCE 7-16
 - Ultimate Wind Speed = 146 mph (based on Risk Category II)
 - Exposure Category C

Analysis performed of the existing roof structure utilizing the above loading criteria is in accordance with the 2021 International Residential Code, including provisions allowing existing structures to not require strengthening if the new loads do not exceed existing design loads by 105% for gravity elements and 110% for seismic elements. This analysis indicates that the existing framing will support the additional panel loading without damage, if installed correctly.



Historic District Commission
Application for Certificate of Appropriateness
 Governed by Ordinance No. 4653 Adopted 2-11-15

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Historic building – a building at least fifty years-old with significant architectural value and integrity

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In addition to the information on the cover sheet, please provide the following:

Re: Address: 939 8th St. Gretna LA 70053

Renovation: Addition of Solar Panels

New Construction: _____

Demolition: _____

Age of Structure: 1910

Building Type:

Creole Cottage _____

Shotgun x _____

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival ✓ _____

Other _____

Exterior materials proposed:

Roof Solar Panels w/ mounting Soffit _____

Fascia _____ Siding _____

Masonry _____ Porches _____

Balconies _____ Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

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Applicant's
Signature: Joshua Theard Date: 3/20/2024

Applicant's
Name: Joshua Theard - Posigen Developer, LLC

Applicant's
Address: 145 James Dr. E Suite 300 St. Rose LA 70087

Phone No: (504) 616-0204 Cell No: ()

For Office Use Only:

Application date: 3-20-24

Substantive Change: Yes ☐ No ☒ Inventory Number: 184

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒

Historic District Commission meeting date: April 1, 2024

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



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P. O. Box 404 Gretna, LA 70054-0404

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Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

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Joshua Theard

Signature of Applicant

Joshua Theard - Posigen Developer, LLC

NAME OF APPLICANT (PLEASE PRINT)

145 James Dr. E Suite 300 St. Rose LA 70087

Applicant's address

939 8th St. Gretna LA 70053

Actual address of the property for review

Date: 3/20/2024

Gretna, Louisiana


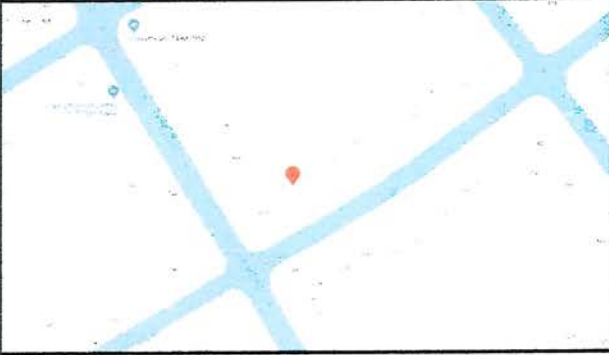
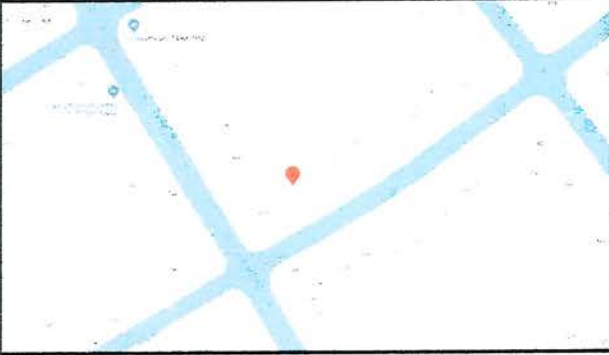
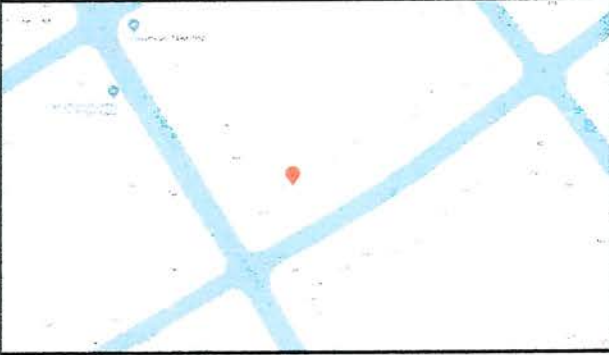
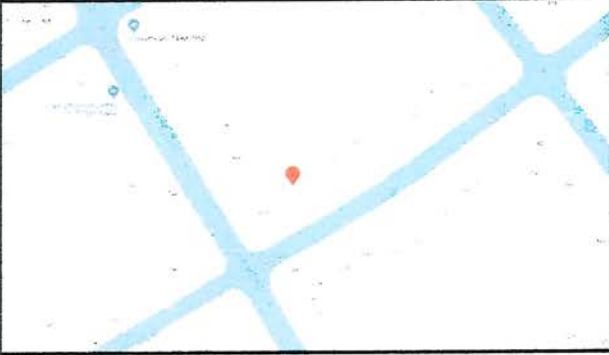
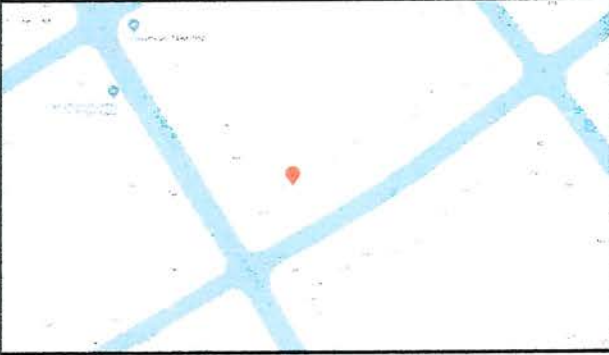
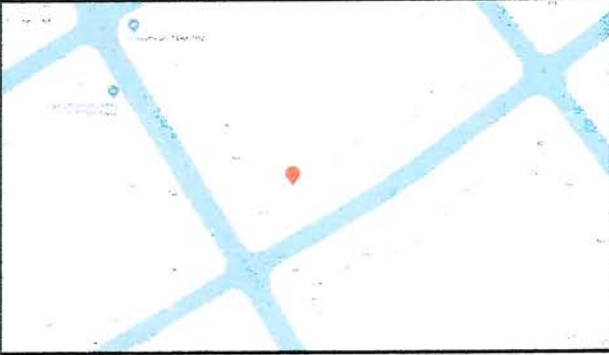
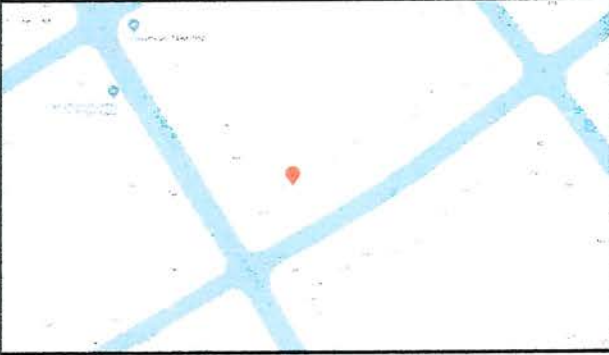
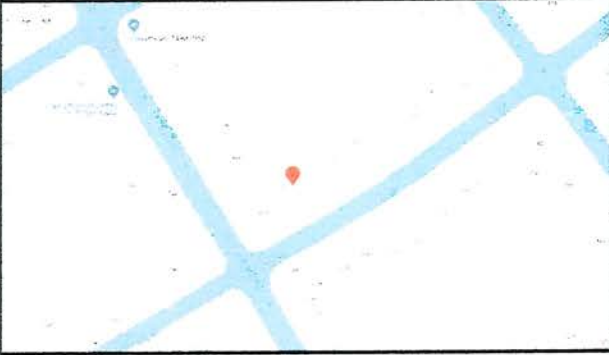
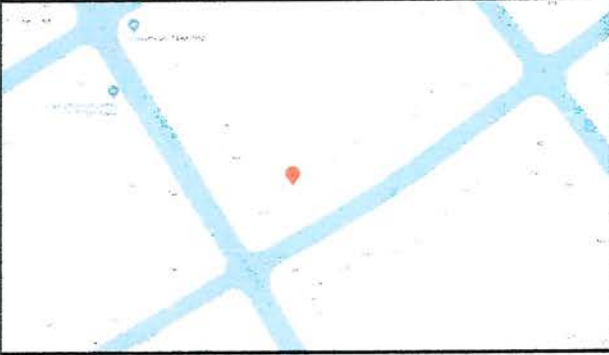
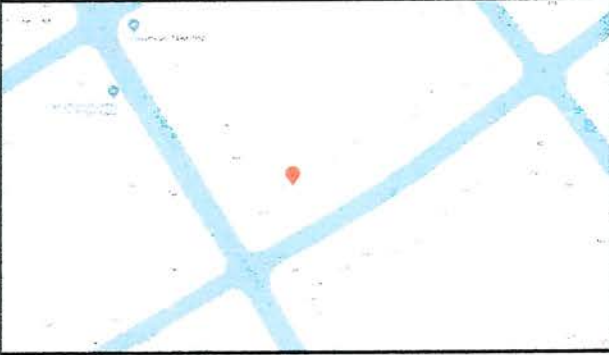
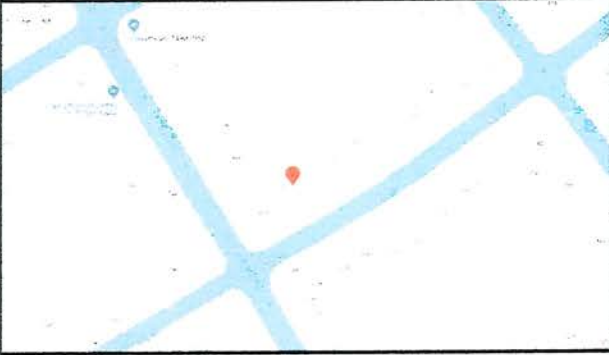
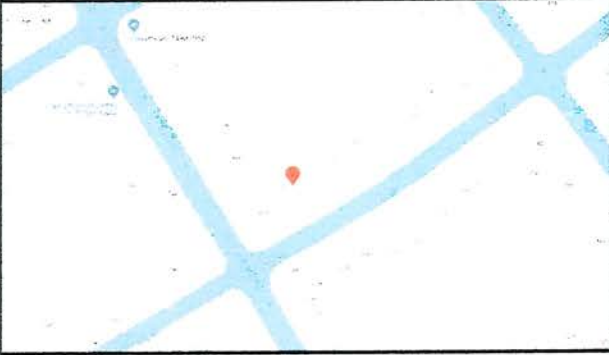
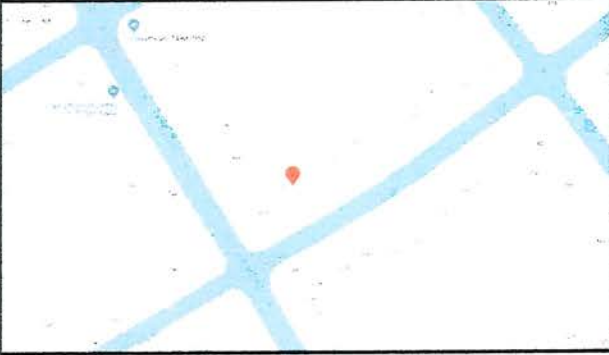
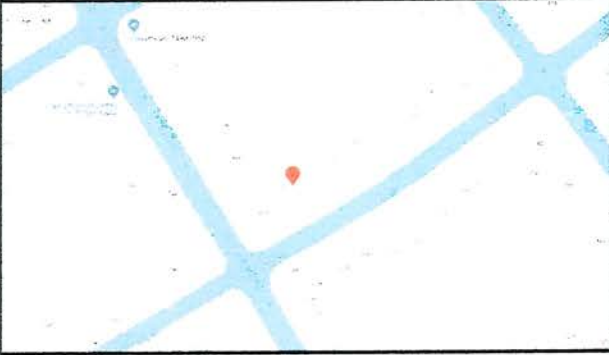
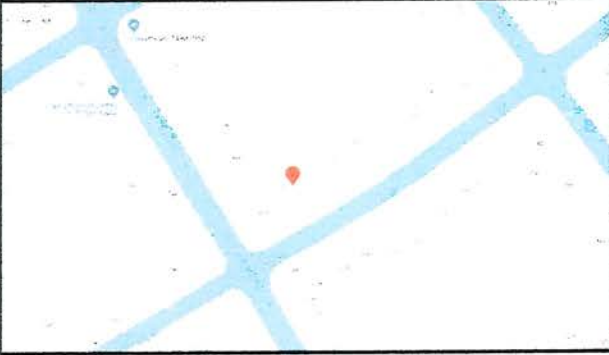
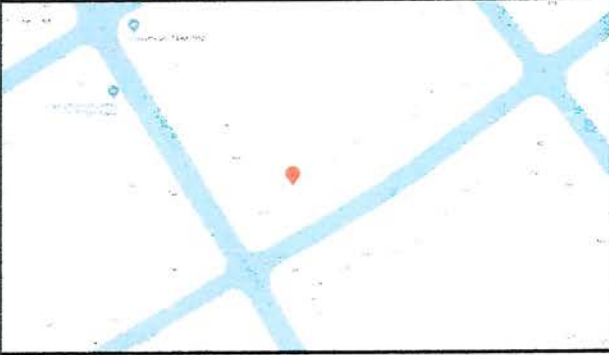
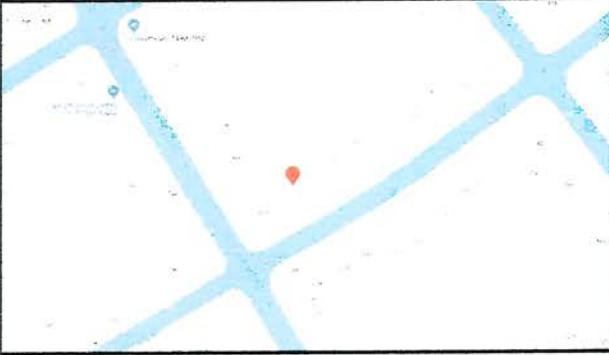
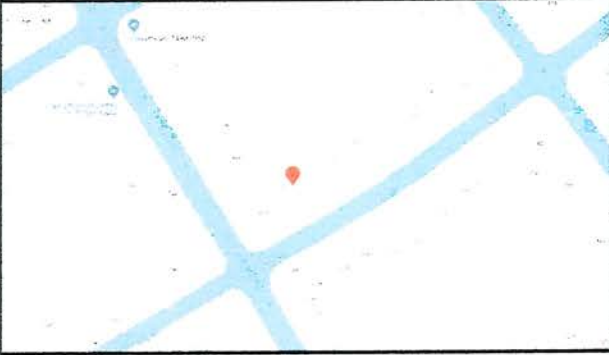
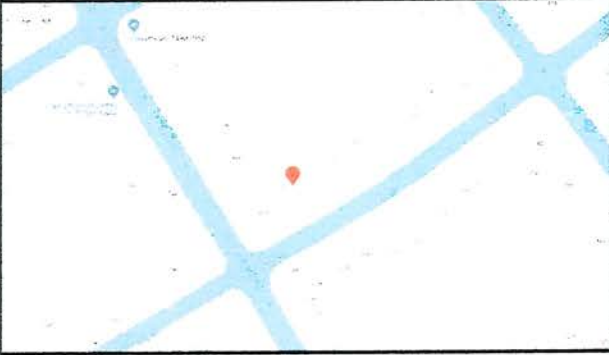
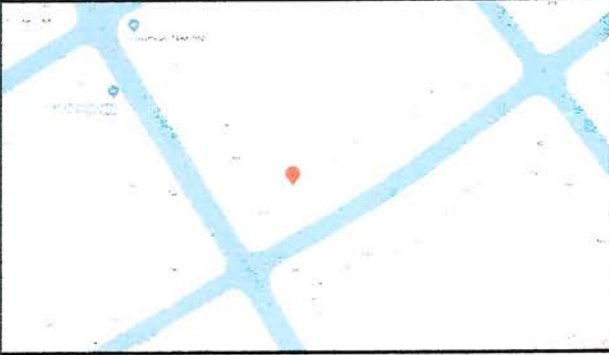
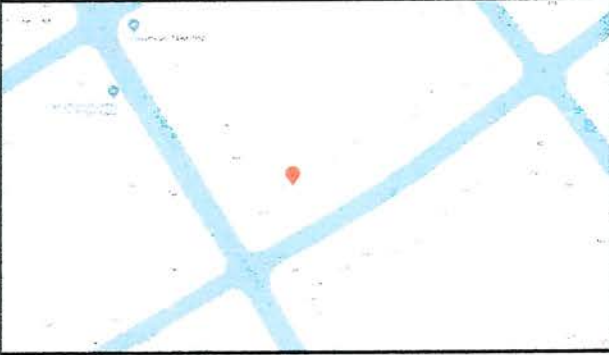
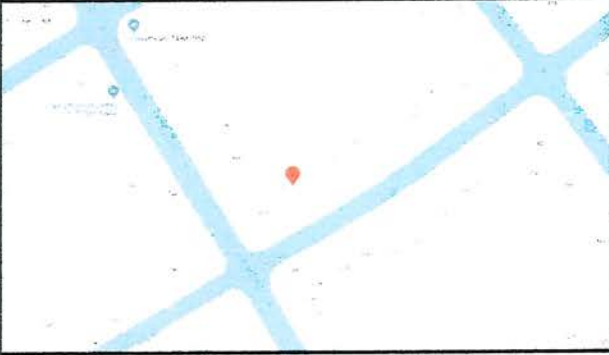
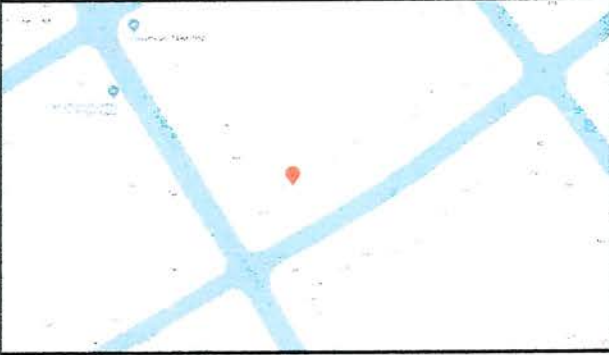
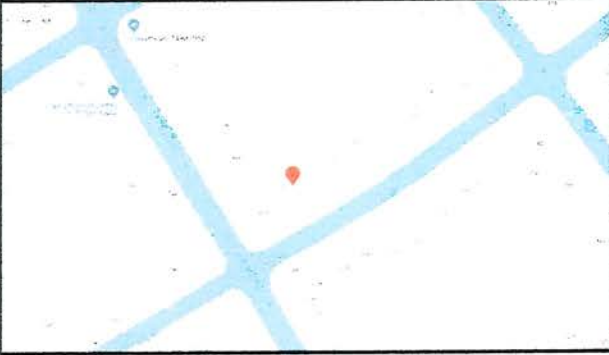
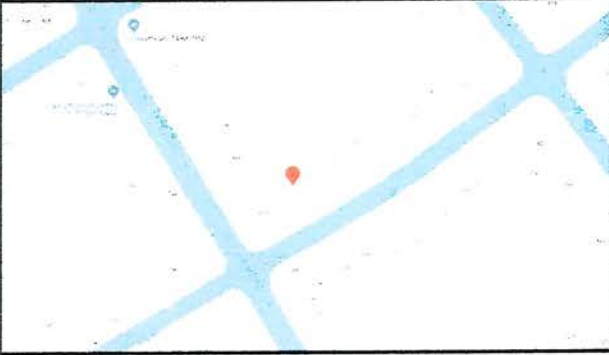
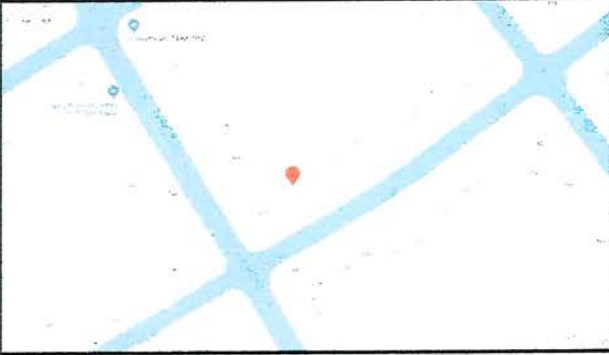
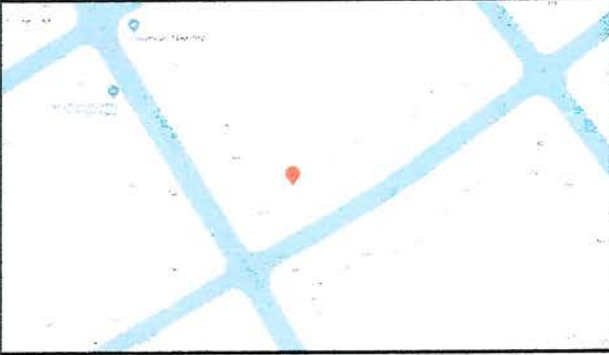
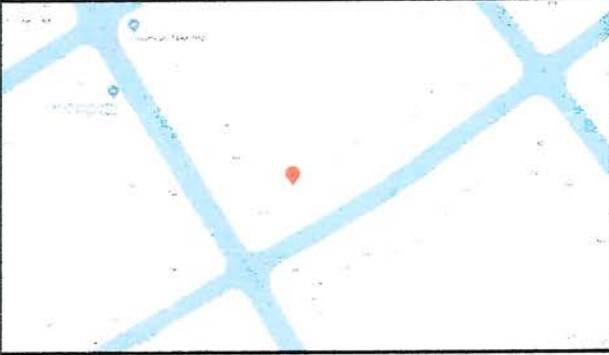
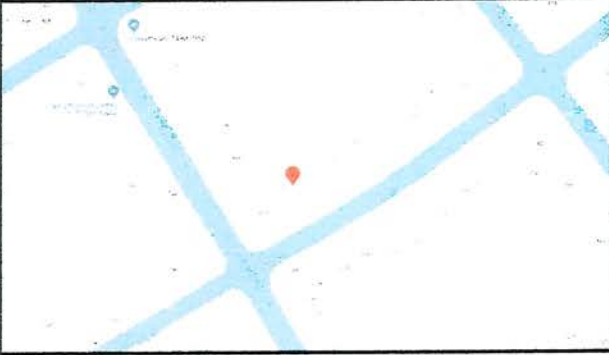
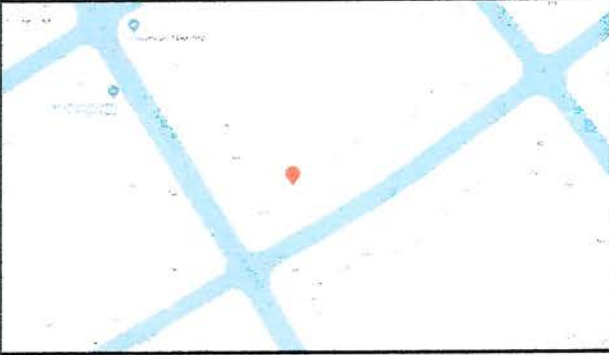
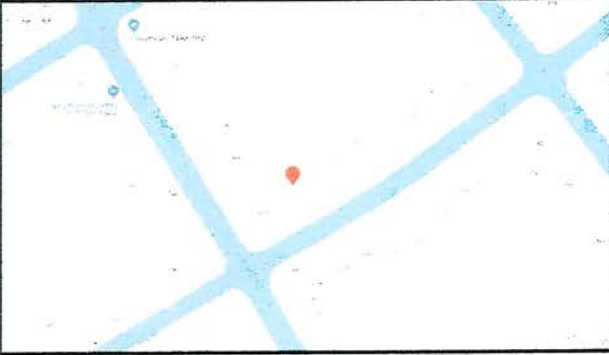
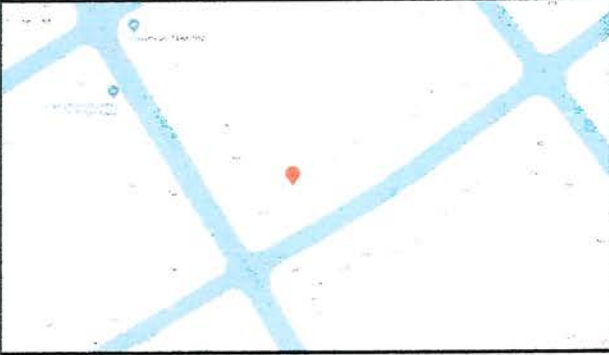
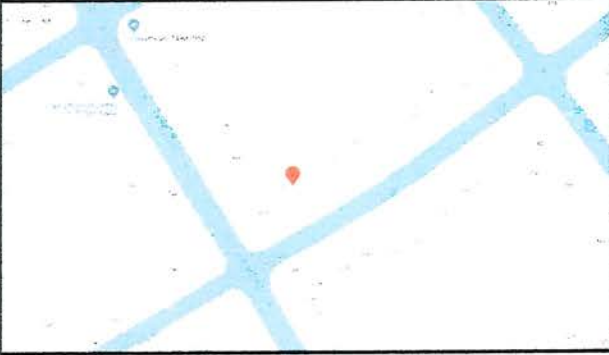
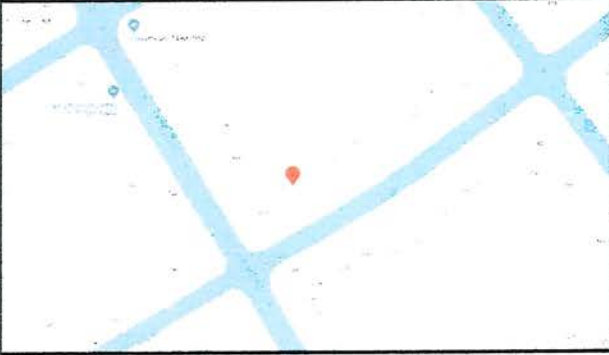
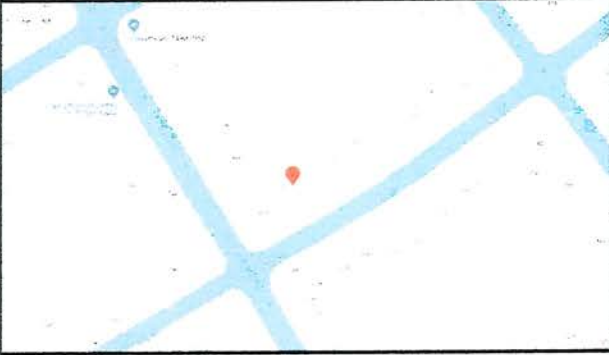
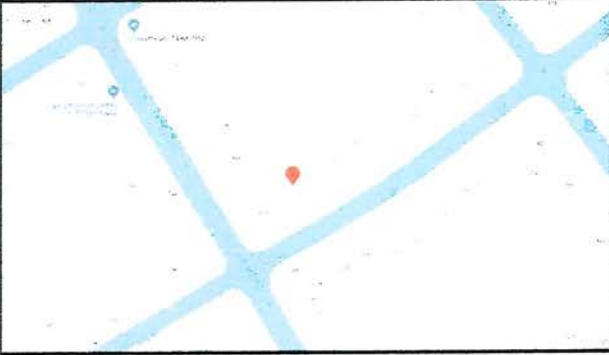
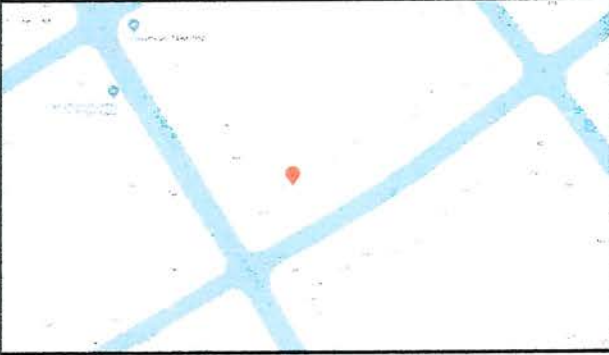
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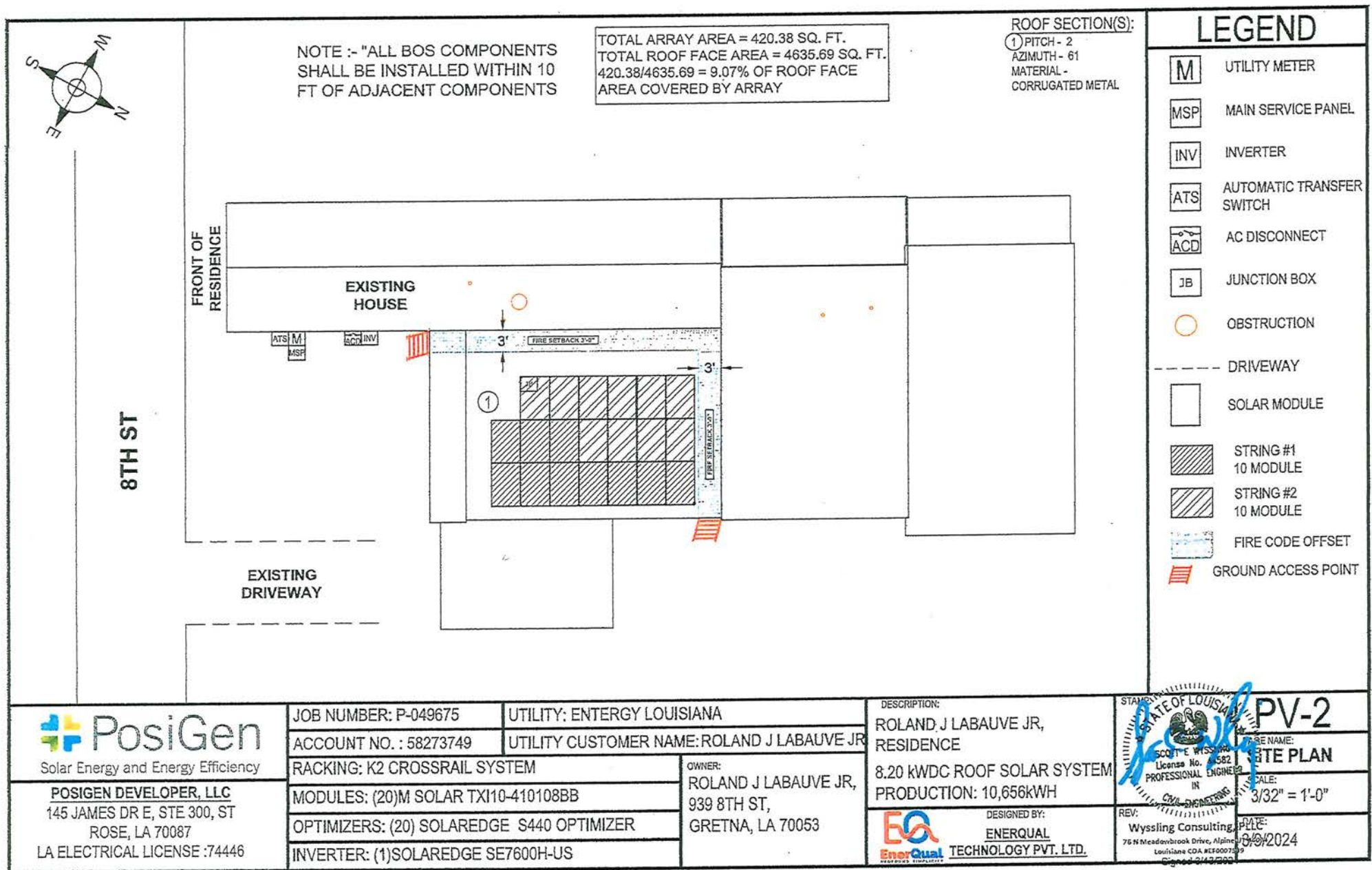
Mar 2022 See more dates



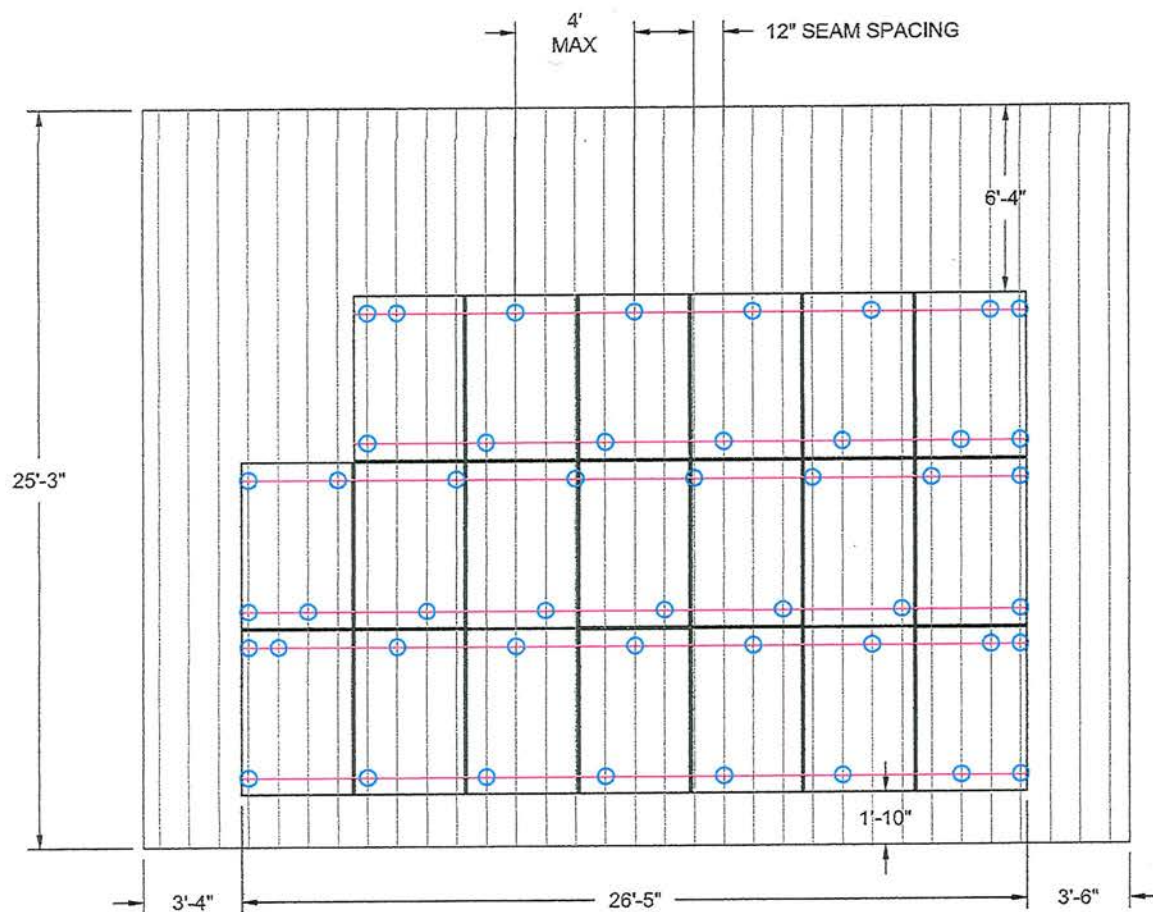
Image capture: Mar 2022 © 2024 Google



ABBREVIATIONS		ELECTRICAL NOTES		AERIAL VIEW		INDEX	
A	AMPERE	1.	WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A SIGN WILL BE PROVIDED WARNING OF THE HAZARDS PER ART. 690.17.			PV-1	COVER SHEET
AC	ALTERNATING CURRENT	2.	EACH UNGROUNDED CONDUCTOR OF THE MULTIWIRE BRANCH CIRCUIT WILL BE IDENTIFIED BY PHASE AND SYSTEM PER ART. 210.5.			PV-2	SITE PLAN
BLDG	BUILDING	3.	A NATIONALLY-RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ART. 110.3.			PV-3	ATTACHMENT PLAN
CONC	CONCRETE	4.	CIRCUITS OVER 250V TO GROUND SHALL COMPLY WITH ART. 250.97, 250.92(B)			PV-4	ATTACHMENT DETAIL
C	COMBINER BOX	5.	DC CONDUCTORS EITHER DO NOT ENTER BUILDING OR ARE RUN IN METALLIC RACEWAYS OR ENCLOSURES TO THE FIRST ACCESSIBLE DC DISCONNECTING MEANS PER ART. 690.31(E).			PV-5	SINGLE-LINE DIAGRAM
D	DISTRIBUTION PANEL	6.	ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY INTO BOXES AS REQUIRED BY UL LISTING.			PV-5.1	ELECTRICAL NOTES
DC	DIRECT CURRENT	7.	MODULE FRAMES SHALL BE GROUNDED AT THE UL-LISTED LOCATION PROVIDED BY THE MANUFACTURER USING UL LISTED GROUNDING HARDWARE.			PV-6	PLACARD
EGC	EQUIPMENT GROUNDING CONDUCTOR	8.	ALL EXPOSED METAL PARTS (MODULE FRAMES, RAIL, BOXES, ETC.) SHALL BE GROUNDED USING UL LISTED LAY-IN LUGS LISTED FOR THE PURPOSE. POSTS SHALL BE MADE ELECTRICALLY CONTINUOUS WITH ATTACHED RAIL.			PV-7	SAFETY LABELS
(E)	EXISTING	9.	MODULE FRAMES, RAIL, AND POSTS SHALL BE BONDED WITH EQUIPMENT GROUND CONDUCTORS AND GROUNDED AT THE MAIN ELECTRIC PANEL.				BILL OF MATERIAL
LFMC	ELECTRICAL METALLIC TUBING	10.	THE DC GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED ACCORDING TO ART. 250.166(B) & 690.47.				MODULE DATASHEET
GALV	GALVANIZED						OPTIMIZER DATASHEET
GEC	GROUNDING ELECTRODE CONDUCTOR						INVERTER DATASHEET
GND	GROUND						MOUNTING SYSTEM DATASHEET
HDG	HOT DIPPED GALVANIZED						MOUNTING SYSTEM ENGINEERING LETTER
I	CURRENT						UL 2703 GROUND AND BONDING CERTIFICATION
Imp	CURRENT AT MAX POWER						
INVS	INVERTERS						
Isc	SHORT CIRCUIT CURRENT						
kVA	KILOVOLT AMPERE						
kW	KILOWATT						
LBW	LOAD BEARING WALL						
MIN	MINIMUM						
(N)	NEW						
NEC	NATIONAL ELECTRIC CODE						
NIC	NOT IN CONTRACT						
NTS	NOT TO SCALE						
OC	ON CENTER						
P	PANEL BOARD						
PL	PROPERTY LINES						
PV	PHOTOVOLTAIC						
PVC	POLYVINYL CHLORIDE						
S	SUBPANEL						
SCH	SCHEDULE						
SS	STAINLESS STEEL						
SSD	SEE STRUCTURAL DIAGRAMS						
STC	STANDARD TESTING CONDITIONS						
SWH	SOLAR WATER HEATER						
TYP	TYPICAL						
UON	UNLESS OTHERWISE NOTED						
UPS	UNINTERRUPTIBLE POWER SUPPLY						
V	VOLT						
Vmp	VOLTAGE AT MAX POWER						
Voc	VOLTAGE AT OPEN CIRCUIT						
W	WATT						
3R	NEMA 3R, RAIN TIGHT						



ARRAY 1



LEGEND

- ROOF
- SEAMS
- RAIL
- MOUNT
- OBSTRUCTION

TOTAL PENETRATION COUNT: 48

ARRAY 1	
SEAM SPACING	12"OC
ARRAY PITCH	2°
ARRAY AZIMUTH	61°
ROOF SURFACE TYPE	CORRUGATED METAL
NO. OF MODULES	20
TOTAL NO. OF PENETRATION	48
STORIES	1



Solar Energy and Energy Efficiency

POSIGEN DEVELOPER, LLC
145 JAMES DR E, STE 300, ST
ROSE, LA 70087
LA ELECTRICAL LICENSE :74446

JOB NUMBER: P-049675

ACCOUNT NO. : 58273749

RACKING: K2 CROSSRAIL SYSTEM

MODULES: (20)M SOLAR TXI10-410108BB

OPTIMIZERS: (20) SOLAREEDGE S440 OPTIMIZER

INVERTER: (1)SOLAREEDGE SE7600H-US

UTILITY: ENTERGY LOUISIANA

UTILITY CUSTOMER NAME: ROLAND J LABAUVE JR

OWNER:

ROLAND J LABAUVE JR,
939 8TH ST,
GRETN, LA 70053

DESCRIPTION:

ROLAND J LABAUVE JR,
RESIDENCE

8.20 kWDC ROOF SOLAR SYSTEM
PRODUCTION: 10,656kWH

DESIGNED BY:
ENERQUAL
TECHNOLOGY PVT. LTD.

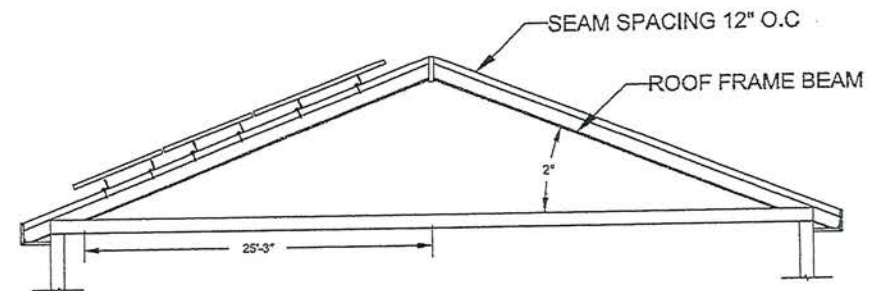
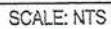


PV-3

PROJECT NAME:
ATTACHMENT PLAN

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

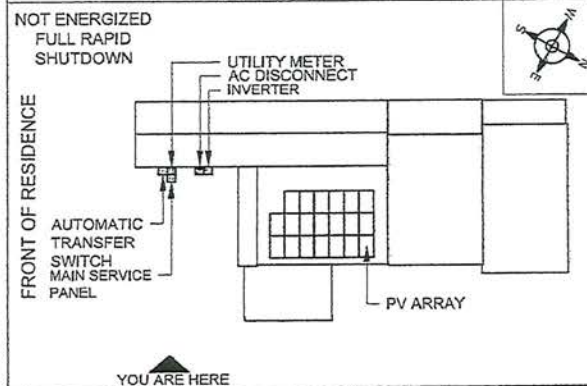
DATE:
3/9/2024



In accordance with the Americans with Disabilities Act, if special assistance is needed, please contact the City Clerk's Office at (504) 227-7614, Page 48 of 144

CAUTION

POWER TO THIS BUILDING IS ALSO
SUPPLIED FROM THE FOLLOWING
SOURCES WITH DISCONNECTS
LOCATED AS SHOWN:



PLACARD RIVETED TO THE MAIN SERVICE PANEL

DIRECTORY

PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE
SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM.

(ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS OUTLINED WITHIN:
NEC 690.56(B)&(C), [NEC 705.10])



Solar Energy and Energy Efficiency

POSIGEN DEVELOPER, LLC

145 JAMES DR E, STE 300, ST
ROSE, LA 70087

LA ELECTRICAL LICENSE :74446

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939 8TH ST,
GRETN, LA 70053

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RESIDENCE

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PRODUCTION: 10,656kWH



DESIGNED BY:

ENERQUAL
TECHNOLOGY PVT. LTD.

STAMP:

REV:

PV-6

PAGE NAME:
PLACARD

SCALE:
NTS

DATE:
3/9/2024



Historic District Commission

Meeting: April 01, 2024

920 4th Street
(District 2)

For: Commercial Renovations

Applicant:
Erin Daigle



Historic District Commission **Application for Certificate of Appropriateness** Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☐ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 920 4th Street Gretna, LA 70053

Renovation: _____

New Construction: _____



Demolition: _____

Age of Structure: N/A

Building Type:

Creole Cottage _____

Shotgun ☒

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake ☒

Colonial Revival _____

Other _____

Exterior materials proposed:

Roof Shingles Soffit Hardi Plank

Fascia Hardi Plank Siding Hardi Plank

Masonry CMU Block wall Brick Veneer Skirt Porches Concrete / Wooden

Balconies NOT APPLICABLE Handrails Iron Handrails / Wooden Handrails

Type of exterior lighting fixtures: Left and Right of the front door Gas Laterns

Style of windows: Traditional Vinyl Windows With Grids

Type of exterior doors: Vintage Solid Wood Doors with Window Panes

Describe any ornamental woodwork: Decorative Wooden columns

Elevations:

Front Space: 43 ft. Side Space: 79 ft.

Rear Space: 43 ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's
Signature: Erin Daigle Date: 03/11/2024

Applicant's
Name: Erin Daigle

Applicant's
Address: 1920 Colorado Avenue Kenner, LA 70121

Phone No: (504) 301-1222 Cell No: (504) 421-1516

For Office Use Only:

Application date: March 18, 2024

Substantive Change: Yes ☒ No ☐

Inventory Number: N/A

Contributing Element to Gretna National Register Historic District: Yes ☒ No ☐

Historic District Commission meeting date: April 1, 2024 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



City of Gretna

740 2nd Street, Gretna, LA 70053-5829
P. O. Box 404 Gretna, LA 70054-0404

Mayor

Belinda Cambre Constant

Council Members

Wayne A. Rau

Councilman-at-Large

Milton L. Crosby
District One

Michael Hinyub
District Two

Mark K. Miller
District Three

Jackie J. Berthelot
District Four

Departments

Building and Regulatory

Danika Gorronzona

Planning and Zoning

Azalea M. Roussel

City Clerk

Norma J. Cruz

Finance & Tax Departments

Raylyn C. Stevens

Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

I, Erin Daigle the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on April 1, 2024 4:00 p.m., 740 2nd Street,
Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or
Certificate of Appropriateness are NOT permission to commence any work.
A representative for the applied property is expected to attend the meeting.
If unable to attend, review may be deferred until the following month HDC
meeting.

I further understand and acknowledge that the "Certificate of
Appropriateness", issued by the Historic District Commission, does not
guarantee approval of the Zoning and/or Building Departments because,
while a project may be historically appropriate, it may not meet current
Building and Zoning Code requirements.

Erin Daigle

Signature of Applicant

Erin Daigle

NAME OF APPLICANT (PLEASE PRINT)

1920 Colorado Kenner, LA 70062

Applicant's address

920 4th Street Gretna, LA 70053

Actual address of the property for review

Date:

3/18/2024

New Commercial Office Building

920 4th St.

Gretna, LA 70053



Project Design Consultant:
Chris Penton, BSCE
CMP Design, LLC
504.909.2717
pentondesign4@gmail.com

MEP Consultant:
Mr. Blake Hosli - Mr. Kent Poyser
egs
504.408.2010
engineering@egs-la.com

Landscaping Consultant:
Mr. Jesse Edmondson
The Garden Gates Landscape Co.
504.608.4606
info@thegardengateslandscapecompany.com

Structural Engineer:
Arthur Malbroue, III, PE
Malbroue Consulting, LLC
LA Lic. #42396
504.301.8049
arthur@malbroueconsulting.com

Owner:
Mr. Eric Hernandez
Nola Living Realty
504.259.7945
heric222@aol.com

Contractor:
TBD



CMP DESIGN, LLC
Residential † Commercial † Planning
504.909.2717
pentondesign4@gmail.com



MALBROUE CONSULTING
ENGINEERING • DESIGN
THESE PLANS HAVE BEEN
PREPARED BY ME, OR UNDER MY
DIRECT SUPERVISION, AND, TO THE
BEST OF MY KNOWLEDGE, COMPLIES
WITH ALL APPLICABLE CODES. I
WILL NOT SUPERVISE THE WORK.



New Commercial Office Building
920 4th St. Gretna, LA 70053

PROJECT NUMBER: 22-10
DESIGN BY: CAP
CHECKED BY: AM
PRINT DATE: 22September2023

REVISION RECORD:		
No.	Date	Description

SHEET TITLE:
Cover Sheet

SHEET NUMBER:

A0

FOR PERMIT

General Notes to Contractor

- The Contractor shall coordinate and obtain all necessary permits and approvals from governing regulatory agencies. Construction work is not to begin until all required regulatory approvals have been issued.
- The Contractor shall not submit final price and execute contract with Owner until all required changes requested by the regulatory agencies have been included in the contract price.
- All materials and work shall be in accordance with applicable federal, state, and local building codes, amendments, rules, regulations, ordinances, laws, orders, and approvals that are required by public authorities having jurisdiction over the work. In the event of conflict, the most stringent requirements shall apply. No work shall be concealed until approved by local inspectors.
- It is the intent of the contract documents to provide for complete and finished work. Each trade (subcontractor) shall completely review plans for their respective work and related work by other trades (subcontractors). The Contractor shall coordinate and provide all miscellaneous components and parts which are not shown on the contract documents but are required to complete the work shown.
- The Contractor and subcontractors shall review and coordinate all architectural, electrical, and mechanical work to confirm that all components will achieve their intended use and will maintain ceiling heights shown. Conflicts shall be brought to the attention of the Architect prior to the start of construction. Verify that no conflicts between subcontractors exist and all required clearances for installation and maintenance of equipment are provided.
- Incidental work and components which are required as an essential, functional or operational item or system, are required to complete any assembly and to complete full scope of work.
- All work illustrated in these contract documents indicates new construction unless otherwise indicated as existing to remain.
- The Contractor shall subcontract with suppliers, fabricators, and installation companies which can demonstrate that they possess the knowledge, experience, and proven capabilities to fully perform all aspects of work without omission.
- All products shall be installed in compliance with industry standards and as required by the product manufacturer's latest published specifications and installation requirements.
- Substitutions must be pre-approved in writing by Engineer prior to the start of construction. Any work or material requirements of such substitution shall be coordinated (with all trades) and provided by the Contractor. Contractor must verify in writing all substitutions will not impact project cost or project schedule prior to request of such substitution. Substitutions shall be approved by regulatory agencies in writing prior to the start of construction.
- Before commencing work, the Contractor shall visit the site and shall note the existing conditions affecting the work. The Contractor shall examine adjoining work for assurance that no conditions exist to prevent the completion of work. If Contractor observes field conditions that are different from the work shown in the contract documents, the Engineer shall be notified immediately in writing so that action may be taken to accommodate the condition prior to beginning construction. Contractor assumes responsibility for any such work undertaken without notifying and receiving approval from the Engineer.
- If, during construction, the Contractor uncovers unusual conditions that create a substantial complication which could not be foreseen at the outset of construction, the Owner, Engineer, Contractor, and affected subcontractors shall meet to determine a fair and equitable solution as each issue occurs.
- Asbestos abatement, lead paint removal, and other hazardous material removal is not in the contract. Should the Contractor encounter the presence, or possible presence, of potentially hazardous materials, the Contractor shall notify the owner for instructions prior to continuing work.
- The Contractor shall protect all materials, construction, utilities and facilities from damage, including workers, theft & weather. Damaged components shall be replaced at no cost to Owner.
- The Contractor shall install and provide all safety barriers during construction to protect the public from injury and access to the building and site.
- At all times, the contractor shall be solely and completely responsible for the conditions of the job site, including the safety of persons and property, and for all necessary independent reviews of these conditions. The Architect's, Engineer's, or Owner's job site review is not intended to review the adequacy of the Contractor's safety measures.
- Building shall be maintained in weatherproof & secure condition throughout work.
- Erect and install all work level, plumb, square, true, straight, and in proper alignment.
- When project is complete, clean and polish glass, hardware, and other such items with factory finishes. Remove all dust with treated dust cloths or vacuum cleaners. Waste and refuse caused by the work shall be removed from premises and disposed of by Contractor. Clean site at end of project. Remove dust, debris, oils, stains, fingerprints, and labels from exposed surfaces, including glazing.

Drawing Index

NUMBER	SHEET TITLE	DATE	NUMBER	SHEET TITLE	DATE
A0	Cover Sheet	22September2023	A4	Right & Left Elevations	22September2023
A1	Project Information	22September2023	F0	Structural Notes	22September2023
DC1	Demolition Site Plan	22September2023	F1	Ceiling & Roof Framing Plans	22September2023
C0	Notes Sheet	22September2023	F2	Framing Details	22September2023
C1	Civil Site Plan	22September2023	F3	Piling-Pier Plans & Details	22September2023
C2	Paving & Grading Plan	22September2023	L1	Landscaping Plan & Notes	22September2023
C3	Utility Plan	22September2023	E1	Symbols	22September2023
C4	Paving Details	22September2023	E2	Notes	22September2023
C5	Utility Details	22September2023	E3	Notes	22September2023
A2	Site & Floor Plans	22September2023	E4	Site Plan	22September2023
A3	Front & Rear Elevations	22September2023	E5	Power & IT Plan	22September2023
			E6	Lighting Plan	22September2023
			E7	Riser Diagrams & Panel Schedule	22September2023
			E8	Details	22September2023
			M0	Notes & Legend	22September2023
			M1	Schedules & Details	22September2023
			M2	Mechanical Plan	22September2023
			M3	Specifications	22September2023
			P0	Notes & Schedules	22September2023
			P1	Plumbing Plans	22September2023
			P2	Plumbing Riser Diagram	22September2023
			P3	Plumbing Details	22September2023
			P4	Plumbing Specifications	22September2023
			CV1	Conceptual 3D Views	22September2023

Project Information:

Project Location:
920 4th St. Gretna, LA 70053

Lot 3-A, Square 12, New Mechanicham S/D, Jefferson Parish, LA

Project Description:
The project consists of the new construction of a commercial office building. Site work includes new parking, drainage and landscaping.

Code Information:

Applicable Code:
2021 International Building Code
2021 NFPA 101 Life Safety Code

Authority Having Jurisdiction:
Planning & City Development
740 2nd Street
Gretna, LA 70053
504.363.1500

Building Area:
Conditioned Area = 3,089 Sqft
Front Porch = 348 Sqft
Grand Total = 3,437 Sqft

Construction Type:
IBC - Type VB - unsprinkled
NFPA - Type V (000) - unsprinkled

Occupancy Classification:
IBC: B - Business
NFPA: Business

Occupancy Load Factors:
IBC:
B - Business 100 SF / person
NFPA:
Business 100 SF / person

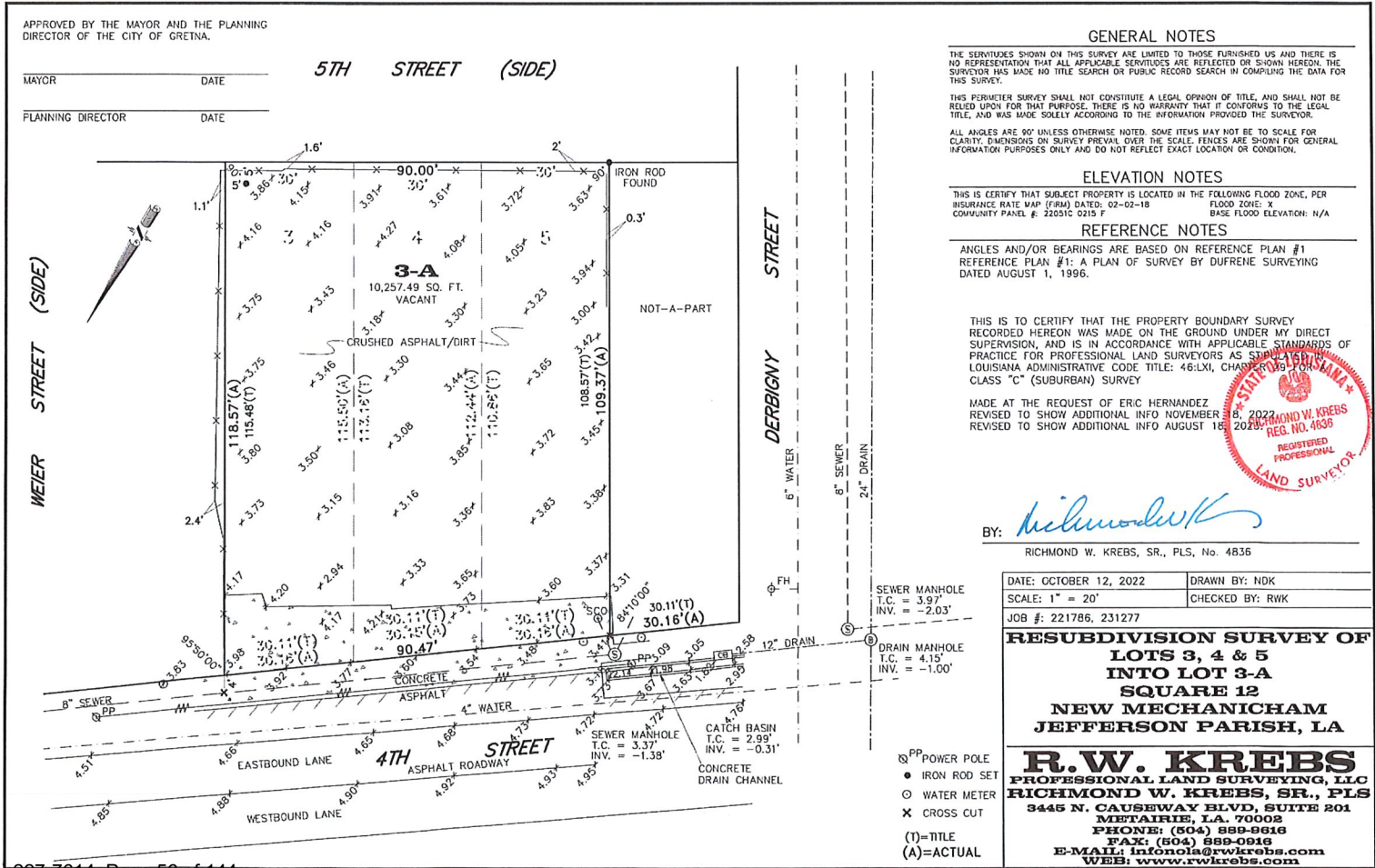
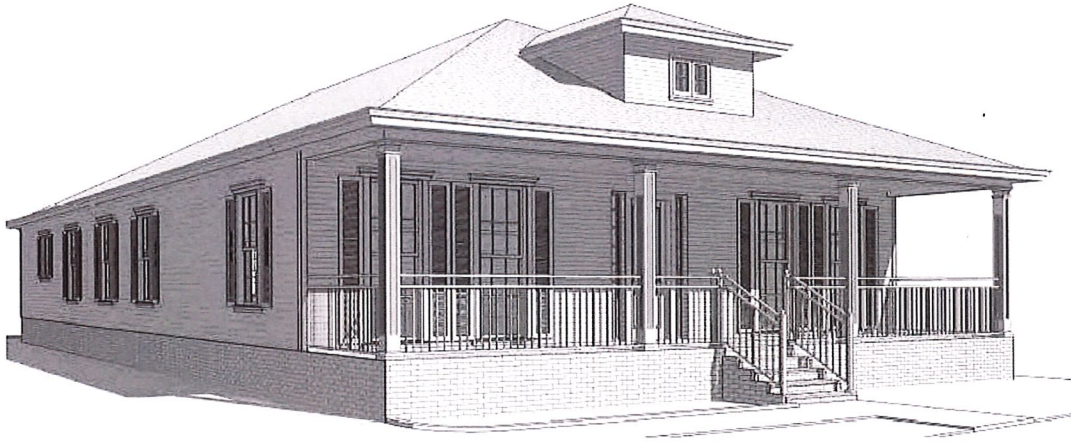
Occupancy Load and Exits:
IBC / NFPA:
B - Business 3,089SF / 100 = 30 occupants
2 exits required for building / 2 exits provided

Zoning Information:

Zoning Designation: BC-2 Business Core District
Proposed Use: Professional Office
Height Requirements: 45'-0" Maximum
+/- 24'-0" Provided

Setback Requirements:
Front: 10'-0"
Side: 0'-0"
Rear: 10'-0"
Required:
10'-0"
3'-0" & 4'-6"
Provided:
10'-0"

New Commercial Office
920 4th St.
Gretna, LA 70053



CMP DESIGN, LLC

Residential + Commercial + Planning

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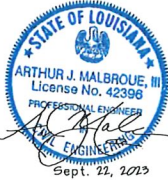
pentondesign4@gmail.com



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ENGINEERING • DESIGN

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New Commercial Office Building

920 4th St. Gretna, LA 70053

PROJECT NUMBER: 22-10
DESIGN BY: CAP
CHECKED BY: AM
PRINT DATE: 22September2023

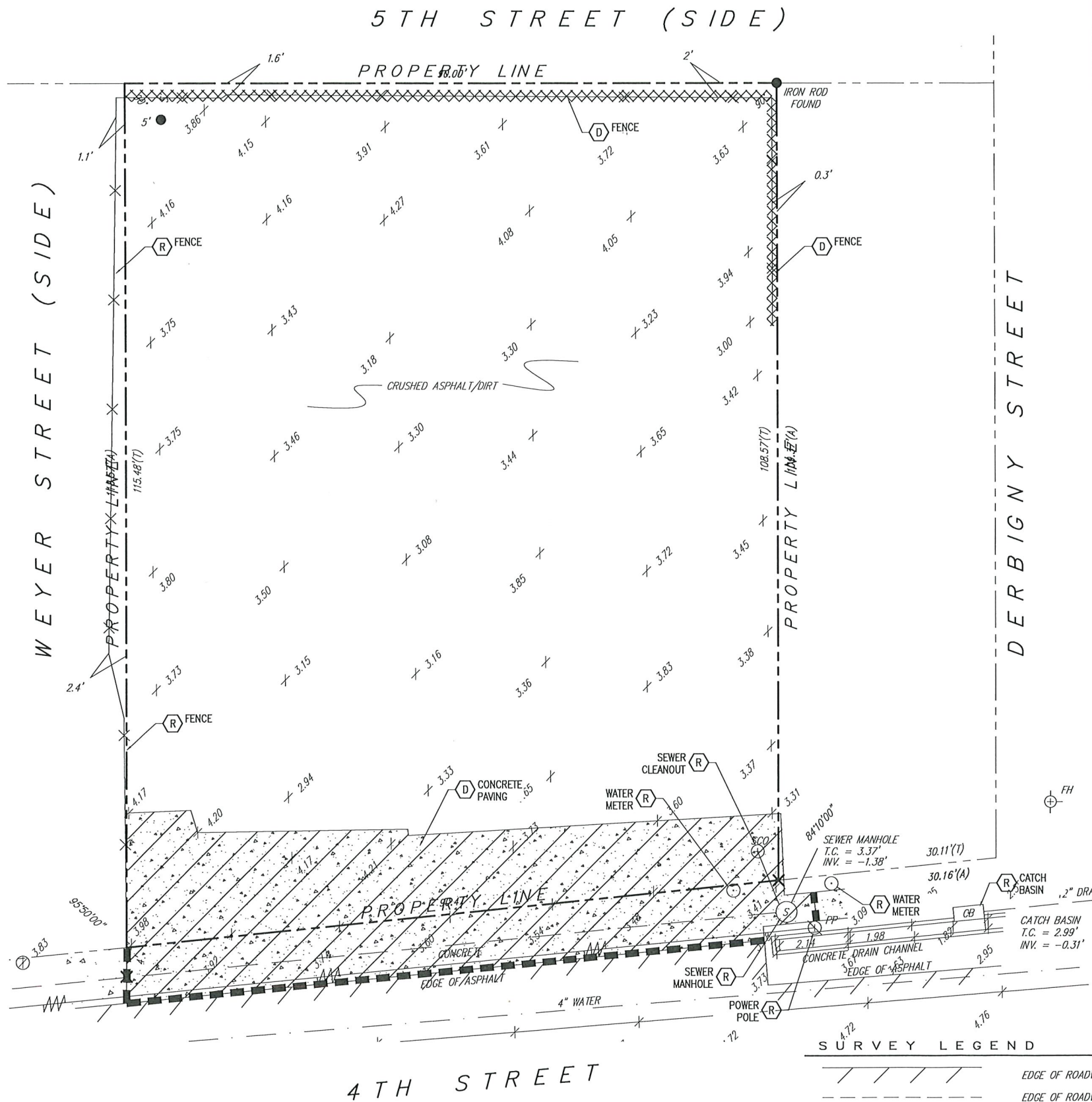
REVISION RECORD:		
No.	Date	Description

SHEET TITLE:
Project Info

SHEET NUMBER:

A1

FOR PERMIT



1 DEMOLITION SITE PLAN
DC1 SCALE: 1/8" = 1'-0"
TRUE NORTH

NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES REGARDLESS OF WHETHER OR NOT SHOWN IN THESE PLANS AND USE CARE.

SURVEY LEGEND	
	EDGE OF ROADWAY
	EDGE OF ROADWAY TRAFFIC LANE
	CENTERLINE OF ROADWAY
	PROPERTY LINE
	IRON ROD
	CROSS CUT
	FENCE LINE
	EXISTING SPOT ELEVATIONS
	STORM DRAINAGE CATCH BASIN
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE

- CIVIL DEMOLITION AND GENERAL NOTES**
- PERFORM ENVIRONMENTAL ABATEMENT AS REQUIRED PRIOR TO DEMOLITION.
 - DISCONNECT SEWER, DRAINAGE, AND WATER UTILITIES. CONTACT THE SEWERAGE AND WATER BOARD TO COORDINATE AND EXECUTE DISCONNECTION IN ACCORDANCE WITH AGENCY REQUIREMENTS. RETURN METERS AND VALVES TO S&WB.
 - PROVIDE AND INSTALL COMPACTED FILL TO ACCOMMODATE NEW SITEWORK. ADDITIONALLY, BACKFILL ALL VOIDS AT DEMOLISHED FOUNDATIONS AND GRADE TO ENSURE POSITIVE DRAINAGE.
 - REMOVE FENCING AND LIGHT FIXTURES COMPLETELY, INCLUDING THE FOUNDATION. POUR ASPHALT INTO VOIDS MADE DURING REMOVAL OF FOUNDATIONS WHERE APPLICABLE.
 - DIMENSIONS SHOWN ON DEMOLITION DRAWINGS ARE APPROXIMATE. VERIFY REQUIREMENTS OF PROPOSED CONSTRUCTION PRIOR TO COMMENCING DEMOLITION WORK.
 - IF APPLICABLE, ALL CONTRACTORS SHALL VISIT THE JOB SITE AND COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO BID. BY SUBMITTING A BID, CONTRACTOR ACCEPTS READILY RECOGNIZABLE CONDITIONS.
 - PROTECT ALL EXISTING STRUCTURES, FEATURES AND UTILITIES NOT SPECIFICALLY INDICATED TO BE DEMOLISHED.
 - PERFORM DEMOLITION IN AN ORDERLY AND CAREFUL MANNER SO AS TO ACCOMMODATE THE PROPOSED CONSTRUCTION. SEE THE PROVIDED DEMOLITION SEQUENCE FOR FURTHER CLARITY.
 - PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION ACTIVITY AT NO COST TO THE OWNER. RETURN STRUCTURES AND SURFACES THAT ARE NOT INDICATED TO BE DEMOLISHED TO THE CONDITION EXISTING PRIOR TO THE COMMENCEMENT OF WORK.
 - PROTECT EXISTING FINISHED WORK, EQUIPMENT AND FIXTURES FROM DAMAGE DUE TO DEMOLITION AND SUBSEQUENT CONSTRUCTION.
 - REMOVE AND DISPOSE OF ALL MATERIALS, EQUIPMENT, AND DEMOLITION DEBRIS AT THE END OF EACH WORKING DAY. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLITION DEBRIS FROM SITE.
 - CONTRACTOR TO PROVIDE TEMPORARY 8' HIGH CHAIN LINK SITE SECURITY FENCING AROUND THE SITE COMPLETE WITH LOCKABLE ACCESS GATE. INSTALL TEMPORARY SITE SECURITY FENCE PRIOR TO BEGINNING WORK ON SITE. REMOVE TEMPORARY FENCE AFTER ALL WORK IS COMPLETE. CONTRACTOR TO LOCK GATE AT THE CONCLUSION OF EACH DAY'S ACTIVITIES TO PREVENT UNAUTHORIZED VEHICULAR AND PEDESTRIAN TRAFFIC INTO SITE.
 - ONLY WHERE INDICATED BY SPECIFIC HATCHING, EXCAVATE, DEMOLISH AND REMOVE EXISTING DRAINAGE, SEWERAGE, AND WATER UTILITY LINES/ELEMENTS. THIS INCLUDES ASSOCIATED APPURTENANCES SUCH AS MANHOLES, VALVES, DRAINAGE INLETS, CATCH BASINS AND OTHER ASSOCIATED APPURTENANCES. WHERE PORTIONS OF THE EXISTING LINES/ELEMENTS ARE TO REMAIN; CUT, CAP AND SEAL OPEN-END PORTIONS TO ENSURE ABILITY FOR CONTINUED USE OF THE LINE/ELEMENT. MANHOLES, CATCH BASINS, DRAIN INLETS, AND PIPES THAT ARE SLATED FOR REMOVAL SHALL BE REMOVED IN THEIR ENTIRETY AND MAY NOT BE FILLED AND LEFT IN PLACE. BACKFILL ALL EXCAVATIONS WITH PUMPED RIVERSAND COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT IN LIFTS NOT EXCEEDING 12" THICK.
 - VERIFY CONNECTIONS OF UTILITY INDICATED FOR DEMOLITION. IF DEMOLITION WILL CAUSE INTERRUPTION IN SERVICE TO AREAS OR BUILDINGS OTHER THAN THIS SITE DO NOT DEMOLISH LINE. CONTACT CIVIL ENGINEER FOR DEMOLITION INSTRUCTIONS.
 - CONTRACTOR SHALL ERECT TRAFFIC CONTROL DEVICES PRIOR TO STARTING WORK. DEVICES NO LONGER REQUIRED SHALL BE REMOVED AS SOON AS POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND PAYING FOR ALL TRAFFIC PERMITTING.
 - PEDESTRIAN TRAFFIC AREAS MUST BE MAINTAINED AT ALL TIMES.
 - NO EQUIPMENT OR MATERIALS SHALL BE STORED ON SIDEWALK OR ROAD SURFACE AT ANY TIME.
 - EXISTING SIGNS, DELINEATORS, MARKERS, PAVING, TREES, FENCES, WALKS, DRAINAGE STRUCTURES, ETC. THAT ARE DISTURBED BY THIS CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE DESIGNER, CITY, PARISH, STATE AND/ OR ANY OTHER AGENCY HAVING AUTHORITY / JURISDICTION.
 - CITY, PARISH, STATE ROAD SIGNS, DELINEATORS, ETC. SHALL NOT BE REMOVED. IF DAMAGED, ALL CORRECTIVE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY, PARISH, STATE SPECIFICATIONS AND STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR, PAYING FOR, AND OBTAINING PERMITS FOR THE USE OR OBSTRUCTION OF ANY SIDEWALKS OR ROADWAYS FROM THE PROPER AUTHORITY.
 - CONTRACTOR SHALL CONTACT AND PROVIDE ALL COORDINATION WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION FOR FIELD LOCATING UNDERGROUND STRUCTURES.
 - CONTRACTOR MUST VERIFY ALL FIELD CONDITIONS, INCLUDING ACTUAL DIMENSIONS.
 - ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE DESIGNERS ATTENTION, IN WRITING, PRIOR TO COMMENCING ANY WORK.
 - CONTRACTOR SHALL REMOVE ALL DEMOLISHED MATERIALS AND DISPOSE OF (OFF-SITE) IN A MANNER ACCEPTABLE TO LOCAL, STATE AND FEDERAL AUTHORITIES.
 - IF NOT OTHERWISE INDICATED IN THE CONSTRUCTION PLANS, AT ALL GREENSPACES, AND AT PERIMETER OF NEW CONSTRUCTION, REGRADE FOR PROPER SLOPE AND PROVIDE 2" TOPSOIL AND NEW SOD WITHIN 6 FT OF CONSTRUCTION AREA. ALL OTHER UNPAVED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-GRADED AND RECEIVE TOPSOIL AS NEEDED AND NEW SOD.
 - USE OF EXPLOSIVES IS PROHIBITED.
 - EXISTING PILES THAT ARE NOT SHOWN HEREIN ARE TO BE CUT (±)5FT BELOW FINISHED GRADE.

DEMOLITION LEGEND	
	PHYSICAL ELEMENT TO BE DEMOLISHED AND REMOVED
	PAVEMENT TO BE DEMOLISHED AND REMOVED
	PAVEMENT TO REMAIN UNDISTURBED
	SAW CUT LINE
	ITEM TO BE DEMOLISHED
	ITEM TO REMAIN
	ITEM TO BE SALVAGED

	SANITARY SEWER CLEANOUT
	WATER METER
	HYDRANT
	POWER POLE
	OVERHEAD ELECTRICAL LINES
	WATER MAIN
	SANITARY SEWER LINE
	STORM DRAIN LINE

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STATE OF LOUISIANA
ARTHUR J. MALBROUE, III
License No. 42398
Professional Engineer
Exp. 12, 2025

New Commercial Office Building
920 4th St. Gretna, LA 70053

PROJECT NUMBER:	22-10	
DESIGN BY:	AM	
CHECKED BY:	AM	
PRINT DATE:	22September2023	
REVISION RECORD:		
No.	Date	Description

SHEET TITLE:
DEMOLITION SITE PLAN

SHEET NUMBER:

DC1

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New Commercial Office Building

920 4th St. Gretna, LA 70053

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DESIGN BY: CAP

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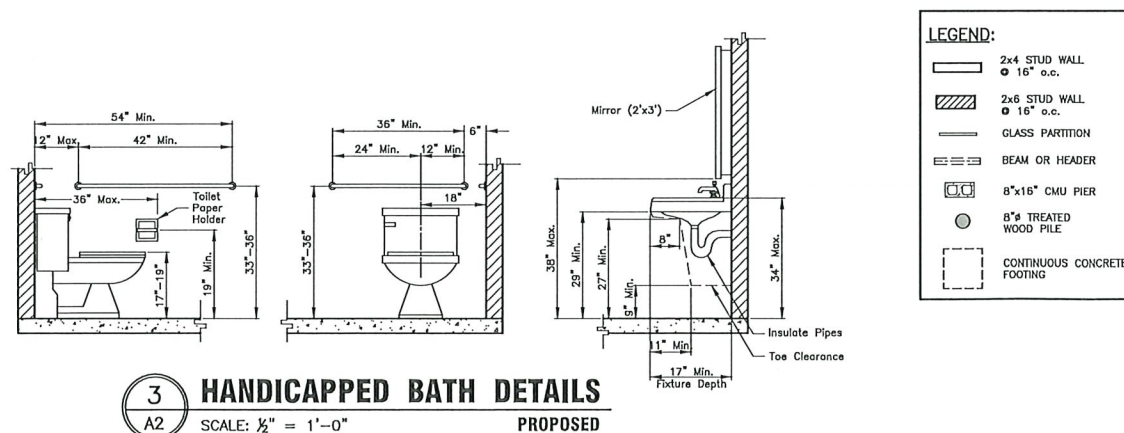
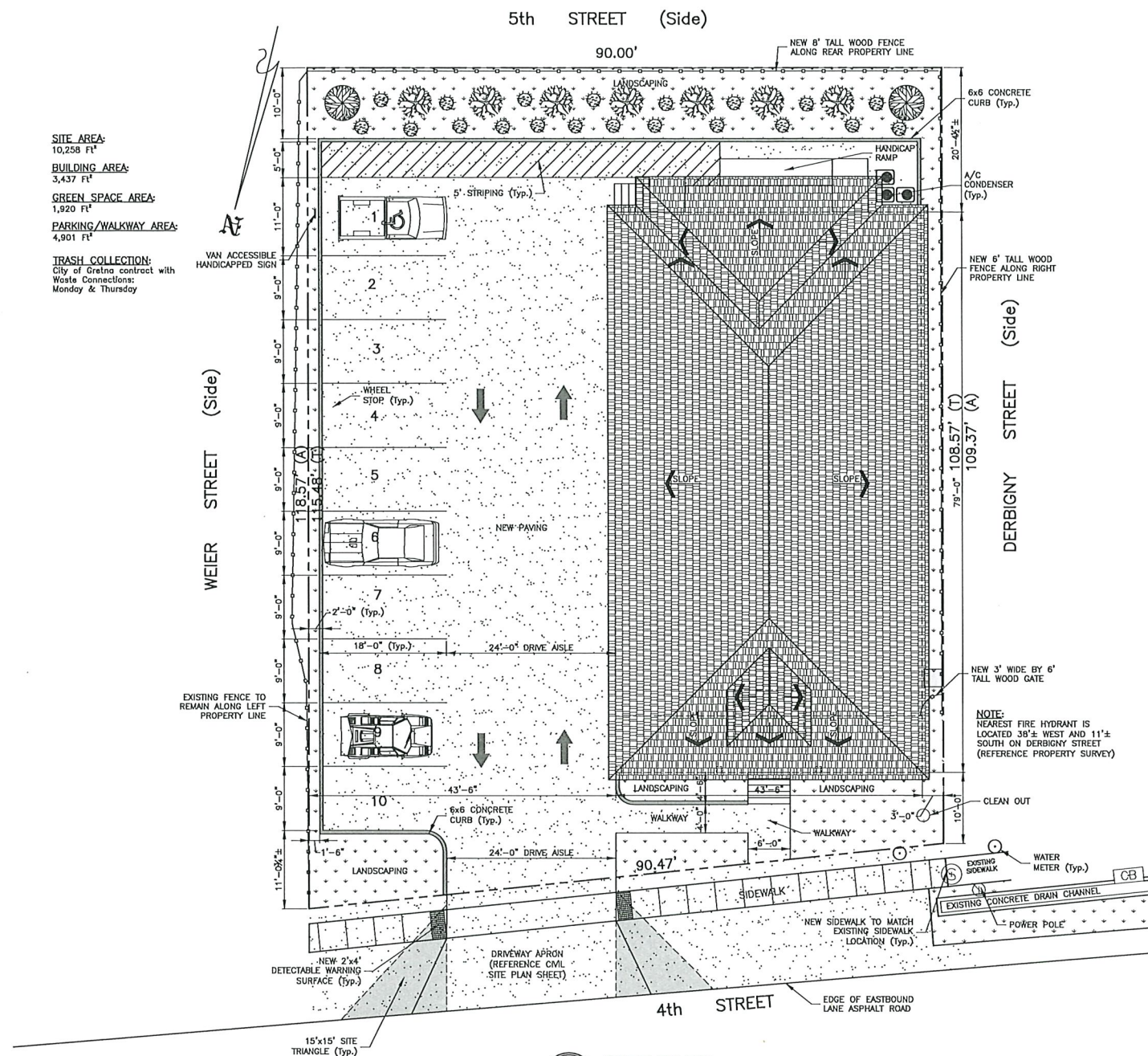
SHEET TITLE:

Site & Floor Plan

FOR PERMIT

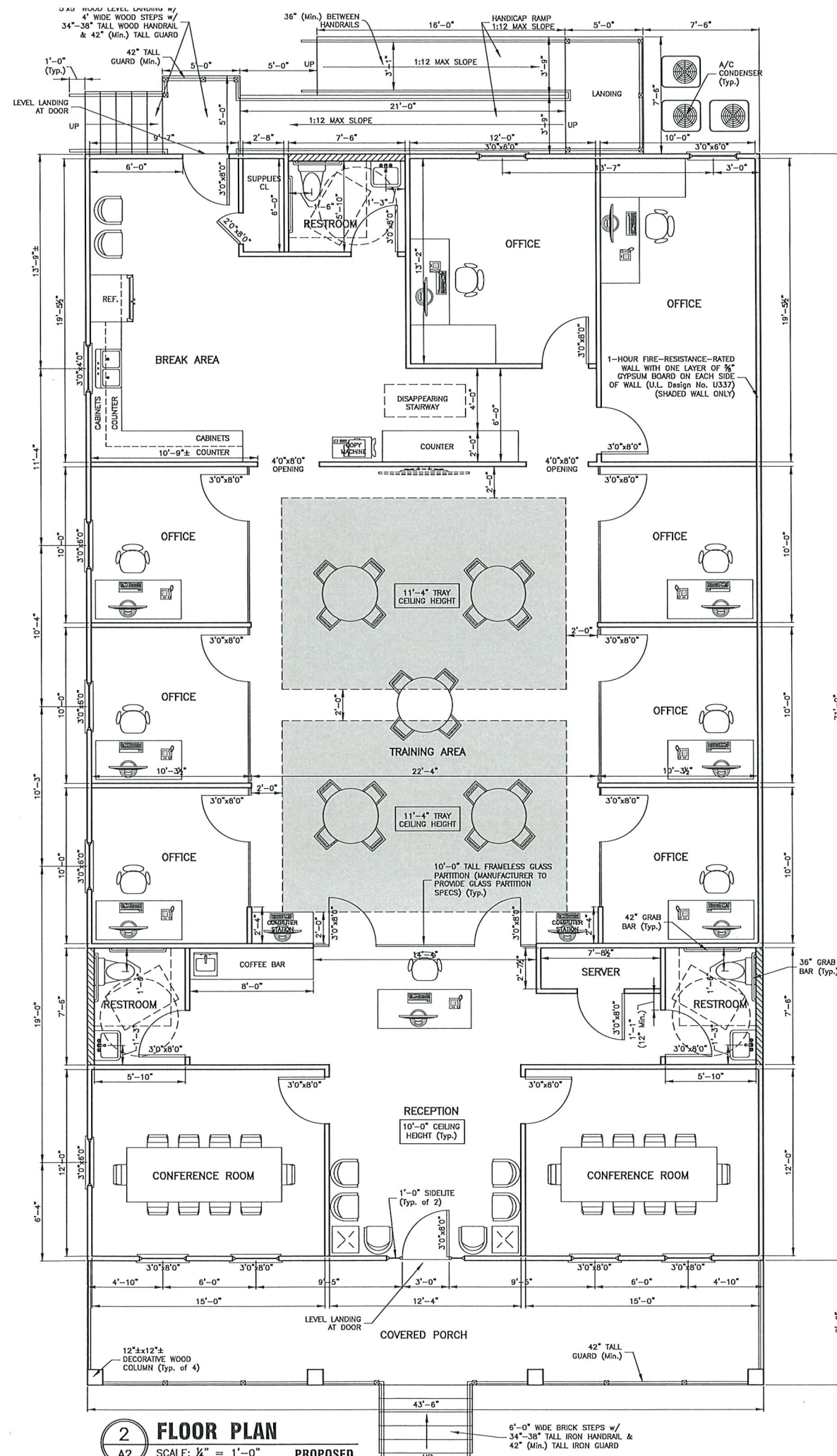
SHEET NUMBER:

A2



LEGEND:

2x4 STUD WALL	16" o.c.
2x6 STUD WALL	16" o.c.
GLASS PARTITION	
BEAM OR HEADER	
8"x16" CMU PIER	
6"x6" TREATED WOOD PILE	
CONTINUOUS CONCRETE FOOTING	





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New Commercial Office Building

920 4th St. Gretna, LA 70053

PROJECT NUMBER:	22-10
DRAWN BY:	CAP-AE
CHECKED BY:	AM
PRINT DATE:	22September2023

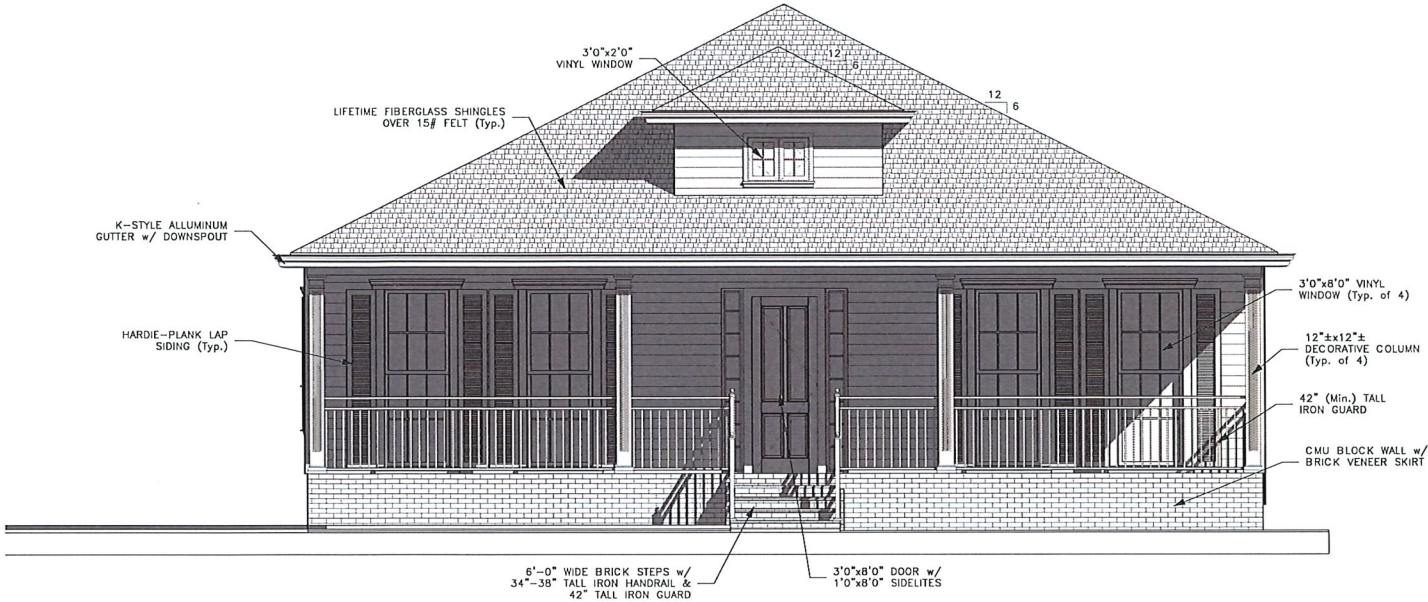
REVISION RECORD:		
No.	Date	Description

SHEET TITLE:
Front & Rear
Elevaitons

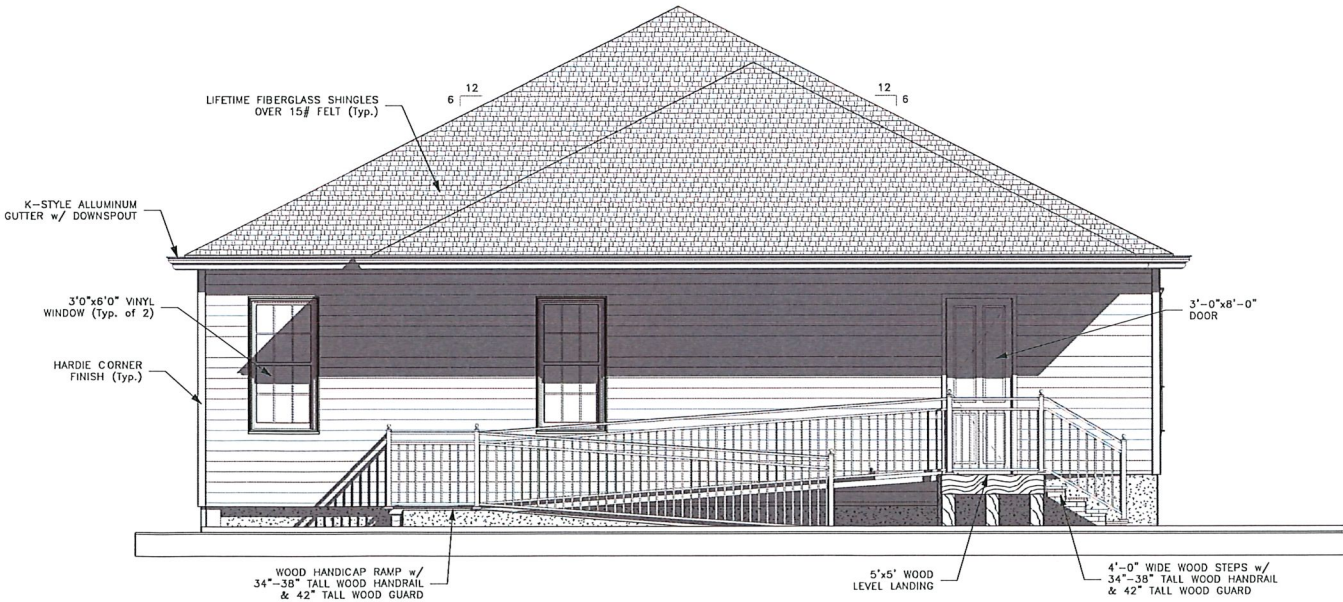
SHEET NUMBER:

A3

FOR PERMIT



1 FRONT ELEVATION
A3 SCALE: 1/4" = 1'-0" PROPOSED



2 REAR ELEVATION
A3 SCALE: 1/4" = 1'-0" PROPOSED



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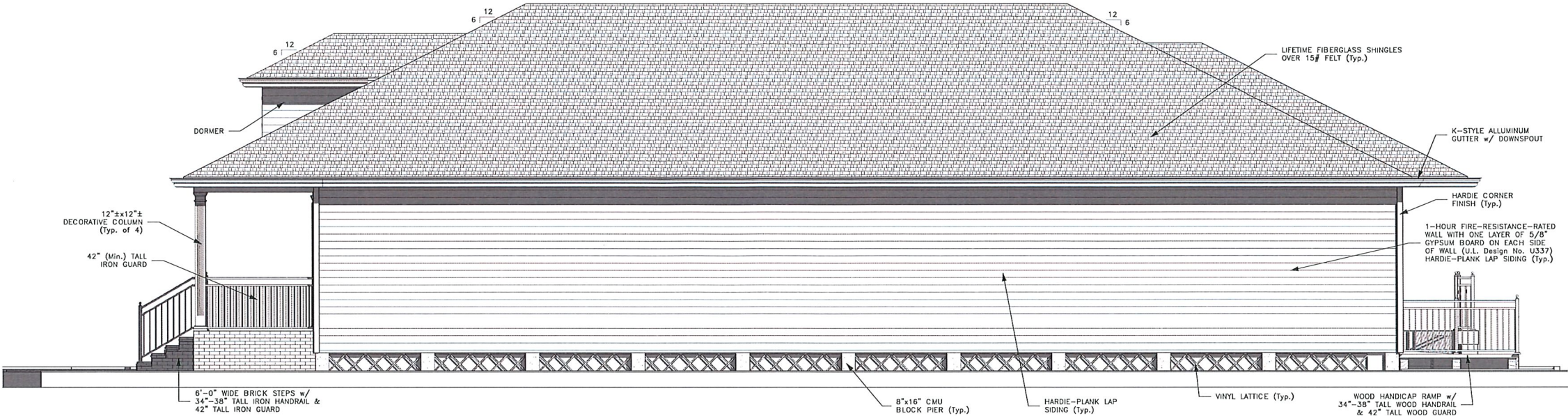
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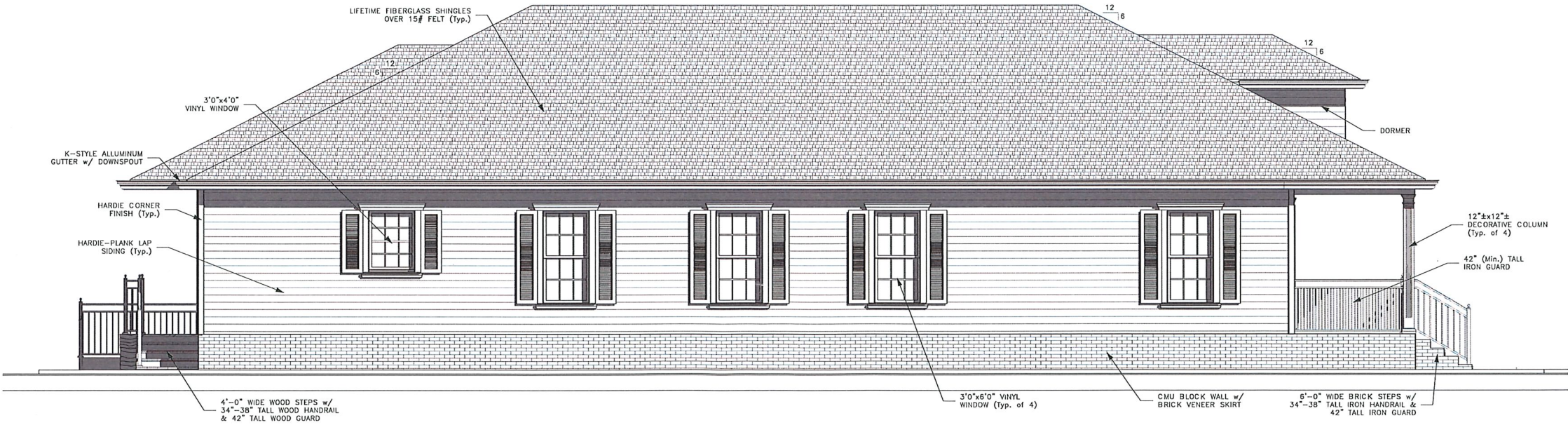


New Commercial Office Building

920 4th St. Gretna, LA 70053



1 RIGHT ELEVATION
A4 SCALE: 1/4" = 1'-0" PROPOSED



2 LEFT ELEVATION
A4 SCALE: 1/4" = 1'-0" PROPOSED

PROJECT NUMBER:	22-10
DRAWN BY:	CAP-AE
CHECKED BY:	CAP
PRINT DATE:	23September2023

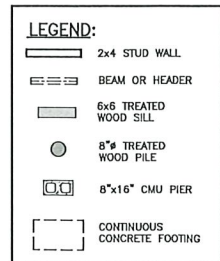
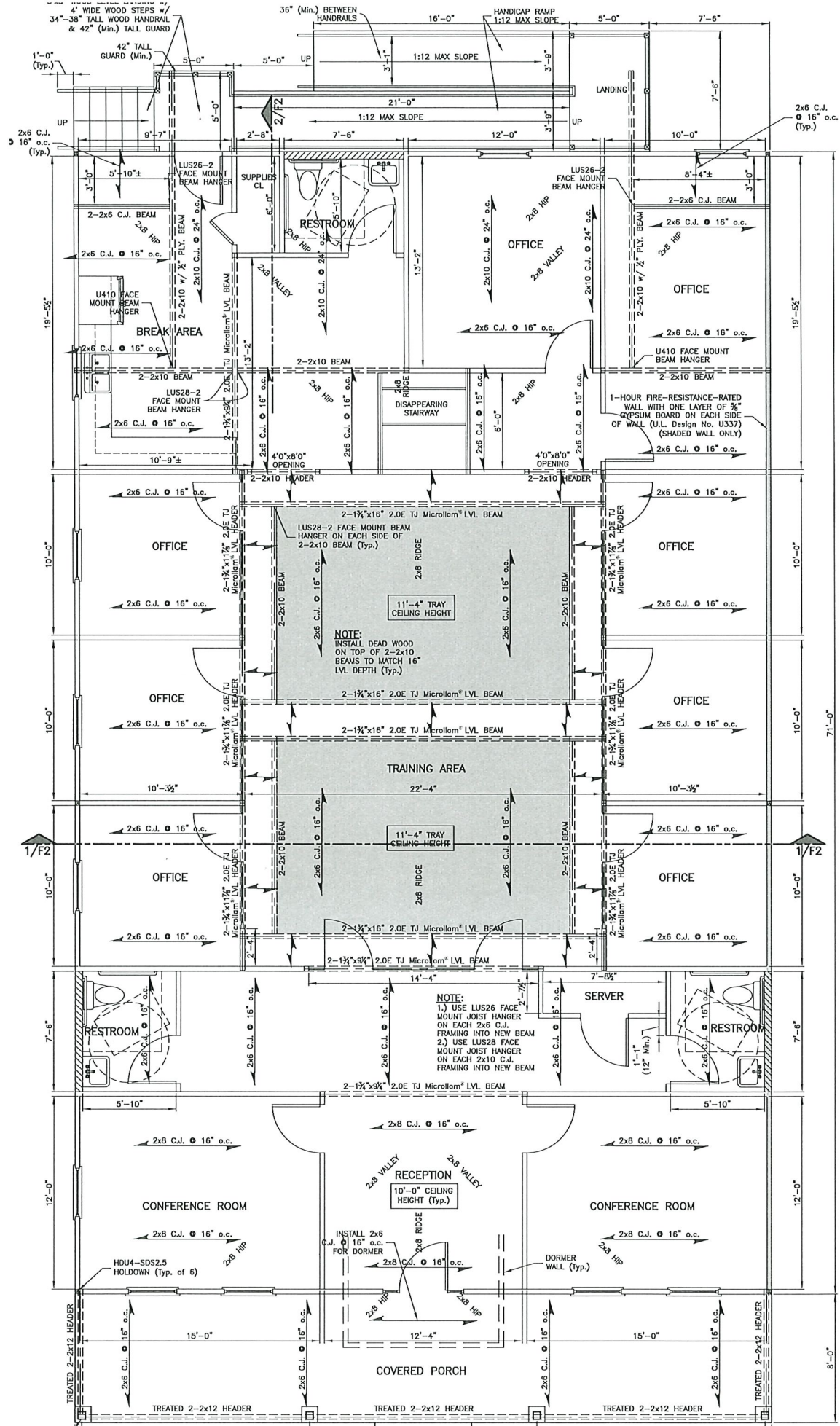
REVISION RECORD:		
No.	Date	Description

SHEET TITLE:
Right & Left
Elevations

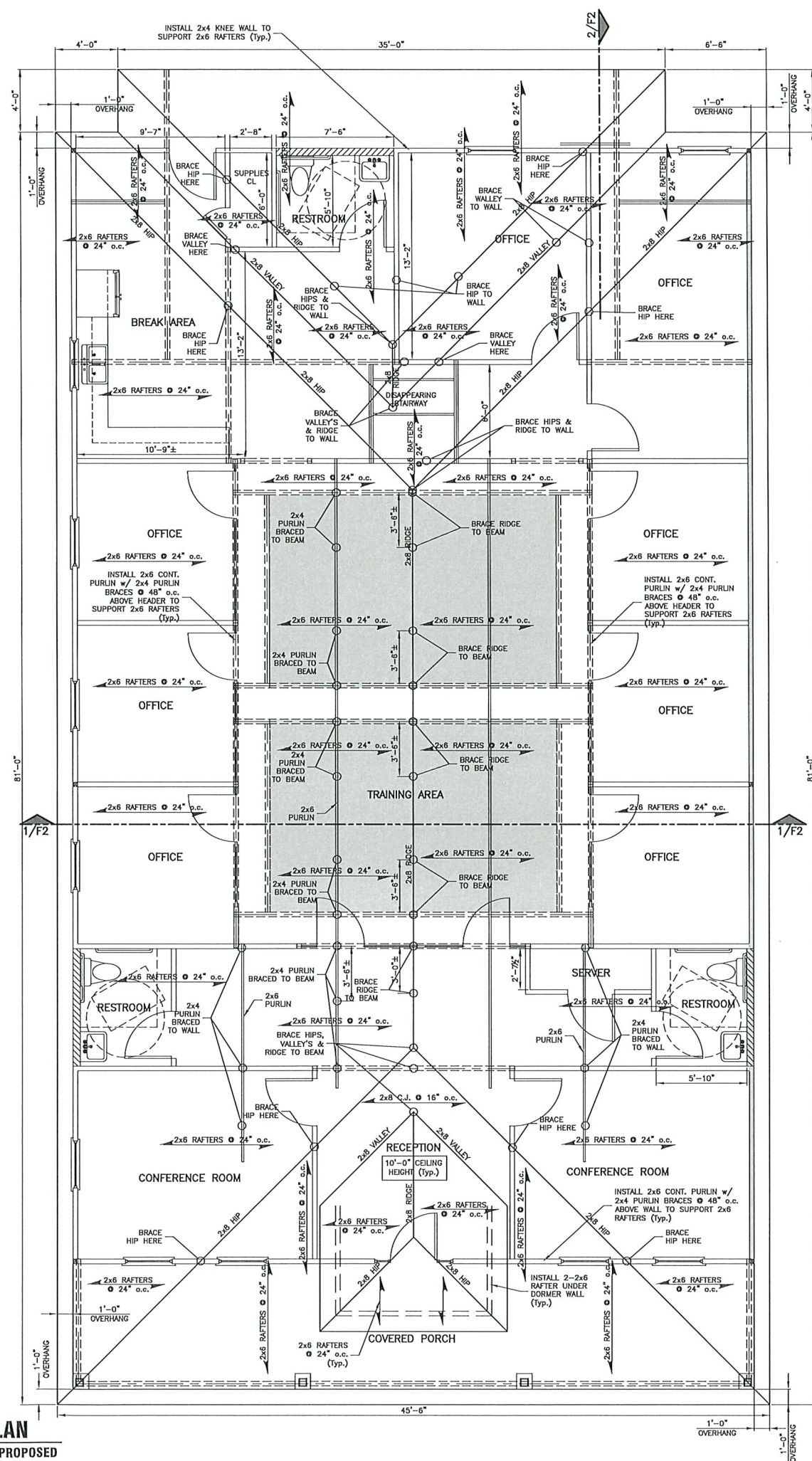
SHEET NUMBER:

A4

FOR PERMIT



2 ROOF FRAMING PLAN



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New Commercial Office Building

920 4th St. Gretna, LA 70053

PROJECT NUMBER:		22-10
DESIGN BY:		CAP
CHECKED BY:		AM
PRINT DATE:		22September2023
REVISION RECORD:		
No.	Date	Description

SHEET TITLE:
Framing Plans,
Details & Notes

SHEET NUMBER:

F1

FOR PERMIT

1 CEILING FRAMING PLAN

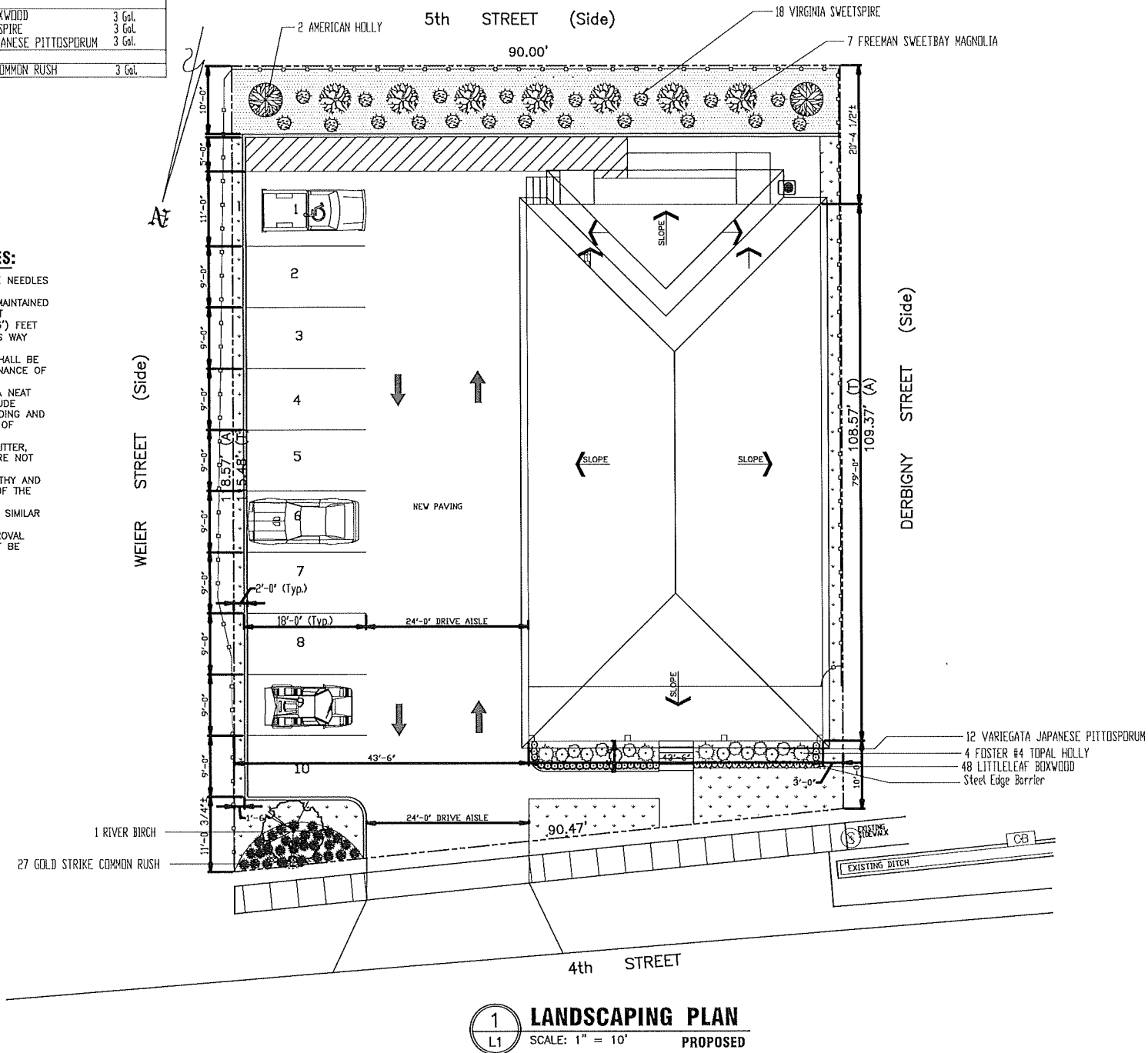
In accordance with the Americans with Disabilities Act, if physical assistance is needed, please contact the City Clerk's Office at (504) 227-7614, Page 6 of 144 SCALE: 1/4" = 1'-0" PROPOSED

Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	Betula nigra	RIVER BIRCH	2.5' Cal.
2	Ilex opaca	AMERICAN HOLLY	2.5' Cal.
4	Ilex x attenuata 'Foster #4'	FOSTER #4 TOPAL HOLLY	2.5' Cal.
7	Magnolia grandiflora X M. virginiana 'Freeman'	FREEMAN SWEETBAY MAGNOLIA	2.5' Cal.
Shrubs			
48	Buxus microphylla	LITTLELEAF BOXWOOD	3 Gal.
18	Itea virginica	VIRGINIA SWEETSPIRE	3 Gal.
12	Pittosporum tobira 'Variegata'	VARIEGATA JAPANESE PITTOSPORUM	3 Gal.
Ornamental Grasses			
27	Juncus effusus 'Gold Strike'	GOLD STRIKE COMMON RUSH	3 Gal.

LANDSCAPING & MAINTENANCE NOTES:

- GROUND COVER WILL BE CENTIPEDE SOD. CRUSHED PINE NEEDLES WILL BE UTILIZED OVER THE GARDEN SOIL.
- LANDSCAPED AREAS WITHIN SITE TRIANGLES SHALL BE MAINTAINED IN AN APPROPRIATE MANNER TO INSURE THAT NO PLANT MATERIAL OBSTRUCTS CROSS-VISIBILITY ABOVE THREE (3') FEET OR BELOW SIX (6') FEET FROM THE STREET OR ACCESS WAY GRADE.
- PROPERTY OWNER, TENANT OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS THAT ARE NOT PART OF THE LANDSCAPING.
- ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR SEASON OF THE YEAR.
- PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH SIMILAR HEALTHY PLANT MATERIALS.
- TREE TOPPING IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE CITY OF GRETNA. TREE PRUNING WORK MUST BE PERFORMED BY AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST.

LANDSCAPING PLAN COMPLETED BY:
THE GARDEN GATES LANDSCAPE CO.
909 Webster St. Kenner, La 70062
Info@thegardengateslandscapecompany.com
504-608-4606
HORTICULTURIST LICENSE #: 22-4315



CMP DESIGN, LLC

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504.909.2717

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New Commercial Office Building

920 4th St. Gretna, LA 70053

PROJECT NUMBER: 22-10
DESIGN BY: CAP
CHECKED BY: AM
PRINT DATE: 22September2023

REVISION RECORD:		
No.	Date	Description

SHEET TITLE:
Landscaping
Plan & Notes

SHEET NUMBER:

L1

FOR PERMIT



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New Commercial Office Building

920 4th St. Gretna, LA 70053

PROJECT NUMBER: 22-10
DESIGN BY: AC
CHECKED BY: BH
PRINT DATE: 22SEPT2023

REVISION RECORD:		
No.	Date	Description

SHEET TITLE:

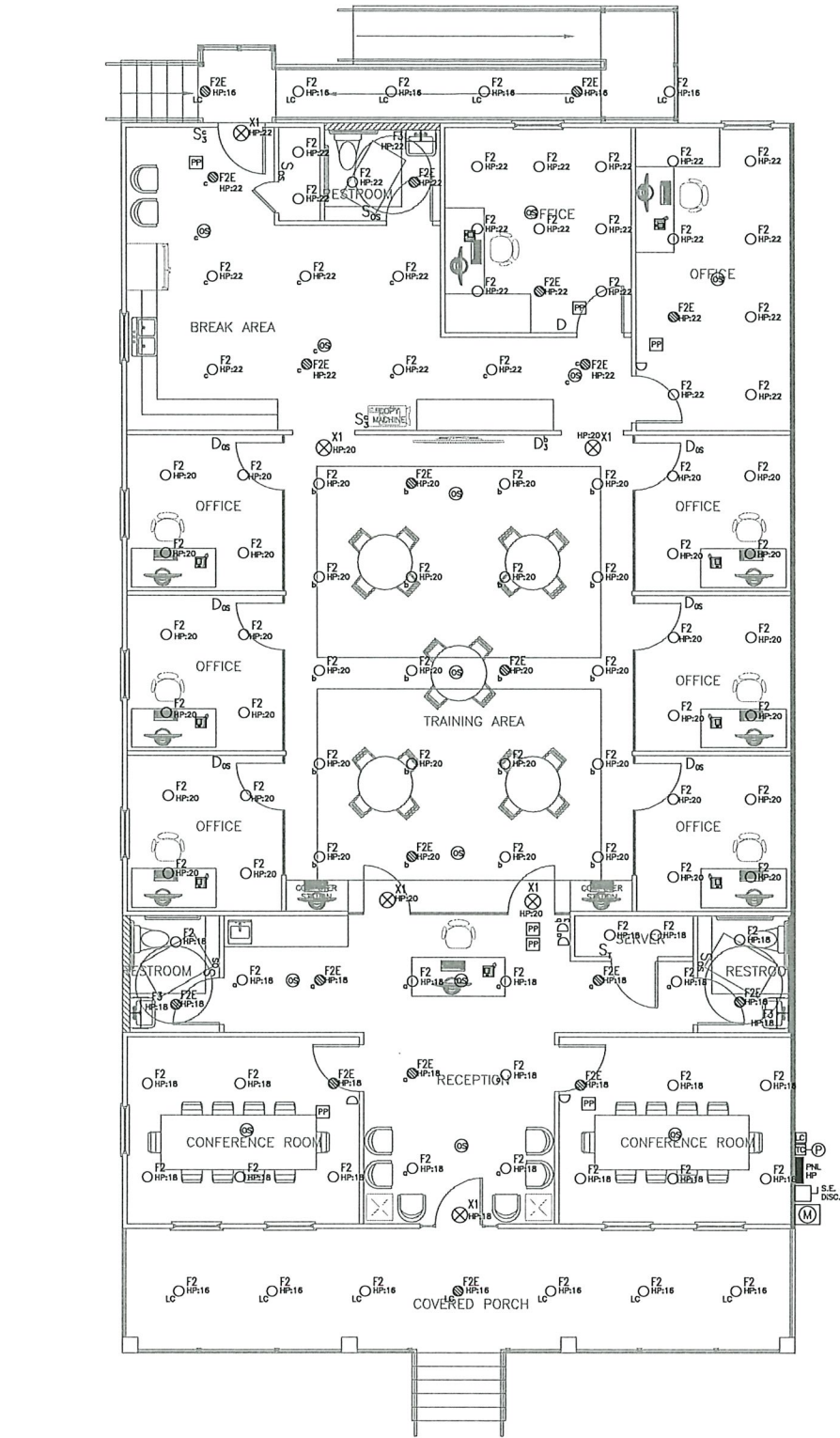
LIGHTING PLAN

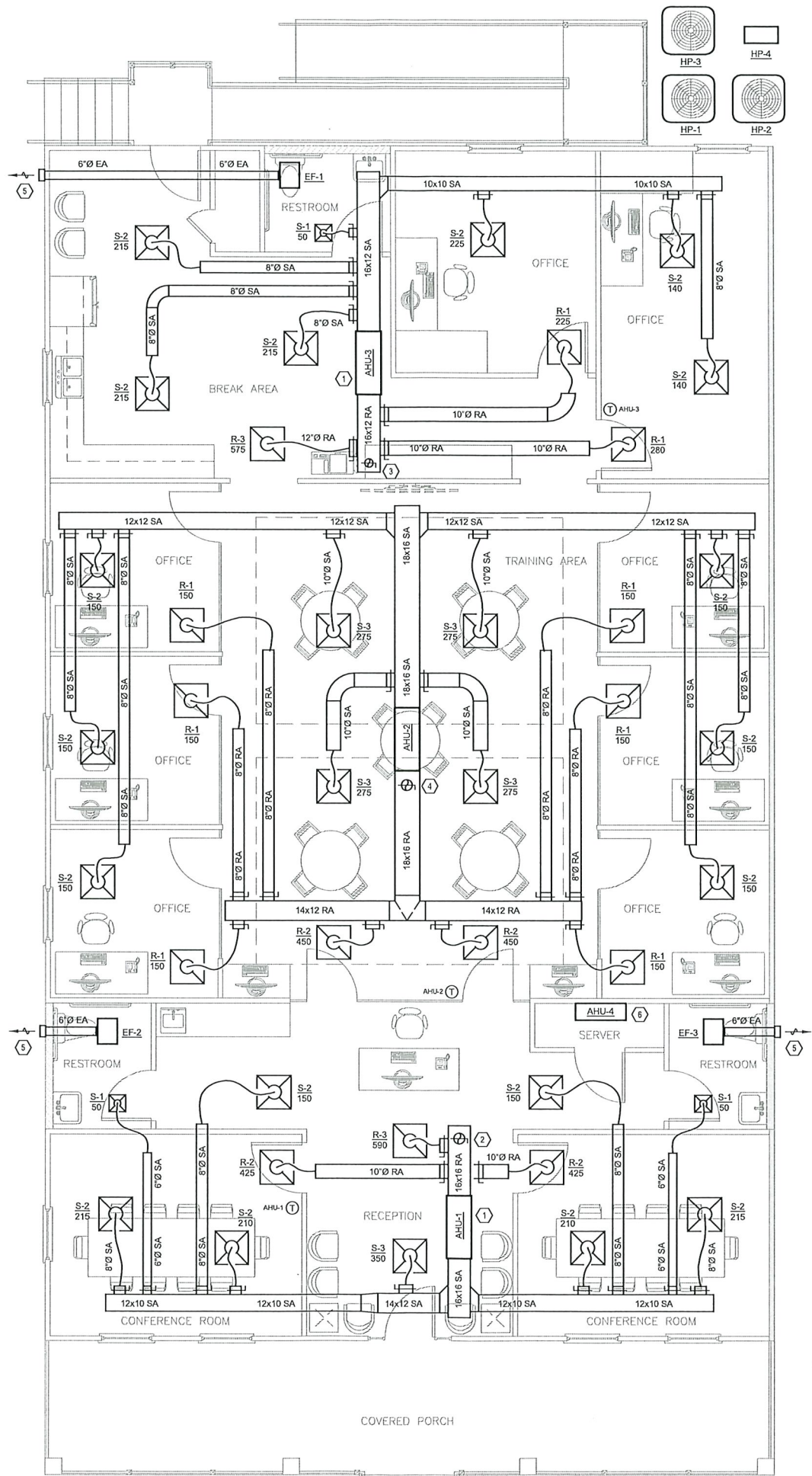
SHEET NUMBER:

E6

GENERAL NOTES

A. REFER TO SHEET E8 DETAILS FOR LIGHTING CONTROL.





GENERAL MECHANICAL NOTES:

1. THESE PLANS ARE DIAGRAMMATIC IN NATURE SINCE THEY REFLECT ONLY THE AVAILABLE INFORMATION OBTAINED FROM EXISTING PLANS, SPECIFICATIONS, AND FIELD SURVEYS. THE EXACT LOCATION OF EXISTING DUCTWORK, PIPING, AND EQUIPMENT MAY DEVIATE FROM THE LOCATION INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE PREPARED TO MAKE SOME ALTERATIONS TO NEW AND/OR EXISTING SERVICES TO FIT ACTUAL JOB CONDITIONS.
2. ALL ELBOWS, FITTINGS, ETC. IN PIPING AND DUCTWORK ARE NOT NECESSARILY INDICATED TO CLEAR ALL EXISTING AND NEW JOB OBSTRUCTIONS.
3. IF THE MECHANICAL CONTRACTOR DOES NOT CLEARLY UNDERSTAND THESE PLANS, OR IS NOT SURE OF THEIR MEANING, HE SHOULD OBTAIN THE ENGINEER'S WRITTEN EXPLANATION AND INTERPRETATION, PRIOR TO SUBMITTING HIS BID, SINCE THE HEATING CONTRACTOR WILL BE HELD RIGIDLY TO THE INTERPRETATION OF THE ENGINEER.
4. BECAUSE OF THE LIMITED SPACE AVAILABLE TO INSTALL ALL OF THE MECHANICAL WORK, COORDINATION BETWEEN THE VARIOUS TRADES IS OF THE UTMOST IMPORTANCE.
5. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR CEILING GRID ROOM LAYOUTS AND COORDINATE ALL GRILLES, REGISTERS, AND DIFFUSERS WITH CORRESPONDING REFLECTED CEILING PLANS.
6. SIZE AND ROUTE REFRIGERANT PIPING PER REQUIREMENTS AND RECOMMENDATIONS BY EQUIPMENT MANUFACTURER.
7. THERMOSTATS SHALL BE MOUNTED AT 48" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
8. COORDINATE CONDENSING UNIT AND HEAT PUMP LOCATIONS WITH SITE CONDITIONS. REFER TO SITE SURVEY FOR PROPERTY LINES, EASEMENTS, AND UTILITY RIGHT OF WAYS.

KEYED PLAN NOTES:

- 1 AIR HANDLING UNIT LOCATED IN ATTIC SPACE ABOVE.
- 2 PROVIDE 8" OUTSIDE AIR CONNECTION. PROVIDE MANUAL BALANCE DAMPER AT RETURN DUCT CONNECTION AND BALANCE TO 160 CFM. TERMINATE THROUGH ROOF WITH WEATHER CAP.
- 3 PROVIDE 6" OUTSIDE AIR CONNECTION. PROVIDE MANUAL BALANCE DAMPER AT RETURN DUCT CONNECTION AND BALANCE TO 120 CFM. TERMINATE THROUGH ROOF WITH WEATHER CAP.
- 4 PROVIDE 8" OUTSIDE AIR CONNECTION. PROVIDE MANUAL BALANCE DAMPER AT RETURN DUCT CONNECTION AND BALANCE TO 200 CFM. TERMINATE THROUGH ROOF WITH WEATHER CAP.
- 5 PROVIDE WEATHER CAP AT EXHAUST DUCT PENETRATION THROUGH EXTERIOR WALL.
- 6 ROUTE COOLING COIL CONDENSATE THROUGH EXTERIOR WALL AND DISCHARGE 12" ABOVE GRADE.

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920 4th St. Gretna, LA 70053

PROJECT NUMBER:		22-10
DESIGN BY:		KAP
CHECKED BY:		KAP
PRINT DATE:		22SEPT2023
REVISION RECORD:		
No.	Date	Description

SHEET TITLE:
MECHANICAL
PLAN

SHEET NUMBER:

M2

egs

engineering • design

p: (504) 408-2010

e: engineering@egs-la.com

Job # 22-67-01



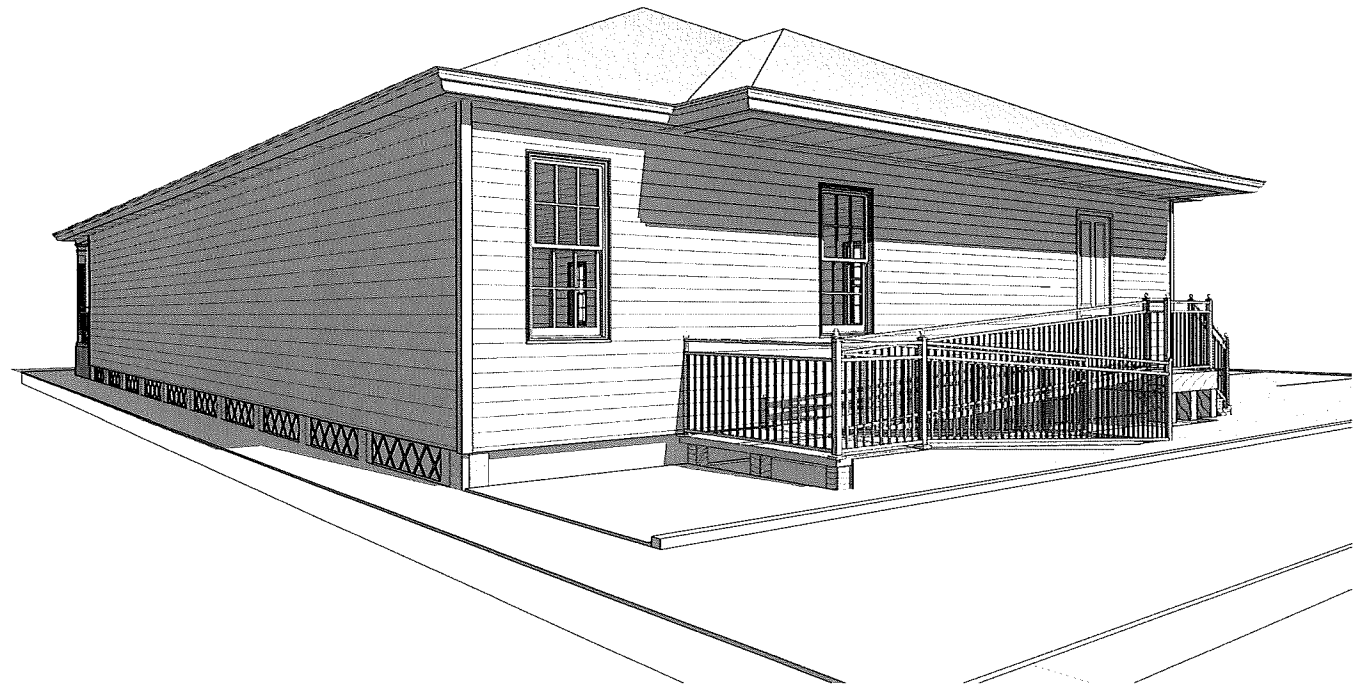
MECHANICAL PLAN

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



1
CV1 SCALE
FRONT LEFT VIEW
PROPOSED

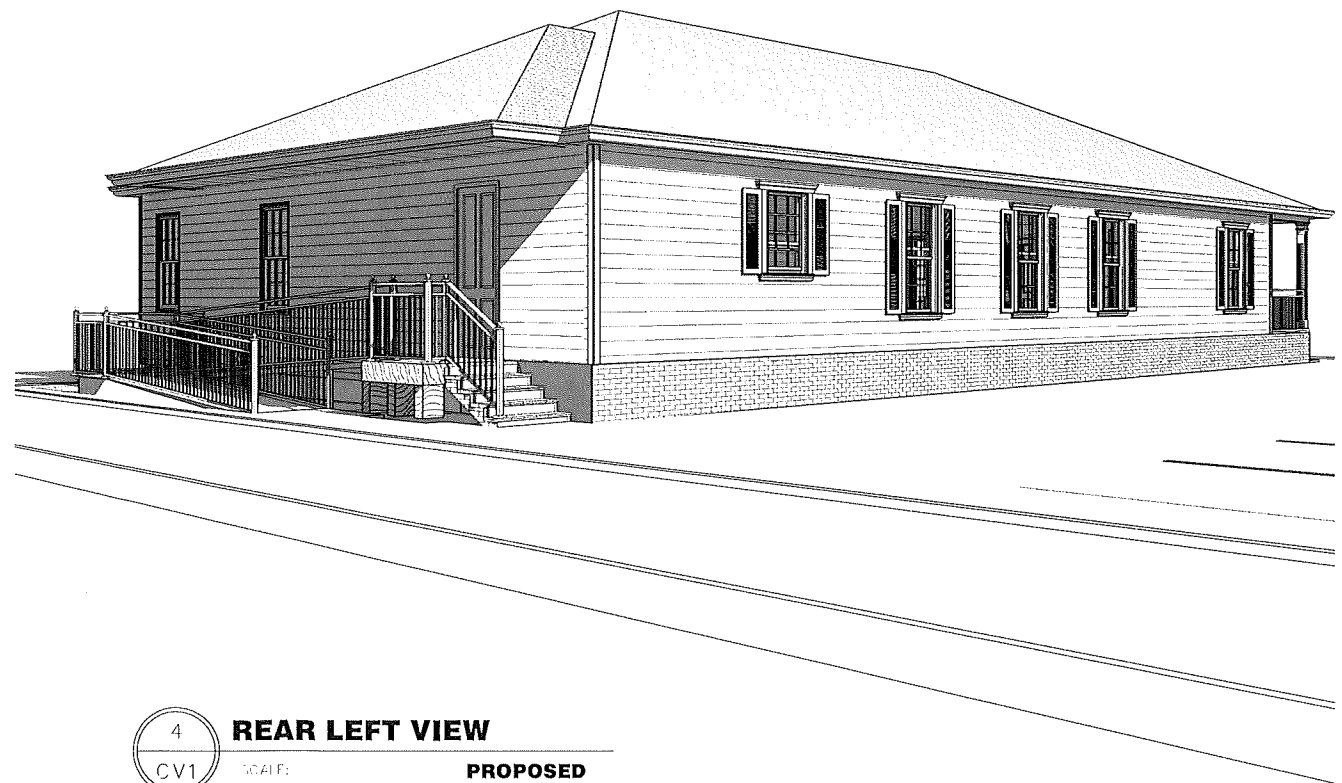
NOTE: 3D IMAGES ARE CONCEPTUAL
ILLUSTRATIONS ONLY AND ARE NOT
INTENDED TO BE USED FOR CONSTRUCTION



3
CV1 SCALE
REAR RIGHT VIEW
PROPOSED



2
CV1 SCALE
FRONT RIGHT VIEW
PROPOSED



4
CV1 SCALE
REAR LEFT VIEW
PROPOSED

New Commercial Office Building
920 4th St. Gretna, LA 70053

PROJECT NUMBER:	22-10	
DRAWN BY:	CAP-AE	
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PRINT DATE:	22September2023	
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SHEET TITLE:
Conceptual
Views

SHEET NUMBER:
CV1



Historic District Commission

Meeting: April 01, 2024

1114 Washington Street
(District 2)

For: Residential Renovations

Applicant:

Edwin Nelson Clayton II



Historic District Commission **Application for Certificate of Appropriateness** Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☐ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☒ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction or alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 1114 Washington St., Gretna, LA 70053

Renovation: Exploratory Demo with rebuild

New Construction: _____

Demolition: _____

Age of Structure: 1915

Building Type:

Creole Cottage _____

Shotgun X _____

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed X _____

Eastlake _____

Colonial Revival _____

Other _____

Exterior materials proposed:

Roof Architectual Shingle Soffit Hardi

Fascia Hardi Siding Hardi

Masonry N/A Porches 1 - Cement, 2 - Aeratis Tongue & Groove

Balconies Trex Grooved Transcend Gravel path Handrails Wrought iron

Type of exterior lighting fixtures: 1 - Gas light and Electric Flood lights and recess lighting

Style of windows: Showcase S-300 White vinyl

Type of exterior doors: Front door to remain, Side porch: Fir, Rear door & Balcony door: Fiberglass

Describe any ornamental woodwork: None

Elevations:

Front Space: Existing ft. Side Space: Existing ft.

Rear Space: 10-15 ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's
Signature: _____

Date: _____

Applicant's

Name: Edwin Nelson Clayton II for Nelson Clayton Homes, LLC

Applicant's

Address: 30 Coquille Road, Belle Chasse, LA 70037

Phone No: (504) 433-5659

Cell No: (504) 220-0224 Alison (504) 606-4177 Nelson

For Office Use Only:

Application date: _____

Substantive Change: Yes ☒ No ☐

Inventory Number: 26-02295

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☐

Historic District Commission meeting date: April 1, 2024

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form): _____



City of Gretna

740 2nd Street, Gretna, LA 70053-5829
P. O. Box 404 Gretna, LA 70054-0404

Mayor

Belinda Cambre Constant

Council Members

Wayne A. Rau
Councilman-at-Large
Milton L. Crosby
District One
Michael Hinyub
District Two
Mark K. Miller
District Three
Jackie J. Berthelot
District Four

Departments

Building and Regulatory
Danika Gorrondona
Planning and Zoning
Azalea M. Roussel

City Clerk

Norma J. Cruz

Finance & Tax Departments

Raylyn C. Stevens

Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

I, Edwin Nelson Clayton II, Nelson Clayton Homes, LLC the undersigned, have been informed of the Historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on April 1, 2024 4:00 p.m., 740 2nd Street, Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or Certificate of Appropriateness are NOT permission to commence any work. A representative for the applied property is expected to attend the meeting. If unable to attend, review may be deferred until the following month HDC meeting.

I further understand and acknowledge that the "Certificate of Appropriateness", issued by the Historic District Commission, does not guarantee approval of the Zoning and/or Building Departments because, while a project may be historically appropriate, it may not meet current Building and Zoning Code requirements.

Signature of Applicant

Edwin Nelson Clayton for Nelson Clayton Homes, LLC

NAME OF APPLICANT (PLEASE PRINT)

30 Coquille Road, Belle Chasse, LA 70037

Applicant's address

1114 Washington St., Gretna, LA 70053

Actual address of the property for review

Date: 03/21/24

**SQUARE 19
MCDONOGHVILLE
CITY OF GRETN
JEFFERSON PARISH, LA.**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE:
-RESUBDIVISION PLAN BY DUFRENE
SURVEYING & ENGINEERING, INC.
DATED JUNE 28, 2012.
BEARINGS ARE BASED ON RECORD BEARINGS.

ADAMS STREET (SIDE)



ANSON STREET

WEIDMAN STREET (SIDE)

WASHINGTON STREET

NOTE: F.M.=FRENCH MEASUREMENT

MARCH 2, 2022

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A
CLASS C SURVEY, MADE AT THE REQUEST OF
ASHTON STROHMEYER.



**DUFRENE SURVEYING
& ENGINEERING INC.**

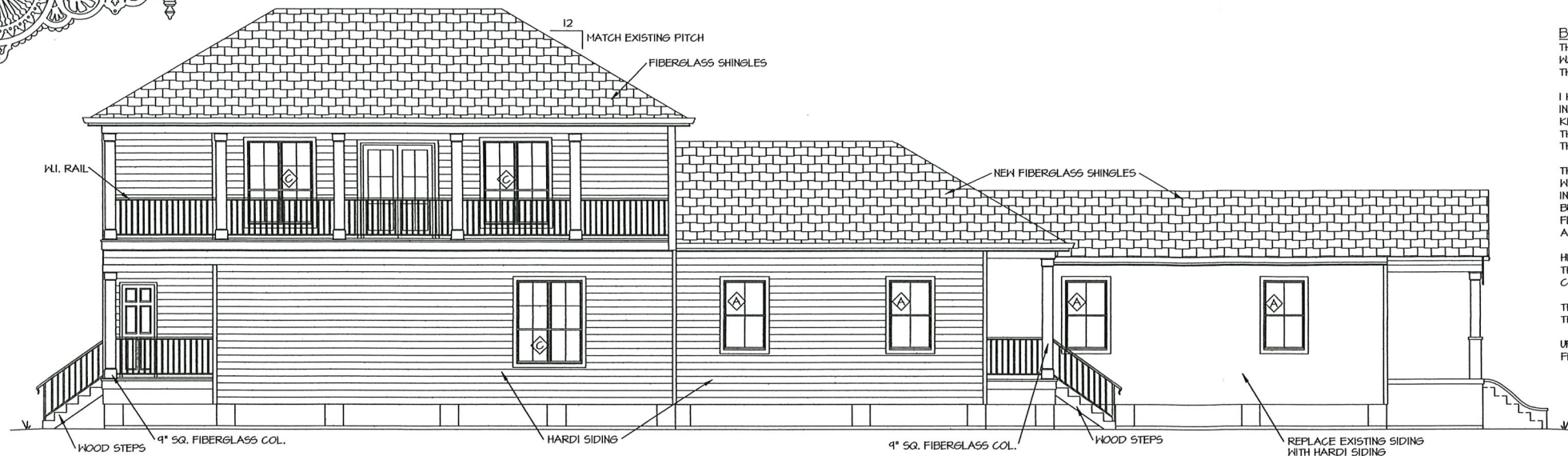
1624 MANHATTAN BOULEVARD, HARVEY, LA 70058
504-368-6390 PH. 504-368-6394 FAX



[Signature]
T. GRETN/MCDONOGHVILLE/SG19-LT2.DWG

JOB# 22-000069

SCALE 1"=20'



SIDE ELEVATION

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

BUILDING CONSTRUCTION

THE HURRICANE RESISTANCE CONSTRUCTION FOR THIS RESIDENCE WAS DESIGNED TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE, SECTION R301.2.1.

I HAVE RESEARCHED THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE DRAWINGS.

THE CONSTRUCTION OF THIS STRUCTURE IS TO CONFORM TO THE WIND AND FLOOD MITIGATION REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE, ASCE 7 WIND LOADS. BUILDINGS LOCATED IN WHOLE OR IN PART IN IDENTIFIED FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE 24-14 AND FEMA REQUIREMENTS.

HURRICANE RESISTANCE CONSTRUCTION HAS BEEN DESIGNED USING THE PRESCRIPTIVE REQUIREMENTS OF THE WOOD FRAME CONSTRUCTION MANUAL, LATEST EDITION.

THE STRUCTURE HAS BEEN DESIGNED FOR 1 THREE SECOND WIND GUST OF 130 MPH - BASED ON EXPOSURE B.

UPLIFT RESISTANCE IS REQUIRED AND SHALL BE CONTINUOUS FROM THE ROOF TO THE FOUNDATION.



SIDE ELEVATION

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



REAR ELEVATION

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

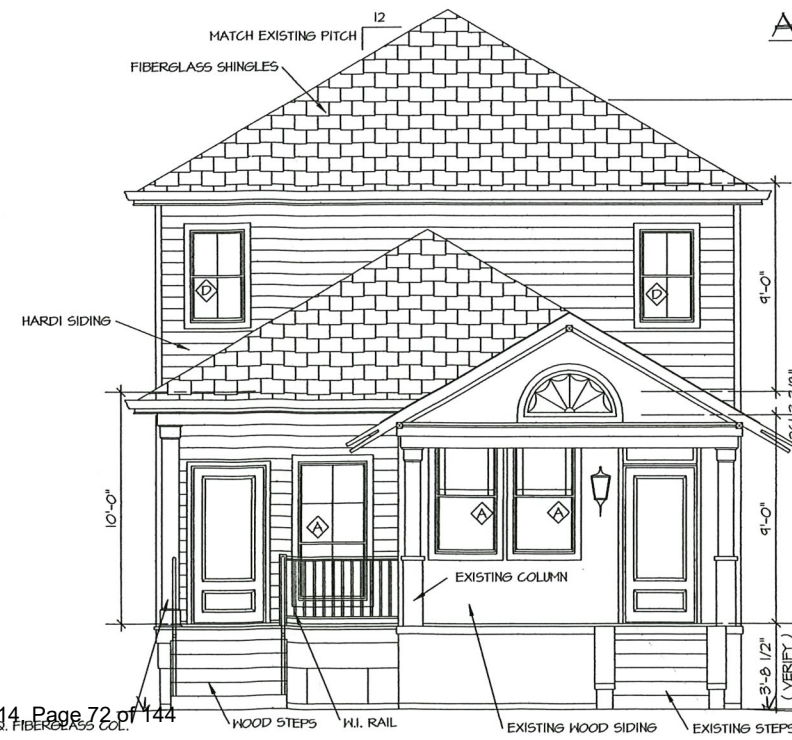
FLASHING NOTES:

1. SHEET METAL : ALL SHEET METAL WORK SHALL COMPLY WITH THE DESIGN AND INSTALLATION DETAILS AS PUBLISHED BY SHACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.). WORK TO INCLUDE, BUT NOT LIMITED TO GUTTERS, DOWN SPOUTS, EAVE FLASHING, VALLEY FLASHING, HIP AND RIDGE FLASHING, PARAPET WALL COPINGS, PARAPET WALL COVERINGS, ROOF PENETRATIONS, CHIMNEY, LEDGE AND WALL FLASHINGS.

2. FLASHING : APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. FLASHING AND KEEPHOLES AT BRICK SHALL COMPLY WITH SECTIONS R103.2.5 AND R103.2.6. WALL FLASHINGS SHALL COMPLY WITH SECTIONS R103.2. ROOF FLASHINGS SHALL COMPLY WITH SECTION R405.2.2. IRC 2021.

GLAZED OPENING PROTECTION

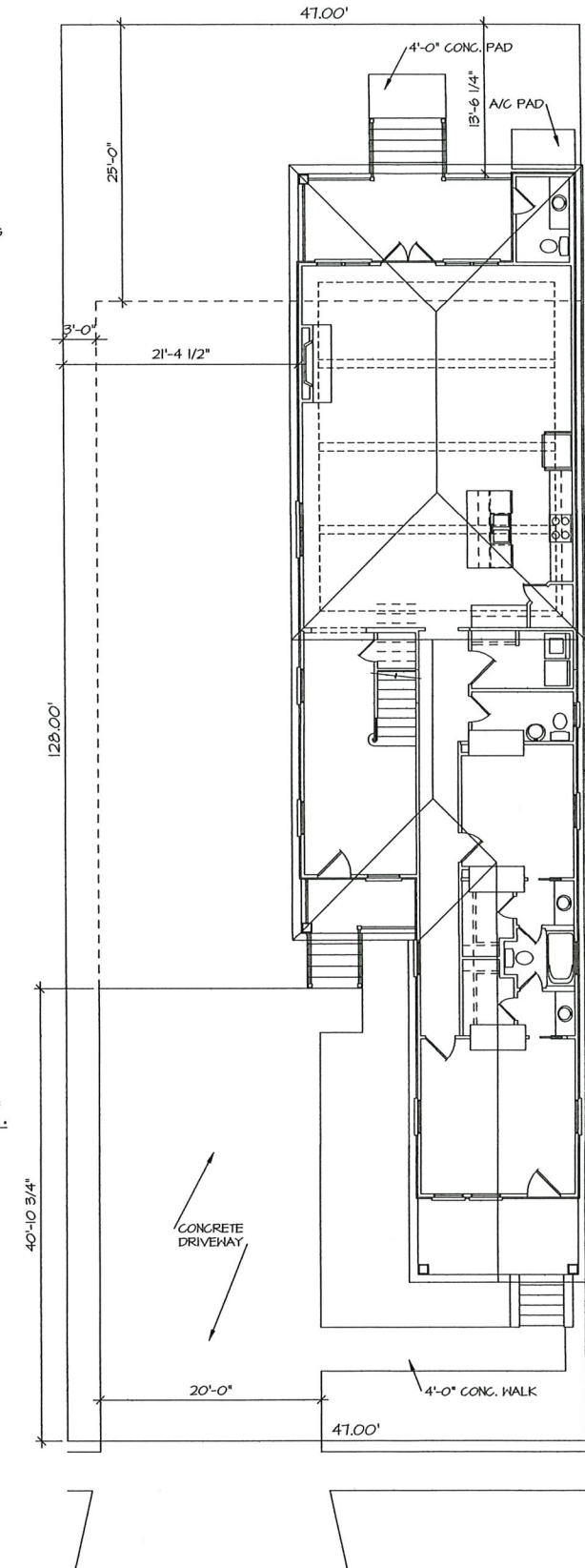
ALL WINDOWS WITHOUT OPERABLE SHUTTERS SHALL BE PROVIDED WITH A MINIMUM THICKNESS OF 1/16" WOOD STRUCTURAL PANELS FOR PROTECTION OF WINDBORNE DEBRIS, AS PER SECTION 301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE. THE PANELS ARE TO BE PRECUT TO COVER THE GLAZED OPENINGS, WITH A MAXIMUM SPAN OF 8' AND PROVIDED WITH ATTACHMENT HARDWARE. ATTACHMENT SHALL COMPLY WITH TABLE R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE. PANELS ARE TO BE ON THE JOB SITE AT COMPLETION OF CONSTRUCTION.



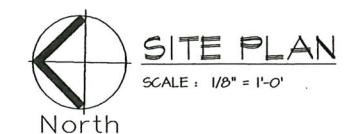
APPROXIMATE SQ. FT.

LIVING AREA

FIRST FLOOR	1871 S.F.
SECOND FLOOR	742 S.F.
SUBTOTAL:	2613 S.F.
PORCH	49 S.F.
SIDE PORCH	106 S.F.
PATIO	348 S.F.
BALCONY	321 S.F.
GROSS:	3543 S.F.



WASHINGTON STREET



SITE PLAN

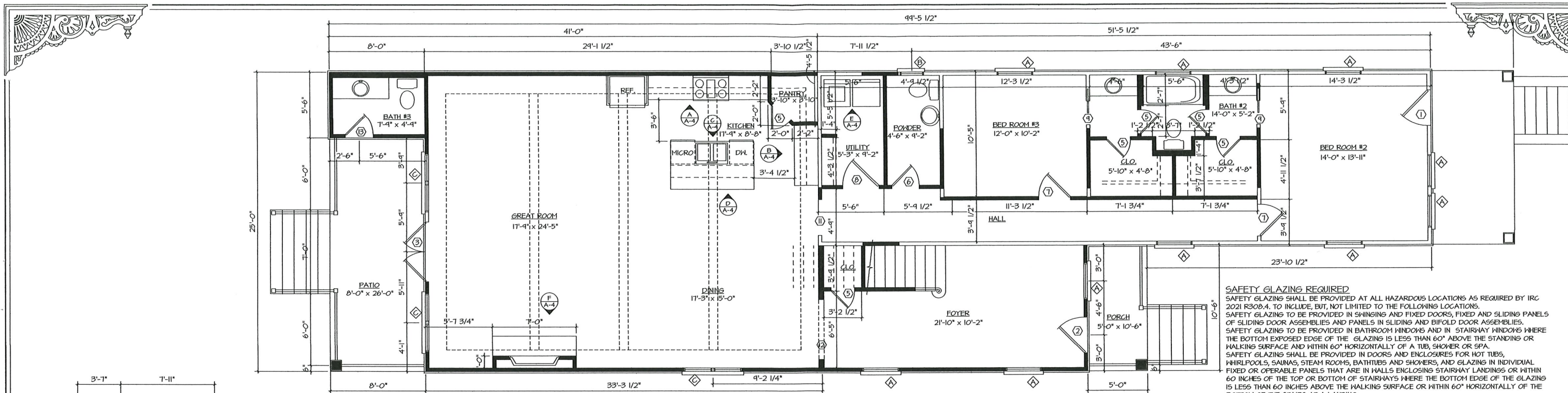
SCALE : 1/8" = 1'-0"

In accordance with the Americans with Disabilities Act, if special assistance is needed, please contact the City Clerk's Office at (504) 227-7614. Page 72 of 144

LOT #1 & 2
SQUARE #19
WINDINGWAVE DESIGN

THIS PLAN AND SPECIFICATION HAS BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT COMPLIES WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

1-17-2024



FIRST FLOOR PLAN

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

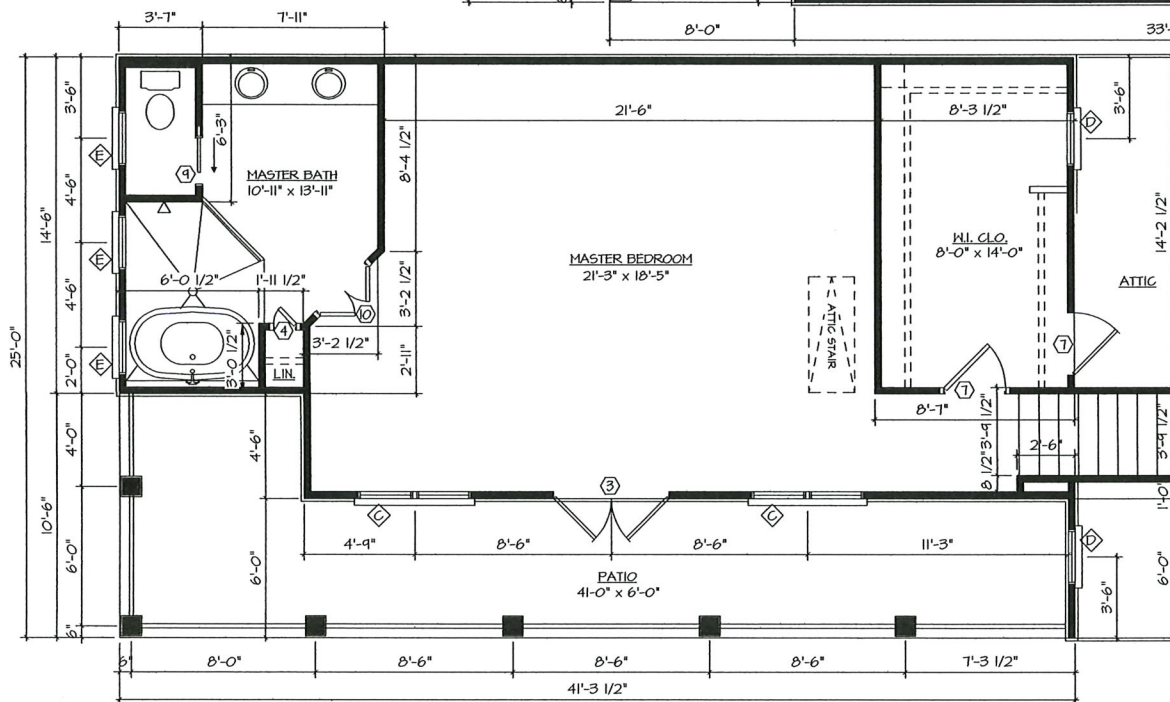
SAFETY GLAZING REQUIRED
SAFETY GLAZING SHALL BE PROVIDED AT ALL HAZARDOUS LOCATIONS AS REQUIRED BY IRC 2021 R308.4. TO INCLUDE, BUT, NOT LIMITED TO THE FOLLOWING LOCATIONS.
SAFETY GLAZING TO BE PROVIDED IN SWINGING AND FIXED DOORS, FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD DOOR ASSEMBLIES.
SAFETY GLAZING TO BE PROVIDED IN BATHROOM WINDOWS AND IN STAIRWAY WINDOWS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING OR WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF A TUB, SHOWER OR SPA.
SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, AND GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT ARE IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE OR WITHIN 60" HORIZONTALLY OF THE BOTTOM OF THE STAIRS AT A LANDINGS.

NOTES :

1. EXTERIOR WALL STUDS TO BE 2 x 4'S AT 16" O.C., UNLESS OTHERWISE NOTED.
2. INTERIOR WALL STUDS TO BE 2 x 4'S AT 16" O.C., UNLESS OTHERWISE NOTED.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY 1/2" GNB APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOM ABOVE BY NOT LESS THEN 5/8" FIRE RATED GNB. WHERE THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THEN 1/2" GNB. IRC SECTION R302.6.
4. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS NOT LESS THEN 1 3/8" THICK OR HONEYCOMB CORE STEEL DOOR NOT LESS THEN 1 3/8" THICK, OR A 20 MINUTE RATED DOOR EQUIPPED WITH A SELF CLOSING DEVICE. IRC SECTION R302.5.
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
6. ALL SLEEPING AREAS SHALL BE PROVIDED WITH AN APPROVED SMOKE ALARMS WIRED INTO THE BUILDING ELECTRICAL POWER SOURCE AND PROVIDED WITH A BATTERY BACKUP. IRC SECTION R314.
7. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. IRC R315.
8. CHEMICAL TERMITICIDE TREATMENT TO PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES SHALL INCLUDE SOIL TREATMENT AND/OR FIELD APPLIED WOOD TREATMENT IN COMPLIANCE WITH IRC 2021 SECTION 310.

SECOND FLOOR PLAN

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



Door Schedule		
size	description	
1	x x	EXISTING DOOR TO REMAIN
2	3'0" x 6'8" x 1 3/4"	3/4 GLASS HOOD ENTRY DOOR
3	5'0" x 6'8" x 1 3/4"	PAIR - FULL GLASS FIBERGLASS FRENCH DOORS
4	1'0" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
5	2'0" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
6	2'4" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
7	2'8" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
8	3'0" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
9	2'0" x 6'8" x 1 3/8"	6 PANEL MASONITE POCKET DOOR
10	3'0" x 6'8" x 1 3/8"	PAIR-6 PANEL MASONITE DOORS
11	3'0" x 6'8" x	CASED OPENING
12	5'0" x 6'8" x	CASED OPENING
13	2'4" x 6'8" x 1 3/4"	6 PANL FIBERGLASS DOOR

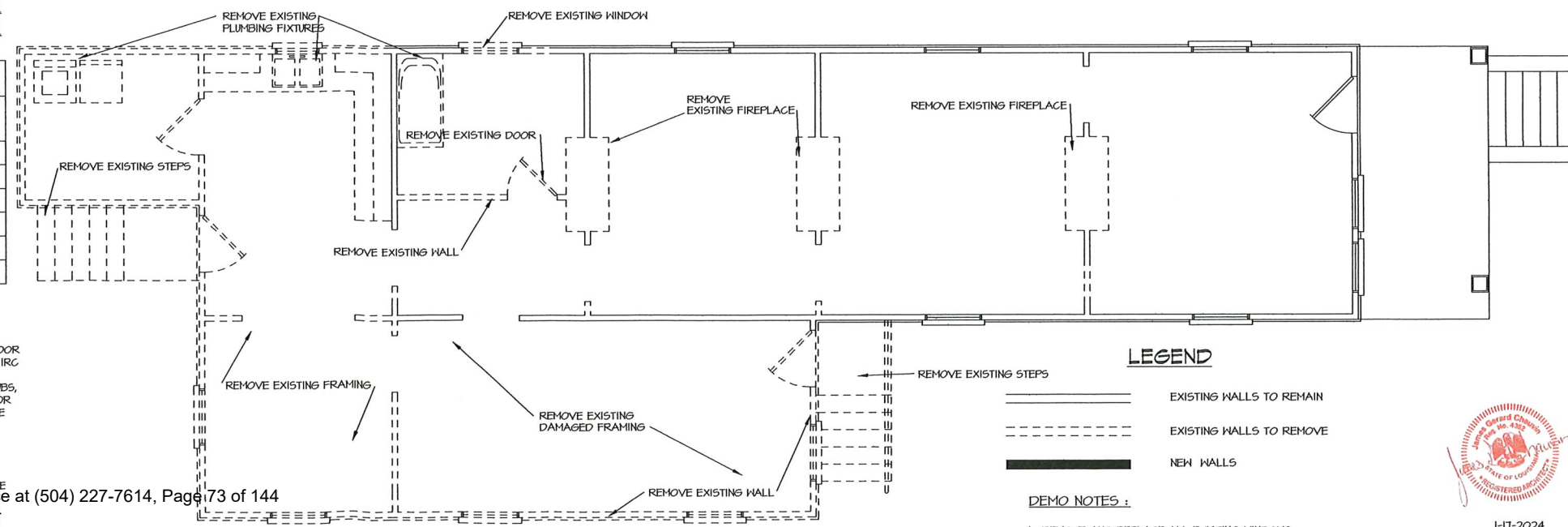
Window Schedule					
◆	dimensions				description
	sash opening	rough opening			
		head	width	height	
A	x				EXISTING WINDOW TO REMAIN
B	2'0" x 4'0"	7'0"	DBL		2/2 SINGLE HUNG
C	2'4" x 6'0"	7'0"	DBL		4/2 SINGLE HUNG
D	2'4" x 4'0"	7'0"			2/2 SINGLE HUNG
E	2'0" x 2'0"	7'0"			FIXED GLASS

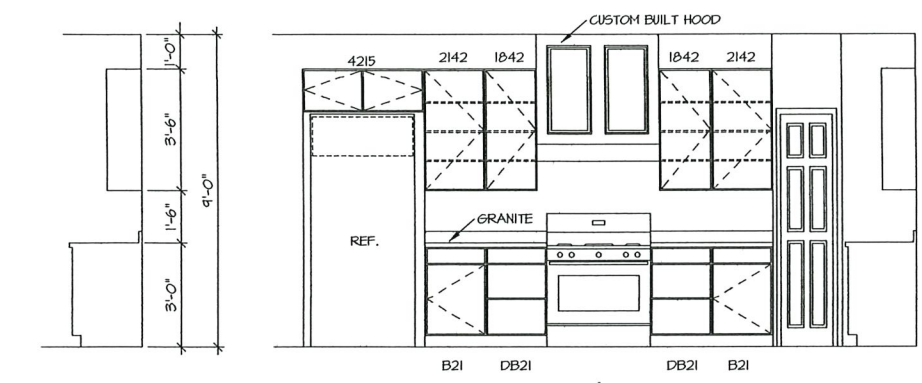
WINDOW NOTES :

1. ALL WINDOWS TO BE VINYL, DIVIDED LIGHT UNLESS NOTED OTHERWISE.
2. ALL GLAZING IN WET AREAS SHALL BE TEMPERED.
3. WINDOWS INSTALLED IN BATHTUB ENCLOSURES LESS THAN 60" FROM THE FLOOR REQUIRE SAFETY GLAZING IN ACCORDANCE WITH SECTION R308.4.5 OF THE IRC 2021 ED.
4. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. SEC. R308.4.5 IRC 2021 ED.

FIREPLACE & HEARTH

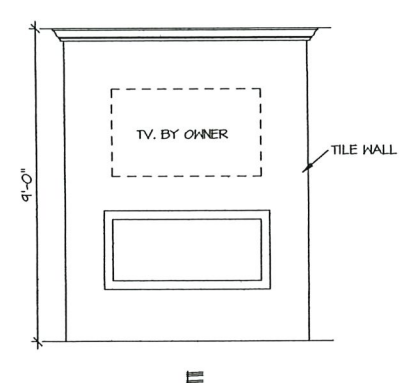
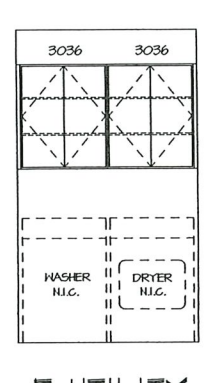
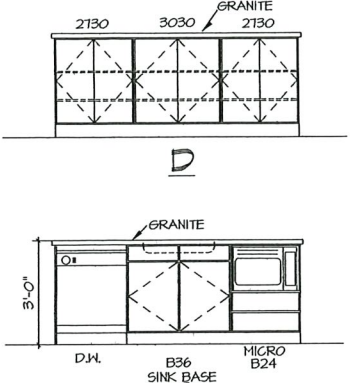
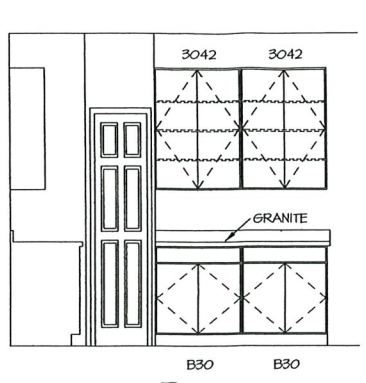
FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH UL181. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL127. HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R308.4.5 OF THE IRC 2021 ED.





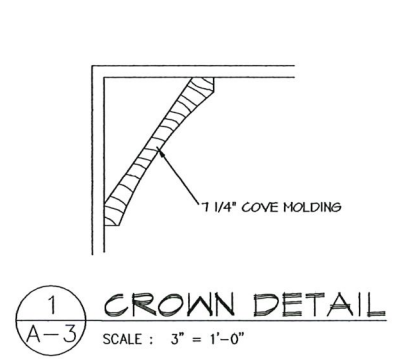
CABINET DET.
SCALE : 3/8" = 1'-0"

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

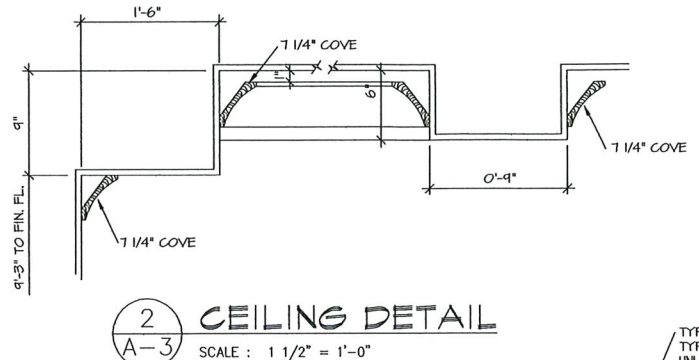


E-UTILITY

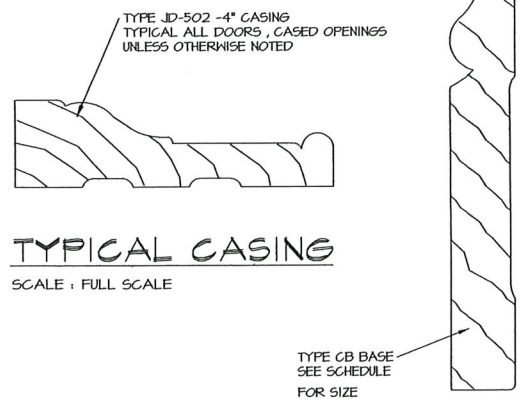
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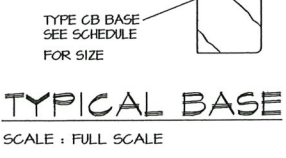
1 CROWN DETAIL
SCALE : 3" = 1'-0"



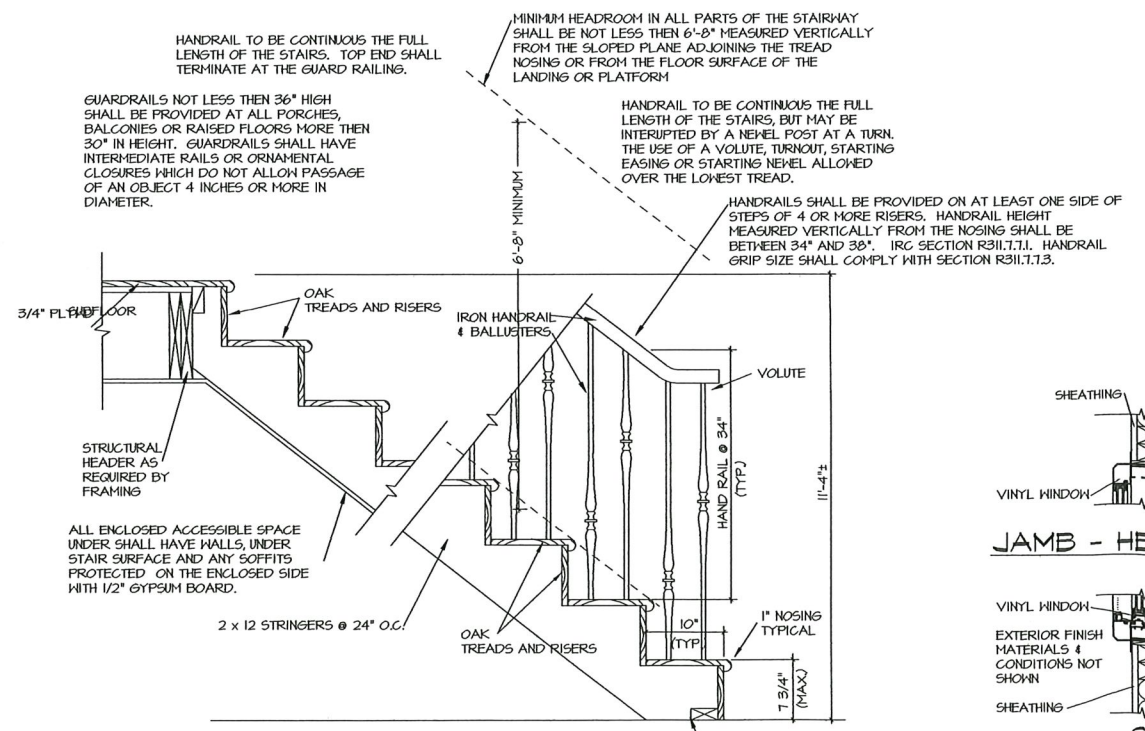
2 CEILING DETAIL
SCALE : 1 1/2" = 1'-0"



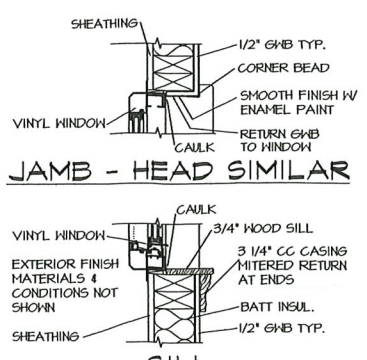
TYPICAL CASING
SCALE : FULL SCALE



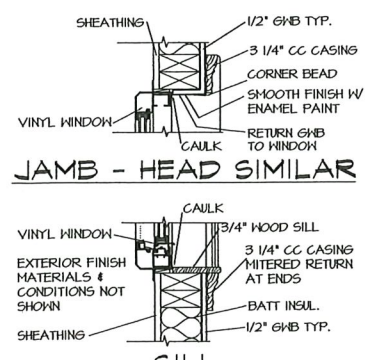
TYPICAL BASE
SCALE : FULL SCALE



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



4 TRIM DET.
SCALE : 3/8" = 1'-0"



5 TRIM DET.
SCALE : 3/8" = 1'-0"

Finish Schedule							
room	floor	base	walls	ceiling	cell. ht.	window trim	remark
FOYER	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	10'-0"		SEE DET. 1/A-3
DINING RM	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		SEE DET. 2/A-3
GREAT RM	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	5/A-3	SEE DET. 2/A-3
KITCHEN	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		SEE DET. 2/A-3
BEDROOM #2	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 1/A-3
BATH #2	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	
BEDROOM #3	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 1/A-3
CLOSETS	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
HALL	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		SEE DET. 1/A-3
UTILITY RM	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	
POUNDER	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	
STAIR	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	VARIES		SEE DET. 3/A-3
M. BEDROOM	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	5/A-3	SEE DET. 1/A-3
MST. BATH	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	5/A-3	SEE DET. 1/A-3
M. CLOSET	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
PORCH	COMP.WD			VINYL BD.	10'-0"		
PATIO	COMP.WD			VINYL BD.	9'-0"		
PATIO 2ND FLR	COMP.WD			VINYL BD.	9'-0"		
BATH #3	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		

- FINISH NOTES :**
1. DRYWALL - WALLS AND CEILINGS TO BE TAPED AND FLOATED WITH A "LIGHT ORANGE PEEL" FINISH. WATERPROOF GYP. BD. TO BE USED AT DAMP LOCATIONS AND IN SHOWER AND TUB ENCLOSURES TO CEILING.
 2. PAINT - WALL AND CEILING PAINT TO BE TO BE FLAT LATEX. TRIM PAINT TO BE SEMI-GLOSS LATEX ENAMEL.



HEADER SCHEDULE			
EXTERIOR WALLS		INTERIOR WALLS	
EXTERIOR WALLS MIN. HEADER SIZE	SPAN (CLEAR OPENING)	LOAD BEARING INTERIOR WALLS MIN. HEADER SIZE	SPAN (CLEAR OPENING)
SOLID SAWN LUMBER HEADER SIZES & SPANS SHALL BE IN ACCORDANCE WITH IRC 2015 TABLE R602.7(1)		SOLID SAWN LUMBER HEADER SIZES & SPANS SHALL BE IN ACCORDANCE WITH IRC 2015 TABLE R602.7(2)	
3 1/2" x 9 1/2" PARALAM	10'-2"	3 1/2" x 9 1/2" PARALAM	12'-1"
3 1/2" x 11 7/8" PARALAM	11'-4"	3 1/2" x 11 1/4" PARALAM	13'-10"
3 1/2" x 14" PARALAM	12'-6"	3 1/2" x 14" PARALAM	14'-4"
3 1/2" x 16" PARALAM	13'-4"	3 1/2" x 16" PARALAM	15'-4"
3 1/2" x 18" PARALAM	15'-0"	3 1/2" x 18" PARALAM	18'-0"

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HEADER STUD SCHEDULE									
NO. OF STUDS FOR EACH END OF HEADERS	HEADER SPAN (CLEAR OPENING)								
	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	
FULL HEIGHTS STUDS	1	2	3	3	4	5	6	6	
EXT. WALL - JACK STUDS Supporting Roof & Ceiling	1	1	2	2	3	3	4	4	
EXT. WALL - JACK STUDS Supporting Roof, Ceiling & One Floor	1	2	2	3	4	4	5	5	
INTERIOR BEARING WALL FULL HEIGHT STUDS Supporting One Floor	1	1	2	2	2	3	3	3	
INTERIOR BEARING WALL JACK STUDS Supporting One Floor	1	1	2	2	3	3	4	4	

ABOVE SIZES TO BE USED UNLESS OTHERWISE NOTED ON THE FRAMING PLAN.
SUD GRADE OR BETTER KD SOUTHERN PINE - WOOD FRAME CONSTRUCTION MANUAL
© 2010, Old Orleans Design, Inc.

HIP & VALLEY BEAMS	
BEAM SIZE	MAXIMUM UNSUPPORTED SPAN
1 - 2 x 6	8'-6"
2 - 2 x 6	11'-4"
2 - 2 x 8	14'-2"
2 - 2 x 10	17'-0"
3 - 2 x 12	19'-10"
4 - 2 x 12	22'-8"

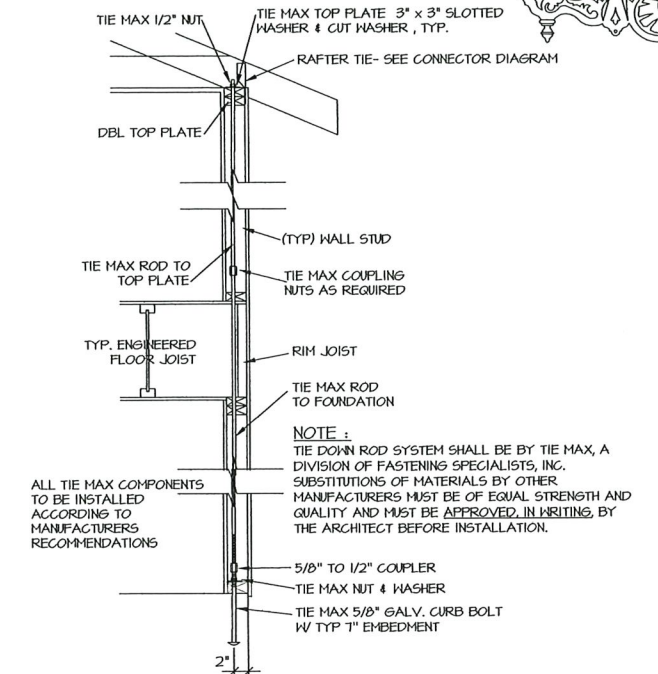
BASED ON #2 KD SOUTHERN PINE
20 PSF LIVE LOAD, 10 PSF DEAD LOAD
WOOD FRAME CONSTRUCTION MANUAL
© 2010, Old Orleans Design, Inc.

RAFTER SPANS		
RAFTER SIZE AND SPACING	MAXIMUM UNSUPPORTED SPAN	
	CEILING NOT ATTACHED TO RAFTERS	CEILING ATTACHED TO RAFTERS
2 x 6 AT 16" O.C.	13'-0"	13'-0"
2 x 8 AT 16" O.C.	16'-10"	16'-10"

BASED ON #2 KD SOUTHERN PINE
20 PSF LIVE LOAD, 10 PSF DEAD LOAD
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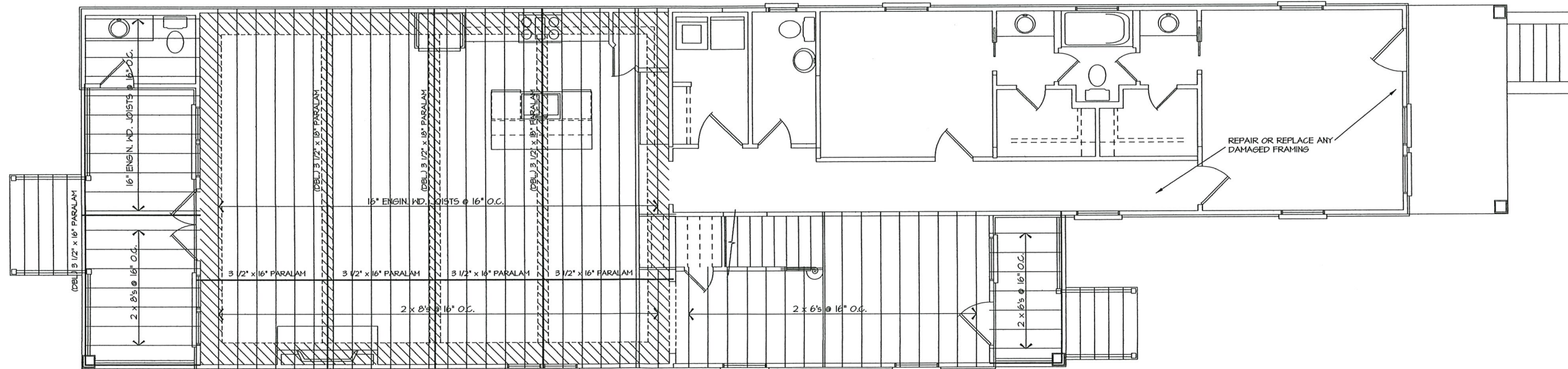
ENGINEERED WOOD JOIST NOTES:

- ENGINEERED WOOD JOISTS TO MANUFACTURED WITH OPEN 2 x 4 TRUSS WEBS, LAMINATED LUMBER FLANGES & WATERPROOF, STRUCTURAL ADHESIVES. ENDS OF JOISTS TO BE TRIMMABLE ORIENTED STRAND BOARD WEBS. JOISTS TO BE EQUAL TO TRIM JOISTS.
- TRUSS JOISTS TO BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS. THIS INCLUDES ALL BRACING, BLOCKING, SHEATHING, HANGERS, RIM JOISTS, RIM BOARDS AND STRUT LINES.
- USE FRAMING ANCHORS AND HANGERS WHERE REQUIRED. NAIL ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- JOISTS MUST BE LATERALLY SUPPORTED AT CANTILEVERS AND END BEARINGS BY BLOCKING PANELS, HANGERS OR DIRECT ATTACHMENT TO A RIM BOARD OR RIM JOIST.
- HOLES IN WEBS ARE ALLOWED ACCORDING TO HOLE SIZE CHARTS AND END DISTANCES ALLOWED BY MANUFACTURER. DO NOT CUT OR NOTCH FLANGES.
- SLOPE CUT JOISTS ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- SUPPLIER TO VERIFY JOIST DEPTH AND ALLOWABLE SPANS WITH MANUFACTURER. LAYOUT DRAWINGS ARE TO BE FURNISHED BY SUPPLIER. JOIST LAYOUT DRAWINGS TO BE STAMPED BY AN ENGINEER REGISTERED IN LOUISIANA.



TYPICAL TIE MAX TIE DOWN

SCALE : N.T.S.



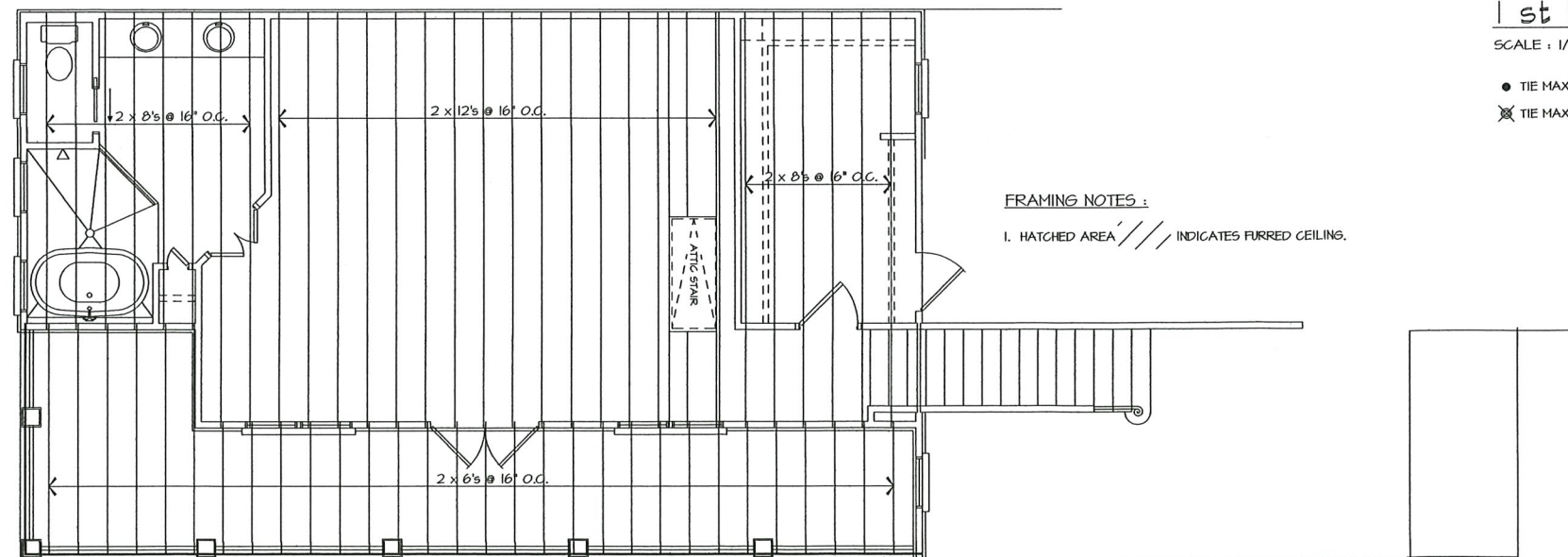
1 st FL. CLG. / 2 nd FL. FRAMING

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

- TIE MAX ANCHOR
- ⊗ TIE MAX CURB ANCHOR

FRAMING NOTES :

- HATCHED AREA /// INDICATES FURRED CEILING.



2 nd FLOOR CEILING FRAMING

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



1-17-2024

Alteration to or deviation from the information shown on this sheet, without advance approval, in writing, from the Architect, may void Old Orleans Design responsibility.
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Electrical Legend

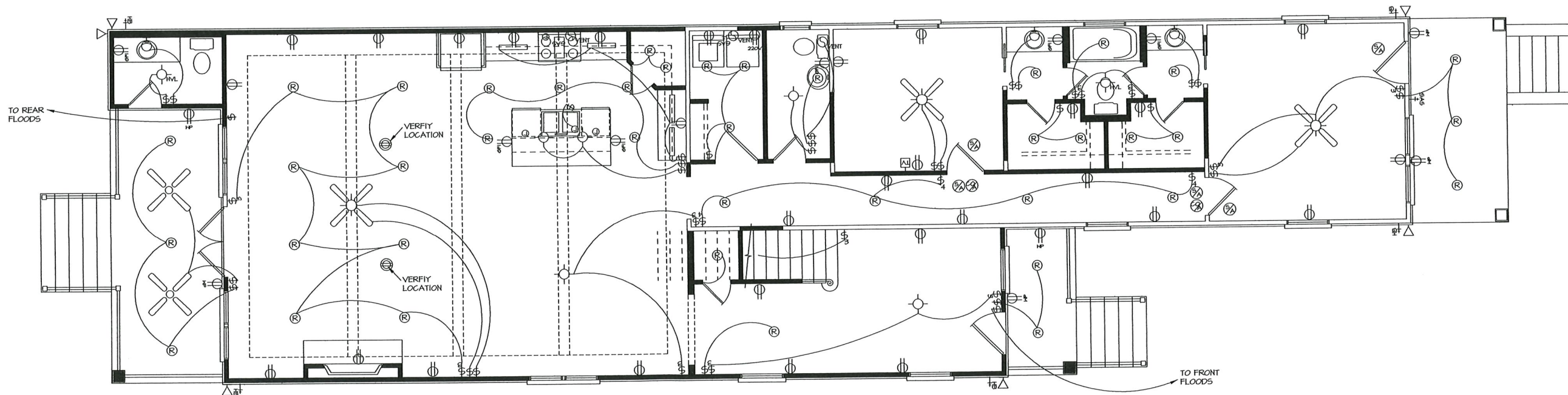
⊙	CEILING MOUNTED FIXTURE	⊗	CEILING FAN	⊖	DUPLEX OUTLET	⊕	DIMMER SWITCH
⊙	RECESSED FIXTURE	⊗	CEILING FAN W/ LIGHT	⊖	FLOOR OUTLET	⊕	TIMER
⊙	PENDANT FIXTURE	⊗	SURFACE FLUORESCENT OR LED	⊖	QUADRAPLEX OUTLET	⊕	WATERPROOF SWITCH
⊙	RECESSED SPOTLIGHT	⊗	RECESSED FLUORESCENT OR LED	⊖	GROUND FAULT INTERRUPTER	⊕	TELEPHONE JACK
⊙	WALL MOUNTED FIXTURE	⊗	UNDERCOUNTER FLUORESCENT OR LED	⊖	DUPLEX W/ USB PORT	⊕	FLOOR TELEPHONE JACK
⊙	FLOOD LIGHT	⊗	FLUORESCENT OR LED STRIP LIGHT	⊖	WATERPROOF OUTLET	⊕	TELEVISION CABLE
⊙	PAIR - FLOOD LIGHTS	⊗	SMOKE ALARM	⊖	220 VOLT OUTLET	⊕	CAT 5 COMPUTER CABLE
⊙	TRACK LIGHT	⊗	CARBON MONOXIDE ALARM	⊖	SWITCHED OUTLET	⊕	THERMOSTAT
⊙	ROPE LIGHTS	⊗	VENT/LIGHT	⊖	SWITCH	⊕	JUNCTION BOX
⊙	ELECTRICAL PANEL	⊗	HEAT/VENT/LIGHT	⊖	THREE WAY SWITCH	⊕	DOOR BELL
⊙	GAS CONNECTION	⊗	HOSE BIB	⊖	FOUR WAY SWITCH		

NOTES :

1. ALL ELECTRIC WORK TO BE DONE UNDER NEC 2020.
2. PROVIDE ELECTRICAL AND/OR GAS, AS REQUIRED, FOR HOT WATER HEATERS, POWER VENTS & HVAC IN ATTIC.
3. PROVIDE ELECTRICAL FOR HVAC CONDENSERS, VERIFY LOCATION.
4. ALL SLEEPING AREAS SHALL BE PROVIDED WITH AN APPROVED SMOKE ALARMS WIRED INTO THE BUILDING ELECTRICAL POWER SOURCE AND PROVIDED WITH A BATTERY BACKUP. IRC SECTION R314.
5. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
6. RECESSED FIXTURES - USE IC HOUSINGS IN INSULATED CEILINGS OR KEEP INSULATION A MINIMUM OF 3" FROM THE RECESSED HOUSING.
7. ALL BRANCH CIRCUITS SUPPLYING 125V, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
8. ALL EXTERIOR RECEPTACLES, RECEPTACLES OVER COUNTERTOPS, IN BATHROOMS & IN GARAGES TO BE GFI PROTECTED.
9. ALL OUTLETS TO BE TAMPERPROOF.
10. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, AND HEATING, VENTILATING, AIR CONDITIONING, AND PLUMBING APPLIANCES, PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE REQUIRED FLOOD ELEVATION. IRC R322.
11. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, AND HEATING, VENTILATING, AIR CONDITIONING, SYSTEMS ARE PERMITTED TO BE LOCATED BELOW THE DESIGN FLOOD ELEVATION PROVIDED THEY CONFORM TO THE PROVISIONS OF THE ELECTRICAL CODE FOR WET LOCATIONS AND THE PROVISIONS OF IRC R322.1.6.

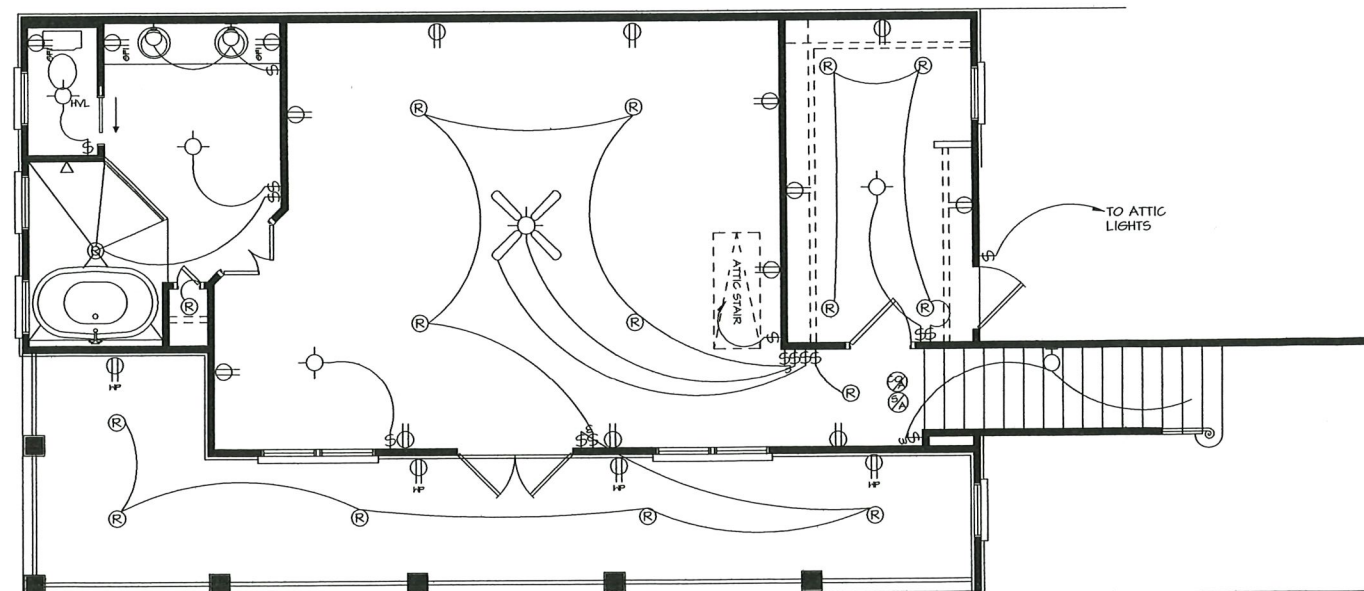
MECHANICAL NOTES :

1. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL DUCT AND DEFUSER LOCATIONS, DRAINS, ETC. WITH ALL OTHER TRADES BEFORE FRAMING IS STARTED.
2. THE GENERAL CONTRACTOR SHALL REVIEW THE MECHANICAL SYSTEM FOR PLACEMENT OF UNITS AND DUCT RUNS, BEFORE INSTALLATION, AND SHALL PROVIDE REQUIRED FURR DOWNS AND CHASES AS PART OF THE CONTRACT.
3. ARTIFICIAL LIGHT AND AN APPROVED MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED IN BATHROOMS, TOILET COMPARTMENTS AND SIMILAR ROOMS NOT PROVIDED WITH OPERABLE GLAZED AREAS. THE MINIMUM VENTILATION RATES SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THESE SPACES SHALL BE VENTED DIRECTLY TO THE OUTSIDE.
4. NON-HABITABLE ROOMS, SUCH AS WALK-IN CLOSETS AND PANTRY, SHALL RECEIVE VENTILATION FROM THE AIR HANDLING SYSTEM TO MEET THE REQUIREMENTS OF HABITABLE ROOMS.
5. SUPPLY AND RETURN DUCTS OR PORTIONS THEREOF LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6. DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MINIMUM OF R-6.



FIRST FLOOR ELECTRICAL PLAN

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



SECOND FLOOR ELECTRICAL PLAN

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

HEADER SCHEDULE			
EXTERIOR WALLS		INTERIOR WALLS	
EXTERIOR WALLS MIN. HEADER SIZE	SPAN (CLEAR OPENING)	LOAD BEARING INTERIOR WALLS MIN. HEADER SIZE	SPAN (CLEAR OPENING)
SOLID SAWN LUMBER HEADER SIZES & SPANS SHALL BE IN ACCORDANCE WITH IRC 2021 TABLE R602.1(1)		SOLID SAWN LUMBER HEADER SIZES & SPANS SHALL BE IN ACCORDANCE WITH IRC 2021 TABLE R602.1(2)	
3 1/2" x 9 1/2" PARALAM	10'-2"	3 1/2" x 9 1/2" PARALAM	12'-1"
3 1/2" x 11 7/8" PARALAM	11'-4"	3 1/2" x 11 1/4" PARALAM	13'-10"
3 1/2" x 14" PARALAM	12'-6"	3 1/2" x 14" PARALAM	14'-4"
3 1/2" x 16" PARALAM	13'-4"	3 1/2" x 16" PARALAM	15'-4"
3 1/2" x 18" PARALAM	18'-0"	3 1/2" x 18" PARALAM	18'-0"

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HEADER STUD SCHEDULE									
NO. OF STUDS FOR EACH END OF HEADERS	HEADER SPAN (CLEAR OPENING)								
	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	
FULL HEIGHT STUDS	1	2	3	3	4	5	6	6	
EXT. WALL - JACK STUDS Supporting Roof & Ceiling	1	1	2	2	3	3	4	4	
EXT. WALL - JACK STUDS Supporting Roof, Ceiling & One Floor	1	2	2	3	4	4	5	5	
INTERIOR BEARING WALL FULL HEIGHT STUDS Supporting One Floor	1	1	2	2	2	3	3	3	
INTERIOR BEARING WALL JACK STUDS Supporting One Floor	1	1	2	2	3	3	4	4	

ABOVE SIZES TO BE USED UNLESS OTHERWISE NOTED ON THE FRAMING PLAN.
STUD GRADE OR BETTER KD SOUTHERN PINE - WOOD FRAME CONSTRUCTION MANUAL
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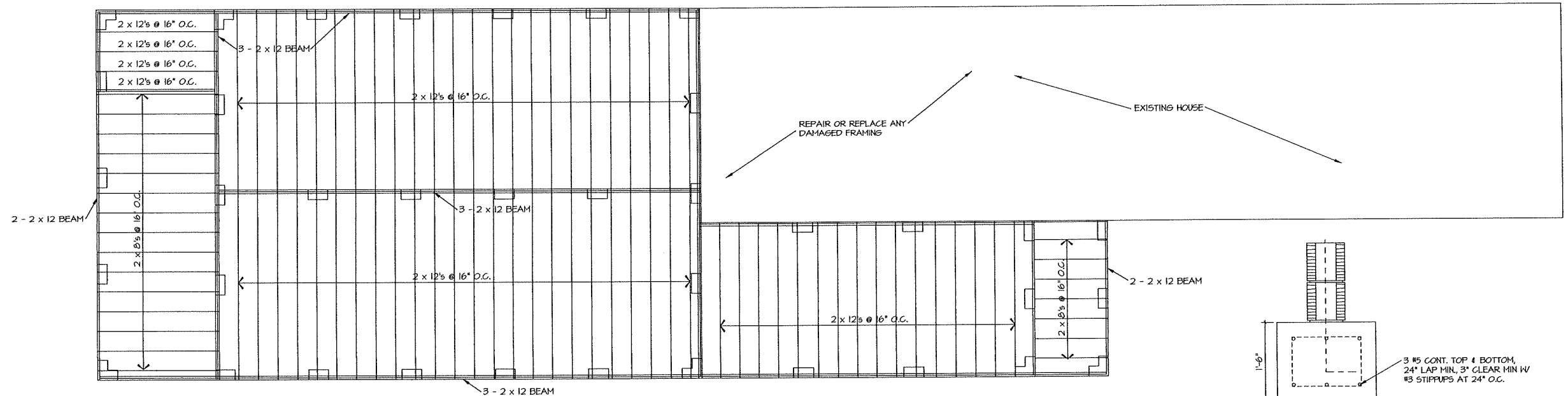
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RAFTER SPANS		
RAFTER SIZE AND SPACING	MAXIMUM UNSUPPORTED SPAN	
	CEILING NOT ATTACHED TO RAFTERS	CEILING ATTACHED TO RAFTERS
2 x 6 AT 16" O.C.	13'-0"	13'-0"
2 x 8 AT 16" O.C.	16'-10"	16'-10"

BASED ON #2 KD SOUTHERN PINE
20 PSF LIVE LOAD, 10 PSF DEAD LOAD
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CONCRETE NOTES :

1. CONCRETE DESIGN IS BASED UPON A CONCRETE MIX HAVING A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
2. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS.
3. ALL CONVENTIONAL REINFORCING STEEL SHALL BE ASTM DESIGNATION A-615 (GRADE 60) REINFORCING AND SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. REINFORCING SHALL HAVE 3" COVER IN GRADE BEAM BOTTOMS, 3" COVER IN BEAM SIDES AND TOPS, 1-1/2" COVER IN SLAB TOPS AND BOTTOMS, UNLESS OTHERWISE SHOWN. RE-BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING PLACING OF CONCRETE. PROVIDE ADEQUATE SUPPORT FOR ALL MESH AND REBAR TO MAINTAIN PROPER POSITION.
5. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFF-SETS, BRICK LEDGES AND BLOCK-CUTS ON ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
6. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ALL OPENINGS, INSERTS, AND ANY OTHER RELATED ITEMS. PLANS FOR PIPES, CONDUITS, THIMBLES, ETC. THAT PASS THROUGH CONCRETE SLAB OR BEAM, MUST NOT CONFLICT WITH REINFORCING.
7. PROVIDE .008 POLYETHYLENE MEMBRANE UNDER ALL CONCRETE SLABS AND GRADE BEAMS. ALL SECTIONS SHOWN ARE THE SECTIONS AT MID-SPAN OF GRADE BEAMS UNLESS OTHERWISE SHOWN.

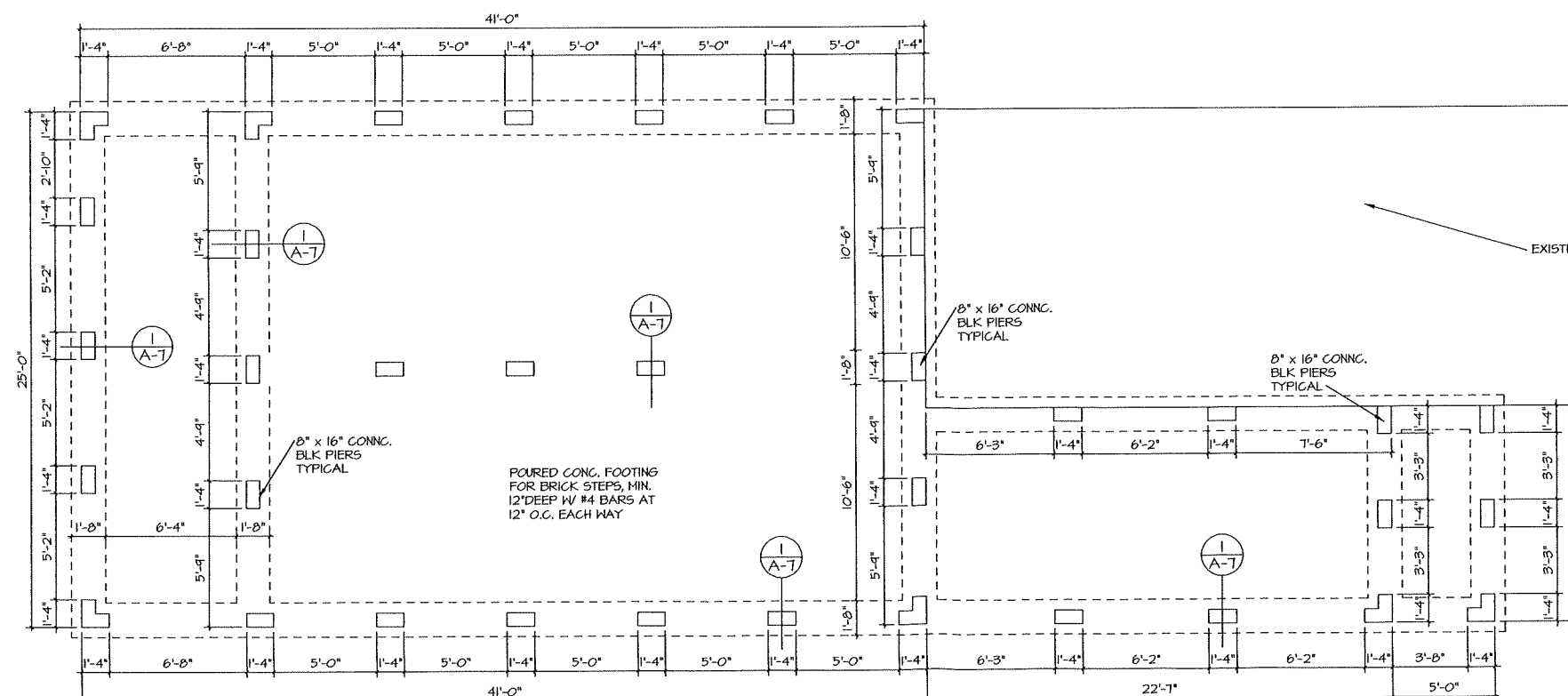


FLOOR FRAMING

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

SECTION A-7

SCALE : 1" = 1'-0"



FOUNDATION PLAN

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



Historic District Commission

Meeting: April 01, 2024

908 Derbigny Street
(District 2)

**For: Replace Windows, Minor
Changes From Original
Application and Fence**



Historic District Commission Application for Certificate of Appropriateness

Governed by Ordinance No. 4653 Adopted 2-11-15

Permit # 6600

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☐ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☒ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 908 DERRIGNY

Renovation: ☒ Change windows to main structure 6/6

New Construction: _____

Demolition: _____

Age of Structure: N/A

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow ☒

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival ☒

Other _____

Exterior materials proposed:

Roof SHINGLE Soffit HARDIE

Fascia HARDIE Siding HARDIE

Masonry CMU Porches CONCRETE

Balconies N/A Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's Signature: William Tomaszak Date: 3/22/24

Applicant's Name: William Tomaszak

Applicant's Address: 908 DERBIGNY GRETTA LA 70053

Phone No: (248) 703-1267 Cell No: () "

For Office Use Only:

Application date: March 22, 2024

Substantive Change: Yes ☐ No ☒ Inventory Number: N/A

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒

Historic District Commission meeting date: April 1, 2024 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form): _____



City of Gretna

740 2nd Street, Gretna, LA 70053-5829
P. O. Box 404 Gretna, LA 70054-0404

Mayor

Belinda Cambre Constant

Council Members

Wayne A. Rau

Councilman-at-Large

Milton L. Crosby

District One

Michael Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building and Regulatory

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Planning and Zoning

Azalea M. Rousell

City Clerk

Norma J. Cruz

Finance & Tax Departments

Raylyn C. Stevens

Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

I, William Tomaszak the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on April 1 2024 @ 4:00 p.m., 740 2nd Street,
Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or
Certificate of Appropriateness are NOT permission to commence any work.
A representative for the applied property is expected to attend the meeting.
If unable to attend, review may be deferred until the following month HDC
meeting.

I further understand and acknowledge that the "Certificate of
Appropriateness", issued by the Historic District Commission, does not
guarantee approval of the Zoning and/or Building Departments because,
while a project may be historically appropriate, it may not meet current
Building and Zoning Code requirements.

Signature of Applicant

WILLIAM TOMASZAK

NAME OF APPLICANT (PLEASE PRINT)

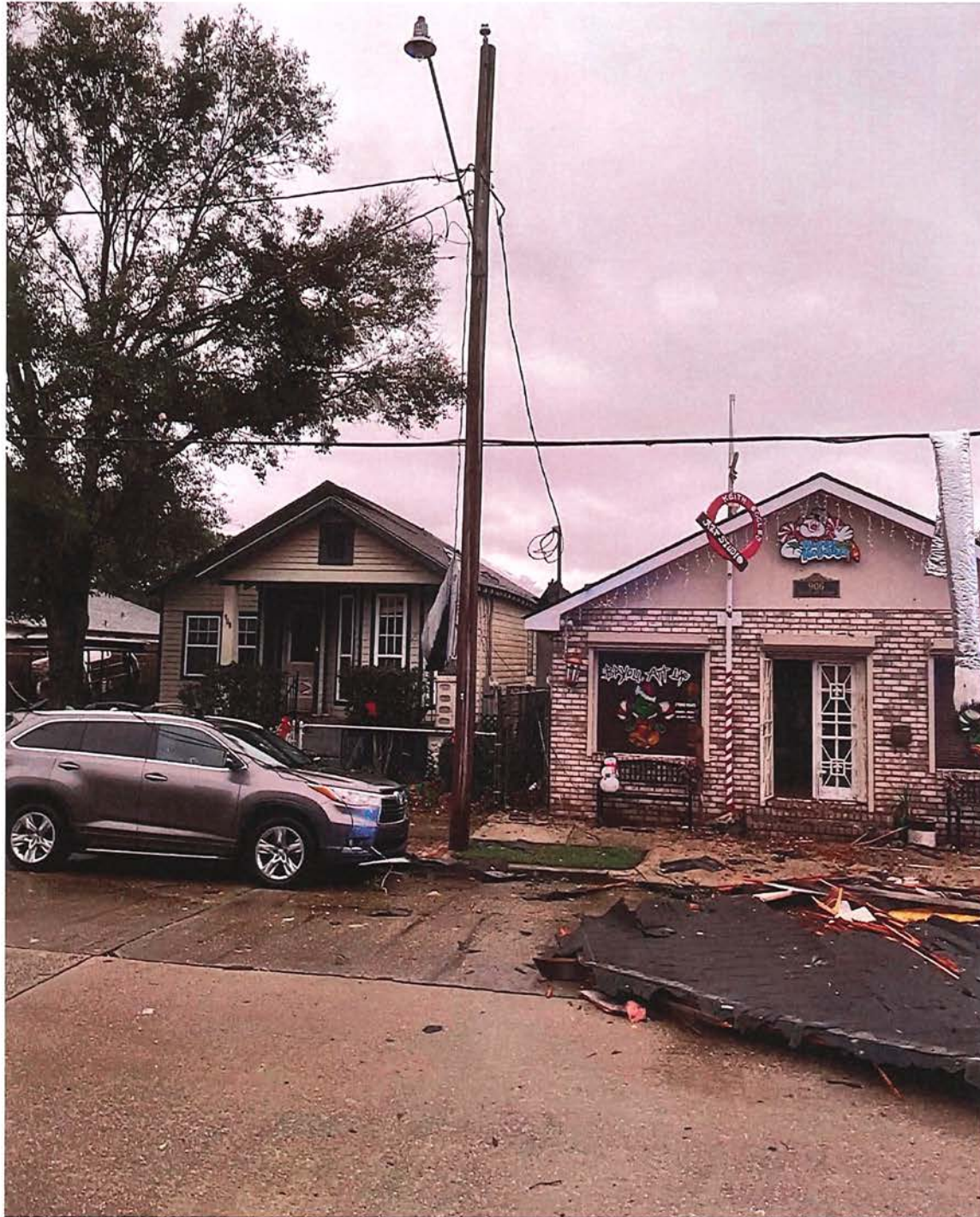
908 DERBURY

Applicant's address

Actual address of the property for review

Date:

3/22/24













Historic District Commission

Meeting: April 01, 2024

701 Franklin Street
(District 1)

For: Windows
Applicant:
Jimmy Cao



Permit
7/29

Historic District Commission

Application for Certificate of Appropriateness

Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☐ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
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Historic building – a building at least fifty years-old with significant architectural value and integrity

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Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 701 Franklin St.

Renovation: Windows

New Construction: _____

Demolition: _____

Age of Structure: 1970

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow _____

Other Craftsman

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other _____

Exterior materials proposed:

Roof _____ Soffit _____

Fascia _____ Siding _____

Masonry _____ Porches _____

Balconies _____ Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: Single hung to over to vinyl (Grilles between the glass)

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's Signature: Jimmy Dao Date: 03/21/2024
Applicant's Name: Jimmy Dao
Applicant's Address: 6 Lakewood Estates Dr. New Orleans LA 70131
Phone No: (504) 430-8662 Cell No: ()

For Office Use Only:

Application date: March 22, 2024
Substantive Change: Yes ☐ No ☒ Inventory Number: 26-01726
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: April 1, 2024 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

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on April 1 2024 4:00 p.m., 740 2nd Street,
Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or
Certificate of Appropriateness are NOT permission to commence any work.
A representative for the applied property is expected to attend the meeting.
If unable to attend, review may be deferred until the following month HDC
meeting.

I further understand and acknowledge that the "Certificate of
Appropriateness", issued by the Historic District Commission, does not
guarantee approval of the Zoning and/or Building Departments because,
while a project may be historically appropriate, it may not meet current
Building and Zoning Code requirements.

Jimmy Cao
Signature of Applicant
Jimmy Cao
NAME OF APPLICANT (PLEASE PRINT)

6 Lakewood Estates Dr. New Orleans LA 70131
Applicant's address

701 Franklin ST.
Actual address of the property for review

Date: 03/21/2024

701 LA-428

Gretna, Louisiana
Google Street View
Mar 2023 See more dates



Image capture: Mar 2023 © 2024 Google



Google Maps 755 Rupp St

Gretna, Louisiana

Google Street View

Dec 2018

See more dates



Google

Image capture: Dec 2018 © 2024 Google



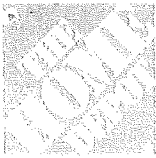
Google Maps 711 LA-428

Gretna, Louisiana
Google Street View
Mar 2023 See more dates



Image capture: Mar 2023 © 2024 Google





The Home Depot Special Order Quote

Customer Agreement #: H0368-259405

Printed Date: 3/6/2024

Customer: JIMMY CAO

Address: 6 LAKEWOOD ESTATES DR
NEW ORLEANS, LA 70131

Phone 1: 504-909-0554

Phone 2:

Phone 3: 504-909-0554

Email: JIMMYCAO504@GMAIL.COM

Store: 0368

Associate: LINDA

Address: 4600 Lapalco
Marrero, LA 70072

Phone: (504)341-3682

Pre-Savings Total: \$4,898.79

Total Savings: (\$0.00)

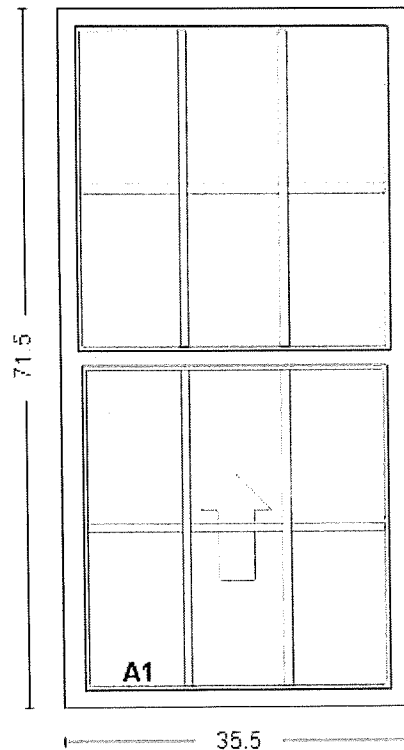
Pre-Tax Price: \$4,898.79

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
100-1	500 Series Single Hung Rectangle 35.5 x 71.5 White Half Screen	-	\$376.83	13	\$4,898.79



Catalog Version 11/7





Limited Warranty

1100 & 500 Series Windows & Patio Doors

Please read this document carefully, as it contains important information to protect your purchase, should you encounter a manufacturing-related defect.

Defined terms

This "Agreement" is limited to these terms and conditions which form the entire agreement between the parties with respect to the Goods and the Warranty Program. Additional or different terms proposed by Customer or any attempt by Customer to vary in any degree any of the terms of this Warranty Program whether by invoice, quote, delivery tickets, payment or otherwise are hereby deemed a material alteration and notice of objection and rejection of such terms is hereby given.

"Customer" used hereinafter shall only include the initial Customer for Ply Gem Goods and the first consumer user of such Goods. The Warranty is not transferable beyond the first consumer user.

The term "Goods" used hereinafter shall mean and include all products, goods, materials, supplies, installation and equipment in connection therewith as identified in the Ply Gem 1100 & 500 Warranty. The "Goods" does not include (i) work performed by Customer or third parties, or (ii) any other products, goods, materials, supplies, equipment, and all installation services not performed by Ply Gem.

The "Purchase Date" is from the first date of invoice by Ply Gem for the Goods, unless the first consumer can provide a proof of purchase date of product.

Registration

We encourage you to register your Ply Gem product shortly after installation. Should you need to file a warranty claim, this information will be needed to assist with a proper resolution. Please register via the website plygem.com/windows-doors/support/warranty/warranty-registration or by email to: customerwarranty@plygem.com and keep a copy.

Coverage

To qualify for coverage under this warranty, the Goods must be installed in accordance with AAMA and local guidelines, and with Ply Gem Windows and Patio Doors' installation instructions.

Frames and Sash

The vinyl frame and sash are warranted to be free from blistering, peeling, flaking, and decaying for 1 (one) year from Purchase Date under normal environmental conditions.

Insulating Glass Units

The installed, sealed insulating glass unit is warranted to be free from material obstruction of vision on the internal surfaces of the insulating glass unit, for up to 10 years from Purchase Date.

Components, Hardware, and other Mechanical Parts

Components, hardware, and other mechanical parts are warranted against breaking, peeling, flaking, rusting, blistering, for 1 (one) year from Purchase Date under normal environmental conditions. Torn or loose screen mesh is not covered.

Commercial Applications

If Ply Gem products are installed in a non-owner, multi-family occupied dwelling or one used for commercial purposes, the coverage on frame, sash is 1 (one) year from date of purchase, and insulating glass units is 10 years from Purchase Date. The coverage for components, hardware and other mechanical parts is 1 (one) year from Purchase Date. For commercial applications, only, as defined above, this warranty is transferable one time, from original developer to building owner.

Claim Procedure

All warranty claims must be made within sixty (60) days of the appearance of the defect and within the applicable warranty notice period. To initiate a claim, visit plygem.com/windows-doors/support/warranty/warranty-claim.

Remedies

This Warranty is made as of the Purchase Date and is not a warranty of future performance. Warranty notice periods begin on the Purchase Date. If a covered defect is reported during the term of the applicable warranty notice period, and otherwise in accordance with the terms of the Warranty, the remedies for approved warranty claims, include replacing defective parts (color matching not guaranteed); or, Ply Gem, at its sole discretion, reserves the right to refund the amount paid by the original single-family homeowner for the product, excluding installation cost. Shipping and handling fees may apply. The remedies set forth in this Warranty are the sole and exclusive remedies available to Customer and sole and exclusive liability of Ply Gem for any claims arising out of or in connection with the Agreement, whether arising in contract, warranty, tort (including negligence), strict liability or otherwise. Removal of millwork, trim by others, finishing, refinishing, and disposal costs and services are not included.

General Conditions and Exclusions

The parties acknowledge that Ply Gem makes no guarantee or warranty as to the timely delivery of Goods or installation services.

If at any time, payment is not remitted to Ply Gem (regardless of whether Customer registered the Goods for the Warranty) when invoiced and due, Ply Gem may, at its sole discretion, at any time, suspend or void the Warranty, stop work, exercise any lien rights, offset any amounts owed by the Customer and enforce all other rights by contract, equity or law. Payment of the total purchase price is a condition precedent to Ply Gem's Warranty.

This Limited Warranty is the only warranty, written or oral, express or implied, provided by Ply Gem. No dealer, employee, or agent of Ply Gem, nor any third party, may create or assume any other liability, obligation, or responsibility on behalf of Ply Gem. THE WARRANTIES SET FORTH IN THIS LIMITED WARRANTY ARE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, WHETHER UNDER ANY FEDERAL OR STATE LAW. ALL OTHER EXPRESS AND ALL IMPLIED WARRANTIES, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED. Any implied warranty which cannot be disclaimed under applicable law will be limited in duration to the shortest permissible term and, in any event, will not exceed the term of the applicable express limited warranty; the requirements for presenting any claim so affected will be as provided in this Limited Warranty. Any Goods or component not specifically subject to this Limited Warranty is provided AS IS and without warranty. THIS WARRANTY IS NOT A WARRANTY OF FUTURE PERFORMANCE OR A STATEMENT OF THE USEFUL LIFE OF ANY GOODS, BUT ONLY A WARRANTY TO REPAIR, REPLACE, OR REFUND.

Ply Gem reserves the right to discontinue the model or models manufactured under these warranties. Any discontinued parts, components or materials may be replaced with an equivalent part at the sole discretion of Ply Gem. Ply Gem is not responsible for any color variation in the replacement part, component, or material.

Many standard Goods are labeled with the AAMA or Hurricane Impact Certifications. Certification is based on the performance of a sample(s) of the product at the time of manufacture. Many standard Goods are labeled with National Fenestration Rating Council (NFRC) ratings. NFRC ratings are based on a combination of computer simulations and physical testing of product samples. Certifications and ratings typically apply to single products only; however certain factory-mulled or combined product configurations may also be certified. Performance of individual Goods may vary and will change over time, depending upon the conditions of use. Certifications and NFRC ratings are not performance warranties.

Ply Gem will not be liable for any problem or damage relating to inappropriate or faulty building design or construction, maintenance, installation, or selection of Goods. Windows and doors are only one element of a structure; Ply Gem does not warrant that third-party certification of a building or project to any specific standard will be achieved through the use of any Goods.

Effective for purchases on or after 10/1/2022

The Goods, including all products, goods, materials, supplies, equipment, windows and screens, are not designed, tested or certified to, and will not, prevent falls. Under no circumstances does Ply Gem represent or warrant that the Goods can be used for fall prevention; Ply Gem shall not be responsible or liable in any manner for damages or bodily injury associated with or related to the failure of the Goods to prevent falls.

NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT WILL PLY GEM BE LIABLE FOR CONSEQUENTIAL DAMAGES, INCLUDING CLAIMS, LOSSES, DAMAGES, OR EXPENSES RELATED TO CUSTOMER'S INTERIOR EQUIPMENT, FURNISHING, OR PROPERTY INSIDE THE STRUCTURE, LOST PROFITS, LOSS OF INVESTMENT, BUSINESS INTERRUPTION OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES ARISING FROM OR IN RELATION TO THE AGREEMENT OR THE GOODS PROVIDED BY PLY GEM UNDER THE AGREEMENT WHETHER IN CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, PRODUCTS LIABILITY, INDEMNITY, CONTRIBUTION, OR ANY OTHER CAUSE OF ACTION.

In no event shall the liability of Ply Gem arising in connection with any Goods or activities provided under the Agreement exceed the actual amount paid by Customer to Ply Gem for the Goods or activities involved with any such claim.

Items NOT Covered by this Limited Warranty

This limited warranty is only applicable to Goods installed in the USA. This limited warranty gives the holder specific legal rights, which may vary, from state to state.

Ply Gem is not responsible for any costs incurred in the removal, replacement, installation, re-installation or repair of product or adjacent materials.

Damage, defects or failure of Goods resulting from causes outside of Ply Gem control are excluded from coverage under this Limited Warranty, including, but not limited to the following:

- Stress Cracks.
- Storage, handling, installation by others, modifications by others, application or use of the Goods not in accordance with Ply Gem's instructions, specifications or building codes.
- The occurrence of accidents, vandalism, fire, floods, acts of God including, but not limited to, earthquakes and hurricanes; exposure of the Goods to excessive heat and/or cold beyond naturally occurring conditions; and use in applications exceeding design standards.
- The failure to perform reasonable and necessary maintenance on the Goods.
- Stresses caused by building defects, settlement, or movement of the structure in which the Goods are installed.
- The application of harmful cleaning solutions or products including, but not limited to, brick wash, acetone, petroleum products or abrasive compounds.
- Fading and/or color variations caused by normal aging or weathering.
- The rusting or corrosion of Goods installed in proximity to coastal environments, unless the product is composed of appropriate stainless steel or other non-corrosive hardware in which case such Goods are warranted to be free from manufacturing defects that result in abnormal deterioration of the finish for a period of five (5) years. Other hardware finishes are not warranted in coastal environments.
- Installation of the Goods outside of the United States.
- Minor blemishes in the glass that do not significantly impair the structure or vision through the glass, including glass curvature.
- Condensation on the external surfaces of the window and/or glass.
- Misalignment, bow, twist and warp of grilles/muntins of 1/8" or less from appropriate position shall be excluded from the Limited Warranty.
- Damage due to the transportation or installation of the glass product or Goods at altitudes more than 5,000 feet above or below point of manufacture, unless equipped with capillary or breather tubes.
- The very gradual, natural migration of inert gas used in insulating glass units.
- Damage incurred by reflection of solar energy from the product surface.
- Misuse, abuse, alteration by others, accident or negligence.
- Goods installed in wall systems that do not allow for proper moisture management, such as exterior insulation and finish systems (EIFS) or "synthetic stucco" without effective engineered drainage systems, are not covered under the Limited Warranty.
- Ply Gem does not warrant the amount or percentage of argon or other inert gas present in insulating glass at any time after manufacture. Inert gas dissipates over time and may be ineffective in products manufactured with capillary tubes. Thermal efficiencies vary with the application of the Goods. Ply Gem does not warrant a specific level of thermal efficiency will be maintained by inert gas, low emissivity coatings, or other product features.

Thank you for choosing Ply Gem.

We are proud to offer a Limited Warranty on all vinyl frames and sashes, working parts and insulating glass units.

After your windows and/or doors are installed, be sure to register them online at

plygem.com/windows-doors/support/warranty/warranty-registration.

Effective for purchases on or after 10/1/2022

© 2022 Ply Gem, part of **Cornerstone Building Brands**, Inc. ALL RIGHTS RESERVED
3709229991101/MS/0822



Historic District Commission

Meeting: April 01, 2024

1030 Derbigny Street
(District 2)

**For: Extension of Existing
Roof to match existing, Enclose
Patio to Restaurant, Sign**
Applicant:
Devin Addison

Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15



For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☐ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historical building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such application must be filed no later than (5) five business days prior to any meeting of the HDC.

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 1030 Derbigny St, Gretna, LA 70053

Renovation: Yes

New Construction: _____

Demolition: _____

Age of Structure: Unknown

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow _____

Other Takeout Restaurant _____

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other Cinder Block _____

Building Style:

Roof Architectural _____

Soffit Wood/Hardie _____

Fascia Wood/Hardie _____

Siding Fiber Cement _____

Masonry _____

Porches _____

Balconies _____

Handrails _____

Exterior materials proposed:

Type of exterior lighting fixtures: LED strip lights & Motion sensor lights

Style of windows: Awning windows

Type of exterior doors: Metal/glass

Describe any ornamental woodwork: N/A

Elevations:

Front Space: No sq. ft. added ft.

Side Space: No sq. ft. added ft.

Rear Space: No sq. ft. added ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's Signature: Devlin Addison
Applicant's Name: Devlin Addison
Applicant's Address: 1030 Derbigny St, Gretna, LA 70053
Phone No: () _____
Cell No: (504) 621-3279

Date: 3/22/24
Application date: March 22, 2024

For Office Use Only:

Substantive Change: Yes ☐ No ☒

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒

Historic District Commission meeting date: April 1, 2024 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



Mayor
Belinda Cambre Constant

Council Members

Wayne A. Rau

Councilman-at-Large

Milton L. Crosby

District One

Michael Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building and Regulatory

Danika Gorrondona

Planning and Zoning

Azalea M. Russell

City Clerk

Norma J. Cruz

Finance & Tax Departments

Raylyn C. Stevens

Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasoyne

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

City of Gretna
740 2nd Street, Gretna, LA 70053-5829
P. O. Box 404 Gretna, LA 70054-0404

I, Devin Addison, the undersigned, have been informed of the Historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on April 1, 2024 4:00 p.m., 740 2nd Street, Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or Certificate of Appropriateness are NOT permission to commence any work. A representative for the applied property is expected to attend the meeting. If unable to attend, review may be deferred until the following month HDC meeting.

I further understand and acknowledge that the "Certificate of Appropriateness", issued by the Historic District Commission, does not guarantee approval of the Zoning and/or Building Departments because, while a project may be historically appropriate, it may not meet current Building and Zoning Code requirements.

Signature of Applicant

Devin Addison

NAME OF APPLICANT (PLEASE PRINT)

629 Derbigny St, Gretna, LA 70053

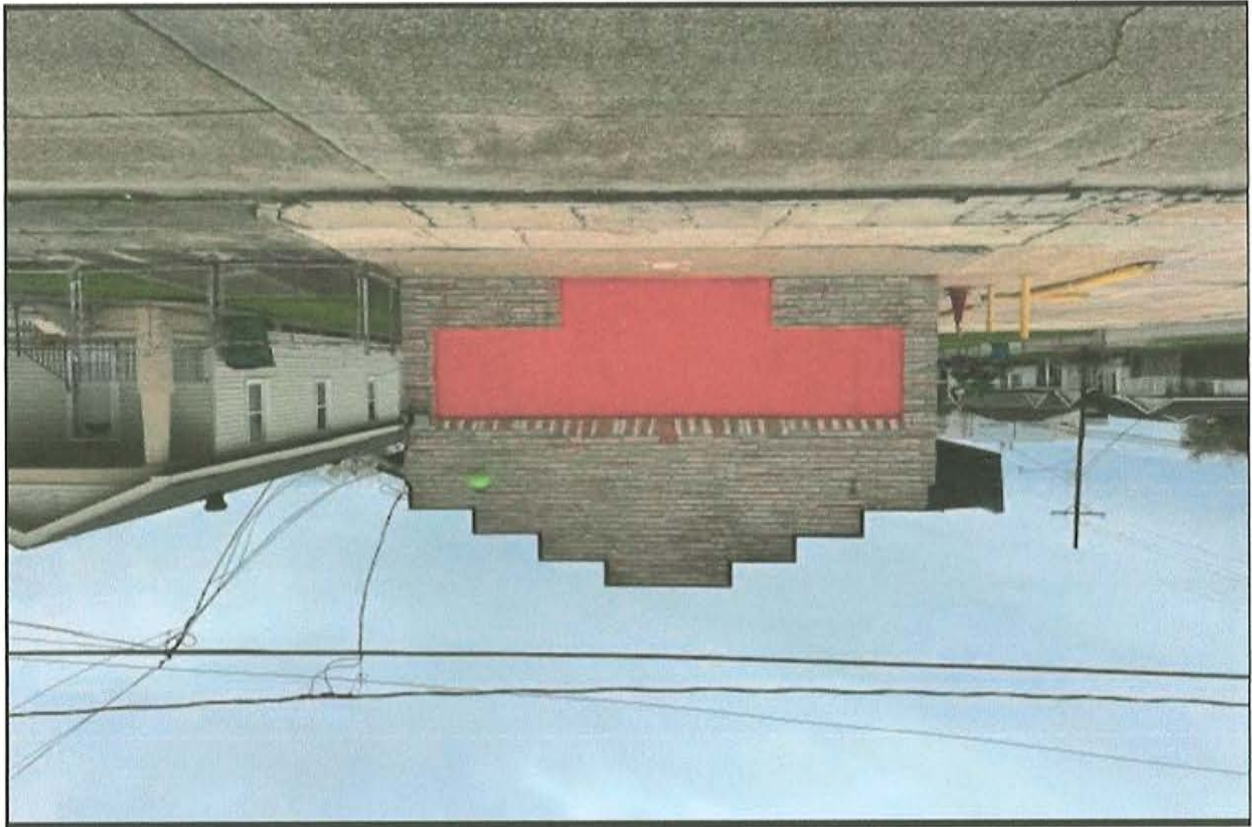
Applicant's address

1030 Derbigny St, Gretna, LA 70053

Actual address of the property for review

Date:

3/22/24



THANKS FOR ALLOWING US TO PROVIDE A QUOTE!

DELHONDE STREET (SIDE)

60.00'

1.10'

1015 11th STREET
(NOT A PART)

9.0'

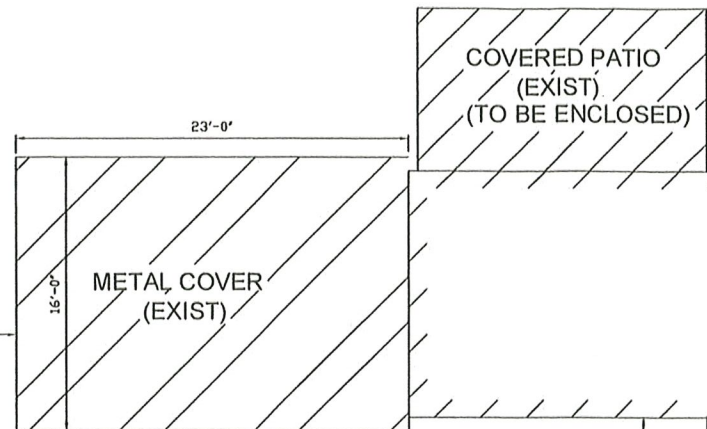
LOTS 19 & 20
SQUARE 29
NEW MECHANICHAM

10th. STREET (SIDE)
123.00'

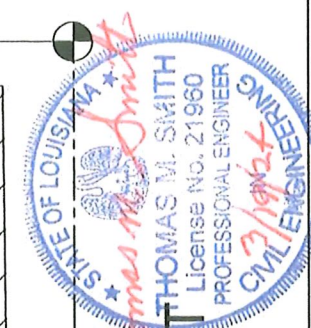
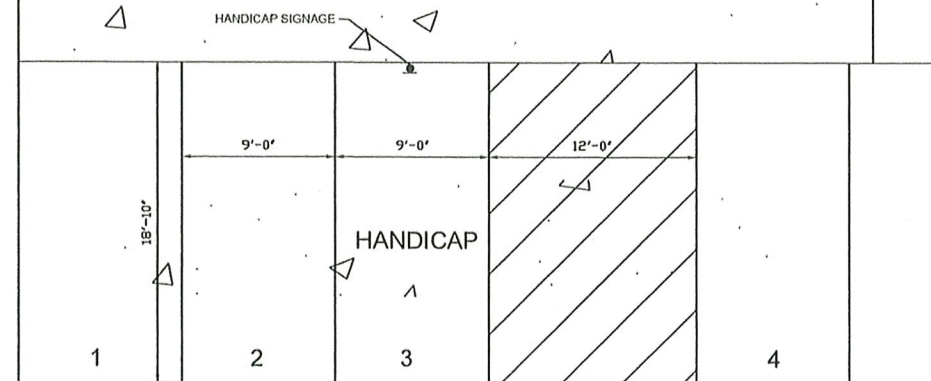
123.00'
11th. STREET

SITE PLAN

SCALE 3/32" = 1'-0"



1030 DERBIGNY ST.
(EXIST. RESTAURANT)



60.00'

DERBIGNY STREET

THOMAS M. SMITH
CONSULTING ENGINEER
6516 BOUTALL STREET
METAIRIE, LOUISIANA 70003
PH. (504) 247-6294

RENOVATIONS TO CHICKEN KITCHEN TOO
1030 DERBIGNY STREET
GRETN, LA. 70053

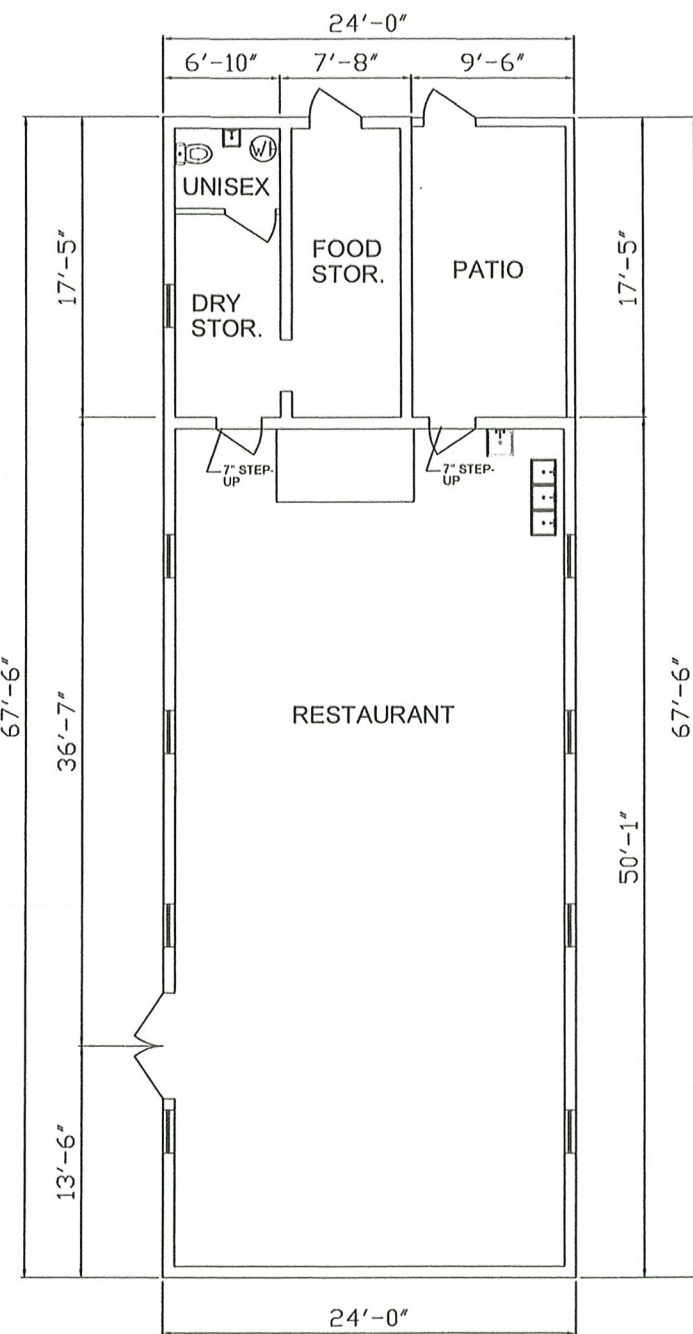
3/10/2024

SHEET
A-1

CODE COMPLIANCE

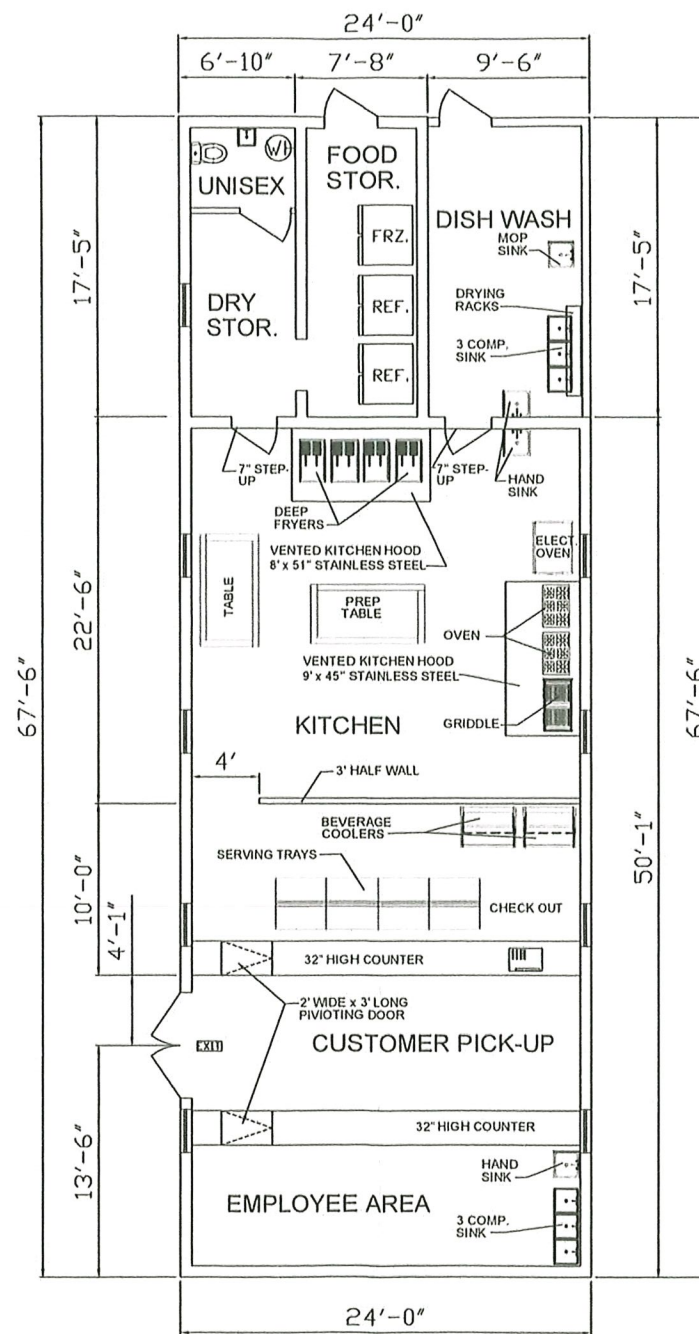
CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS OF,
A) THE 2021 INTERNATIONAL BUILDING CODE
B) NFPA 101 2021 CODE

I HAVE RESEARCHED THESE CODES AND CHAPTERS, AND THE
LOUISIANA UNIFORM CONSTRUCTION CODE AND TO THE BEST
OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN
COMPLIANCE THEREWITH, I TAKE FULL RESPONSIBILITY FOR
THE CONTENTS OF THESE PLANS.



EXIST. FLOOR PLAN

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



NEW FLOOR PLAN

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

DESIGN CRITERA

1. ALL WORK SHALL MEET APPLICABLE REQUIERMENT OF INTERNATIONAL BUILDING CODE 2021
2. THE WIND SPEED DESIGN IS 140 MPH (THREE SECOND GUST WIND SPEEDS)
3. THIS WORK COMPLIES WITH DESIGN MANUEL ASCE-7
4. CONSTRUCTION CLASSIFICATION IS TYPE II B AND USE AS TAKE OUT RESTAURANT
5. SPRINKLER SYSTEM IS NOT REQUIRED
6. OCCUPANCY TYPE FOR THIS BUILDING IS TYPE GROUP M MERCANTILE
MAXIMUM OCCUPANCY FOR THIS BUILDING IS 20 PEOPLE.
7. NO CHANGE IN USE.

SCOPE OF WORK

THE SCOPE OF THIS PROJECT IS TO RENOVATE 1030 DERBIGNY STREET THE BUILDING WAS PREVIOUSLY A MERCANTILE AND REMAINING A MERCANTILE. RENOVATIONS INCLUDE ENCLOSE PATIO, REFURBISHING EXISTING EQUIPMENT PAINTING, (2) KITCHEN HOODS, COUNTER TOPS, MINOR ELECTRICAL AND PLUMBING WORK, APPLICABLE CODE: INTERNATIONAL BUILDING CODE 2021 EDITION

Square Footage

FLOOR AREA
Building Area.....1,620 sq. ft.

TOTAL.....1,620 sq. ft.

Zoning

The site is zoned C1 Commercial and the project is a conforming use.

Regulatory Review

The project requirements were reviewed under 2021 IBC as amended by the City of Gretna, the NFPA 2021 Life Safety Code, the 2010 ADAAG Guidelines for Accessibility and The LaPlace CPZ.

Occupancy

The occupancy is classified as Group M, Retail Sales.

Construction Type

The Construction Type is Type II-B



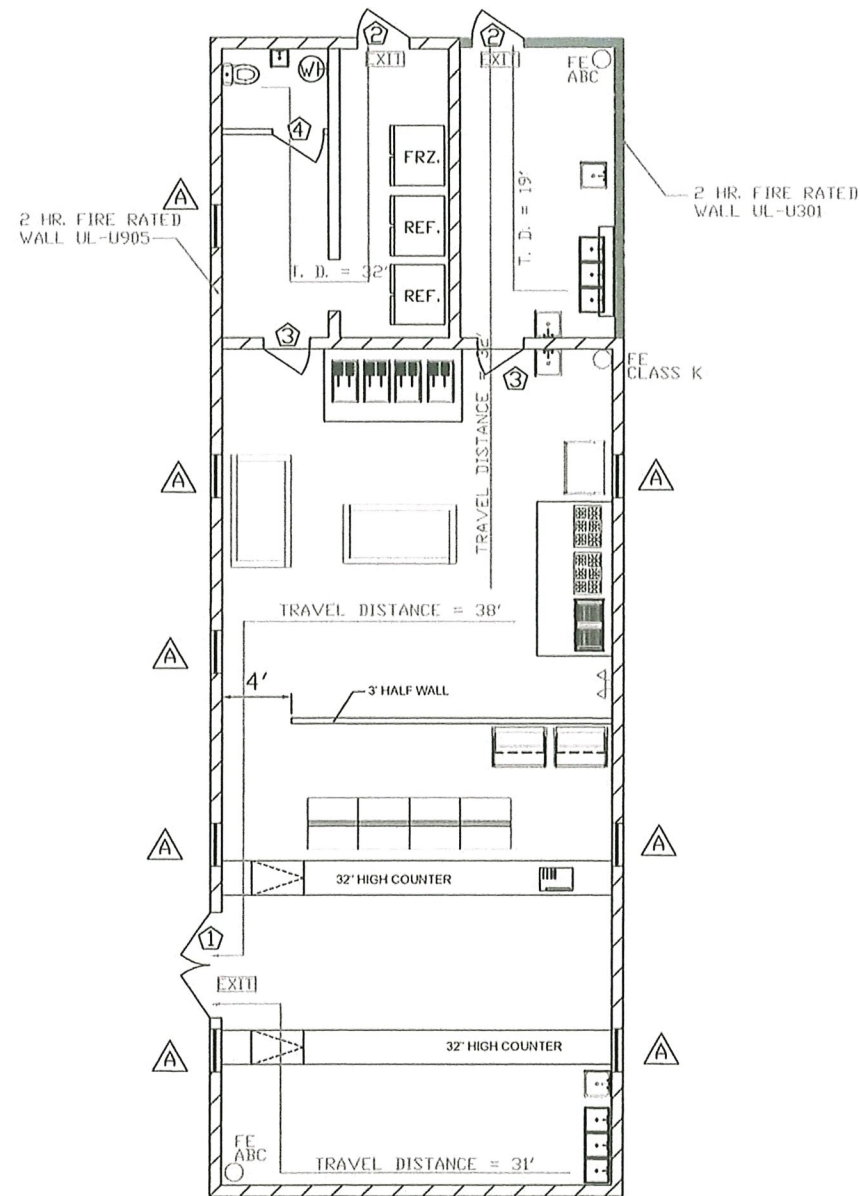
THOMAS M. SMITH
CONSULTING ENGINEER
6516 BOUTALL STREET
METAIRIE, LOUISIANA 70003
PH: (504) 247-6294

RENOVATIONS TO CHICKEN KITCHEN TOO

1030 DERBIGNY STREET
GRETN, LA. 70053

3/10/2024

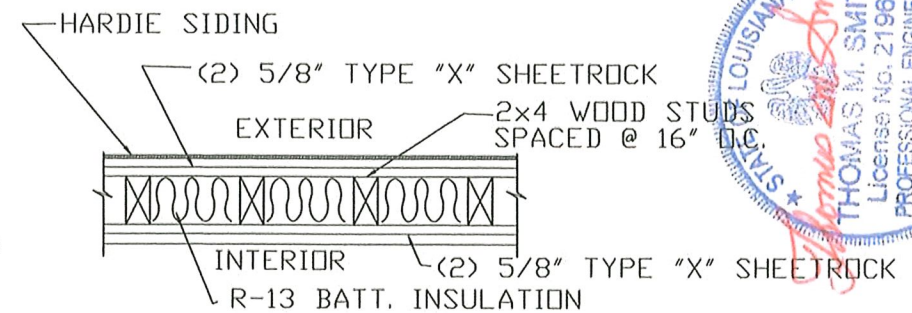
SHEET
A-2



LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

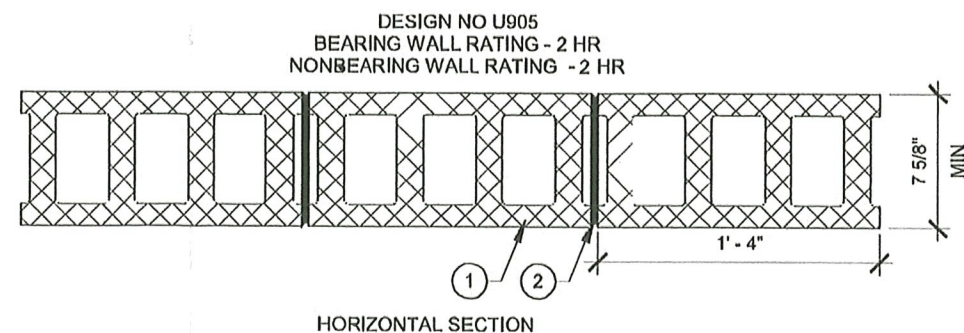
DOOR & WINDOW SCHEDULE			
MARK	ROUGH OPENING (EXISTING)	FRAME	FINISH
①	(2) 36" x 80"	METAL	INSULATED GLASS DOOR W/ PANIC BAR
②	36" x 80"	METAL	30 MIN FIRE RATED DOOR W/ PANIC BAR
③	32" x 80"	WOOD	INTERIOR DOOR
④	36" x 80"	WOOD	INTERIOR DOOR
A	30" x 21"	METAL	WINDOW 6' HIGH

- EXIT EXIT SIGN W/ LIGHTS AND BATTERY BACK-UP
- 2 HR. FIRE RATED WALL (NEW) UL-U301
- NEW 3' HIGH PARTITION WALL
- EMERGENCY LIGHTS W/ BATTERY BACK-UP
- EXISTING CONCRETE BLOCK WALL 2 HR FIRE RATED UL-U905
- FIRE EXTINGUISHER



(UL U301 2 HOUR)
TWO HR. FIRE RATED WALL

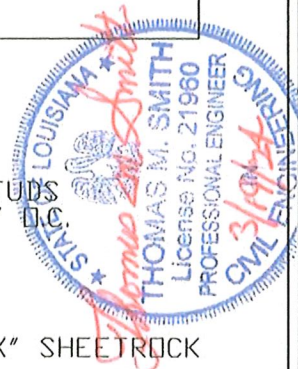
SCALE: N.T.S.



- CONCRETE BLOCKS - VARIOUS DESIGNS . CLASSIFICATIONS D-2 (2HR) SEE CONCRETE BLOCKS CATEGORY FOR LIST OF ELIGIBLE MANUFACTURERS.
- MORTAR - BLOCKS LAID IN FULL BED OF MORTAR NOM 3/8 IN THICK OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME AND NOT MORE THAN 50 PERCENT HYDRATED LIME BY CEMENT VOLUME VERTICAL JOINTS STAGGERED

*BEARING THE UL CLASSIFICATION MARKING

2-HR FIRE RATED MASONRY WALL DETAILS
1 1/2" = 1'-0"

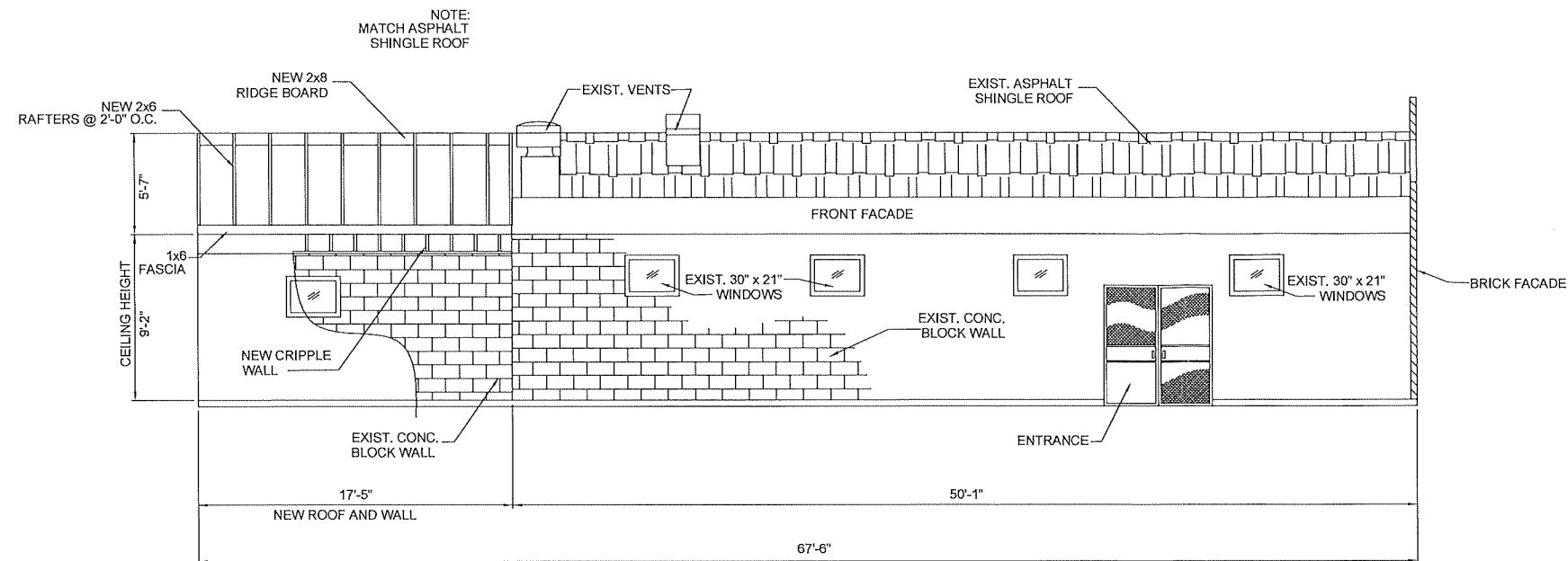


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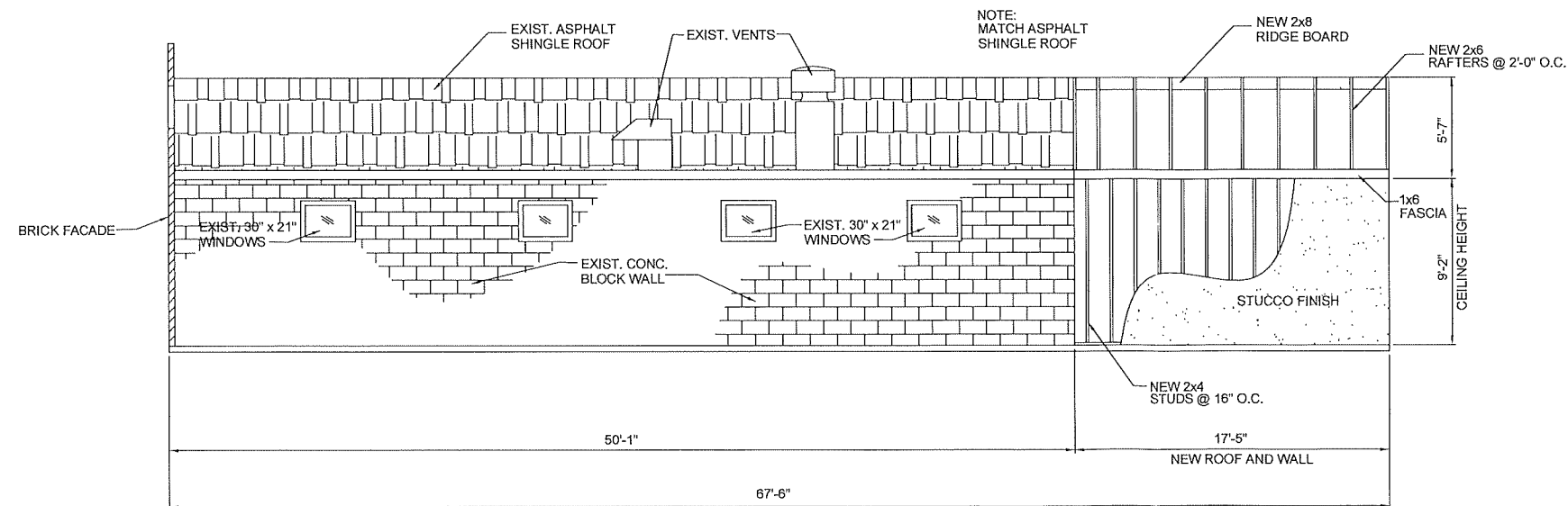
3/10/2024

SHEET
A-3



FRONT ELEVATION

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



REAR ELEVATION

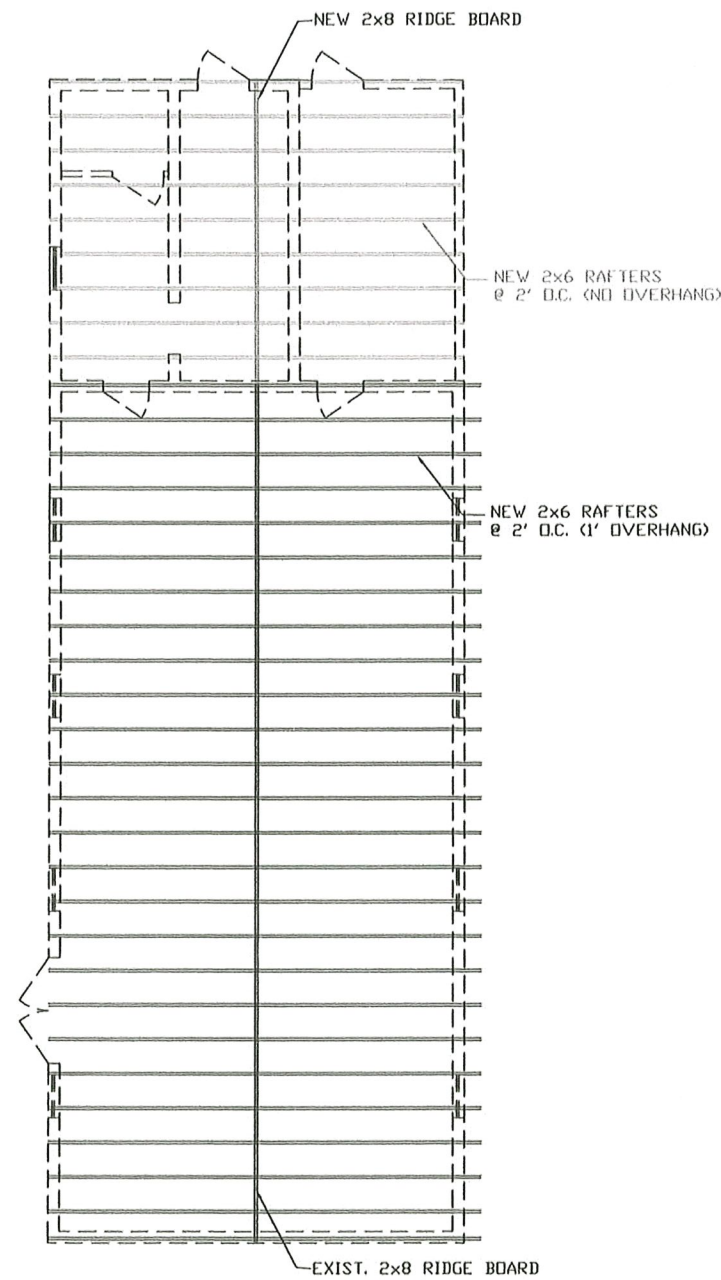
SCALE: 1/4" = 1'-0"

THOMAS M. SMITH
CONSULTING ENGINEER
6516 BOUTALL STREET
METAIRIE, LOUISIANA 70003
PH: (504) 247-6294

RENOVATIONS TO CHICKEN KITCHEN TOO
1030 DERBIGNY STREET
GRETN, LA. 70053

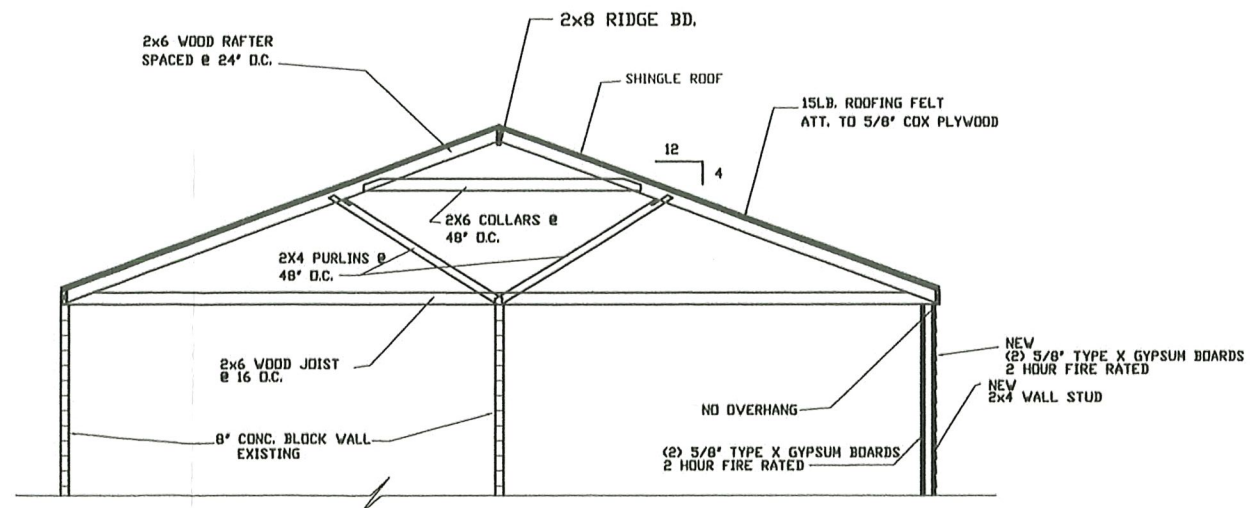
3/10/2024

SHEET
A-5



NEW ROOF PLAN

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



A-A ROOF SECTION

SCALE 1/4" = 1'-0"

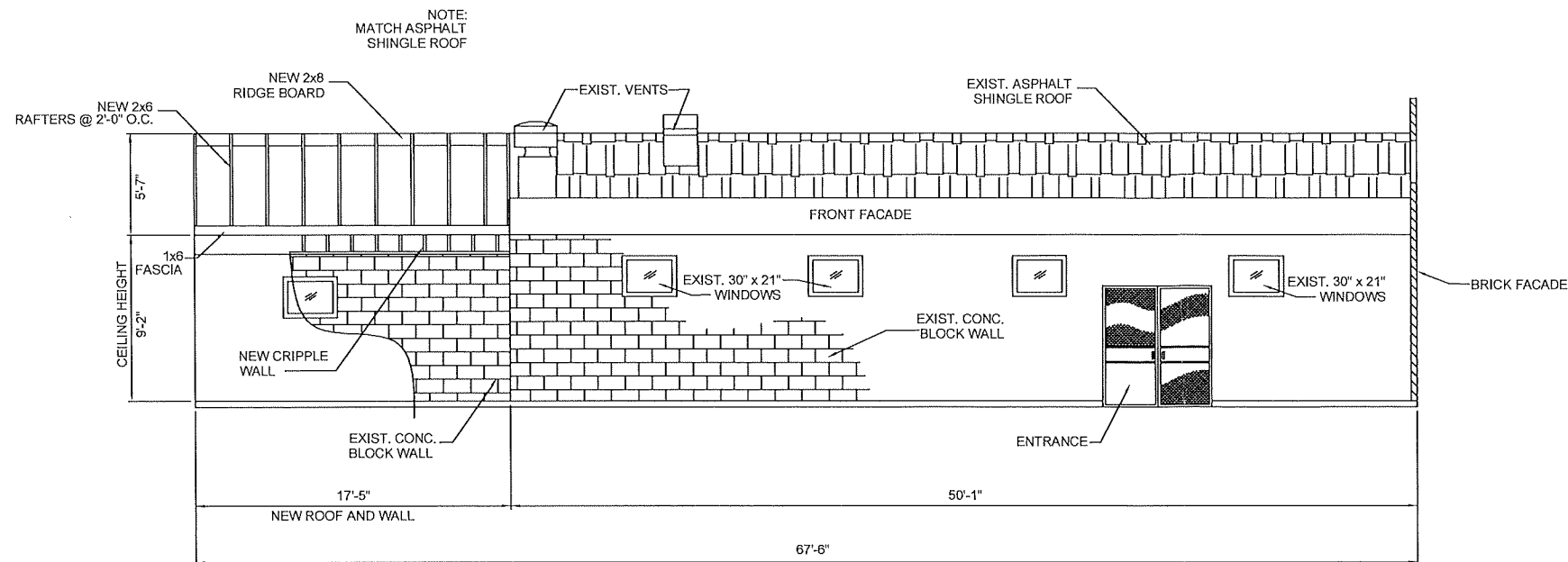


THOMAS M. SMITH
CONSULTING ENGINEER
6516 BOUTALL STREET
METairie, LOUISIANA 70003
PH. (504) 247-6294

RENOVATIONS TO CHICKEN KITCHEN TOO
1030 DERBIGNY STREET
GREYNA, LA. 70053

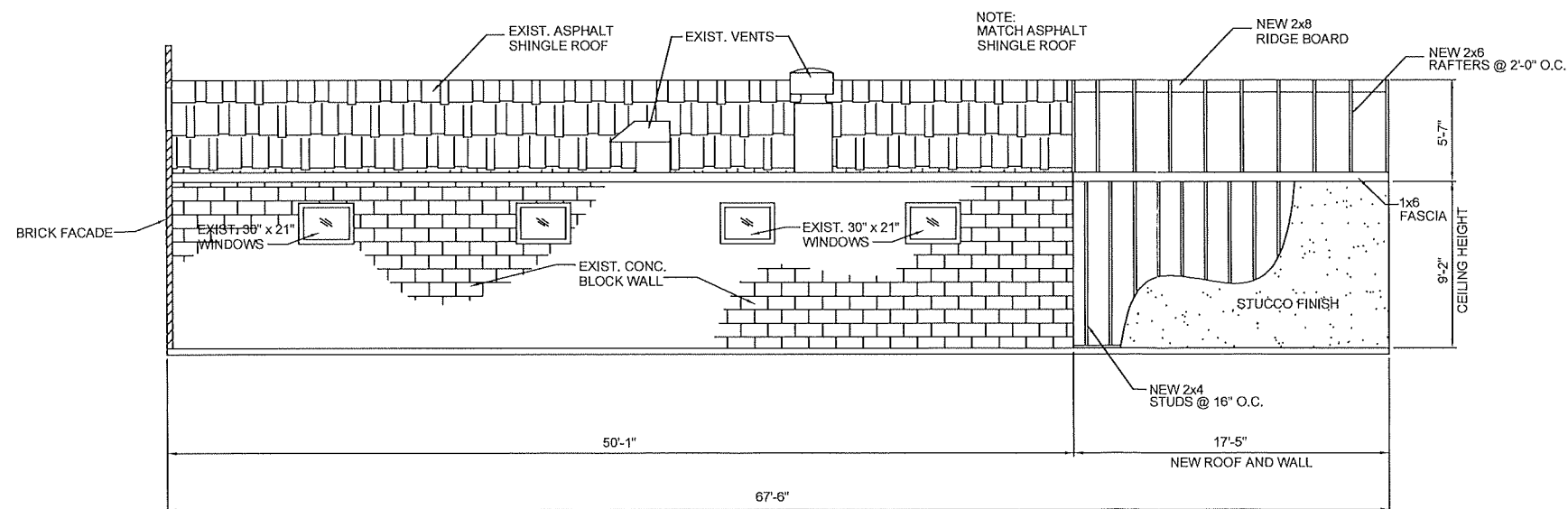
3/10/2024

SHEET
A-4



FRONT ELEVATION

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



REAR ELEVATION

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

THOMAS M. SMITH
CONSULTING ENGINEER
6516 BOUTALL STREET
METairie, LOUISIANA 70003
PH. (504) 247-6294

RENOVATIONS TO CHICKEN KITCHEN TOO

1030 DERBIGNY STREET
GRETNa, LA. 70053

3/10/2024

SHEET
A-5



Historic District Commission

Meeting: April 01, 2024

629 Derbigny Street
(District 2)

**For: Shed installed
without a permit or review**

**Applicant:
Marlon Chukumerjie**



Historic District Commission Application for Certificate of Appropriateness

Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☐ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such application must be filed no later than (5) five business days prior to any meeting of the HDC.

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 629 DERBIGNY ST

Renovation: _____
New Construction: SHED Demolition: _____

Age of Structure: _____

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other _____

Exterior materials proposed:

Roof _____ Soffit _____

Fascia _____ Siding _____

Masonry _____ Porches _____

Balconies _____ Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's Signature: [Signature] Date: 3-25-24

Applicant's Name: MARLOW CHUKUMERIE

Applicant's Address: 624 DERBIGNY ST GRETNA, LA 70053

Phone No: 504 810-7774 Cell No: ()

For Office Use Only:

Application date: 3-25-24

Substantive Change: Yes ☐ No ☒ Inventory Number: 160

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒

Historic District Commission meeting date: April 1, 2024

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



City of Gretna

740 2nd Street, Gretna, LA 70053-5829

P. O. Box 404 Gretna, LA 70054-0404

Mayor

Belinda Cambre Constant

Council Members

Wayne A. Rau

Councilman-at-Large

Milton L. Crosby

District One

Michael Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building and Regulatory

Danika Gorrondona

Planning and Zoning

Azalea M. Roussell

City Clerk

Norma J. Cruz

Finance & Tax Departments

Raylyn C. Stevens

Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

I, MARLON CHUKUMERIE the undersigned, have been informed of the Historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on April 1st 4:00 p.m., 740 2nd Street, Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or Certificate of Appropriateness are NOT permission to commence any work. A representative for the applied property is expected to attend the meeting. If unable to attend, review may be deferred until the following month HDC meeting.

I further understand and acknowledge that the "Certificate of Appropriateness", issued by the Historic District Commission, does not guarantee approval of the Zoning and/or Building Departments because, while a project may be historically appropriate, it may not meet current Building and Zoning Code requirements.

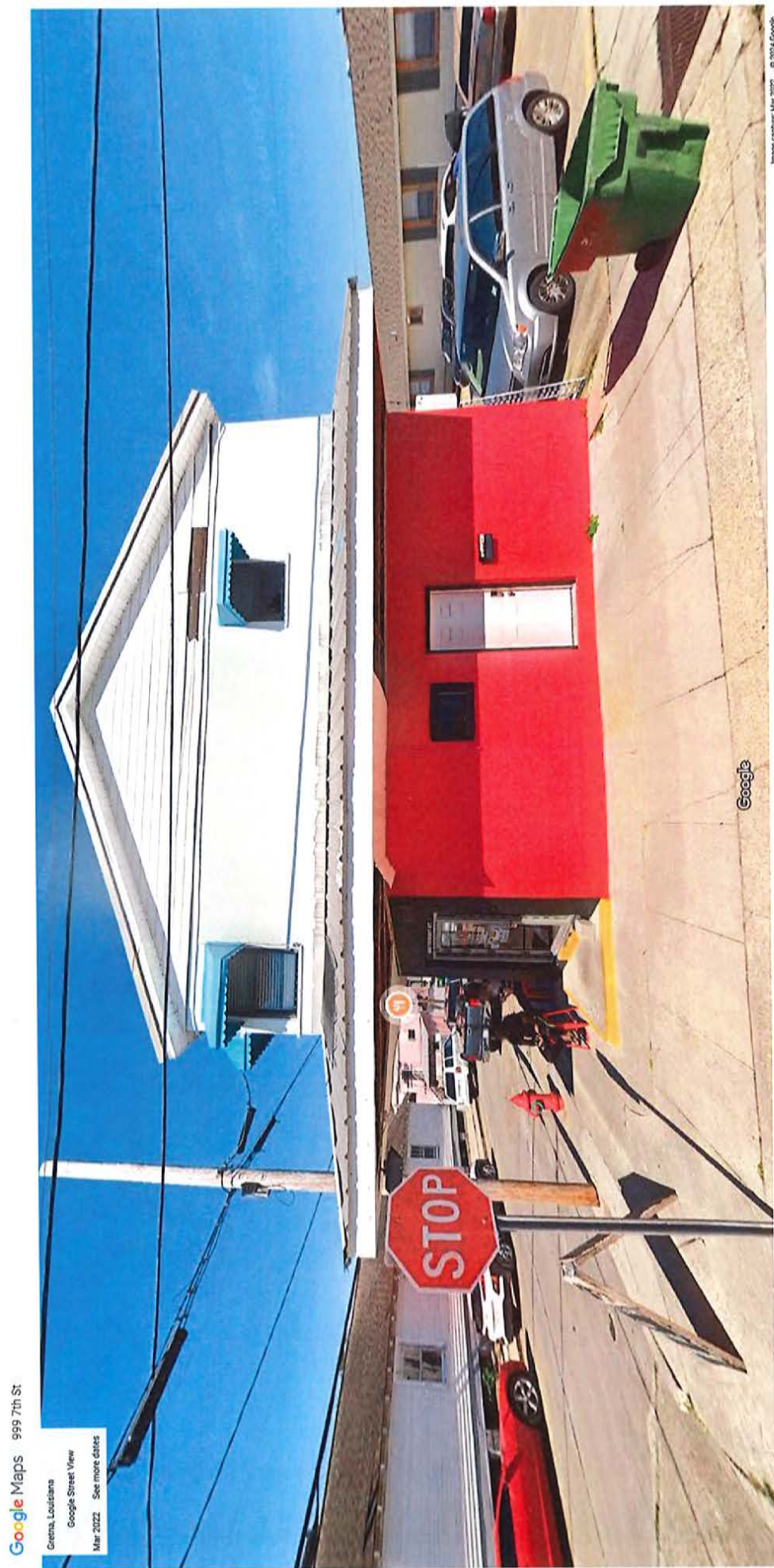
[Signature]
Signature of Applicant

MARLON CHUKUMERIE
NAME OF APPLICANT (PLEASE PRINT)

629 DERBIAN CT GRETN, LA 70053
Applicant's address

SAME
Actual address of the property for review

Date: 4-3-25-24



Google Maps 699 Derbigny St

Gretna, Louisiana
Google Street View
Mar 2022 See more dates

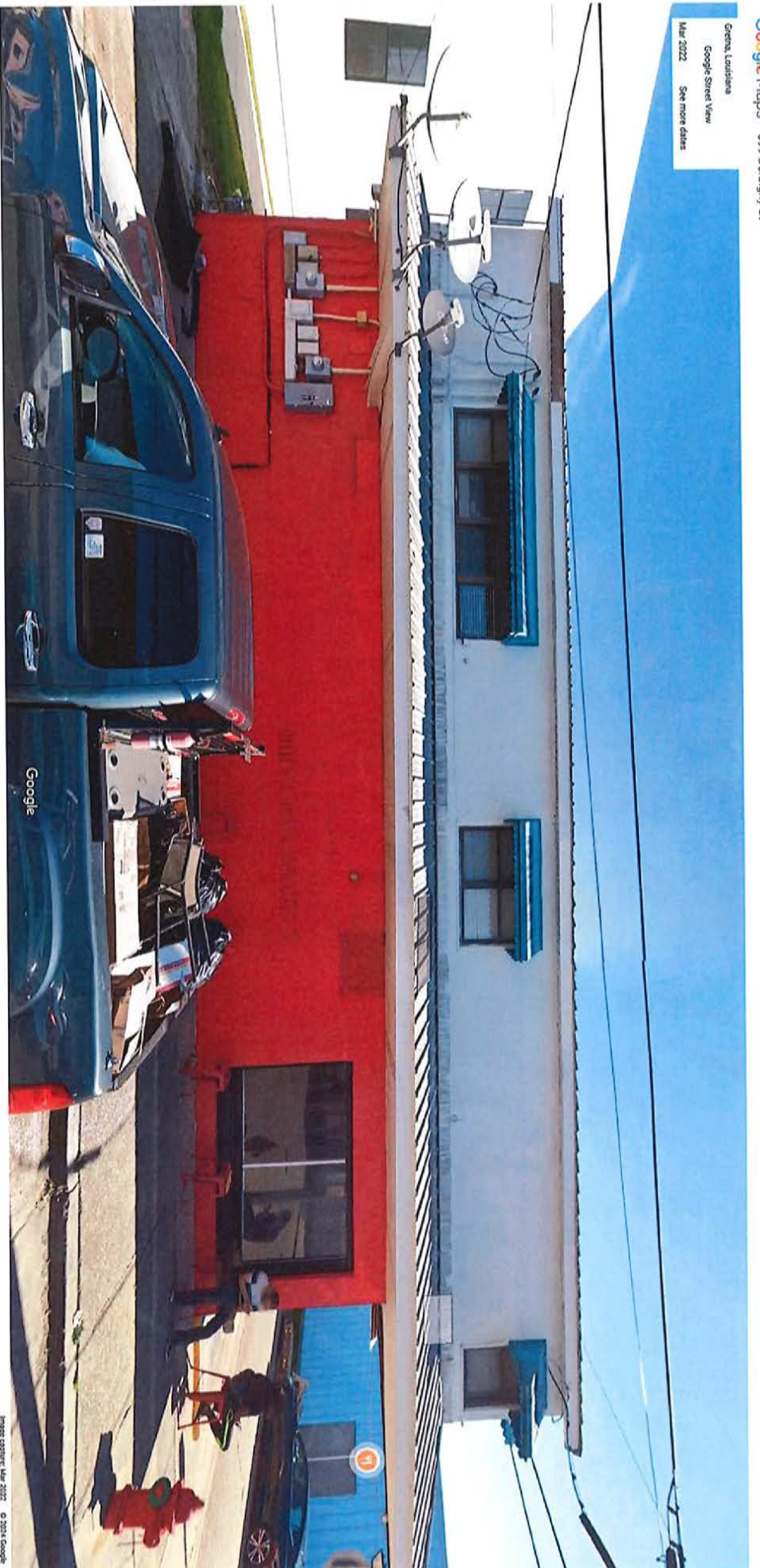
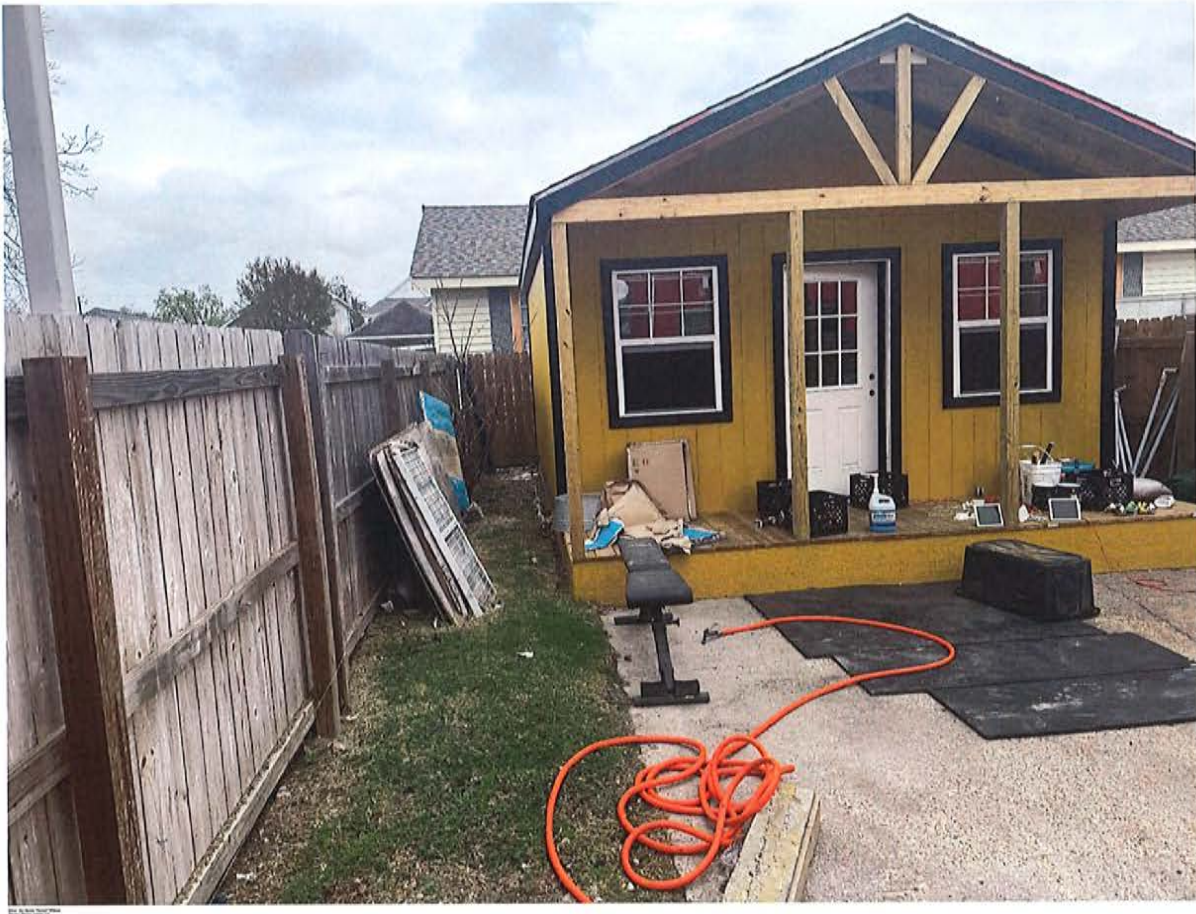
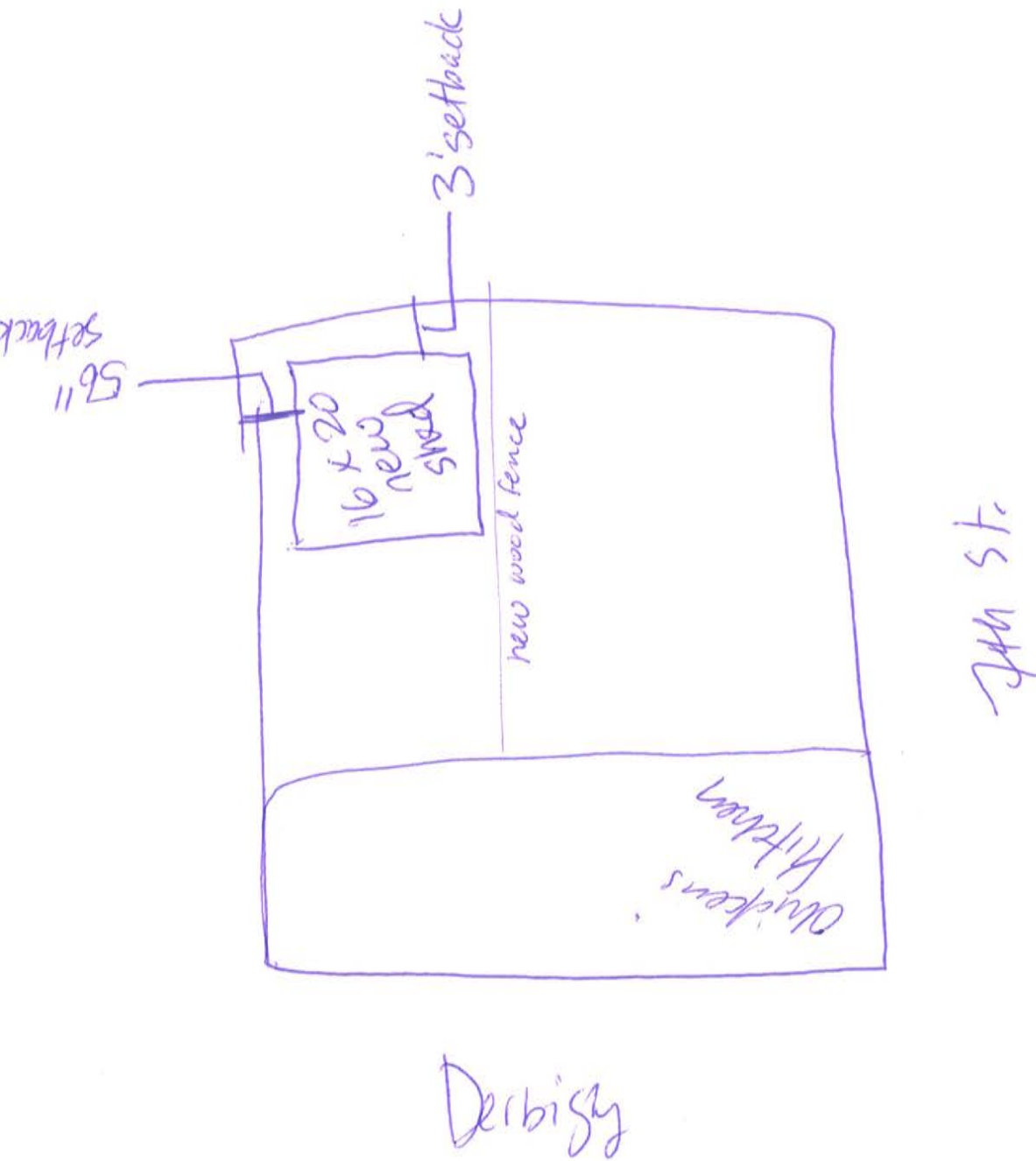


Image captured: Mar 2022 © 2024 Google









629 Derby Accessory Structure Site Plan



Historic District Commission

Meeting: March 04, 2024

517 10th Street
(District 2)

For: Exterior Renovation

Applicant: Zach Dieterich

Permit #
7484



Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☐ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

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Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

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Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such application must be filed no later than (5) five business days prior to any meeting of the HDC.

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 517 10th Street

Renovation: Exterior & interior renovations to existing single family residence.

New Construction: _____

Demolition: _____

Age of Structure: ~ 1909 / 1950 mod + add.

Building Type:

Creole Cottage _____

Shotgun X _____

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other X _____

Exterior materials proposed:

Roof _____ Soffit _____

Fascia _____ Siding Existing cypress or smooth head.

Masonry Wall _____ Porches _____

Balconies _____ Handrails Simple wood or iron

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's
Signature: [Signature] Date: 2/26/24

Applicant's
Name: Z. Dieterich

Applicant's
Address: 913 Huey P. Long Ave

Phone No: () Cell No: (504) 430-0164

For Office Use Only:

Application date: 2/26/24

Substantive Change: Yes ☐ No ☒ Inventory Number: N/A

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒

Historic District Commission meeting date: 3/04/24

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



City of Gretna

740 2nd Street, Gretna, LA 70053-5829
P. O. Box 404 Gretna, LA 70054-0404

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Raylyn C. Stevens

Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

I, 2. Dieter the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on 3/4/24 4:00 p.m., 740 2nd Street,
Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or
Certificate of Appropriateness are NOT permission to commence any work.
A representative for the applied property is expected to attend the meeting.
If unable to attend, review may be deferred until the following month HDC
meeting.

I further understand and acknowledge that the "Certificate of
Appropriateness", issued by the Historic District Commission, does not
guarantee approval of the Zoning and/or Building Departments because,
while a project may be historically appropriate, it may not meet current
Building and Zoning Code requirements.

2. Dieter

Signature of Applicant

2. Dieter

NAME OF APPLICANT (PLEASE PRINT)

913 Hwy P. Long

Applicant's address

517 10th

Actual address of the property for review

Date:

2/26/24

Gretna Historic District Commission
March 4, 2024
Meeting

517 10th Street
Gretna, LA 70053



Photo 1 – Existing Conditions

- Remove aluminum siding & retain cypress siding or replace with smooth hardi siding;
- Infill front and rear garage doors – install door with sidelights at front garage elevation;
- Relocate kitchen door entrance to where 5th window is on R elevation;

Preliminary Conference

- Front columns & handrails
- Windows – Existing 1/1 Aluminum
- Masonry Wall – Courtyard Enclosure
- Privacy Fence

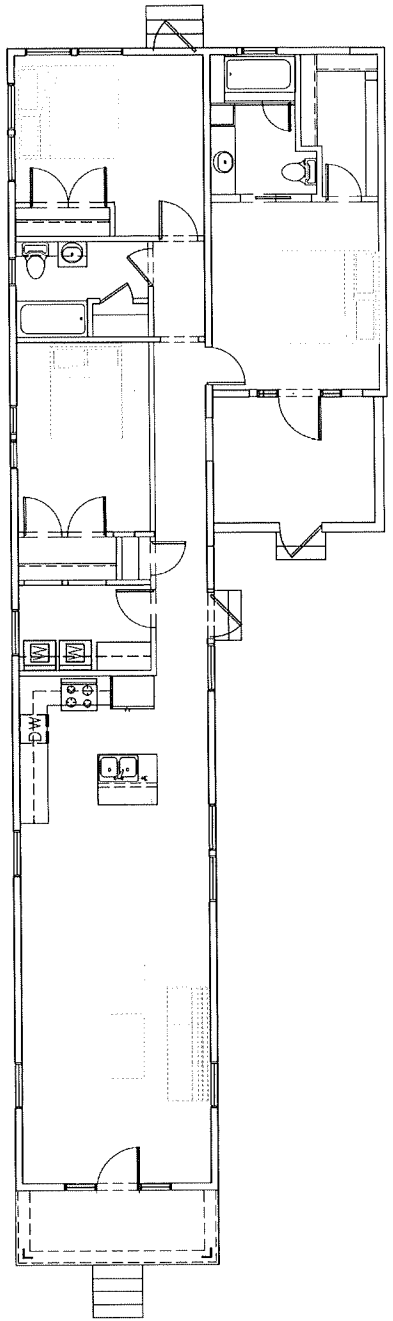


FOR BID
FOR PERMIT
FOR CONSTRUCTION
REVISIONS
DATE



LOCATION OF AC UNIT?





ELECTRICAL PLAN

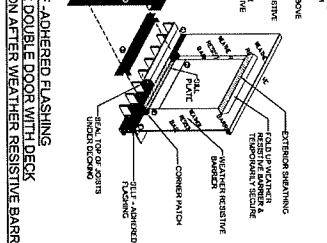
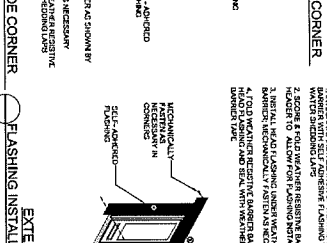
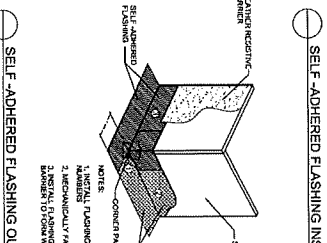
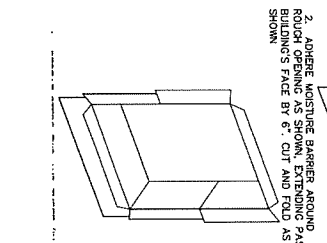
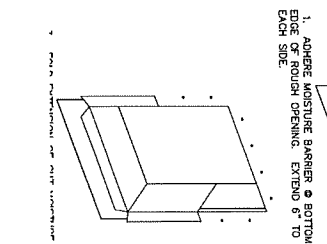
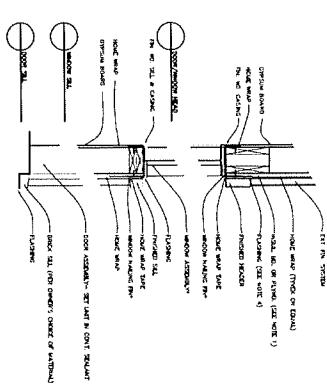
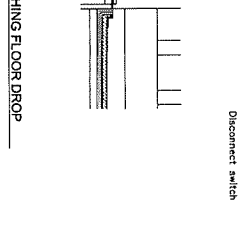
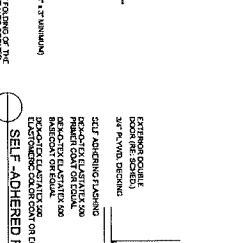
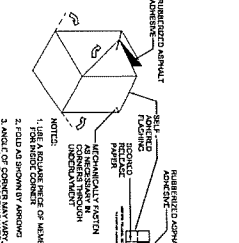
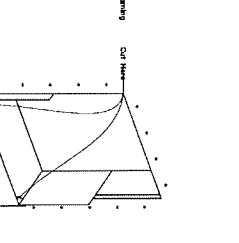
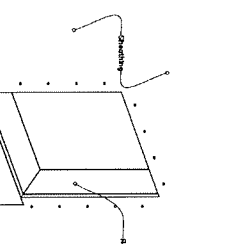
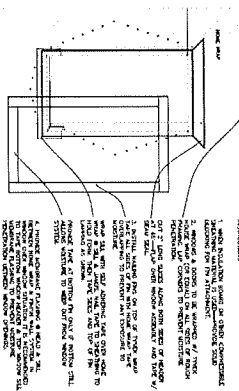
SCALE: 1/4" = 1'-0"

ELECTRICAL MECHANICAL & PLUMBING NOTES

CONSTRUCTION TO MEET ELECTRICAL, MECHANICAL & PLUMBING REQUIREMENTS AND/OR SPECIFICATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL MECHANICAL CODE (NMC), NATIONAL PLUMBING CODE (NPC), AND ALL OTHER APPLICABLE CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL MECHANICAL CODE (NMC), NATIONAL PLUMBING CODE (NPC), AND ALL OTHER APPLICABLE CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL MECHANICAL CODE (NMC), NATIONAL PLUMBING CODE (NPC), AND ALL OTHER APPLICABLE CODES.

Electrical Symbols

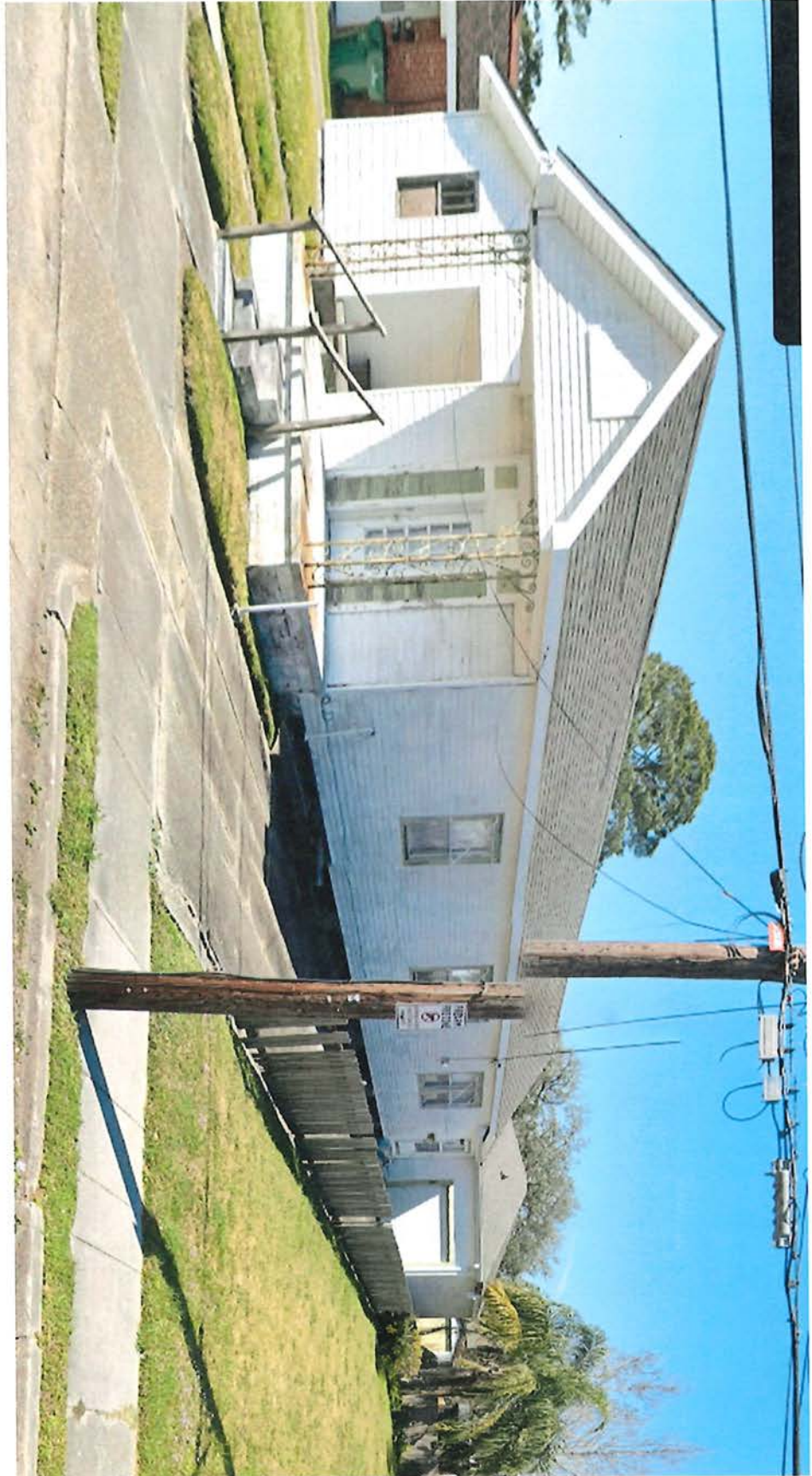
- 220 volt outlet
- Waterproof outlet
- Pole outlet
- Door bell and intercom
- Master switch
- Recessed fluorescent
- Surface mounted fluorescent
- Ceiling Fan
- Went / vent / light
- Smoke detector
- Flood light on photocell
- Switch
- Water proofed switch
- Recessed
- Ground Fault Interrupter
- Disconnect switch

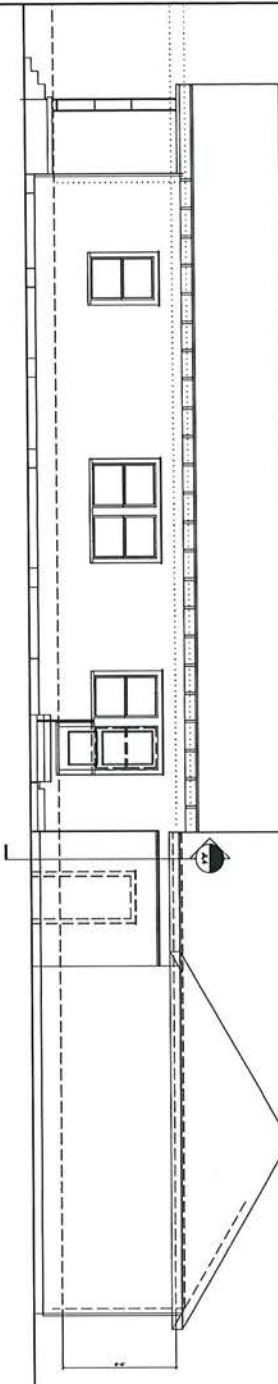


517 10th Street
Renovation and Conversion of Garage
517 10th Street, Lot XX Sq.XX, Homedale
Gretna, La. 70053

A.3

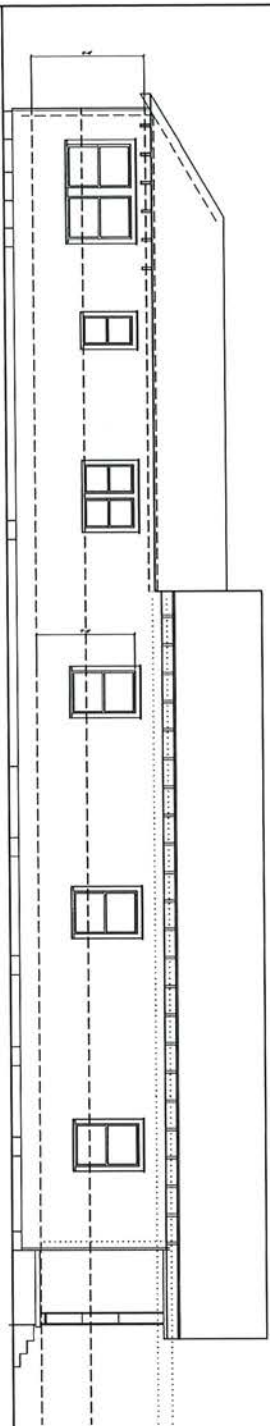
FOR BO	DATE
FOR CONTRACT	
FOR PERMIT	
CONSTRUCTION	
REVISIONS	
CAD FILE	





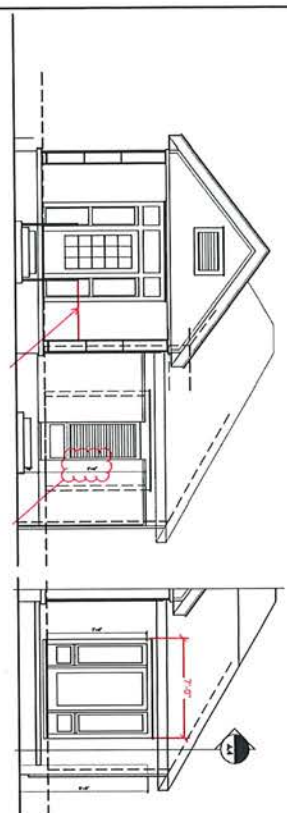
RIGHT SIDE ELEVATION

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



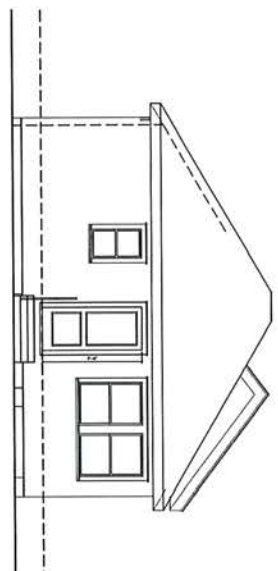
LEFT SIDE ELEVATION (corner.)

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



FRONT ELEVATION

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



REAR ELEVATION

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

- ELEVATION GENERAL NOTES**
1. ELEVATIONS SHALL BE DRAWN TO SCALE UNLESS OTHERWISE NOTED.
 2. ELEVATIONS SHALL BE DRAWN TO SCALE UNLESS OTHERWISE NOTED.
 3. ELEVATIONS SHALL BE DRAWN TO SCALE UNLESS OTHERWISE NOTED.
 4. ELEVATIONS SHALL BE DRAWN TO SCALE UNLESS OTHERWISE NOTED.
 5. ELEVATIONS SHALL BE DRAWN TO SCALE UNLESS OTHERWISE NOTED.
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 7. ELEVATIONS SHALL BE DRAWN TO SCALE UNLESS OTHERWISE NOTED.
 8. ELEVATIONS SHALL BE DRAWN TO SCALE UNLESS OTHERWISE NOTED.
 9. ELEVATIONS SHALL BE DRAWN TO SCALE UNLESS OTHERWISE NOTED.
 10. ELEVATIONS SHALL BE DRAWN TO SCALE UNLESS OTHERWISE NOTED.

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensions shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Riser. The riser height shall be not more than 7 1/2 inches (190 mm) and not less than 6 inches (152 mm). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/4 inch (19 mm). Riser shall be vertical or sloped from the underside of the nosing of the tread above at a height not more than 30 inches (762 mm) above the nosing of the tread below. Riser shall be vertical or sloped from the underside of the nosing of the tread above at a height not more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:

1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress doors shall be finished in accordance with Section R311.3.1.1. The top of the threshold shall be not more than 1 1/2 inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall be not more than 7/8 inches (19 mm) below the top of the threshold provided the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress doors are not finished in accordance with Section R311.3.1.1, the landing or floor shall be finished in accordance with Section R311.3.1.1.8 or a stairway in accordance with Section R311.7.

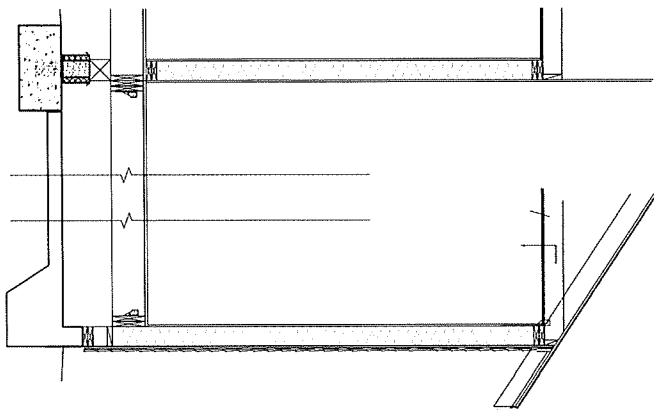
R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress doors shall be finished in accordance with Section R311.3.1.1. The top of the threshold shall be not more than 1 1/2 inches (38 mm) below the top of the threshold.

Exception: A top landing is not required where a stairway of not more than two risers is located on the exterior side of the door, provided that the door does not swing over the stairway.

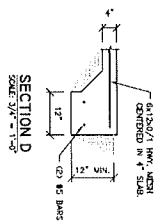
R311.7.6 Handrails. Handrails shall be provided on not less than one side of each continuous run of treads or risers with four or more risers.

	517 10th Street Renovation and Conversion of Garage 517 10th Street, Lot XX Sq.XX, Homedale Gretna, La. 70053		FOR BID _____ FOR CONTRACT _____ FOR PERMIT _____ FOR CONSTRUCTION _____ REVISIONS _____ DATE _____ CAD FILE _____

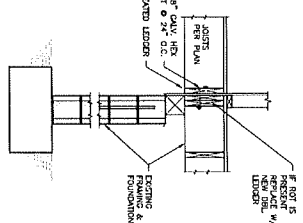
FLR JST FRAMING PLAN FOUNDATION PLAN



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



SECTION D
SLOPE: 3/4" = 1'-0"



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

FRAMING GENERAL NOTES

- [illegible]

GENERAL NOTES

- [illegible]

NOTES

1. THIS PLAN IS TO BE USED ONLY FOR THE LOCATION INDICATED ON THE TITLE BLOCK.
2. REAR DIMENSIONS SHOWN ARE MINIMUM REQUIRED AND MAY NOT BE EXCEEDED, WHEN EXHAUSTED WITHOUT APPROVAL OF THE ENGINEER.
3. NO FIELD SUPERVISION IS PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN.
4. NO FIELD SUPERVISION IS PROVIDED FOR THE CONSTRUCTION OF THIS SEAL UNLESS OTHERWISE REQUESTED.
5. TWO (2) SEAL ELEMENTS ARE TO BE PROVIDED, ONLY. CONTRIBUTION TO HEAVY REQUIRED TO BE 5.0% DEDUCTION WITH SECTIONS PRIOR TO SETTING FORCE.

CONFIDENTIAL

- [illegible]

FOR BID _____
FOR CONTRACT _____
FOR PERMIT _____
FOR CONSTRUCTION _____
REVISIONS _____ DATE _____

CAD FILE _____

517 10th Street
Renovation and Conversion of Garage
517 10th Street, Lot XX Sq.XX, Homedale
Gretna, La. 70053



Historic District Commission

Meeting: March 04, 2024

514 Perry Street
(District 1)

For: Exterior Renovation

Applicant: Zach Dieterich



(Permit # 7483)

Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☐ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☒ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such application must be filed no later than (5) five business days prior to any meeting of the HDC.

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 514 Perry Street

Renovation: Exterior & interior renovations to existing single family residence.

New Construction: _____
Demolition: _____

Age of Structure _____

Building Type:

Creole Cottage 1920

Shotgun _____

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate X

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other _____

Exterior materials proposed:

Roof _____ Soffit _____

Fascia _____ Siding Smooth hardi

Masonry _____ Porches _____

Balconies Iron Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's
Signature: [Signature] Date: 2/26/24
Applicant's
Name: Z. Dieteren
Applicant's
Address: 913 Hwy P. Long
Phone No: () Cell No: (64) 430-0164

For Office Use Only:

Application date: 2/26/24
Substantive Change: Yes ☐ No ☒ Inventory Number: 26-022/2
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: 3/04/24

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



City of Gretna

740 2nd Street, Gretna, LA 70053-5829
P. O. Box 404 Gretna, LA 70054-0404

Mayor

Belinda Cambre Constant

Council Members

Wayne A. Rau
Councilman-at-Large
Milton L. Crosby
District One
Michael Hinyub
District Two
Mark K. Miller
District Three
Jackie J. Berthelot
District Four

Departments

Building and Regulatory
Danika Gorrondona
Planning and Zoning
Azalea M. Roussell

City Clerk
Norma J. Cruz

Finance & Tax Departments
Raylyn C. Stevens

Human Resources
Gwen Turner

Public Utilities
Michael J. Baudoin

Public Works
Daniel Lasyone

Parks and Recreation
Amie H. Hebert

Information Technology
Michael Wesley

I, 2. Dietern the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on 3/4/24 4:00 p.m., 740 2nd Street,
Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or
Certificate of Appropriateness are NOT permission to commence any work.
A representative for the applied property is expected to attend the meeting.
If unable to attend, review may be deferred until the following month HDC
meeting.

I further understand and acknowledge that the "Certificate of
Appropriateness", issued by the Historic District Commission, does not
guarantee approval of the Zoning and/or Building Departments because,
while a project may be historically appropriate, it may not meet current
Building and Zoning Code requirements.

[Signature]
Signature of Applicant

2. Dietern
NAME OF APPLICANT (PLEASE PRINT)

913 Hwy P. Long
Applicant's address

514 Perry
Actual address of the property for review

Date: 2/26/24

Gretna Historic District Commission
March 4, 2024
Meeting

514 Perry Street
Gretna, LA 70053



Photo 1 – Existing Conditions

- Remove brick cladding on front facing wall and reclad with smooth hardi siding;
- Remove full width balcony railing and retain existing smaller balcony landing, installing iron handrails;
- Relocate second window on 1st floor, right elevation to rear where window was previously enclosed;
- Remove second door on right elevation;
- Install French doors on rear elevation;



Photo 2 – Example Balcony Handrail & Appearance

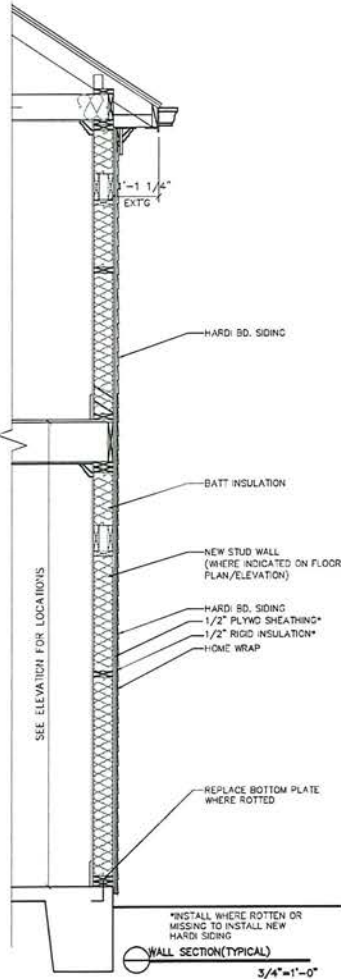
Preliminary Conference

- Existing Apartment/Formerly Garage
- Masonry Wall – Courtyard Enclosure

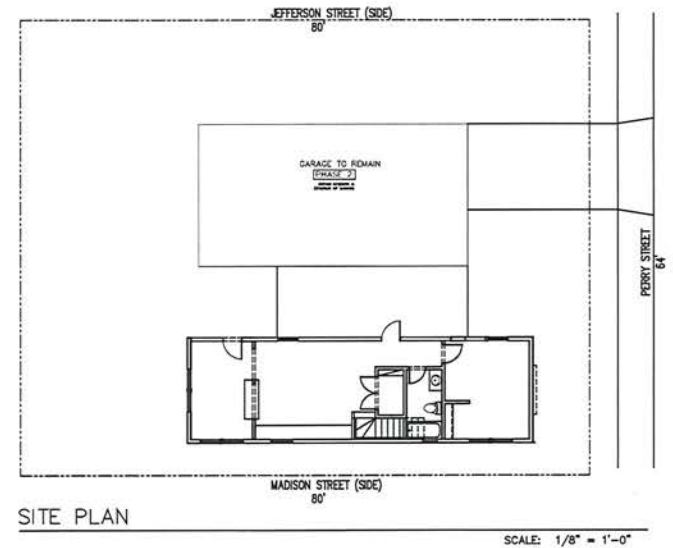
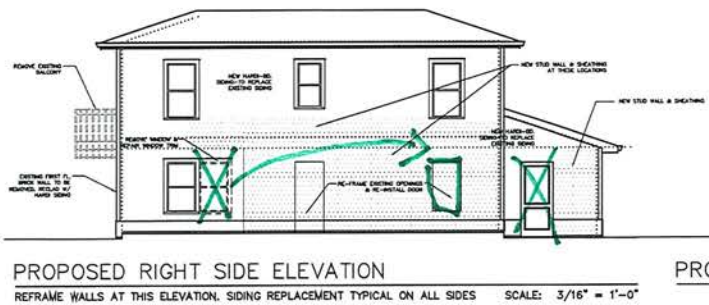
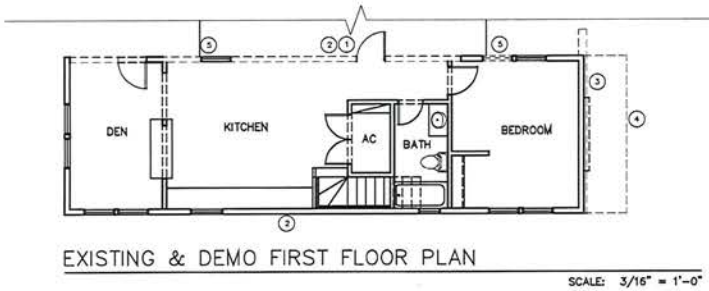
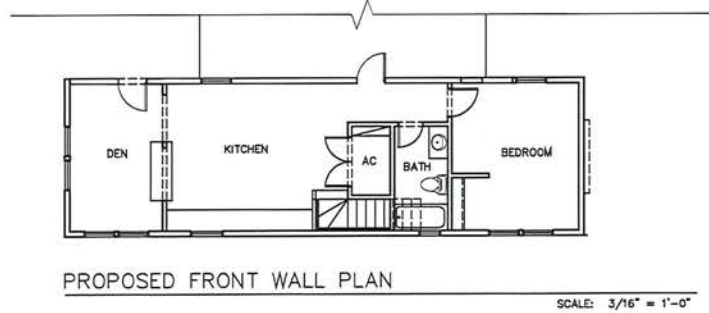
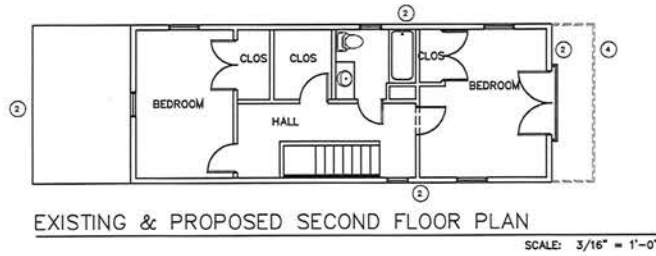


Architectural Symbols

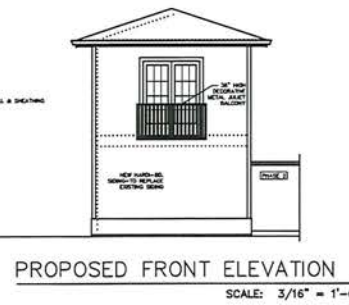
Room Elevation Key
 Windows
 Doors
 North Arrow
 Property Lines
 Detail reference no.
 Sheet reference number
 Window width designation
 Window height designation
 Overhang
 Section



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 All measurements are to the best of architect's knowledge and belief. The Owner and Contractor are responsible to verify all dimensions.



- DEMOLITION KEY**
- 1 REMOVE EXISTING DAMAGED WALLS & SHEATHING
 - 2 REMOVE ALL EXISTING SIDING
 - 3 REMOVE BRICK VENEER WALL
 - 4 REMOVE EXISTING BALCONY
 - 5 REMOVE EXISTING WINDOW
- PHASE I SCOPE OF WORK**
1. RE-FRAME DAMAGED WALL AS INDICATED IN DRAWINGS
 2. INSTALL HARDI-BO TO REPLACE EXISTING SIDING & BRICK VEN
 3. INSTALL NEW JULIET BALCONY
- PHASE II SCOPE OF WORK**
1. RE-CLAD GARAGE AND REPAIR INTERIOR SPACE
 2. NEW BRICK COURTYARD WALL



Gabriel Virdure
 4168 Toulouse Street
 New Orleans, La. 70119

DATE	REVISIONS	CONSTRUCTION	FOR CONTRACT	FOR BID

514 PERRY STREET- PHASE I
 PARTIAL RE-FRAMING OF SIDE FACADE WALL
 514 PERRY STREET
 GRETN, La. 70053

