

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

**740 Second Street, Gretna, LA 70053
Council Chamber, 2nd floor. (Meeting rescheduled)**

March 5, 2024 - 4:00 PM

AGENDA

AGENDA ITEM(S):

1. Call to Order/Roll Call

2. CONSENT AGENDA APPROVAL for Certificate of Appropriateness:

- (1) 625 Derbigny Street
Iron fence and rolling gate - Amber Rand, Applicant (District 2)
- (2) 429 Huey P. Long Avenue
Sign - J Paige Pecoul, Applicant (District 2)

3. Properties with request for Certificate of Appropriateness:

- (1) 1010 5th Street
Residential additions, Preliminary Conf. February 5, 2024; Eder Sosa, Applicant (District 2)
- (2) 919 8th Street
Fence & Gate - Roylene Kornovich, Applicant (District 2)
- (3) 721 Lafayette Street
Window replacement - Lauren Verges, Applicant (District 1)
- (4) 710 Franklin Street
New residence - Nick Christiana, Applicant (District 1)
- (5) 836 Huey P. Long Avenue
Two windows and exterior renovations- Robert Wolfe, Applicant (District 2)
- (6) 630 Newton Street
Front Door - John Dalton, Applicant (District 2)
- (7) 701 Franklin Avenue
Residential renovations, Deviation from COA 01/02/2024; Jimmy Cao, Applicant (District 1)
- (8) 523-525 Lafayette Street
Commercial Renovations - Brady Garrity, Applicant (District 2)

- (9) 1108 Derbigny Street
Demolition, Preliminary Conference - John McGill Sr., Applicant (District 2)
- (10) 517 10th Street
Exterior renovations - Zach Dieterich, Applicant (District 2)
- (11) 514 Perry Street
Exterior renovations - Zach Dieterich, Applicant (District 1)

4. Other Matters:

5. Adjournment.



Historic District Commission

Meeting: March 04,2024

625 Derbigny Street
(District 2)

For: Iron Fence & Rolling Gate

Applicant: Amber Rand



Historic District Commission Application for Certificate of Appropriateness

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

Permit # 7489

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: 625 Derbigny St. Gretna, LA 70053
Renovation: _____
New Construction: ☒ never occupied
Demolition: _____

Age of Structure: _____

Building Type:

Creole Cottage _____
Shotgun _____
Bungalow _____
Other TWO STORY

Building Style:

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

Exterior materials proposed:

Roof _____ Soffit _____
Fascia _____ Siding _____
Masonry Wrought Iron 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: Amber Rand Date: 2-23-24
Applicant's Name: Amber Rand
Applicant's Address: 625 Derbigny St. Gretna, LA 70053
Phone No: () Cell No: 601 692-8203

For Office Use Only:

Application date: 2-23-24
Substantive Change: Yes ☐ No ☒ Inventory Number: 160
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: 3/4/24

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, Amber Band the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on March 4, 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.

Amber Band

Signature of Applicant

Amber Band

NAME OF APPLICANT (PLEASE PRINT)

625 Derbigny St. Gretna, LA 70053

Applicant's address

625 Derbigny St. Gretna, LA 70053

Actual address of the property for review

Date:

2-23-24

To whom it may concern,

I am submitting the following documents for your review for a rolling gate. The address for the gate is 625 Derbigny Street, Gretna LA 70053. Thibodeaux Construction, LLC is the contractor over the project. We will be using black rod iron with an electric motor (reference field sketch attached). Please let me know if there is anything we may do to speed the review process up. I have an 18-month year old daughter that loves to play outside, and as I am sure you are aware Derbigny Street is very busy.

Kindest Regards,



Graeme and Amber Rand
Cell (601)-692-8203
625 Derbigny Street
Gretna, LA 70053

Licensed

Insured

Thibodeaux Construction, LLC

4025 Delery Drive, Marrero, LA 70072

Elson: (504) 451-0946

cjtiron@gmail.com

Invoice No:

1911

graemejr. rand
@iqsinspection.com

Invoice

Proposal submitted to:

Brown and Amber Lane

Date: 1-31-2024

Street: 625 derbygny

Phone:

City, State, Zip:

Fax:

Job Location:

Thibodeaux Construction specifically **"Includes"** the following items in the base bid:

\$ 4900.00

Furnish and Install

deposit 50% to

2450.00

Bal.

2450.00

- Custom iron fence and rollgate over driveway

- 10' x 10' concrete pad for rollgate track

- Primed, painted black, and Installed

(Note: Paint color other than black is extra)

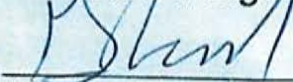
Balance Due Upon Completion: All checks must be made payable to Thibodeaux Construction

Please note: By signing this proposal you are agreeing to the price stipulated within this proposal for the scope of work described herein. Any changes to the price or scope must be initialed and dated. By signing this proposal, in lieu of a contract, you agree that this proposal is a binding contract for services and materials and such as you agree to pay any and all invoices related to this proposal according to the terms stated on the invoice. By extending credit to you, Thibodeaux Construction, LLC reserves its rights to pursue all legal means for non-payment.


Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become extra charge over and above the estimate.

ACCEPTANCE OF PROPOSAL. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. 50% deposit due upon acceptance. Balance must be paid in full at the time of installation.

Authorized Signature/Date



Note: This proposal may be withdrawn by us if not accepted within 5 days.



Thibodeaux Construction, LLC

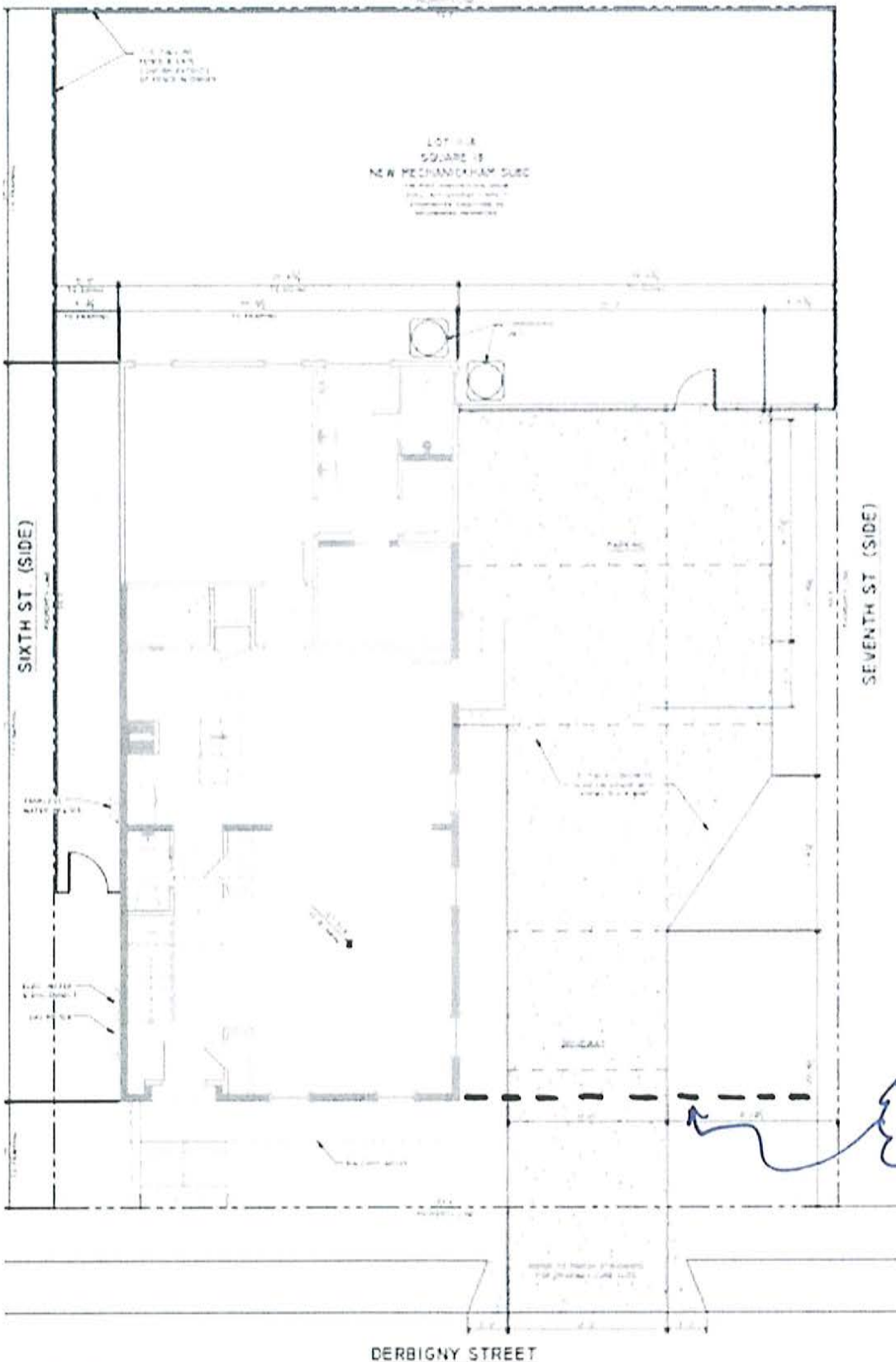
From Construction Permit.



AXEL
ARCHITECTS
1000 PUEBLO BLVD, SUITE 100
NEW ORLEANS, LA 70119
(504) 581-1111

WEYER ST. (SIDE)

LOT 100
SQUARE IS
NEW MECHANICKHAM SUBC



NEW SINGLE-FAMILY HOUSE

625 DERBIGNY STREET

GRETNAL, LA 70053

JEFFERSON PARISH

MECHANICKHAM HISTORIC DISTRICT

SHEET TITLE

COVER SHEET SITE PLAN &

NOTES

REVISION

PROJECT NO. 2004

ISSUED DATE 06/25/2020

USE

- X FOR REVIEW
- FOR PRICING
- FOR PERMIT
- FOR CONSTRUCTION

STAMP

THIS DOCUMENT IS THE PROPERTY OF AXEL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXEL ARCHITECTS.

Rolling Gate Fence Location

SHEET

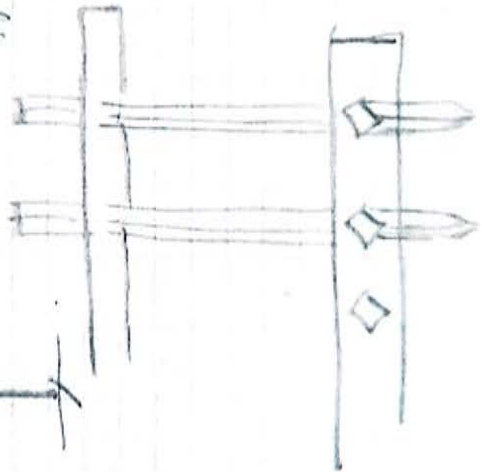
A1.1

1 SITE PLAN

625 Delving Dr

• us. 17 # 0832
for endcaps

• Gate rolls right to left
passes in front of house

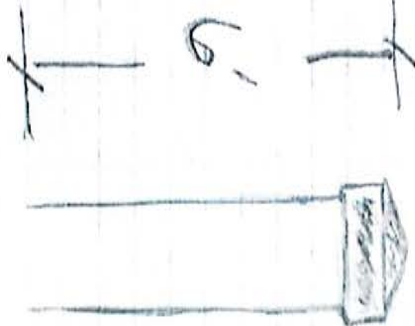


• $1\frac{1}{2} \times 1\frac{1}{2}$ " FB Horizontal

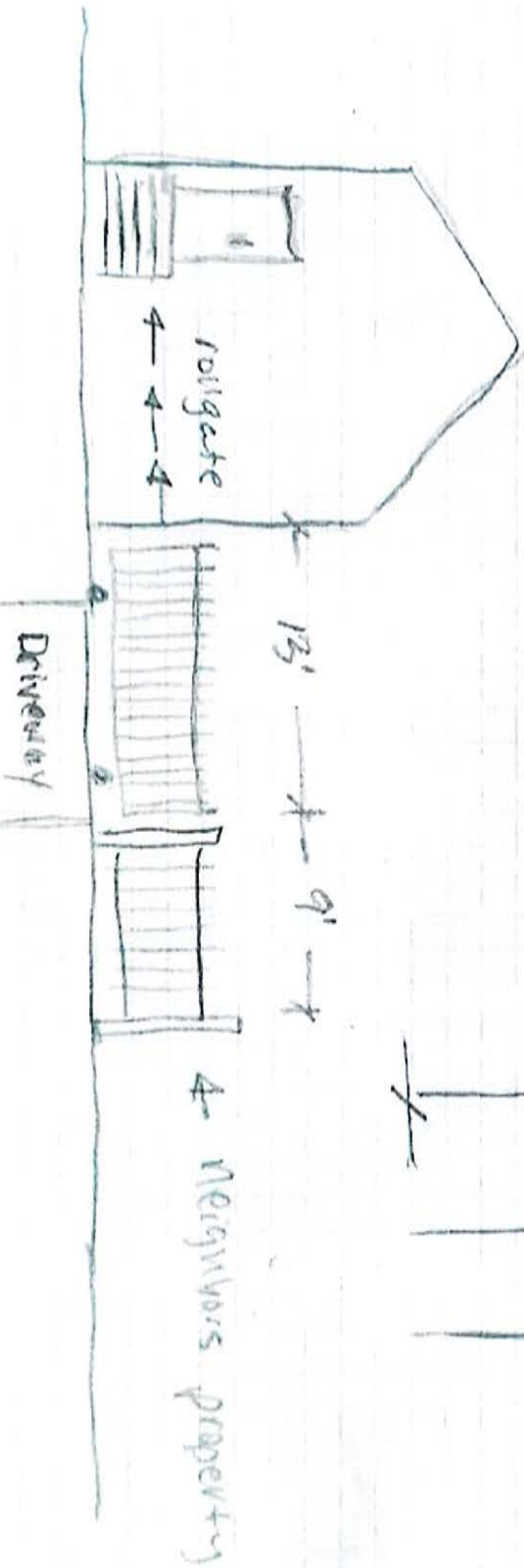
• $1\frac{1}{2} \times 1\frac{1}{2}$ " Picuets between

• Picuets grinded to point

• 6' tall max height



• 3"x3" post
with caps



fits
over ■
1/2" sq.



(.48 LBS)

cast iron

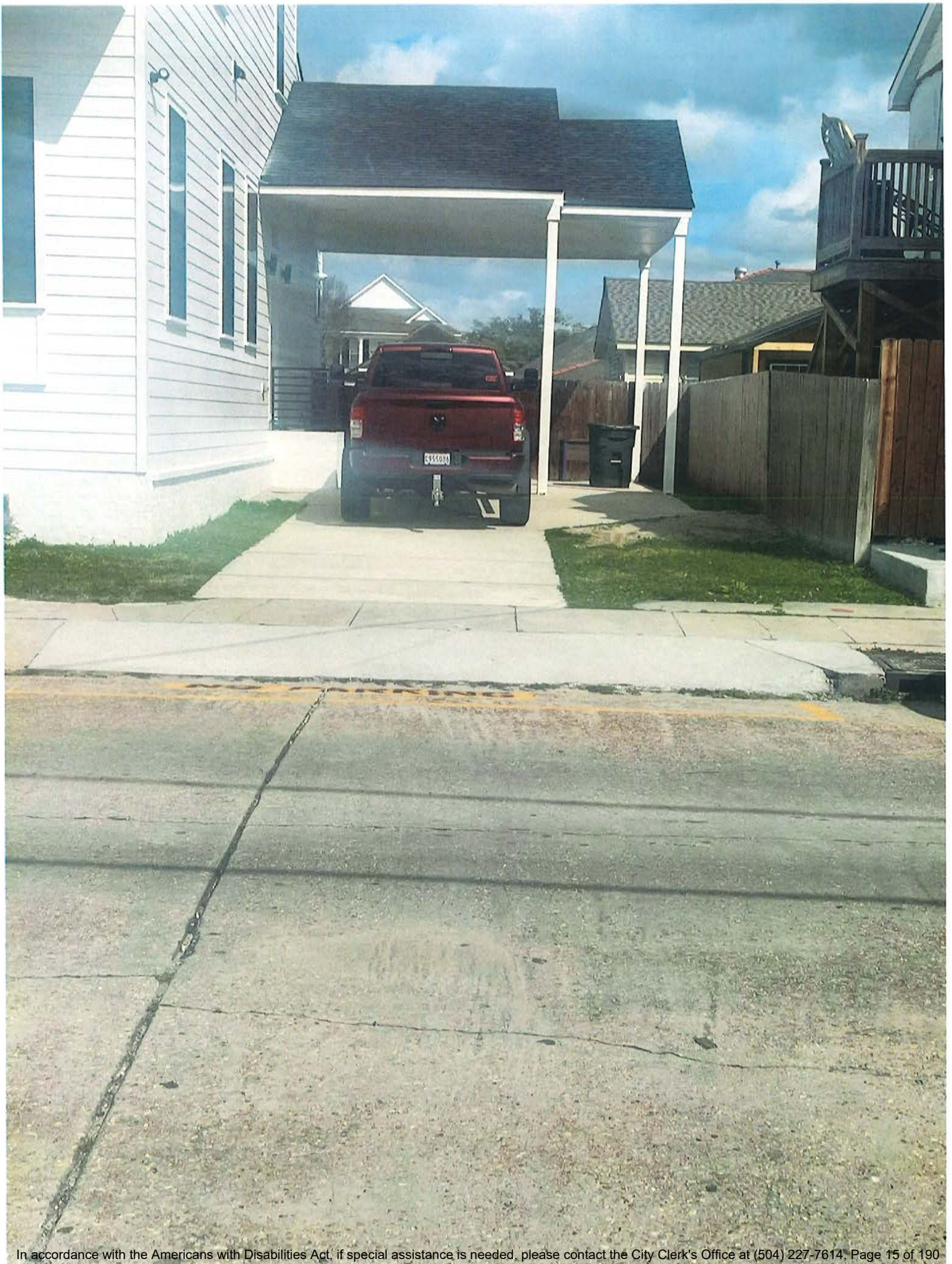
8832

H-4 5/8"

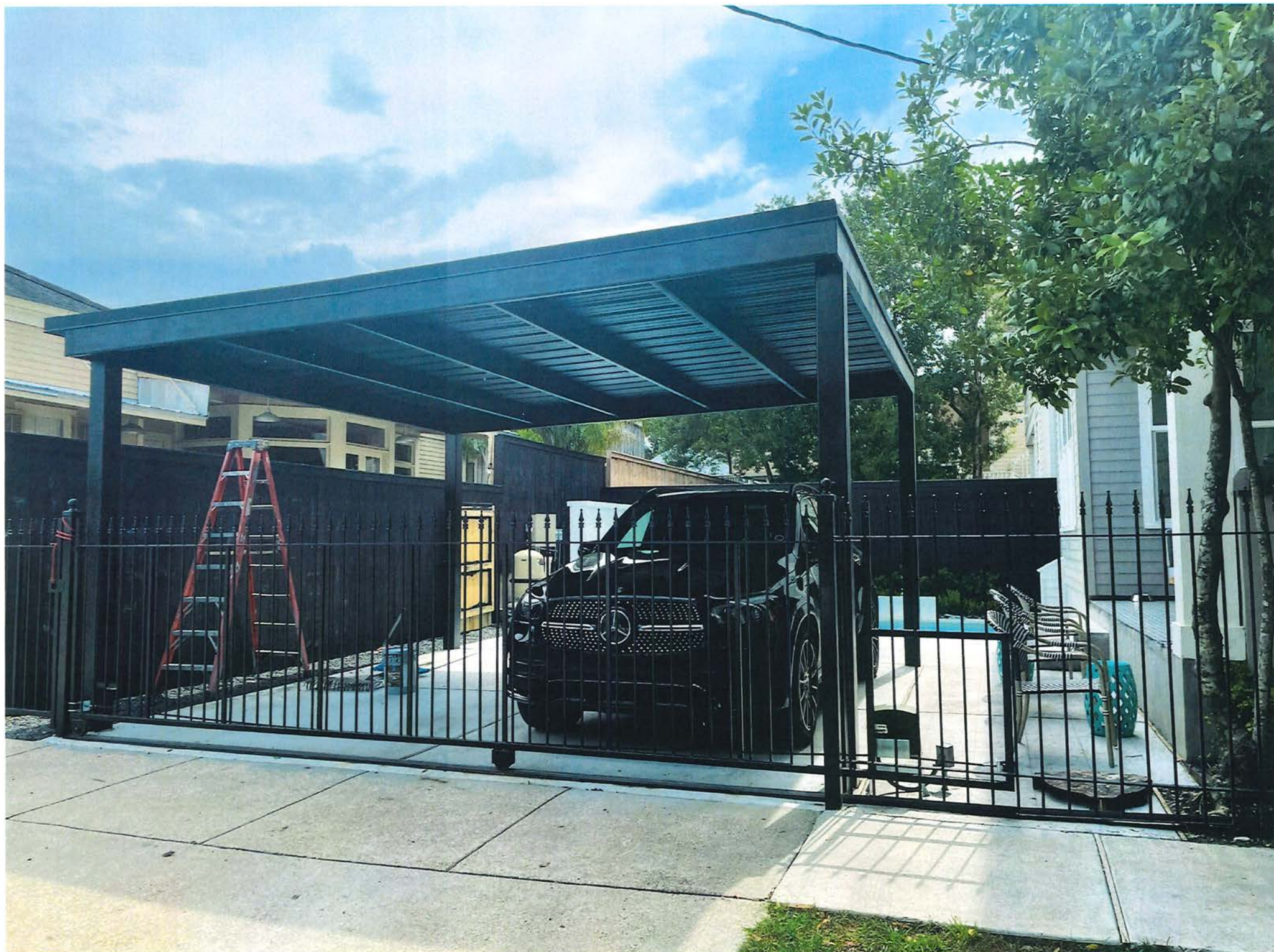
W-2 5/8"



















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 #: **135190**

EXPIRATION DATE: **3/05/2024**

JOB ADDRESS: 625 DERBIGNY ST
PARCEL ID: 0006836
SUBDIVISION: NEW MECHANICKHAM

LOT #: 11A
SQUARE #: 18
ZONING: C-1

OWNER: AMBER RAND
ADDRESS: 625 DERBIGNY ST
CITY, STATE ZIP: GRETNA LA 70053-6019
PHONE:

CONTRACTOR: AMBER RAND
ADDRESS: 625 DERBIGNY ST
CITY, STATE ZIP: GRETNA LA 70053-6019
PHONE:

PROP. USE
VALUATION: \$ 0.00
SQ FT 0.00
OCCP TYPE:
CNST TYPE:

STORIES:
UNITS:
FIRE SPRINKLERS:
OCCUPANT LOAD:
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 SCHEDULED FOR 03/04/2024 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



Historic District Commission

Meeting: March 04, 2024

429 Huey P Long Avenue
(District 2)

For: Sign

Applicant: J Paige Pecoul



Permit # 7473

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 District permits are required for the following activities:

- Demolition of a historical building
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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: 429 Huey P Long Avenue, Gretna, La. 70053

Renovation: ☒ _____

New Construction: ☒ _____

Demolition: ☒ _____

Age of Structure: 1900

Building Type:

Creole Cottage _____

Shotgun ☒ _____

Bungalow _____

Other ☒ _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other ☒ _____

Exterior materials proposed: - One sign to be placed in existing sign

Roof _____ Soffit _____

Fascia _____ Siding _____

Masonry _____ Porches _____

Balconies _____ Handrails _____

holder.
3x4
hand
painted
on wood -

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.

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Applicant's Signature: J. Paige Bradley Date: 2/14/2024
Applicant's Name: J. Paige Bradley-Pecoul
Applicant's Address: 429 Huey P Long Ave, Gretna, La. 70053
Phone No: () Cell No: (504) 441-8012

For Office Use Only:

Application date: 2/14/24
Substantive Change: Yes ☐ No ☒ Inventory Number: 304
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: 3-4-24

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):



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

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Milton L. Crosby
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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

J. Paige Bradley-Pecoul

NAME OF APPLICANT (PLEASE PRINT)

2118 Euclid St, Gretna, La. 70056

Applicant's address

429 Huey P Long Ave, Gretna, La. 70053

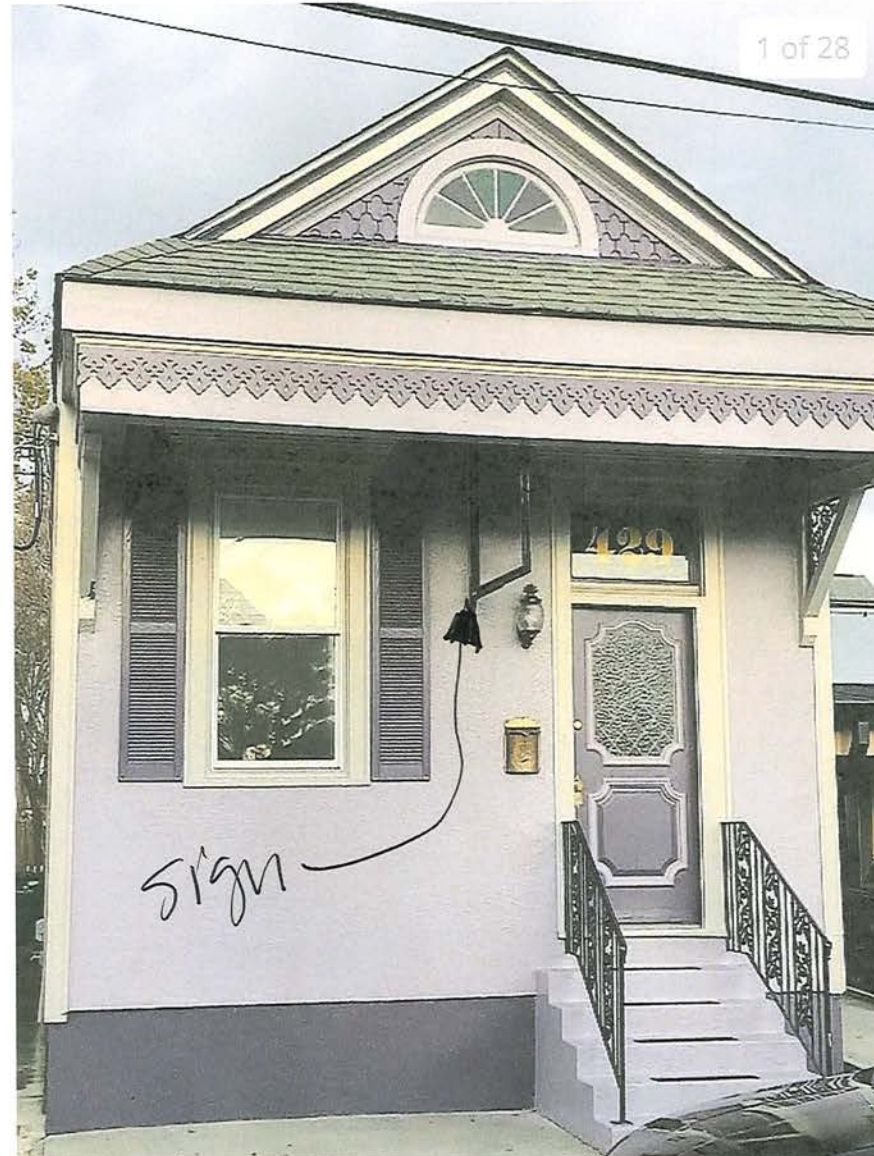
Actual address of the property for review

Date:

2/14/2024

1/1 CURRENT BUILDING APPEARANCE



[Photos](#)[Save Home](#)[Share](#)

Off Market: \$189,900 (2 beds, 1 bath, 1,125 Square Feet)

logo to
be
painted on
sign-



BLUE HEART

YOGA & WELLNESS



Historic District Commission

Meeting: March 04, 2024

1010 5th street
(District 2)

For: Residential Additions
Preliminary Conference
02/05/2024

Applicant: Eder Sosa



Historic District Commission

Meeting: February 05, 2024

1010 5th Street

(District 2)

For: Residential Addition

Applicant: Eder Sosa

P.C. - 20/PO

- 11111 6-0

- BY - DOORS APPROPRIATE
- HANDRAILS - MATERIAL + NEW CAPRO
- PAINTWORKS FRUIT KEEP - SIDE 6 ave 6
- LIFE PATTERNS - w/ APPROVED MATERIAL
- CEMENTS - SITUATED SPACES
- CEMENTUAL APPROVED EXCEPT
- ITEMS ON P.C.

- 20/SB
11111 6-0





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

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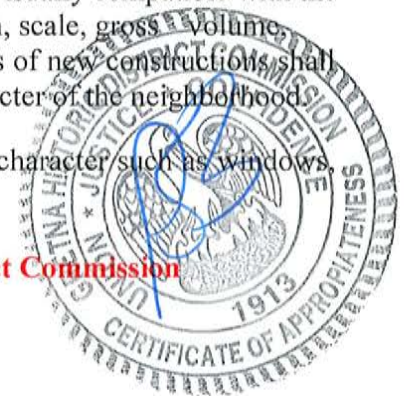
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The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness 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: 1010 5th St Gretna LA 70056

Renovation: 776 Sqft

New Construction: Addition 962 Sqft

Demolition: 395 Sqft

Age of Structure: Approx. 1920's

Building Type:

Creole Cottage _____

Shotgun ☒ _____

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other little features to distinguish

Exterior materials proposed:

Roof Shingles Soffit N/A

Fascia hardie board Siding hardie plank

Masonry N/A Porches tongue and groove treated

Balconies N/A Handrails Iron

Type of exterior lighting fixtures: electric

Style of windows: 6/6 lite

Type of exterior doors: Fiberglass

Describe any ornamental woodwork: N/A

Elevations:

Front Space: _____ ft.

Side Space: _____

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: 1-25-24
Applicant's
Name: KM Homes Real Estate LLC
Applicant's
Address: 481 Fairfield Ave Gretna LA 70056
Phone No: (504) 250-2816 Cell No: ()

For Office Use Only:

Application date: Jan. 26, 2024
Substantive Change: Yes ☐ No ☒ Inventory Number: N/A
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: Feb. 5, 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 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, KM Homes Real Estate the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on February 5, 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

KM Homes Real Estate

NAME OF APPLICANT (PLEASE PRINT)

481 Fairfield Ave Gretna LA 70056

Applicant's address

1010 5th St Gretna LA 70053

Actual address of the property for review

Date: 1-25-24





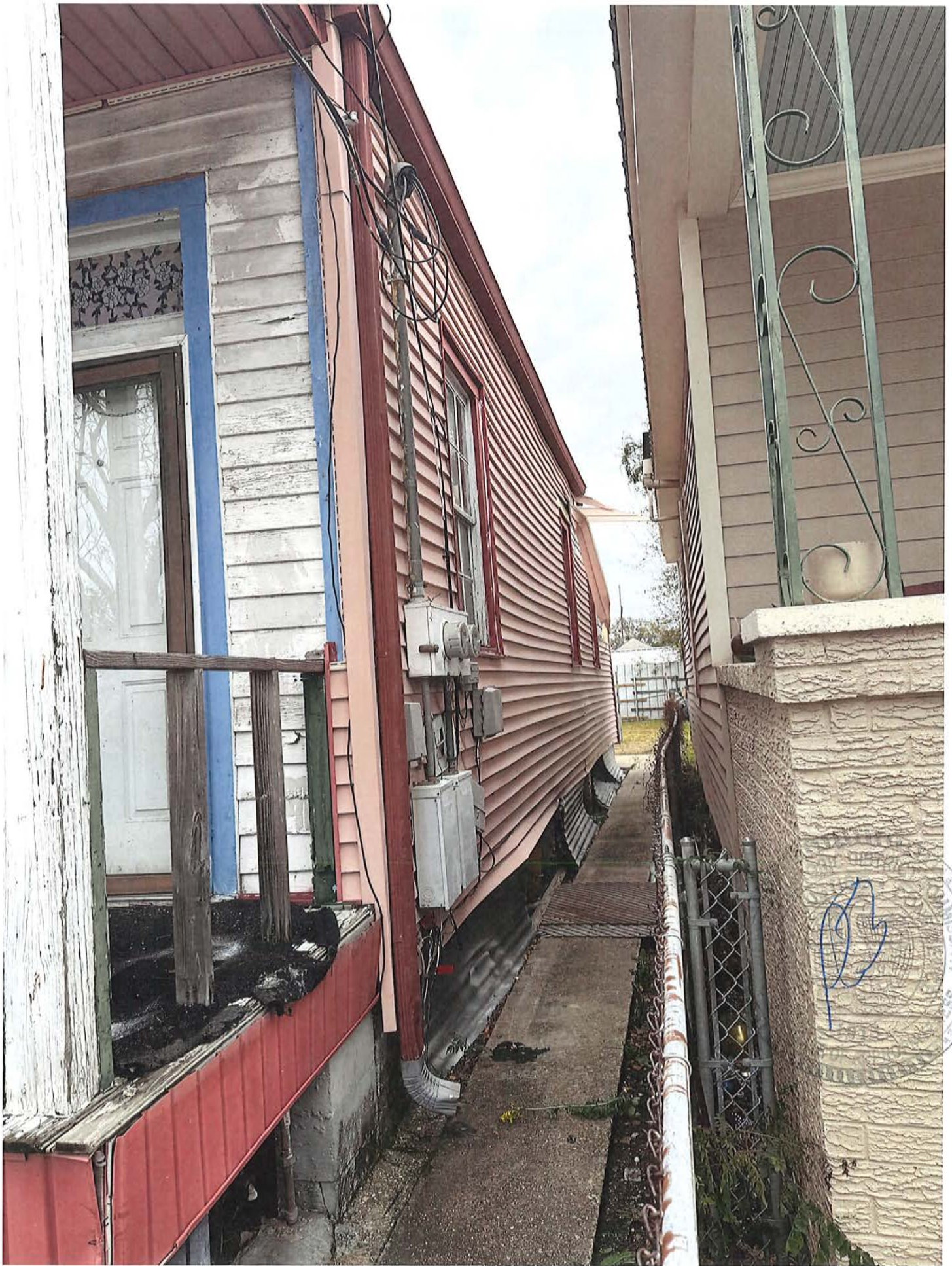


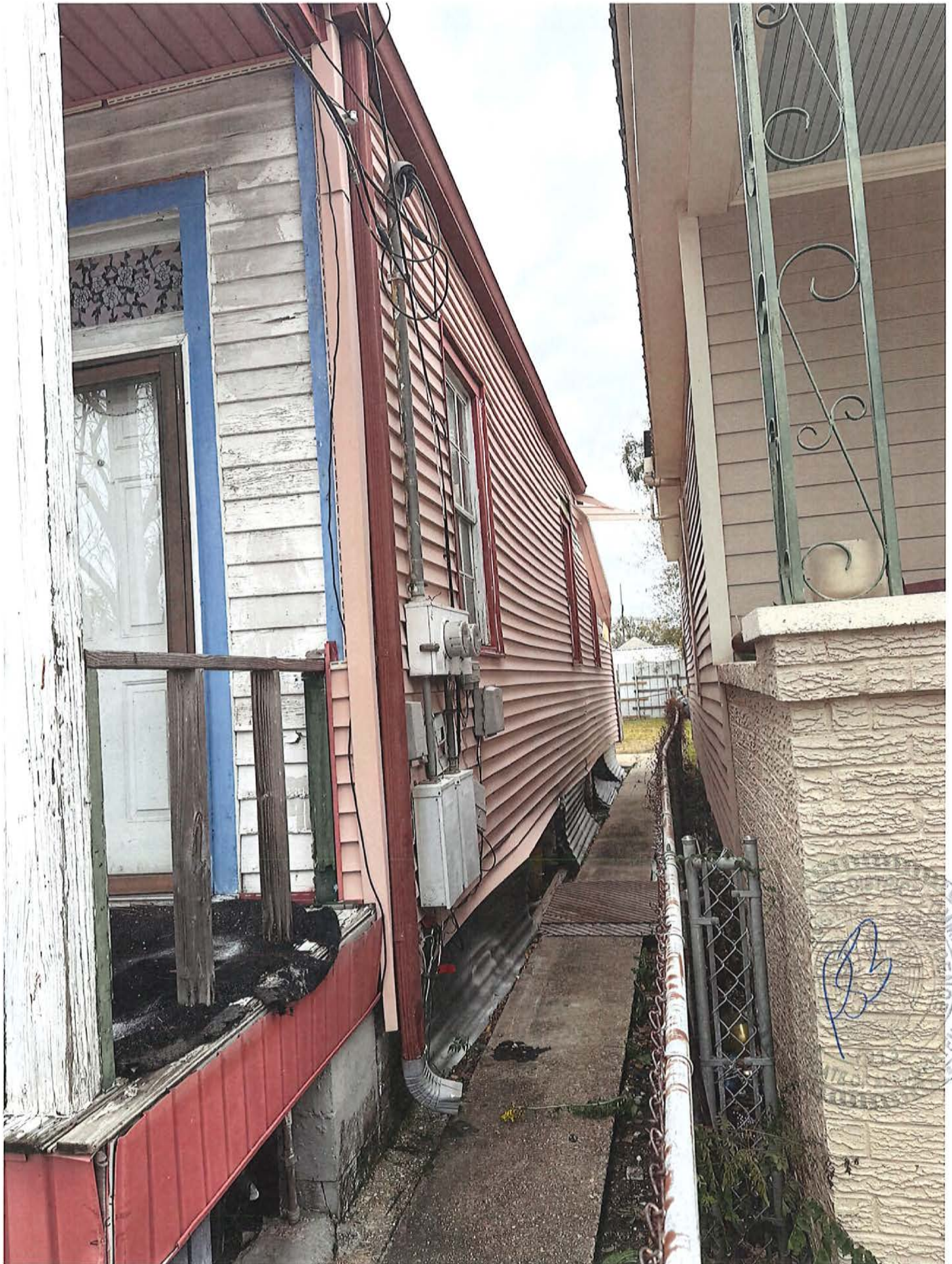


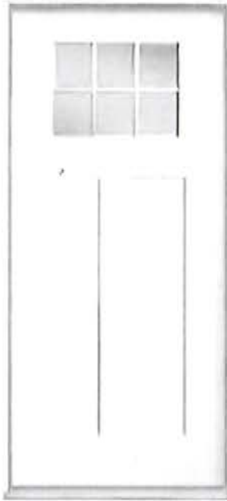












More Options
Available

Expert Installation Available

\$374⁰⁰

★★★★★ (59)

Masonite

36 in. x 80 in. Craftsman 6 Lite
Left Hand Inswing Primed
Smooth Fiberglass Prehung
Front Door with No Brickmold



Pickup

2 in stock at N Baton Rouge

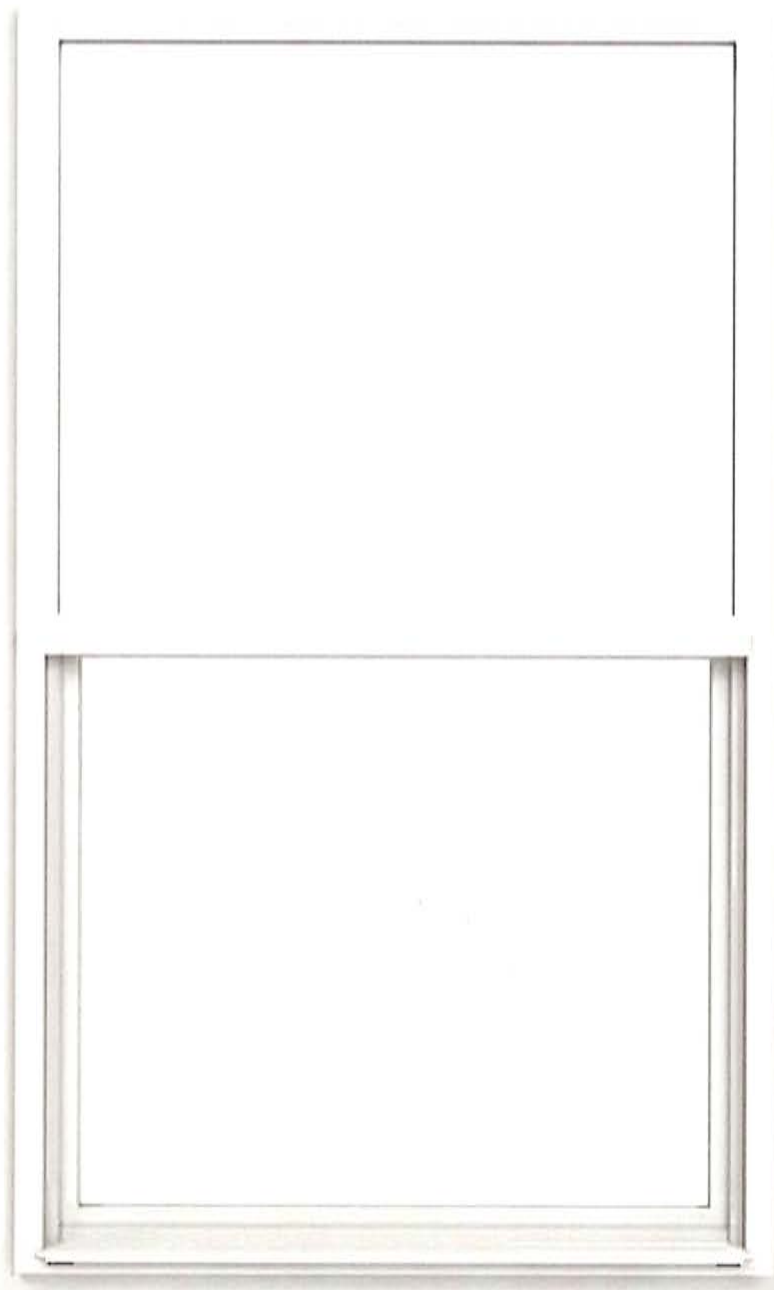


Delivery

Scheduled

36 in. x 60 in. V-4500 Series White Single-Hung Vinyl Window with Fiberglass Mesh Screen

★★★★☆ (9) ✓



GENERAL NOTES:

1. THE OWNER, BUILDER, AND/OR CONTRACTOR IS/ARE RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING WORK.
2. ALL CONSTRUCTION MUST CONFORM TO PROCEDURES, CODES, LAWS, AND STATUTES THAT GOVERN THE LOCATION IN WHICH THE STRUCTURE IS TO BE BUILT.
3. ALL FIGURE DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL DIMENSIONS & FIT-UP OF STRUCTURE, INCLUDING VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE PROCEEDING.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE PROFESSIONAL OF RECORD BEFORE ANY WORK CONTINUES.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS AND ELEVATIONS WITH THE DESIGNER BEFORE CONSTRUCTION BEGINS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN PLACEMENT, MAINTENANCE, ETC. OF ANY AND ALL SHORING, BRACING, TIE BACKS, ETC. NEEDED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY PERMANENT ELEMENTS ARE IN PLACE.
8. UNLESS NOTED OTHERWISE, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
9. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS MUST BE REPORTED TO THE DESIGNER FOR CORRECTION AND INTERPRETATION BEFORE THE WORK IS EXECUTED.
10. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONSTRUCTION DOCUMENTS AND SECURE FROM THE DESIGNER ANY ADDITIONAL INFORMATION, IF NECESSARY, THAT MAY BE NEEDED TO HAVE A CLEAR AND FULL UNDERSTANDING OF THE SCOPE OF WORK AT HAND.
11. DURING THE BUILDING PROCESS ANY DISCREPANCIES, CONFLICTS, AND/OR QUESTIONS OF INTERPRETATION OR UNKNOWN MISTAKES IN THE DOCUMENTS SHALL BE SUBMITTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION.
12. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ORAL INSTRUCTIONS. NO ALLOWANCE WILL BE MADE FOR AFTER THE CONSTRUCTION DUE TO A MISUNDERSTANDING.
13. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS, & APPROVALS HAVE BEEN OBTAINED.
14. ALL CONSTRUCTION SHALL BE BUILT TO WITHSTAND 137 MPH WINDS
15. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS
16. STRUCTURE TO BE BUILT IN ACCORDANCE WITH THE HURRICANE RESISTANT CONSTRUCTION STANDARD ASCE-7
17. ALL CONSTRUCTION TO BE BUILT TO THE CODES AND STANDARDS LISTED IN THE THE IRC 2021

WINDBORNE DEBRIS PROTECTION:

1. WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2021.
2. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM 1996 AND OR ASTM 1886 REFERENCED THEREIN PROVIDE INSULATION TO CONFORM WITH THE "R" VALUE OF THE ELECTRIC UTILITY COMPANY AND/OR MANUFACTURERS SPECS.
3. FLASH ALL ROOF CHIMNEYS, VALLEYS, ETC. AREAS IN THE PRESCRIBE MANNER WITH METAL OR FABRIC FLASHING. DOORS AND WINDOWS TO BE FLASHED AS REQUIRED.

TABLE R301.2.1.2 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS*			
FASTENER TYPE	FASTENER SPACING (inches)*		
	Panel span ≤ 4 feet	4 feet < panel span ≤ 6 feet	6 feet < panel span ≤ 8 feet
No. 8 wood screw based anchor with 2-inch embedment length	16	10	8
No. 10 wood screw based anchor with 2-inch embedment length	16	12	9
1/2-inch lag screw based anchor with 2-in "h embedment length	16	16	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N,
1 mile per hour = 0.447 m/s.
a. This table is based on 130 mph wind speeds and a 33-foot mean roof height.
b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located a minimum of 1 inch from the edge of the panel.
c. Anchors shall penetrate through the exterior wall covering with an embedment length of 2 inches minimum into the building frame. Fasteners shall be located a minimum of 2 1/2 inches from the edge of concrete block or concrete.
d. Where panels are attached to masonry or masonry/tucco, they shall be attached using vibration-resistant anchors having a minimum ultimate withdrawal capacity of 1500 pounds.

STRUCTURAL LOAD DESIGN

A SLAB 40'LL 15'DL = 100 PSF
B 1ST FLOOR 25'LL 10'DL = 50PSF
C ROOF 25'LL 10'DL = 35PSF

EXTERIOR SHEATHING:

1. 1/2"x4"x8' APA plywood applied on all exterior walls.

ROOF SHEATHING:

1. 5/8"x4"x8' plywood applied over rafters across entire roof area

PAINTING:

1. All surfaces must be clean and dry before paint application.
1. Exterior painting shall be one coat of primer, and second coat and third coat shall be exterior latex paint.
2. Interior gypsum board shall receive two coats, after all joints have been taped and floated, of interior latex paint.

PLUMBING NOTES:

1. Plumbing fixtures shall be installed and connected to the sewer line. Provide water valves and stops in the hot and cold water lines to all plumbing fixtures.
2. ALL FRESH WATER PIPES SHALL BE PEX TUBING.
3. All sanitary piping (soil, waste and vent) shall be PVC piping.
4. Where any plumbing piping is penetrating a fire protective barrier, fire rated caulk or sealant shall be used as required to maintain the fire-rating of that protective barrier.
5. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM. THE SYSTEM SHALL INCLUDE SEWERAGE, HOT AND COLD WATER PIPING, GAS PIPING, INSULATION, WATER HEATER, HANGERS, VALVES, SUPPORTS AND PLUMBING FIXTURES WITHOUT ANY RESTRICTING VOLUME, CUT AND PATCH AS REQUIRED TO INSTALL PIPES
6. ALL WORK AND MATERIAL SHALL CONFORM STRICTLY TO THE LATEST LOCAL CITY, PARISH, STATE AND NATIONAL GOVERNING CODES.
7. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS ELEVATIONS AND SIZES PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL PAY ALL NECESSARY FEES FOR THE UTILITIES CONNECTIONS.
8. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTING INVERTS AND SET NEW INVERTS OF SEWERAGE AND DRAINAGE PIPES.
9. SEWERAGE LINES 3-INCH AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND LINES 4-INCH AND LARGER SHALL BE SLOPED 1/8" PER FOOT.
10. TEST ALL PIPING AT REQUIRED PRESSURE.
11. CLIENT TO SPECIFY A WATER FILTRATION SYSTEM PRIOR TO CONSTRUCTION

HURRICANE CLIPS AND SHEAR WALLS:

1. The installation of plywood sheathing on the exterior wall shall be installed in order to provide shear walls.
2. Provide hurricane clips at every ceiling joist, securing joist to top plate.
3. Provide hurricane clips at every vertical stud, securing to the top and botom plates.
4. Provide hurricane clips at every rafter, securing rafters to ceiling joists.

LUMBER

1. All lumber and plywood shall be identified by official grade mark and shall be of the following grades:

- a. Studs #2 Fir or SYP S4S
- b. Plates, Furring, Joists & Rafters #2 Fir or SYP S4S
- c. Roofing, Sheathing 1/2" plywood C-D with exterior glue, APA

2. Framing lumber shall be the following nominal sizes:

- a. Exterior walls 2"x4" studs @ 16" o.c., Fir or SYP
- b. Interior partitions 2"x4" studs @ 16" o.c., Fir or SYP
- c. Base Plates 2"x thickness of wall, Fir or SYP
- d. Ceiling Joist See plans for sizes, Fir or SY

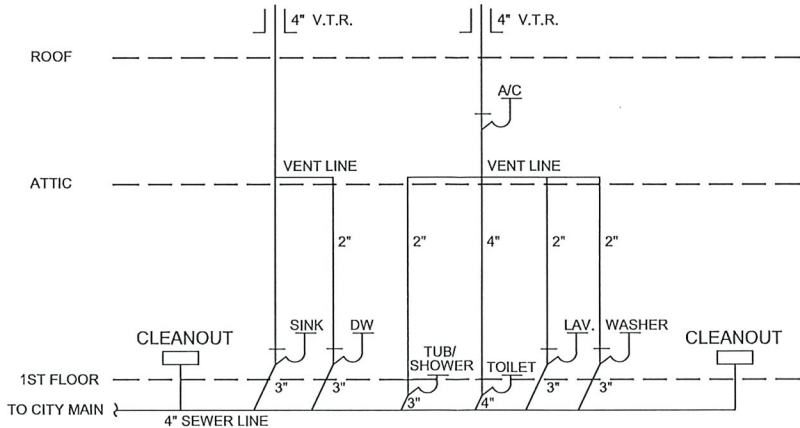
CODE REQUIREMENTS

MAXIMUM NOTCHING & BORING OF JOISTS & RAFTERS			
MEMBER SIZE	END OF MEMBER (1/4 D)	OUTER 1/3 OF SPAN (1/8 D)	HOLE DIAMETER (1/3 D)
2x4	7/8"	9/16"	NOT PERMITTED
2x6	1-3/8"	15/16"	1-1/2"
2x8	1-13/16"	1-3/16"	2-7/16"
2x10	2-5/16"	1-9/16"	3-1/16"
2x12	2-13/16"	1-7/8"	3-3/4"
2" of wood must be above & below the hole			

Note: all notches shall be in the outer 1/3 of the span.
D" equals actual depth of members in inches.

MAXIMUM NOTCHING & BORING OF STUDS			
MEMBER SIZE	EXTERIOR WALLS & INTERIOR BEARING WALLS	NONBEARING STUD	
	NOTCH (1/4 D)	HOLE (0.4 D)	NOTCH (0.4 D) HOLE (0.6 D)
2x4	7/8"	NOTCH (1/4 D)	NOTCH (1/4 D)
2x6	1-3/8"	2-7/8"	4-3/8"

PLUMBING RISER DIAGRAM #1



AREA CALCULATIONS

EXISTING LIVING AREA	1,171 SQFT.
DEMOD EXISTING LIVING AREA	395 SQFT.
ADDITION	962 SQFT.
NEW LIVING AREA	1,735 SQFT.

SCOPE OF WORK

-RENOVATION & ADDITION TO EXISTING TWO-FAMILY RESIDENCE

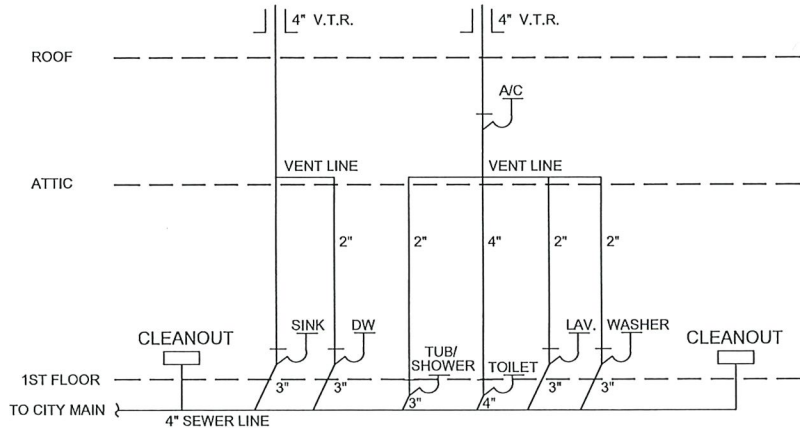
I HAVE DETERMINED THAT THEY COMPLY WITH THE FOLLOWING EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCE IS TO BE LOCATED

- X Structural
- Mechanical
- Electrical
- Plumbing

DRAWING INDEX

- A-1 INDEX, PLUMBING RISER, & GENERAL SPECIFICATIONS
- A-11 SITEPLAN & SURVEY
- A-2 FOUNDATION PLAN & NOTES
- A-21 FRAMING DETAILS & WALL SECTIONS
- A-3 DIMENSIONED FLOOR PLAN & SCHEDULES
- A-31 FINISH SCHEDULES & CABINET ELEVATIONS
- A-4 ELEVATIONS
- A-5 ELECTRICAL & NOTES
- A-6 FRAMING PLANS & NOTES

PLUMBING RISER DIAGRAM #2



RENOVATION & ADDITION
TWO-FAMILY RESIDENCE
1010 5TH STREET
GRETN, LA 70053
JEFFERSON PARISH



SPECTRUM
DESIGNS, LLC
2439 MANHATTAN BLVD.
Suite 209 - HARVEY, LA 70058
PHONE: (504) 366-0710 FAX: (504) 366-0708
E-Mail: ADMIN@SPECTRUMDESIGNSLLC.COM

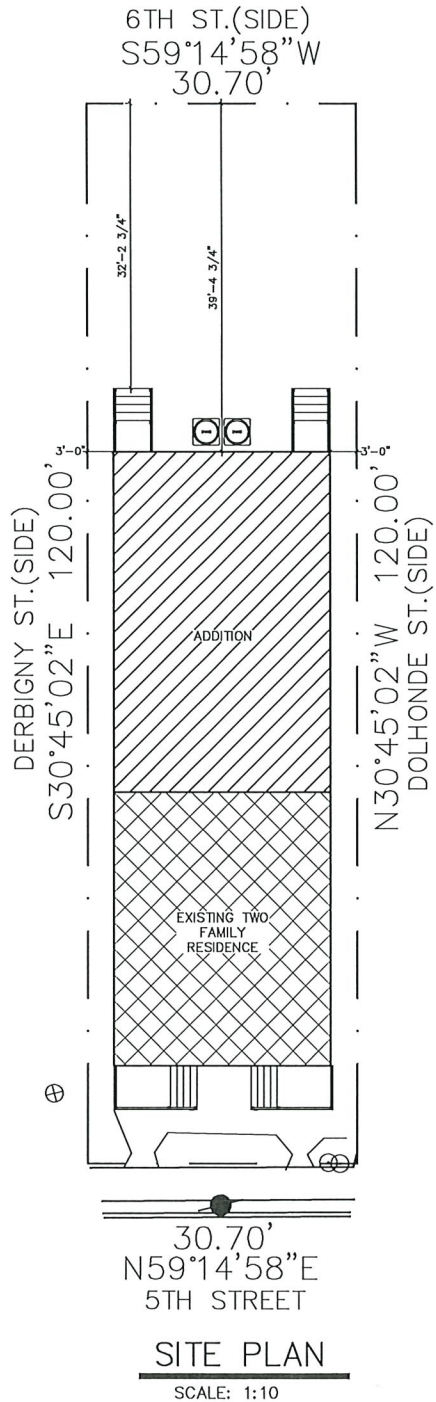


Date: 02-08-2024
Drawn: LG
Checked: TEP

Sheet Title:
INDEX,
PLUMBING RISER,
& GENERAL
SPECIFICATIONS

Drawing No.

A-1



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

OMB Control No. 1550-0008
Expiration Date: 05/30/2025

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

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

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: Nola Better Homes	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1010 5th Street	Company NAIC Number: _____
City: Gretna State: LA ZIP Code: 70053	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Lot 4, Square 14, New Mechanickham	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential	
A5. Latitude/Longitude: N29° 54' 48.74" Long W90° 03' 57.20" Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: 5	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): _____ sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____ d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): _____ sq. ft. f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): _____ sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: _____ sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____ d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): _____ sq. ft. f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): _____ sq. ft.	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: **City of Gretna** B1.b. NFIP Community Identification Number: **22051C**
B2. County Name: **Jefferson Parish** B3. State: **LA** B4. Map/Panel No.: **0215** B5. Suffix: **F**
B6. FIRM Index Date: **02/02/2018** B7. FIRM Panel Effective/Revised Date: **02/02/2018**
B8. Flood Zone(s): **X** B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): **N/A**
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☐ NAVD 1988 ☒ Other/Source: **Leica Smartnet Geoid 18**
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA
B13. Is the building located seaward of the Limit of Moderate Wave Action (LMWA)? ☐ Yes ☒ No

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22) Page 2 of 19

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

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1010 5th Street	FOR INSURANCE COMPANY USE
City: Gretna State: LA ZIP Code: 70053	Policy Number: _____
	Company NAIC Number: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, A59. Complete Items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: **Leica Smartnet** Vertical Datum: **NAVD88, Geoid 18**

Indicate elevation datum used for the elevations in Items a) through h) below.
☐ NGVD 1929 ☐ NAVD 1988 ☒ Other: **NAVD 1988, Geoid 18, Leica Smartnet**

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): **6.27** ☒ feet ☐ meters
b) Top of the next higher floor (see Instructions): _____ ☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions): _____ ☐ feet ☐ meters
d) Attached garage (top of slab): _____ ☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): **3.56** ☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished **2.72** ☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished **3.47** ☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: _____ ☐ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

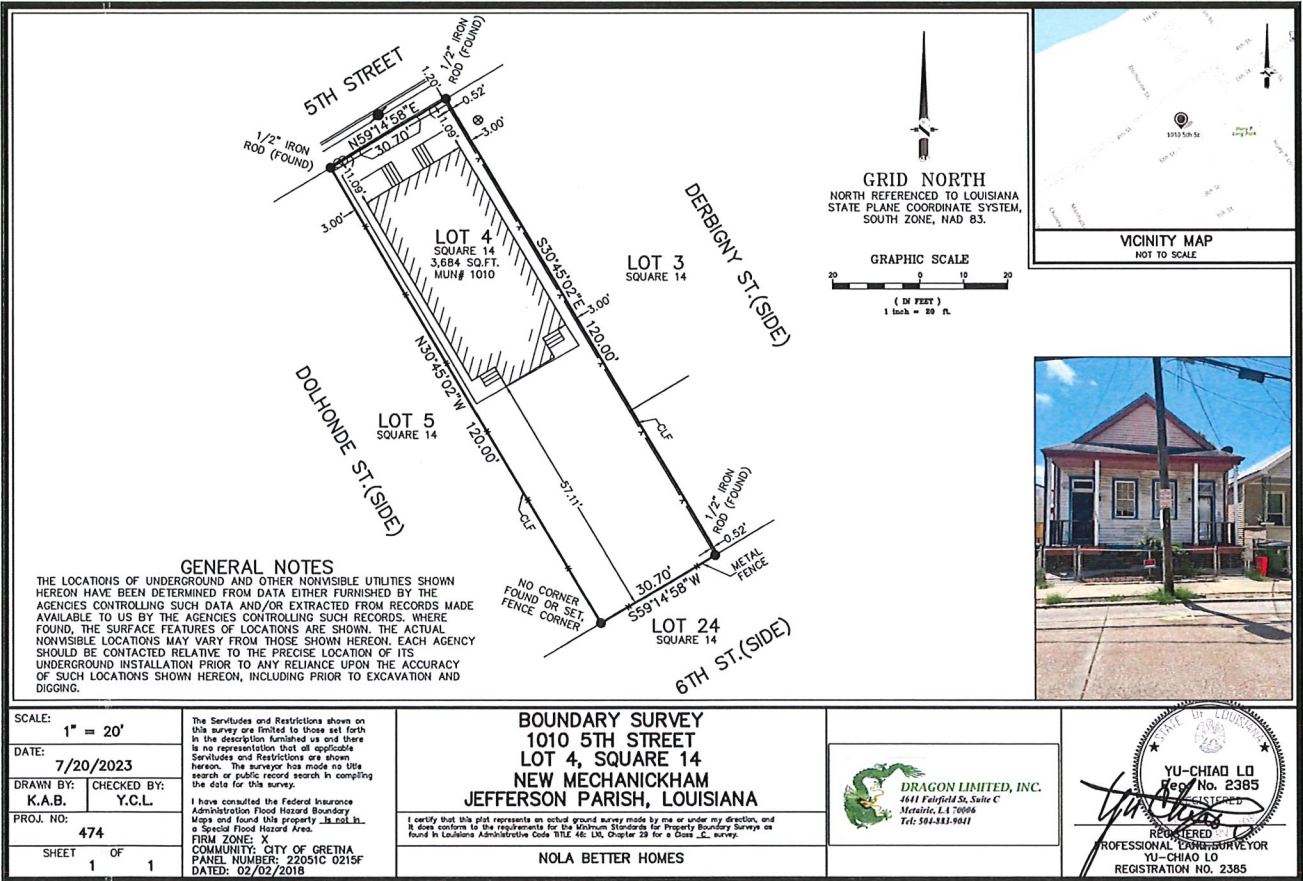
Where latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No
☐ Check here if attachments and describe in the Comments area.

Certifier's Name: **Yu-Chiao Lo** License Number: **2385**
Title: **President**
Company Name: **Dragon Limited Inc.**
Address: **4641 Fairfield Street, Suite C**
City: **Metairie** State: **LA** ZIP Code: **70006**
Signature: _____ Date: **7/20/23**
Telephone: (504) 883-9041 Ext.: _____ Email: **dragon@dragon-limited.com**

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

Comments (including source of conversion factor in C2, type of equipment and location per C2.e, and description of any attachments):
Item C2(e) is a hot water heater with an elevation of 3.56'
Back of curb elevation is 2.51'
Centerline of road elevation is 2.63'

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



RENOVATION & ADDITION
TWO-FAMILY RESIDENCE
1010 5TH STREET
GRETNA, LA 70053
JEFFERSON PARISH



SPECTRUM
DESIGNS, LLC
2439 MANHATTAN BLVD.
SUITE 209 - HARVEY, LA 70058
PHONE: (504) 366-0710 FAX: (504) 366-0708
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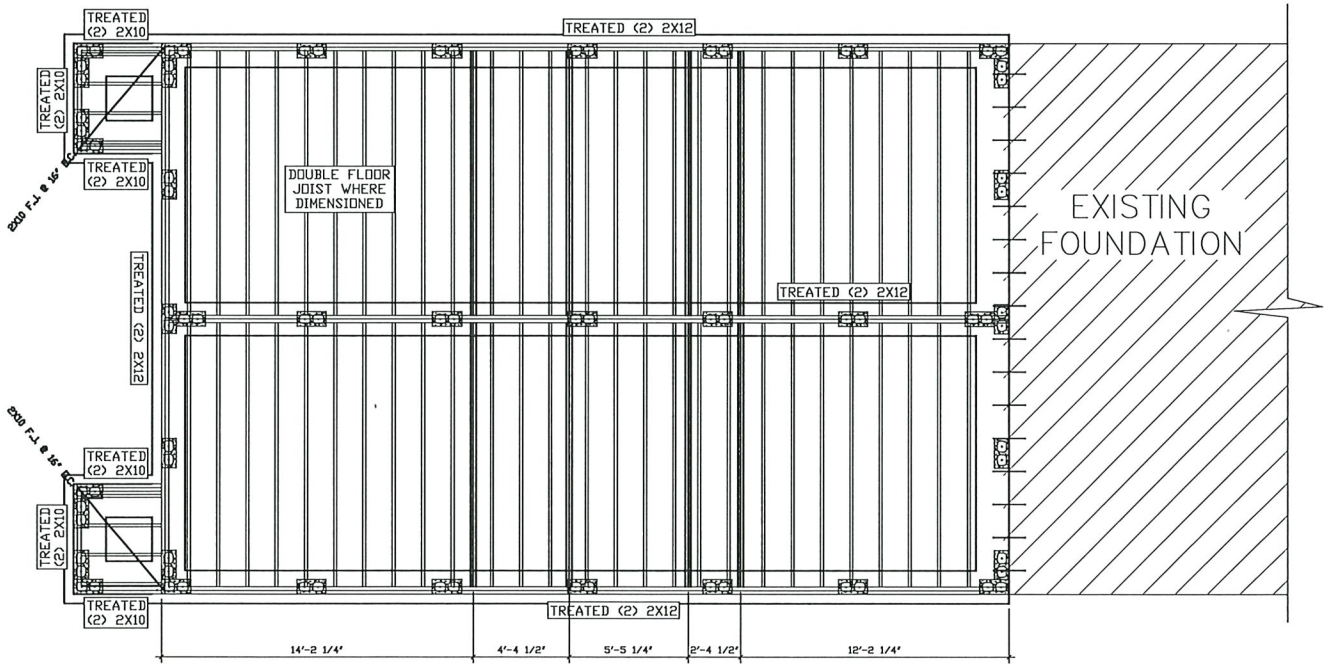
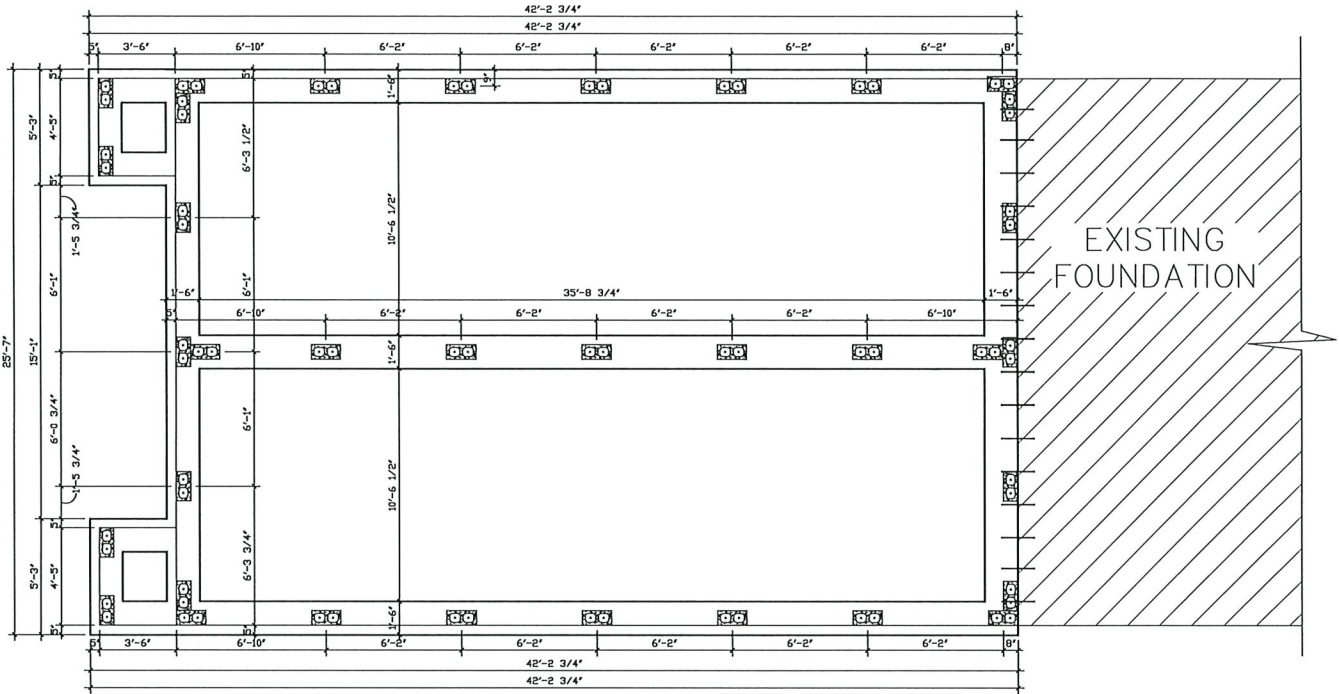


Date: 02-08-2024
Drawn: LG
Checked: TEP

Sheet Title:
SITEPLAN

Drawing No.
A-1.1

EXISTING HOUSE IS NOT PILE SUPPORTED THEREFORE ADDITION WILL NOT BE PILE SUPPORTED



GENERAL FOUNDATION NOTES:

- NOTES FOR PILINGS (WHEN APPLICABLE)
- PILINGS SHALL BE ONE PIECE TREATED TIMBER PILING AND SHALL CONFORM TO ASTM D25 AND HAVE A MINIMUM TIP DIAMETER OF 6" AND A MINIMUM BUTT DIAMETER OF 8". THE TIPS OF ALL PILES SHALL BE DRIVEN TO THE SPECIFIED DIAMETER BELOW EXISTING GRADE OR TO REFUSAL.
 - CUT OFF TREATMENT: BRUSH TOP OF PILE WITH COPPER NAPHTHENATE CONFORMING TO A.W.P.A. SPECIFICATION M4
 - HAMMERING: SINGLE ACTING DROP HAMMER DELIVERING 7,500 FT. LBS. OF ENERGY PER BLOW
 - DESIGN LOAD AS PER SPECIFICATIONS.
 - DRIVE TO A REFUSAL OF 15 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET (MAX)
- NOTES FOR CONCRETE (WHEN APPLICABLE)
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A 5" MAXIMUM SLUMP, GRADE 40 DEFORMED REINFORCING.
 - ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PLACEMENT".
 - FOUNDATION DESIGN IS BASED ON A-4 FILL DIRT COMPACTED TO 95% DENSITY (ASTM-698) & ON PILE CAPACITY FROM MUNICIPAL PILE DATA
 - FOUNDATION DESIGN LIVE LOAD = 100 PSF
 - FOR ALL CONCRETE FOUNDATIONS 25" LAP WITH 2 TIES REQUIRED AT REINFORCING SPLICES.
 - 12" HOOKS REQUIRED AT CORNERS.
 - CONCRETE SHALL CONFORM TO ACI 318, LATEST EDITION.
 - REINFORCING OR FABRIC ON GRADE SHALL BE CHAIRED WITH 3000 PSI CONCRETE BRICKETTES SPACED TO ADEQUATELY SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.
 - ALL REINFORCING SHALL BE SPLICED WITH A CLASS "B" LAP SPLICE IN ACCORDANCE WITH THE CURRENT ACI 318 SPECIFICATION.
 - ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60, WELDED WIRE FABRIC (WWF) SHALL BE IN ACCORDANCE WITH ASTM A185 WIRE SHALL CONFORM TO ASTM A82. LAP ALL FABRIC ONE WIRE SPACING PLUS 6".
 - 6 MIL VAPOR BARRIER REQUIRED UNDER ALL CONCRETE FOUNDATIONS.
 - SECTION 403 12" MINIMUM FOOTING WIDTH, ANCHOR FLOOR PLATES TO SLAB WITH 5/8", A307 ANCHOR BOLTS (3" LEG) WITH A MINIMUM EMBEDMENT OF 7" WITH 3" X 3" X 1/8" WASHERS SPACED @ 12" O.C. BEGINNING 12" FROM THE CORNER AND RUNNING FOR 4'-0". BEYOND 4'-0" FROM THE CORNER, SPACE THE BOLTS @ 36" O.C. MAX.
 - ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4"
 - REMOVE VSQUEEN AND EARTH FILL FROM THE TOPS OF PILES AND WHERE CONCRETE WILL BEAR ON THE TOP OF THE PILE CAP.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATION FINISHED FLOOR LEVEL ACCORDING TO THE FLOOD ZONE REQUIREMENTS.
 - ANY INFORMATION OBTAINED DETERMINE THE HEIGHT OF THE STRUCTURE MUST BE COORDINATED WITH THE OWNER PRIOR TO CONSTRUCTION TO CRETE A FULL UNDERSTANDING.
 - FOUNDATION TO BE TREATED FOR TERMITES BY A LICENSED PROFESSIONAL AND TERMITE CERTIFICATE MUST BE SUBMITTED WITH TOP OF FORM CERTIFICATE.

RENOVATION & ADDITION
TWO-FAMILY RESIDENCE
1010 5TH STREET
GRETN, LA 70053
JEFFERSON PARISH



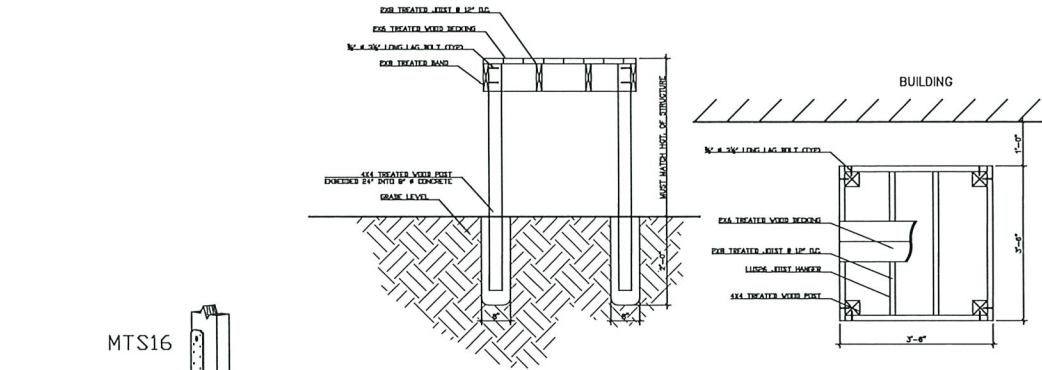
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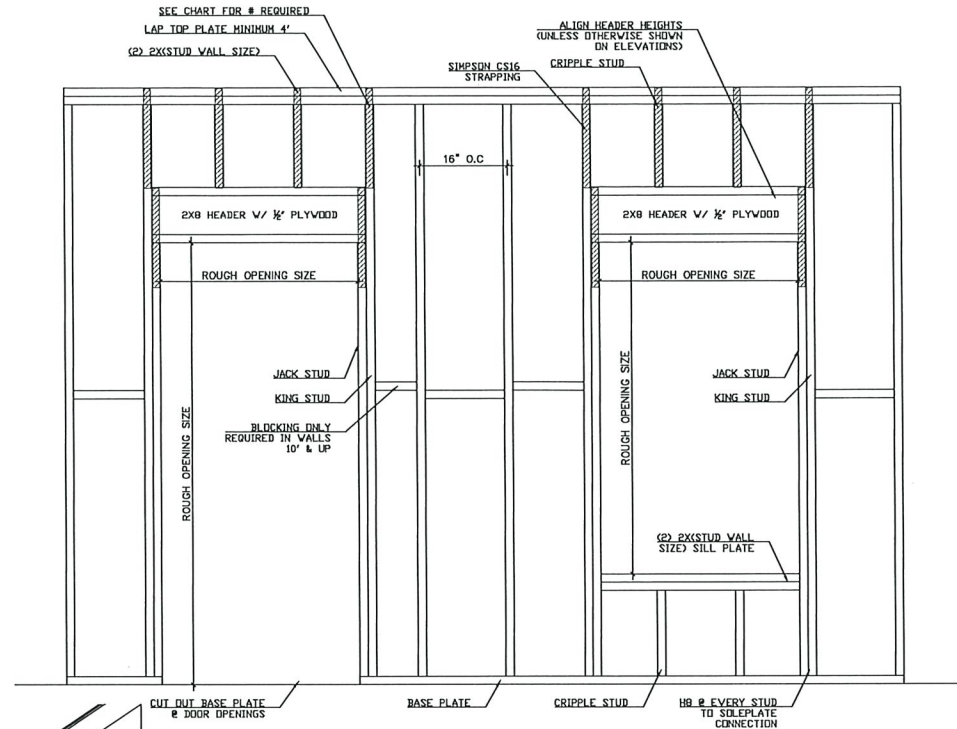
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FOUNDATION PLAN
& NOTES

Drawing No.
A-2

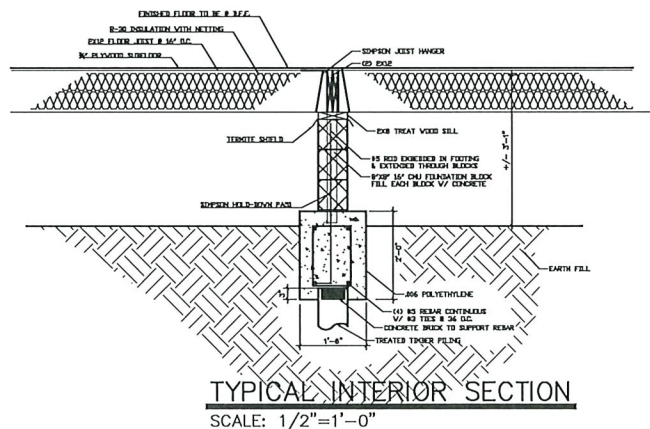


A/C PAD DETAIL
SCALE: 1/2"=1'-0"

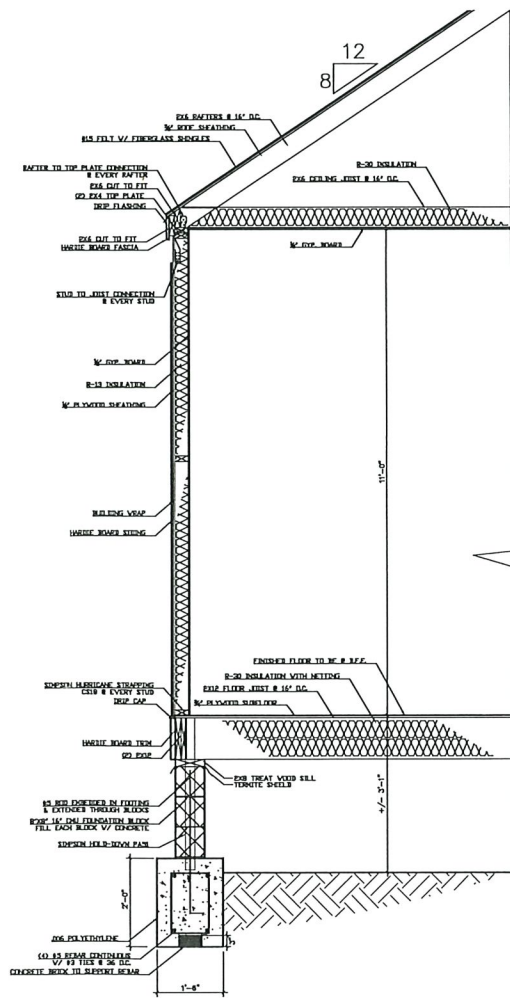
FULL HEIGHT STUD REQUIREMENT FOR HEADERS OR WINDOW SILL PLATES IN EXTERIOR WALLS	
HEADER SPAN (FT.)	# OF FULL HEIGHT STUDS REQUIRED AT EACH END OF THE HEADER BASED ON 16" O.C. STUD SPACING
2	1
4	2
6	3
8	3
10	4
12	5
14	6
16	6
18	7
20	8



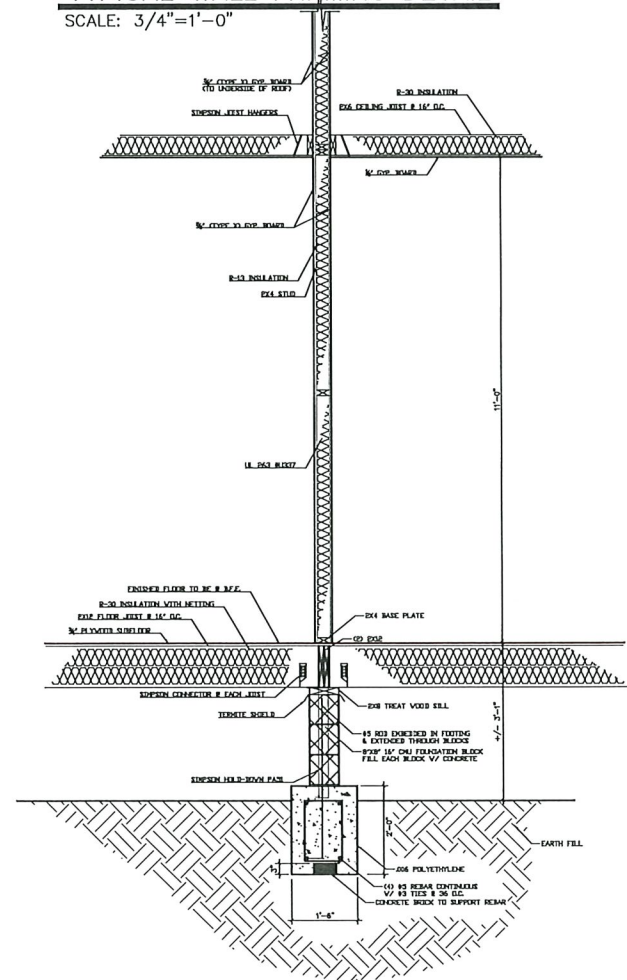
TYPICAL WALL FRAMING DETAIL
SCALE: 3/4"=1'-0"



TYPICAL INTERIOR SECTION
SCALE: 1/2"=1'-0"



TYPICAL WALL SECTION
SCALE: 1/2"=1'-0"



1 HOUR RATED WALL SECTION UL 263 #337
SCALE: 1/2"=1'-0"

SIMPSON TIE CONNECTION @ PIER
SCALE: N.T.S.

SIMPSON TIE CONNECTION @ COLUMN CAP
SCALE: N.T.S.

SIMPSON TIE CONNECTION @ TOP PLATE TO RAFTER
SCALE: N.T.S.

SIMPSON TIE CONNECTION @ STUD TO FOUNDATION
SCALE: N.T.S.

CONNECTION TO EXISTING
SCALE: 1/2"=1'-0"

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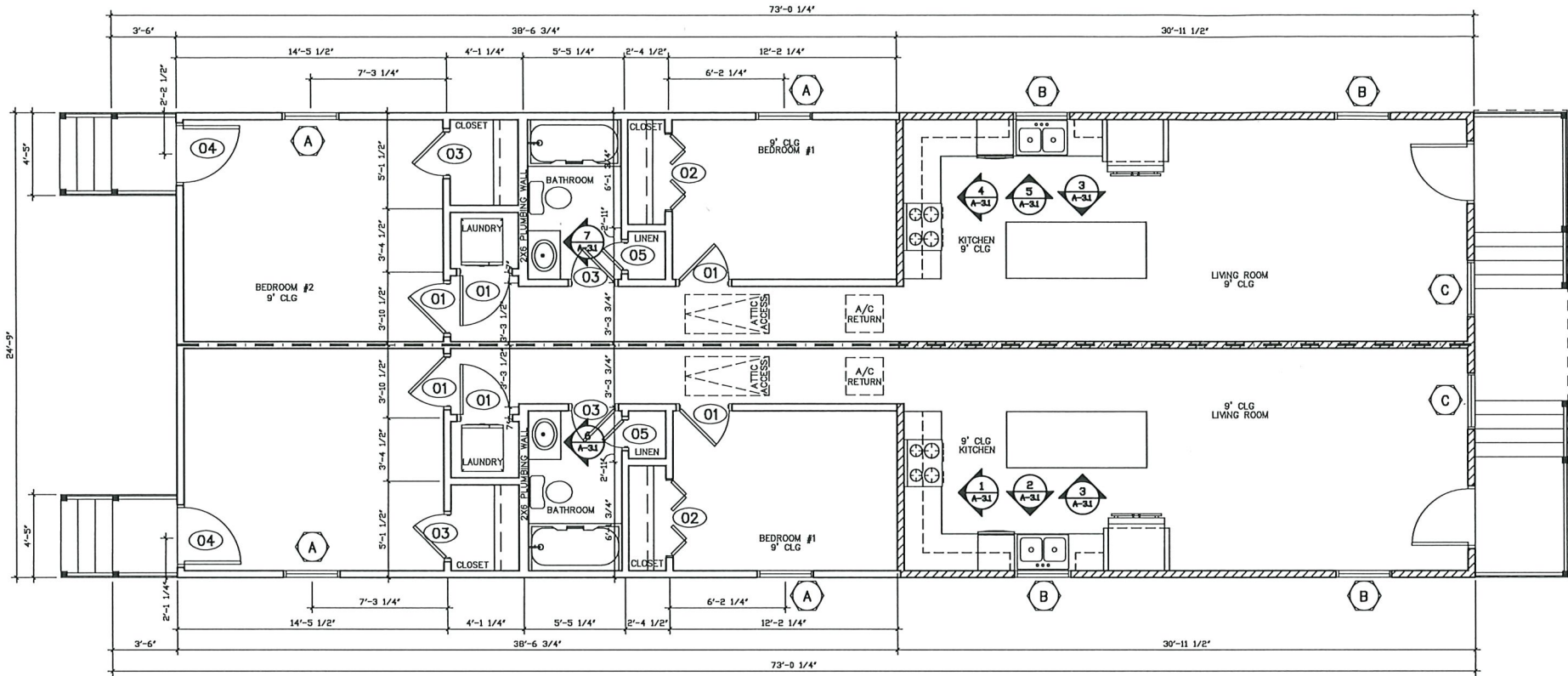


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**FRAMING DETAILS
& WALL SECTIONS**

Drawing No.

A-2.1



PROPOSED FLOOR PLAN

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

GENERAL FRAMING NOTES:

- ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA. THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS OF THE STANDARD BUILDING CODE. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE S.B.C..
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.
- BLOCK ALL STUDS AT MID-HEIGHT. ANCHOR BOTTOM PLATE OF STUD WALLS TO CONCRETE AT 24" O.C.
- PROVIDE WOOD CROSS BRIDGING, BLOCKING AND BRACING AS REQUIRED BY BUILDING CODE. PROVIDE DOUBLE JOIST AT ALL PARALLEL WALLS ABOVE AND SOLID BLOCKING OVER BEARING WALLS.
- CONCRETE SUBFLOOR - 2 1/2" OVER METAL DECKING
- PLYWOOD ROOF SHEATHING - APA RATED 24/0, 3/4" THICK. PROVIDE CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF RAFTERS.
- JOIST HANGERS SHALL BE 16 GA., TYPE "U" AS MANUFACTURE BY SIMPSON STRONG TIES CO.. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS. USE JOIST HANGERS FOR JOISTS AND BEAMS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS MEMBER SUPPORTED.
- PROVIDE STUB POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAMS. NAIL EACH STUD TO THE ADJACENT STUD IN THE POST WITH 16d NAILS AT 12" O.C., ON STUD CENTERLINE AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING ON BOTH TOP AND BOTTOM.
- COORDINATE FRAMING WITH HVAC DUCTS, ELECTRICAL AND PLUMBING REQUIREMENTS.
- BORED HOLES SHALL BE 2" CLEAR FROM TOP OR BOTTOM EDGES OF JOIST, NOT LARGER THEN 1 1/4" DIAMETER AND NOT IN THE MIDDLE OF A SPAN.

- STRAP ALL STUDS CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE, NO. 24 GAUGE GALVANIZED STRAPS, 18" LONG, BOTH SIDES OF WALL, SPIKED TO PLATES.
- PROVIDE DOUBLE KING STUDS (MIN.) AT EACH SIDE OF WINDOW OPENINGS IN 2X6 WALLS.
- PROVIDE TRIPLE PACKED STUDS UNDER ALL DOUBLE JOIST, BEAMS HEADER, ETC.
- ALL BEDROOM AND COAT CLOSETS SHALL CONTAIN (1) ROD AND (1) 16" DEEP SHELF. ALL LINEN AND PANTRY CLOSETS SHALL CONTAIN 5 SHELVES. UNLESS OWNER SPECIFIES OTHERWISE.
- ALL FRAMING CONNECTORS SHALL BE INSTALLED PER MANUFACTURER "SIMPSON STRONG TIE CO."
- FRAMER TO PROVIDE BLOCKING IN WALLS FOR INSULATION OF RODS FOR WINDOW TREATMENTS, TOWEL BARS, SHOWER RODS, CABINETS, ETC.
- SEAL AROUND ALL PENETRATIONS AND ROUGH OPENINGS WITH EXPANDING FOAM CAULKING.
- MOISTURE RESISTANT DRYWALL TO BE USED IN ALL WET AREAS.
- FOR RAISED STRUCTURES AND MULTI STORY STRUCTURES, BRIDGING MUST BE PROVIDED FOR FLOOR JOIST @ 8' O.C.
- UNLESS NOTED OTHERWISE MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH 2 ROWS OF 12d NAILS AND SPACED AT 12" O.C. FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL HAVE 3 ROWS OF 12d NAILS
- A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS (IRC311.7.3)

FLOOR PLAN NOTES:

- KITCHEN CABINETS, BUILT-IN'S & COUNTERTOPS MUST BE SELECTED PRIOR TO CONSTRUCTION AND MUST BE INCLUDED IN BID (NO ALLOWANCE)
- CONTRACTOR IS REQUIRED TO INCLUDE ALL CUSTOM CLOSET DESIGNS IN BID, IN ADDITION CLIENT MUST APPROVE CLOSET LAYOUT PRIOR TO CONSTRUCTION.
- ALL SHOWER, FAUCET, TOILET & ANY OTHER PLUMBING FIXTURES SHALL BE SELECTED PRIOR TO CONSTRUCTION.
- KITCHEN CABINET ELEVATIONS MAY BE ADJUSTED BASED OFF OWNER APPROVED CHANGES.

DIMENSIONS	QUANTITY	DESCRIPTION
A 3'-0" X 5'-0"	4	NEW WOOD (5/6) LITE SINGLE HUNG TO ORIGINAL HISTORIC WINDOWS @ FRONT
B VERIFY SIZE IN FIELD	4	NEW WOOD (5/6) LITE SINGLE HUNG TO ORIGINAL HISTORIC WINDOWS @ FRONT
C VERIFY SIZE IN FIELD	2	ORIGINAL HISTORIC WINDOWS TO REMAIN

WINDOW NOTES
1. WINDOWS NOTED SHALL BE VINYL CLAD INSULATED WINDOWS (PRE-FINISHED COLOR SELECTED BY OWNER) WITH SELECTED DIVIDERS.
2. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.
3. SIZES AND SPECS. BASED ON STANDARD VINYL CLAD WINDOWS. NON STANDARD SIZE WINDOWS MUST BE CUSTOM ORDERED.
4. WINDOW DIMENSIONS ABOVE ARE NOMINAL SIZE.
5. ALL BEDROOM WINDOWS SHALL HAVE A NET CLEAR OPENING OF 5.7 SQFT, 22" MIN. CLEAR HGT., 20 MIN. WIDTH, 44" MAX SILL HGT.
6. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER IRC R308.4.2
7. GLAZING MUST BE PROVIDED ADJACENT TO DOORS, HAZARDOUS LOCATIONS CONSIDERED WHEN A DOOR IN PARALLEL IS WITH 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION

GAS & HOSE
BIB LEGEND

⊕ GAS BIB
⊕ HOSE BIB

WALL LEGEND

2X6 WALL
2X4 WALL
UL263 #U337 1 HOUR RATED

DOOR SCHEDULE

#	WIDTH	HEIGHT	THICK	MATERIAL	STYLE	DESCRIPTION	EXT./INT.	LOCATION	QTY
1	3'-0"	6'-8"	1-3/8"	HOLLOW CORE MASONITE	5-PANEL	PRE-HUNG SINGLE	INTERIOR	BEDROOMS/LAUNDRY	6
2	4'-0"	6'-8"	1-3/8"	HOLLOW CORE MASONITE	5-PANEL	BIFOLD DOUBLE	INTERIOR	CLOSETS	2
3	2'-4"	6'-8"	1-3/8"	HOLLOW CORE MASONITE	5-PANEL	PRE-HUNG SINGLE	INTERIOR	BATHS/CLOSETS	4
4	3'-0"	6'-8"	1-3/4"	FIBERGLASS	FULL LITE	PRE-HUNG SINGLE	EXTERIOR	REAR ENTRANCE	2
5	1'-6"	6'-8"	1-3/8"	HOLLOW CORE MASONITE	5-PANEL	PRE-HUNG SINGLE	INTERIOR	LINEN	2

DOOR NOTES
1. COORDINATE WITH HVAC CONTRACTOR FOR DOORS TO BE UNDERCUT FOR HVAC RETURN
2. ALL LOCKS AND DEADBOLTS SHALL BE KEYED ALIKE.
3. OWNER TO SELECT ALL HARDWARE TYPE, FINISH AND STYLE
4. PROVIDE DEADBOLTS @ ALL EXTERIOR DOORS
5. COORDINATE WITH OWNER FOR WINDOWS AND DOORS TO RECEIVE STRUCTURAL TYPE GLAZING. IF STRUCTURAL TYPE GLAZING NOT SELECTED OWNER TO PROVIDE BUILDING INSPECTOR WITH SPECIFICATIONS FOR PROTECTION FOR WIND BORNE DEBRIS TO MEET THE CURRENT IRC CODE
6. DOORS LEADING FROM GARAGE SHALL BE SELF LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AN AUTOMATIC CLOSING DEVICE

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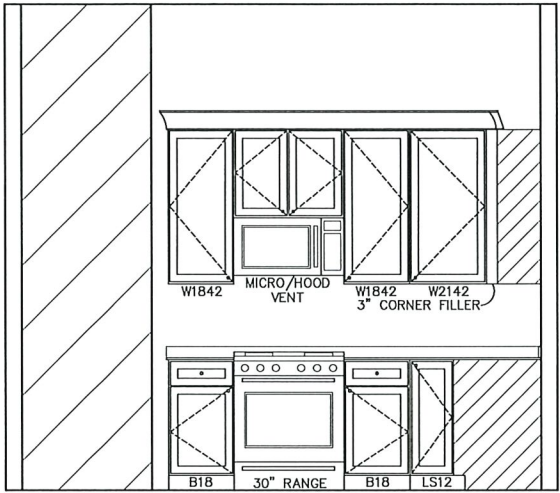
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DIMENSIONED
FLOORPLAN
& SCHEDULES

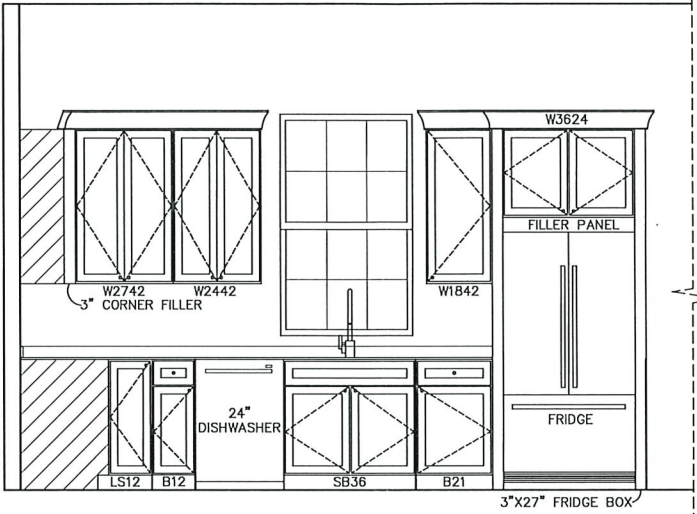
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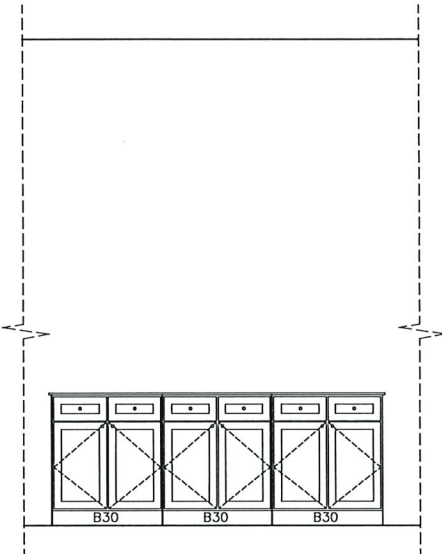
FINISH SCHEDULE							SUBJECT TO CHANGE PER OWNER REQUEST
ROOM	FLOOR	BASE	CROWN	DOOR CASING	SHOE	WALL/CEILING TEXTURE	PAINT FINISH
LIVING ROOM	VINYL PLANK	5¼" BASE	3½" CROWN	2½" CASING	¾" ROUND	SMOOTH FINISH	SATIN WALLS/ GLOSS TRIM
KITCHEN	VINYL PLANK	5¼" BASE	3½" CROWN	2½" CASING	¾" ROUND	SMOOTH FINISH	SATIN WALLS/ GLOSS TRIM
BATHROOMS	12"X24" PORCELAIN TILE	5¼" BASE	NONE	2½" CASING	¾" ROUND	SMOOTH FINISH	SATIN WALLS/ GLOSS TRIM
BEDROOMS	VINYL PLANK	5¼" BASE	3½" CROWN	2½" CASING	¾" ROUND	SMOOTH FINISH	SATIN WALLS/ GLOSS TRIM
PANTRY	12"X24" PORCELAIN TILE	5¼" BASE	NONE	2½" CASING	¾" ROUND	SMOOTH FINISH	SATIN WALLS/ GLOSS TRIM
CLOSETS	VINYL PLANK	5¼" BASE	NONE	2½" CASING	¾" ROUND	SMOOTH FINISH	SATIN WALLS/ GLOSS TRIM



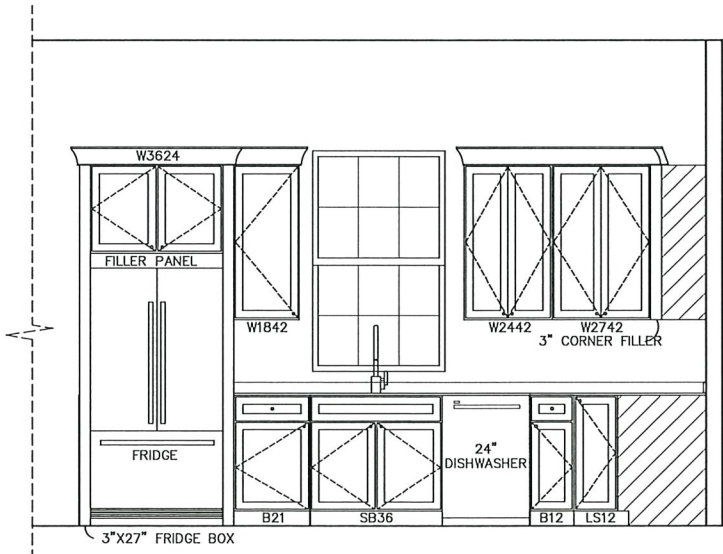
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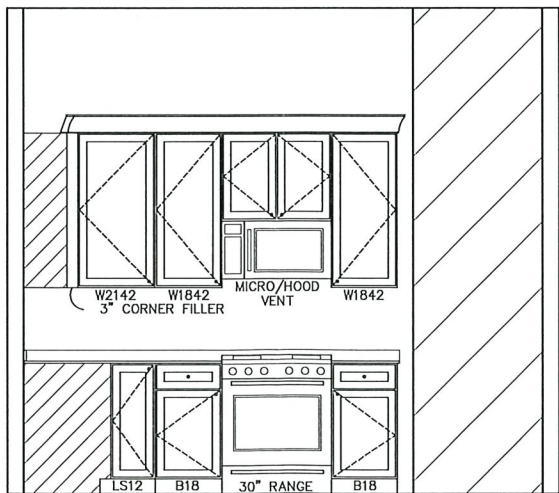
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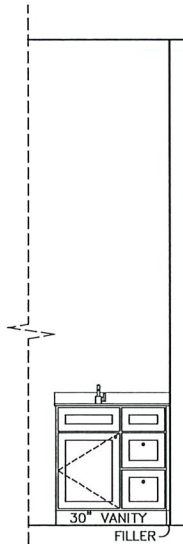
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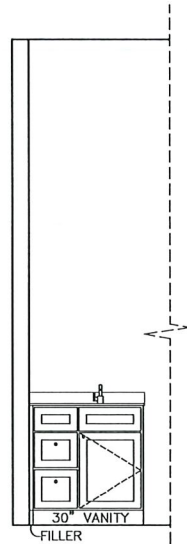
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GENERAL ELEVATION NOTES

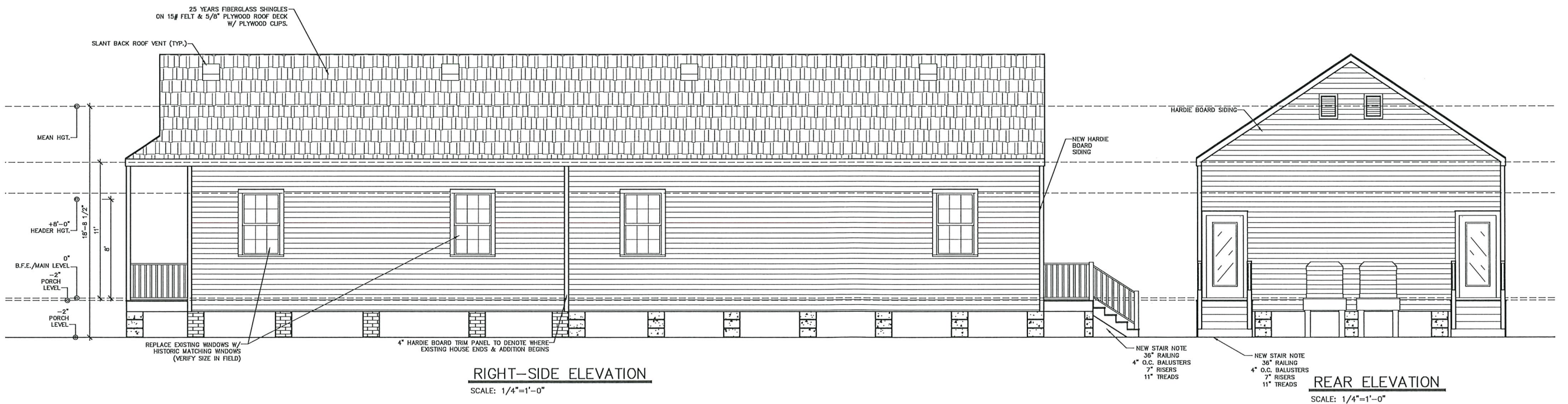
- HARDIE PLANK LAP SIDING CAN BE INSTALLED OVER BRACED WOOD OR STEEL STUDS SPACED A MAXIMUM OF 24" O.C. OR DIRECTLY TO MINIMUM 1/8" THICK OSB SHEATHING.
- A WATER RESISTIVE BARRIER IS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
- DO NOT USE HARDIE PLANK IN TRIP APPLICATIONS.

- SIDING IS CAN NOT BE USED IN PLACING OF ROOFING MATERIAL, APPLICATION MUST ONLY BE INSTALLED ON FLAT VERTICAL WALLS.
- HARDIE PLANK SIDING CAN NOT BE STAINED ONLY PAINTED.
- FOR RAISED STRUCTURES RAILINGS SHALL NOT BE LESS THAN 36" HIGH, AND ALL BALUSTERS NO MORE THAN 4" O.C. SPACING.

- BALCONY RAILINGS SHALL BE PROVIDED AT PORCHES WHEN THE FLOOR FINISH EXCEEDS 30" IN HEIGHT ABOVE GRADE.
- PER IRC PROVIDE VENTILATION OPENINGS BETWEEN THE BOTTOM OF FLOOR JOISTS AND THE EARTH UNDER THE BUILDING WITH A NET AREA OF VENTILATION NOT LESS THAN 1 SQFT. FOR EACH 150 SQFT. OF UNDER-FLOOR SPACE AREA AND VENTS SHALL BE WITHIN 3 FEET OF EACH CORNER OF BUILDING.

- FOR RAISED STRUCTURES A ACCESS OPENING MUST BE PROVIDED NO LESS THAN 16"x24"
- GUTTERS MUST INSTALLED EVEN IF NOT SHOWN ON ELEVATIONS, OWNER TO SELECT STYLE AND PLACEMENT OF DOWNSPOUTS TO BE DESIGNED BY OTHERS.

- BOTTOM OF STRUCTURAL FLOOR JOIST SHALL BE LOCATED ABOVE THE REQUIRED MINIMUM FLOOD ELEVATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SURVEYOR TO ENSURE TO ENSURE OWNER RECEIVES FULL AWARENESS OF INSURANCE POLICY IMPACTS FOR FINISH FLOOR ELEVATION.



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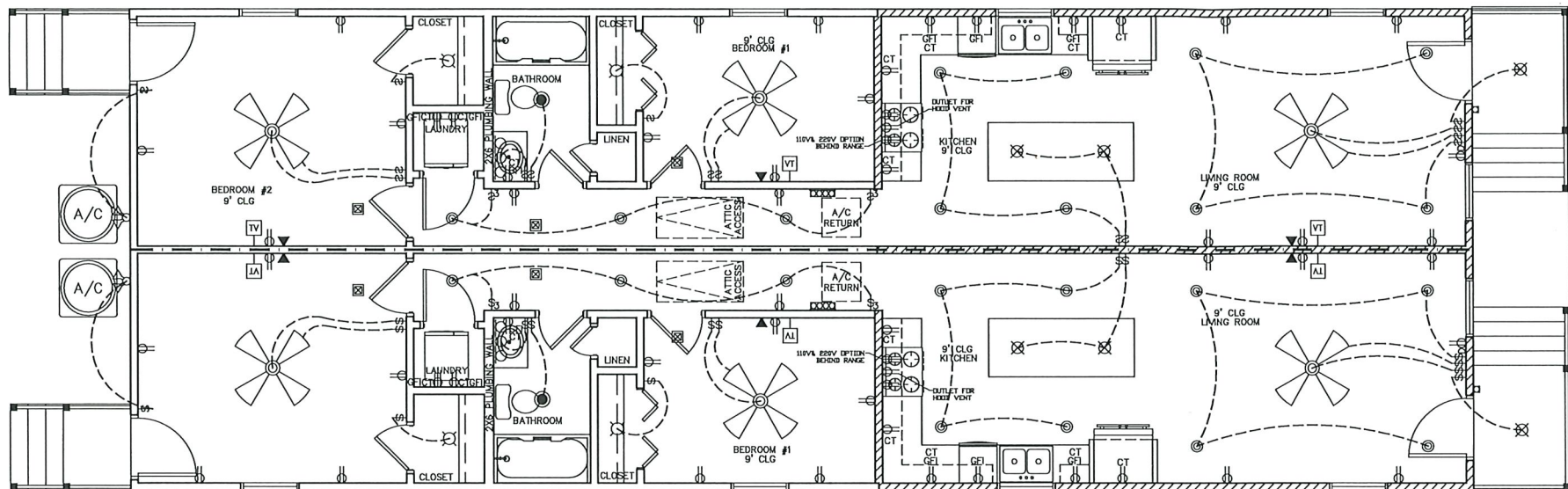


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ELEVATIONS

Drawing No.

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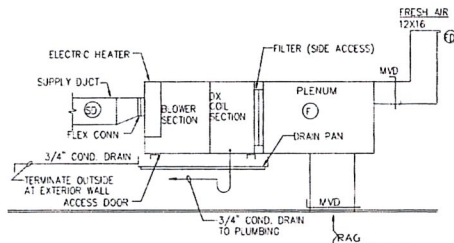
ELECTRICAL LAYOUT
SCALE: 1/4"=1'-0"

GENERAL ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR TO COORDINATE ALL LOCATIONS AND MOUNTING HEIGHTS OF RECEPTACLES, LIGHT FIXTURES, DOOR BELLS, TELEPHONE, CABLE AND LIGHT SWITCHES.
2. EXHAUST FANS SHALL BE INSTALLED IN EACH BATHROOM, FIXTURES TO BE CHOSEN BY OWNERS OR CONTRACTOR
3. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING (R314.3)
4. WHEN ONE OR MORE SMOKE ALARMS IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED (R315.5)
5. LOCATE OUTLETS AT 6" ABOVE COUNTERS AND GFI OUTLETS WHERE REQUIRED BY CODE
6. MINIMUM OF 2 ATTIC VENTILATORS. CONTRACTOR TO COORDINATE STYLE AND TYPE WITH OWNER PRIOR TO CONSTRUCTION
7. ALL CONDUCTORS SHALL BE COPPER, MINIMUM SIZE #12 AWG. EXCEPT THOSE USED FOR FIXTURE DROPS AND CONTROL WIRING OF EQUIPMENT. CONDUCTORS #8 AWG. AND LARGER SHALL BE STRANDED. NEC COLOR CODE SHALL BE FOLLOWED THROUGHOUT.
8. INDOOR CONDUIT ABOVE GROUND SHALL BE EMT; AND HEAVY-WALL RIGID CONDUIT BELOW GROUND.
9. OUTDOOR CONDUIT SHALL BE SCHEDULE 40 PVC. ENCASE IN CONCRETE WHERE REQUIRED BY CODE.
10. PROVIDE EMPTY CONDUIT AS REQUIRED FOR TELEPHONE.
11. WIRING DEVICES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY LEVITON, G.E., SIERRA OR EQUAL.
12. HVAC AIR HANDLER & WATER HEATER TO BE LOCATED IN ATTIC SPACE

UNLESS OTHERWISE SHOWN ON FLOOR PLAN

13. GFI STANDS FOR GROUND FAULT INTERRUPT CIRCUIT
14. CT STANDS FOR COUNTERTOP HEIGHT PLACEMENT
15. PER R315.2.1 CARBON MONOXIDE ALARMS ARE REQUIRED WHEN A STANDBY GENERATOR IS INSTALLED OR GAS EQUIPMENT SERVICED OR INSTALLED
16. ALL DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING, AND HAVE A FACE SAFE DUE TO POWER OUTAGES, WHERE POWER IS INTERRUPTED, THE DETECTOR SHALL HAVE A BATTERY BACK-UP (R315.6)
17. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC)
18. E3601.8 EMERGENCY SERVICE DISCONNECTS FOR ONE & TWO FAMILY DWELLING UNITS ALL SERVICE CONDUCTORS SHALL TERMINATE IN A DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION.
19. SERVICE DISCONNECT MUST BE NOTED AS EMERGENCY DISCONNECT
20. E3606.5 ALL SERVICES SUPPLYING ONE & TWO FAMILY DWELLING UNITS SHALL PROVIDE A SURGE PROTECTIVE DEVICE (SPD) INSTALLED IN ACCORDANCE WITH SECTIONS E3606.5.1 THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO.
21. THE SPD SHALL BE EITHER TYPE-1 OR TYPE-2
22. RECEPTACLES SHALL NOT BE INSTALLED WITH IN A 3FT. HORIZONTALLY AND 8FT. VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER THRESHOLD.
23. BATHROOM RECEPTACLE OUTLETS OR THOSE SERVICING A COUNTERTOP NEED TO BE ON THE DEDICATED BATHROOM CIRCUIT.
24. ANY WALL GREATER THAN 2' MUST CONTAIN AT LEAST (1) GENERAL PURPOSE RECEPTACLE

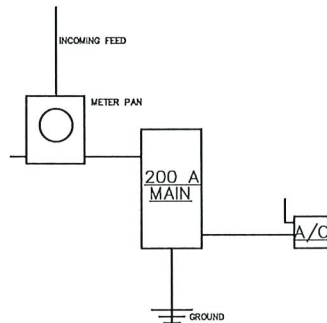


AIR HANDLING UNIT DIAGRAM & MECHANICAL NOTES:

1. A/C CONTRACTOR TO DETERMINE UNIT SIZE AND MOST EFFICIENT DUCT LAYOUT. DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR INSUFFICIENT TONNAGE OF HVAC OR DUCT WORK.
2. IF INSUFFICIENT SPACE IS PROVIDED IN THE DESIGN OF THE STRUCTURE THE CONTRACTOR SHALL NOTIFY THE THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION
3. HIGH EFFICIENCY DX UNIT, CARRIER (SEER 18-MIN. REQUIRED BY CODE) OR SIMILAR UNITS - ALUMINUM GRILLS
4. INSTALL THE HEATING AND AIR CONDITIONING UNIT IN THE ATTIC, & PROVIDE 3/4" DRAIN CONNECTED TO THE SEWER LINE WITH A "P" TRAP.
5. A/C COMPRESSOR TO BE LOCATED AS PER SITE PLAN.
6. A/C DUCT LOCATIONS ARE ONLY SCHEMATIC, A/C CONTRACTOR SHALL DETERMINE SIZE OF DUCT & VENT FOR EACH ROOM PRIOR TO INSTALLATION
7. IF GREATER NUMBER OF VENTS IS NEEDED PER ROOM, SCHEMATICS MUST BE ADDRESSED PER PLACEMENT PRIOR TO INSTALLATION.
8. A/C VENTS ARE NOT TO BE PLACED IN ANY GARAGE AREA PER IRC 2015
9. RELOCATION OF A/C VENTS MAY NEVER BE REDIRECTED TO DECORATIVE CEILINGS, SUCH AS TRAYS OR COFFERED CEILINGS.
10. DRYER EXHAUST DUCT TERMINATION (OUTLET) SHALL BE UNDIMINISHED IN SIZE AND SHALL PROVIDE AN OPEN AREA OF NOT LESS THAN 12.5 SQUARE INCHES.

ELECTRICAL LEGEND

- DISCONNECT SWITCH
- 110 VOLT IN CEILING
- 110 VOLT IN FLOOR
- 110 VOLT RECEPTACLE
- 110 VOLT W/ GROUND FAULT INTERRUPTOR
- 110 VOLT WATERPROOF G.F.I.
- 220 VOLT RECEPTACLE
- CABLE TV RECEPTACLE
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- SMOKE/CARBON DETECTOR w/ BATTERY BACKUP
- CEILING MOUNTED FIXTURE
- HANGING LIGHT
- DECORATIVE LIGHT FIXTURE
- RECESSED CAN
- W.P. WATERPROOF RECESSED CAN
- WALL MOUNTED FIXTURE
- ABOVE MIRROR LIGHTING
- COMBO FAN / HEAT / LIGHT
- FLOOD LIGHTS
- CEILING FAN w/ LIGHT
- DOOR BELL
- DOOR BELL CHIMES
- ELECTRICAL PANEL



ELECTRICAL SERVICE
SCALE: N.T.S.

RENOVATION & ADDITION
TWO-FAMILY RESIDENCE
1010 5TH STREET
GRETN, LA 70053
JEFFERSON PARISH



SPECTRUM
DESIGNS, LLC
2439 MANHATTAN BLVD.
Suite 209 - HARVEY, LA 70058
PHONE: (504) 366-0710 FAX: (504) 366-0708
E-Mail: ADMIN@SPECTRUMDESIGNSLLC.COM

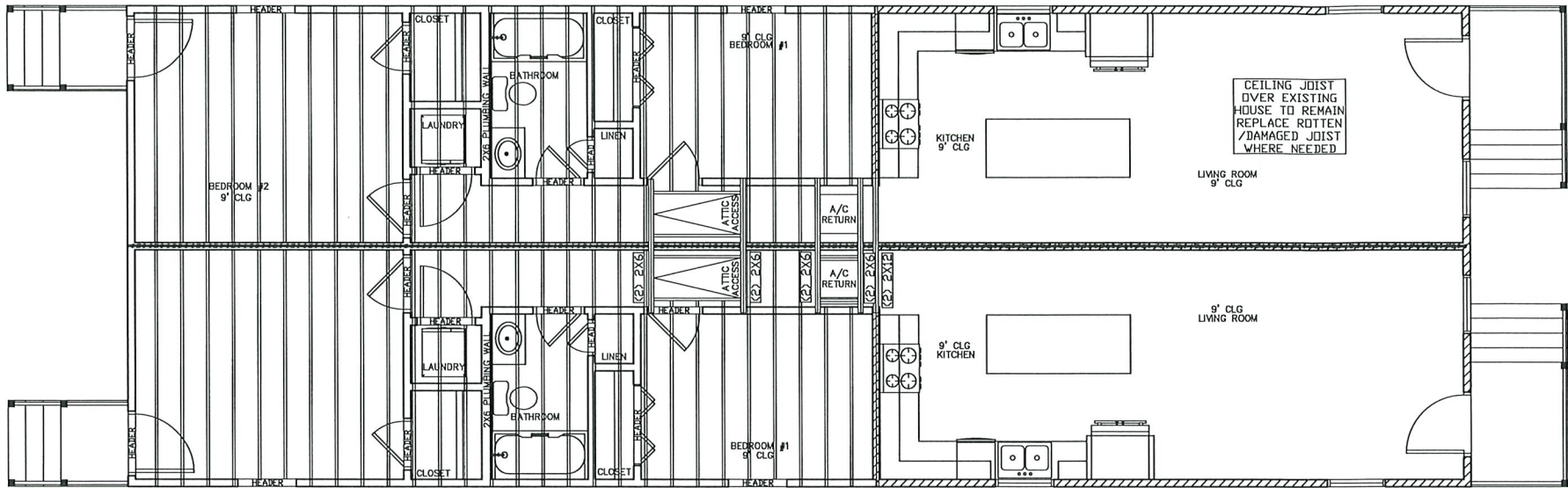


Date: 02-08-2024
Drawn: LG
Checked: TRP

Sheet Title:
ELECTRICAL
PLAN & NOTES

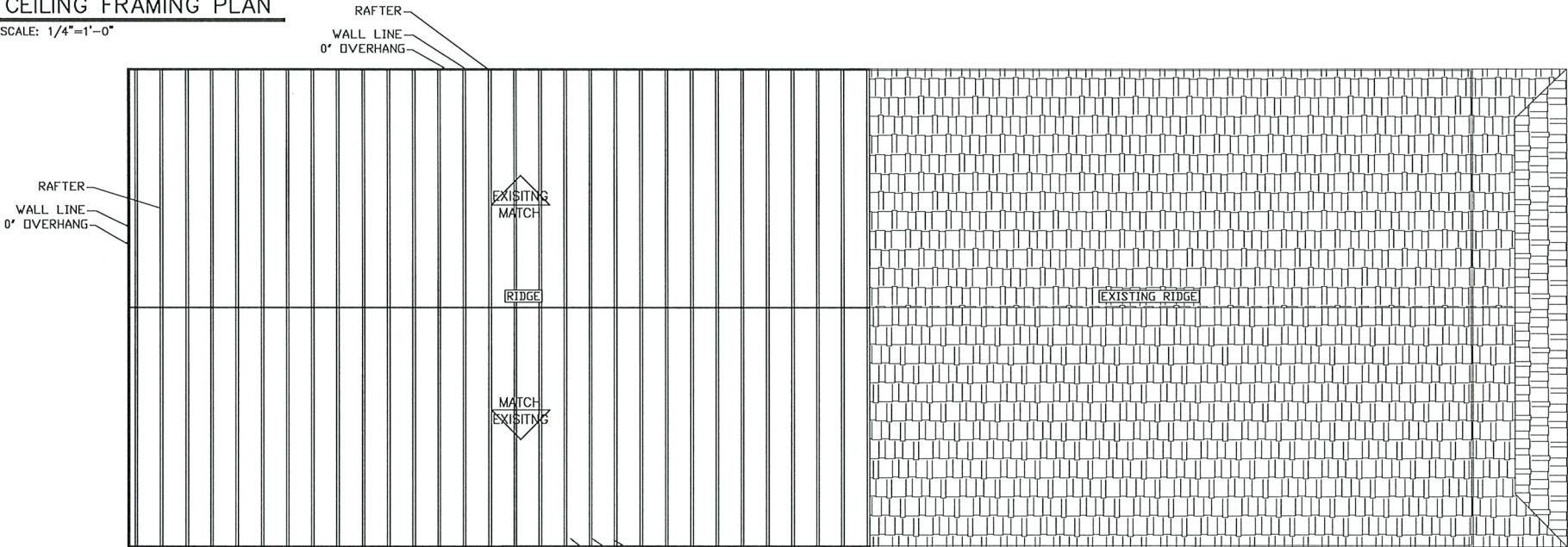
Drawing No.

A-5



CEILING FRAMING PLAN

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



ROOF FRAMING PLAN

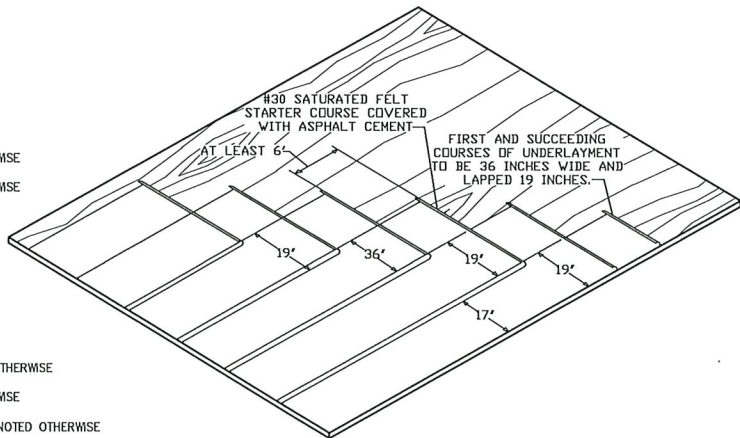
SCALE: 3/16"=1'-0"

"WOOD" ROOF FRAMING NOTES:

- ALL LOOKOUTS SHALL BE: 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE
- ALL RAFTERS SHALL BE: 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE
- ALL HIP RAFTERS SHALL BE: 2X8 UNLESS NOTED OTHERWISE
- ALL VALLEY RAFTERS SHALL BE: 2X8 UNLESS NOTED OTHERWISE
- ALL RIDGES SHALL BE: 2X8 UNLESS NOTED OTHERWISE

"WOOD" CEILING / FLOOR FRAMING NOTES:

- ALL CEILING JOIST SHALL BE: 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE
- ALL BEAMS SHALL BE: (2) 2X12 UNLESS NOTED OTHERWISE
- ALL HEADERS @ 2X4 WALLS SHALL BE: (2) 2X8 W/ 1/2 PLYWOOD UNLESS NOTED OTHERWISE
- ALL HEADERS @ 2X6 WALLS SHALL BE: (3) 2X8 W/ 1/2 PLYWOOD UNLESS NOTED OTHERWISE



GENERAL ROOF NOTES:

SLOPED ROOF: ROOFING SHALL BE AN ARCHITECTURAL SHINGLE BY G.A.F. OR EQUAL. PROVIDE CLASS A FIRE RATING W/ LIFETIME TRANSFERABLE WARRANTY AND 130 MPH. LTD. WIND WARRANTY. INSTALL PER MFR. RECOMMENDATIONS AND CODE TO MEET WIND SPEED REQUIREMENTS.

CONTRACTOR IS RESPONSIBLE FOR COORDINATING COLOR AND LIFETIME OF ROOF WITH OWNER BEFORE PURCHASE.

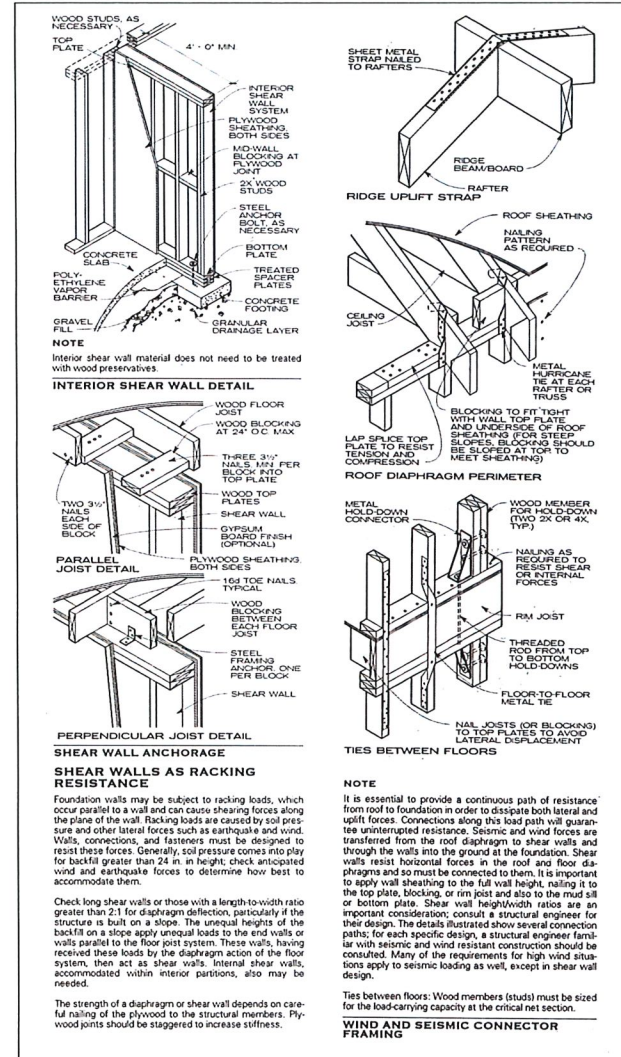
FOR LOW SLOPED SHINGLE ROOFS (2:12 TO LESS THAN 4:12) M.F.R. RECOMMENDATION IS TO PROVIDE 2 LAYERS MIN. UNDERLAYMENT - G.A.F. ROOF DECK PROTECTION OR EQUAL.

ROOF COVERING MATERIAL PER IRC 2021 R905 UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19" INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19". END LAPS SHALL BE 4" AND SHALL BE OFFSET BY 6". The UNDERLAYMENT SHALL BE ATTACHED WITH CORROSION-RESISTANT FASTENERS IN A GRID PATTERN OF 12" BETWEEN SIDE LAPS WITH A 6" SPACING AT SIDE AND END LAPS. UNDERLAYMENT SHALL BE ATTACHED WITH ANNUAL RING OR DEFORMED SHANK NAILS WITH 1" DIA. METAL OR PLASTIC CAP

THE USE OF 30LB. FELT OR SYNTHETIC APPROVED UNDERLAYMENT MUST BE USED 15LB. WILL NOT BE ACCEPTED, MUST BE ATTACHED WITH CORROSION-RESISTANT FASTENERS IN A GRID PATTERN OF 12" BETWEEN SIDE LAPS WITH A 6" SPACING AT THE SIDES AND END LAPS.

SIMPSON HURRICANE STRAPING NOTES FOR WOODEN SYSTEM

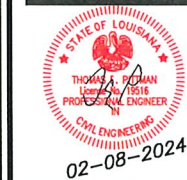
- SIMPSON HURRICANE STRAPING MODEL (2) H2.5A ONE ON EACH SIDE OR COMPARABLE LOCATED EVERY RAFTER TO STUD (MAXIMUM WORKING LOAD= 865 pounds) (ALLOWABLE LOAD PER ANCHOR= 970 pounds)
- ALL ROOF SHEATHING SHALL BE 1/2 PLYWOOD ANCHORED WITH 8 PENNY COMMOM NAILS @ 6" O.C. SPACING.
- SIMPSON HURRICANE STRAPING MODEL "MTS16" OR COMPARABLE LOCATED EVERY EXTERIOR STUD TO SILL (MAXIMUM WORKING LOAD= 1182 pounds) (ALLOWABLE LOAD PER ANCHOR= 1370 pounds)
- PROVIDE 1/2 PLY. WOOD SHEATHING ON ENTIRE HOUSE FRAMING FOR CONT. LOAD PATH CONNECTIONS AS PER "SSTD 10-99"



FASTENING SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	TYPE OF FASTENERS	# AND SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	---
1X6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d	---
2 INCH SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	2-16d	---
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	---
STUD TO SOLE PLATE, TOE NAIL	3-8d or 2-16d	---
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALLS PANELS	3-16d	16" O.C.
DOUBLE TOP PLATES, MINIMUM 24 INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	---
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d	---
16d TOE NAIL TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAP AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	---
BUILT-UP HEADERS	16d	16" O.C. ALONG EACH EDGE
TWO PIECE WITH 1/2" SPACERS	16d	16" O.C. ALONG EACH EDGE
CEILING JOIST TO TOP PLATE, TOE NAIL	3-8d	---
CONTINUOUS HEADER TO STUDS, TOE NAIL	4-8d	---
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d	---
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d	---
RAFTER TO PLATE, TOE NAIL	2-16d	---
1 INCH BRACE TO EACH STUD & PLATE, FACE NAIL	2-8d	---
1X6 SHEATHING TO EACH BEARING, FACE NAIL	2-8d	---
WIDER THAN 1X6 SHEATHING TO EACH BEARING, FACE NAIL	3-8d	---
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDERS & BEAMS, 2 INCH LUMBER LAYERS, SPICE 2 INCH PLANKS	10d	2-16d
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS, FACE NAIL	4-16d	---
RAFTER TIES TO RAFTERS	3-18d	---
FACE NAIL	3-8d	---

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PHONE: (504) 366-0710 FAX: (504) 366-0708
E-Mail: ADMIN@SPECTRUMDESIGNSLLC.COM



Date: 02-08-2024
Drawn: LG
Checked: TEP

Sheet Title:
FRAMING
PLANS & NOTES

Drawing No.

A-6

THIS DRAWING IS NOT TO BE REPRODUCED OR USED TO
CONTACT ANY BUILDING WITHOUT THE WRITTEN AUTHORIZATION OF
SPECTRUM DESIGNS LLC

CONTRACTOR SHALL DIRECT ANY QUESTIONS PERTAINING TO THESE PLANS TO THE ENGINEER. ANY DEVIATIONS FROM
THESE PLANS WITHOUT CONSULTING AND/OR WRITTEN CONSENT FROM THE ENGINEER SHALL NULL AND VOID ALL
LIABILITIES

I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE 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.



Historic District Commission

Meeting: March 04, 2024

919 8th Street
(District 2)

For: Fence and Gate

Applicant: Roylene Kornovich



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: 919 8th Street
Renovation: push fence back 10ft and addition gate + part of fence
New Construction: _____

Age of Structure: 1920 Demolition: _____

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 _____
Fascia _____ Siding wood
Masonry _____ Porches wood + plaster
Balconies _____ Handrails none

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: Roylene Kornovich Date: 2/8/24
Applicant's Name: Roylene Kornovich
Applicant's Address: 919 8th Street
Phone No: () Cell No: 504 975-6472

For Office Use Only:

Application date: 2/8/24
Substantive Change: Yes ☐ No ☒ Inventory Number: 180
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: 3-4-24

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, _____ the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on _____ 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

NAME OF APPLICANT (PLEASE PRINT)

Applicant's address

Actual address of the property for review

Date: _____



Image capture: Mar 2022 © 2024 Google

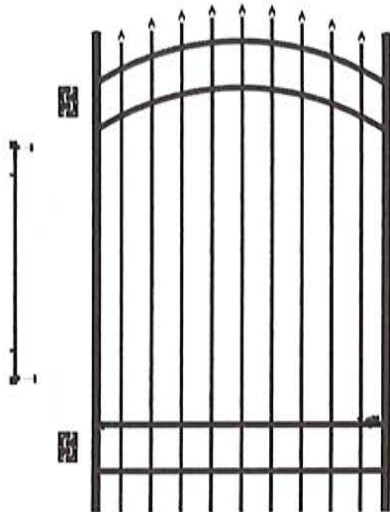


PROPOSED GATE

ts for Gretna, LA 700!

Crop

Option
II



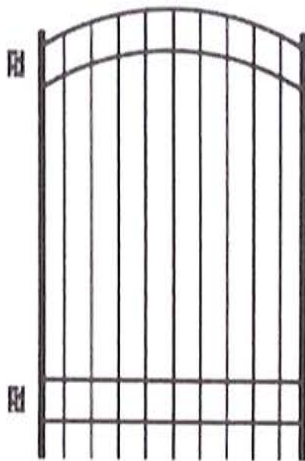
Barrette Outdoor
Living Cascade
Standard-Duty



Barrette Outdoor

Option
III

mers A



eretto Outdoor

plain gate
if arch
isn't
acceptable



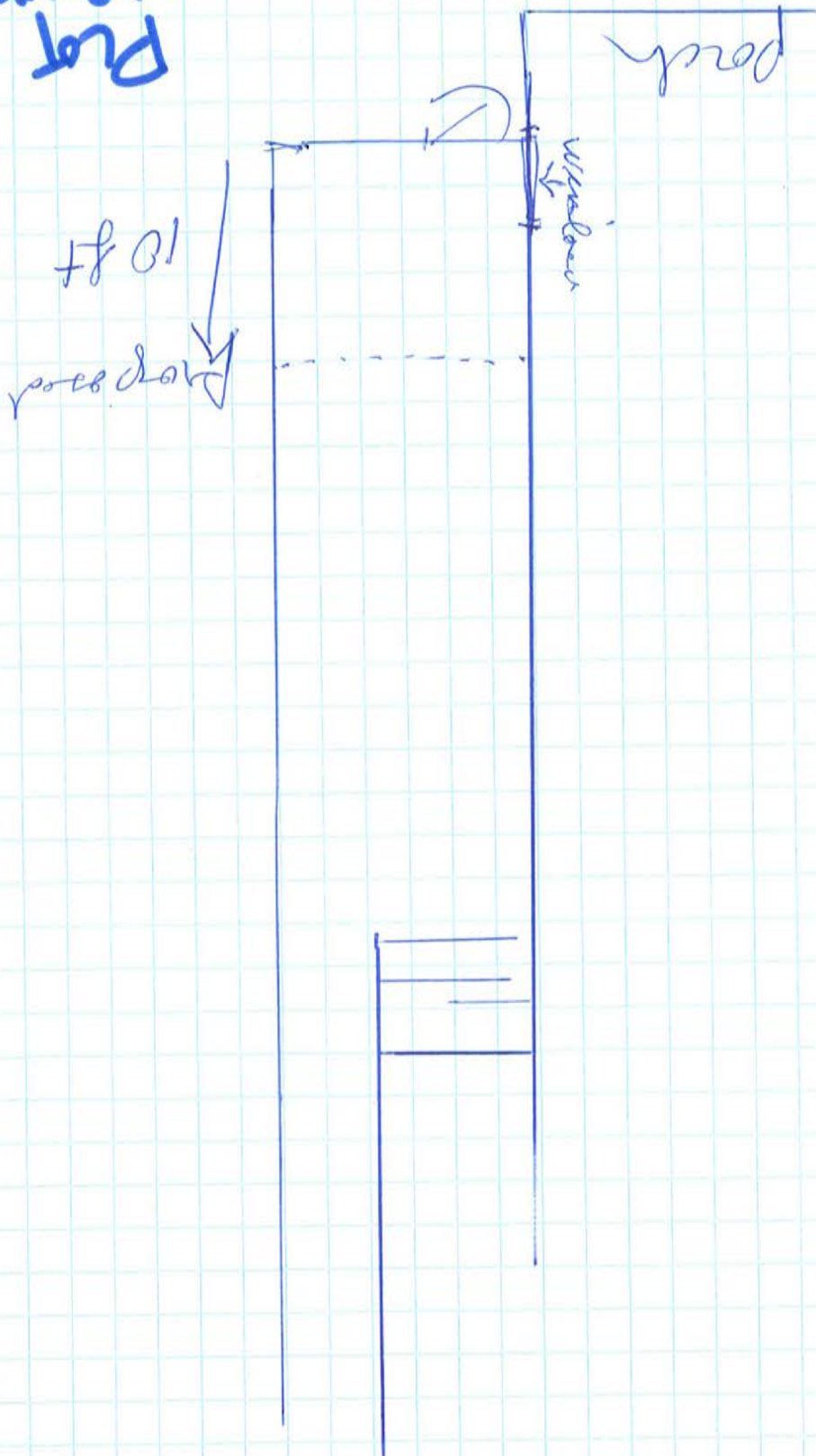
Barrette Outdoor

PROPOSED FENCE



~~PH~~

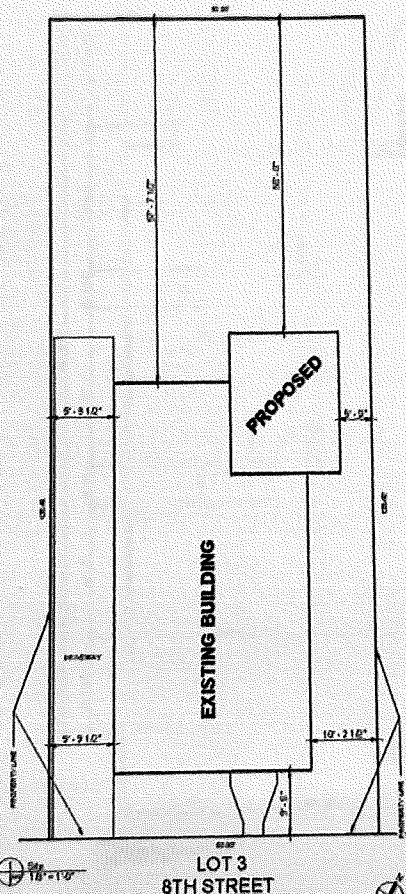
Plot area
indicates pushback
for 10'-0"



KORNOVICH RESIDENCE

LOT 3, SQ26 - 919 8TH STREET

GRETNA, LA 70053



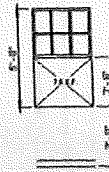
PROJECT INFORMATION	
OWNER:	KORNOVICH FAMILY
ADDRESS:	LOT 3, SQ26, 919 8TH STREET, GRETNA, LA 70053
PROJECT DESCRIPTION:	PROPOSED ADDITION TO EXISTING HOUSE
CONSTRUCTION TYPE:	2nd FLOOR
FLOOR AREA:	1,000 S.F.
FOUNDATION:	CONCRETE
ROOF:	SHINGLE
PERMIT INFORMATION:	NEW CONSTRUCTION OF AN ADDITION TO A SINGLE FAMILY RESIDENCE

I HEREBY CERTIFY THAT THE PROJECT MANUAL AND THE PROJECT DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF LOUISIANA TO THIS DEED OF MY KNOWLEDGE AND BELIEF. THESE DOCUMENTS COMPLY WITH ALL CODE REQUIREMENTS. I SHALL OBSERVE THE WORK.

BY: STEVEN THACH LICENSE NO. 58805

NOTES

1. ENTRY THAT I HAVE PERFORMED THE DESIGN DESCRIBED IN THESE DRAWINGS IN ACCORDANCE WITH THE MINIMUM STANDARD FOR THE DESIGN OF A SINGLE FAMILY RESIDENCE, LOT 3, SQ26, GRETNA, LA 70053.



1. Existing Entry Window 10'0" x 11'0"

2. Window Profile 3'6\"/>

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM STANDARD FOR THE DESIGN OF A SINGLE FAMILY RESIDENCE, LOT 3, SQ26, GRETNA, LA 70053.

2. THE PROPOSED ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM STANDARD FOR THE DESIGN OF A SINGLE FAMILY RESIDENCE, LOT 3, SQ26, GRETNA, LA 70053.

3. THE PROPOSED ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM STANDARD FOR THE DESIGN OF A SINGLE FAMILY RESIDENCE, LOT 3, SQ26, GRETNA, LA 70053.

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RIVERSIDE INDUSTRIES
of
BELLE CHASSE
508 E. 2nd ST
BELLE CHASSE, LA 70037

Estimate

Date	Estimate #
2/7/2024	2024-009

Name / Address				
ROYLENE KORNOVICH 919 8th ST GRETNA, LA 504-975-6472		P.O. No.	Terms	ADD 4% FEE *DEBIT/CREDIT CARD PAYMENTS
			Due on receipt	
		Description		
INSTALL 1 - 4' WALK GATE 1 PANEL 3 - POSTS ALL STEEL & POWDER COATED BLACK				1,250.00
WOOD FENCES ARE NOT WARRANTIED AGAINST WARPING, CRACKING, SPLITTING OR SHRINKING				
BALANCE DUE ON COMPLETION				Total \$1,250.00



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 #:	135180	EXPIRATION DATE:	3/05/2024
JOB ADDRESS:	919 8TH ST	LOT #:	
PARCEL ID:		SQUARE #:	
SUBDIVISION:		ZONING:	
OWNER:	ROYLENE KORNOVICH	CONTRACTOR:	ROYLENE KORNOVICH
ADDRESS:	919 8TH ST	ADDRESS:	919 8TH ST
CITY, STATE ZIP:	GRETN LA 70053-6111	CITY, STATE ZIP:	GRETN LA 70053-6111
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. HDC MEETING SCHEDULED FOR MARCH 4, 2024 @ 4:00

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)

(APPROVED BY)

DATE

2/22/24
DATE



Historic District Commission

Meeting: March 04, 2024

721 Lafayette Street
(District 1)

For: Window Replacement

Applicant: Lauren Verges



Permit #
7482

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

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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: 721 Lafayette St

Renovation: window replacement

New Construction: _____

Demolition: _____

Age of Structure: 100 yrs Renovated 2020

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: Classic double hung 100 Premium white vinyl windows

Type of exterior doors: recessed into pockets @ grid pattern matching existing window grids

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: Lauren Verges Date: 2/25/24
Applicant's
Name: Lauren Verges
Applicant's
Address: 335 Atherton Dr Metairie, LA 70053
Phone No: (504) 908-4880 Cell No: () same

For Office Use Only:

Application date: 2-25-24
Substantive Change: Yes ☐ No ☒ Inventory Number: N/A
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: 3/4/24

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

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Councilman-at-Large
Milton L. Crosby
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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, Lauren Verges the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on _____ 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.

Lauren Verges
Signature of Applicant

Lauren Verges
NAME OF APPLICANT (PLEASE PRINT)

335 Atherton Dr Metairie, LA
Applicant's address

751 Lafayette St. Gretna, LA 70053
Actual address of the property for review

Date: 2/25/24



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 #:	135188	EXPIRATION DATE:	3/05/2024
JOB ADDRESS:	721 LAFAYETTE ST	LOT #:	
PARCEL ID:		SQUARE #:	
SUBDIVISION:		ZONING:	
OWNER:	LAUREN VERGES	CONTRACTOR:	LAUREN VERGES
ADDRESS:	721 LAFAYETTE ST	ADDRESS:	721 LAFAYETTE ST
CITY, STATE ZIP:	GRETN LA 70053-6135	CITY, STATE ZIP:	GRETN LA 70053-6135
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 SCHEDULED FOR 03/04/2024 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



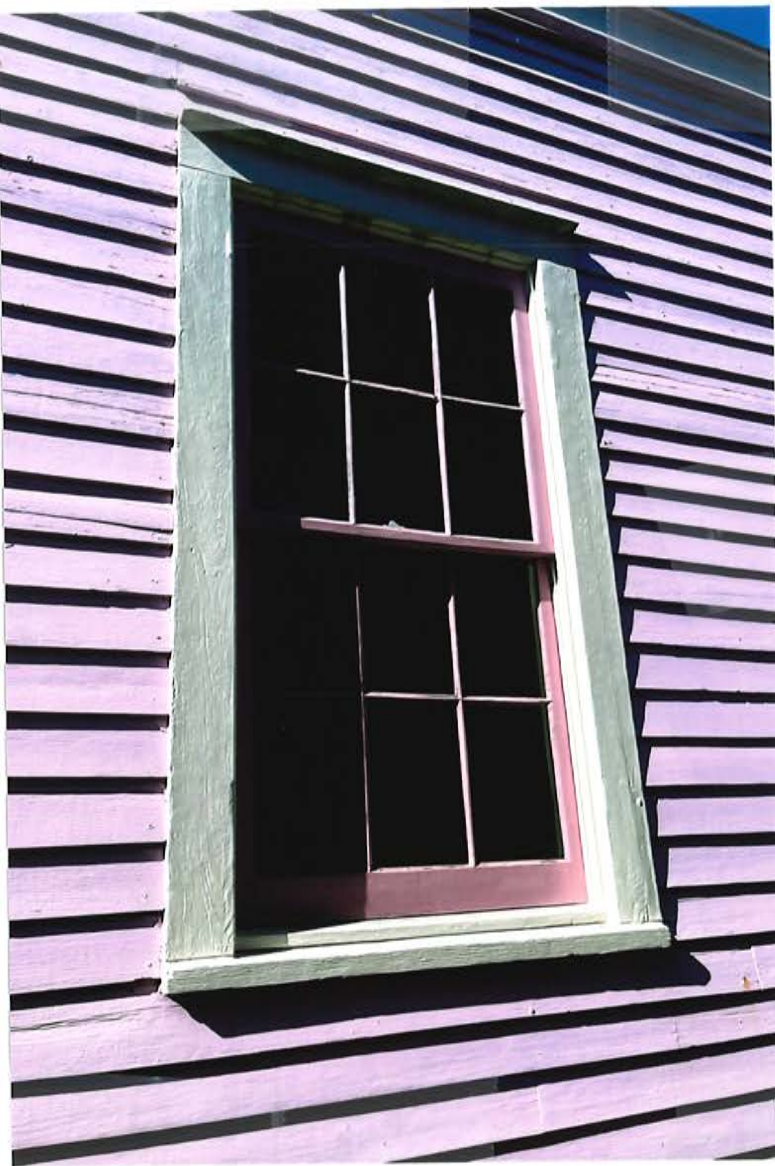
Front of house



Ⓡ side of house



Ⓡ side of house
view 2



Window 1
① side of house



Window 2
① side of house



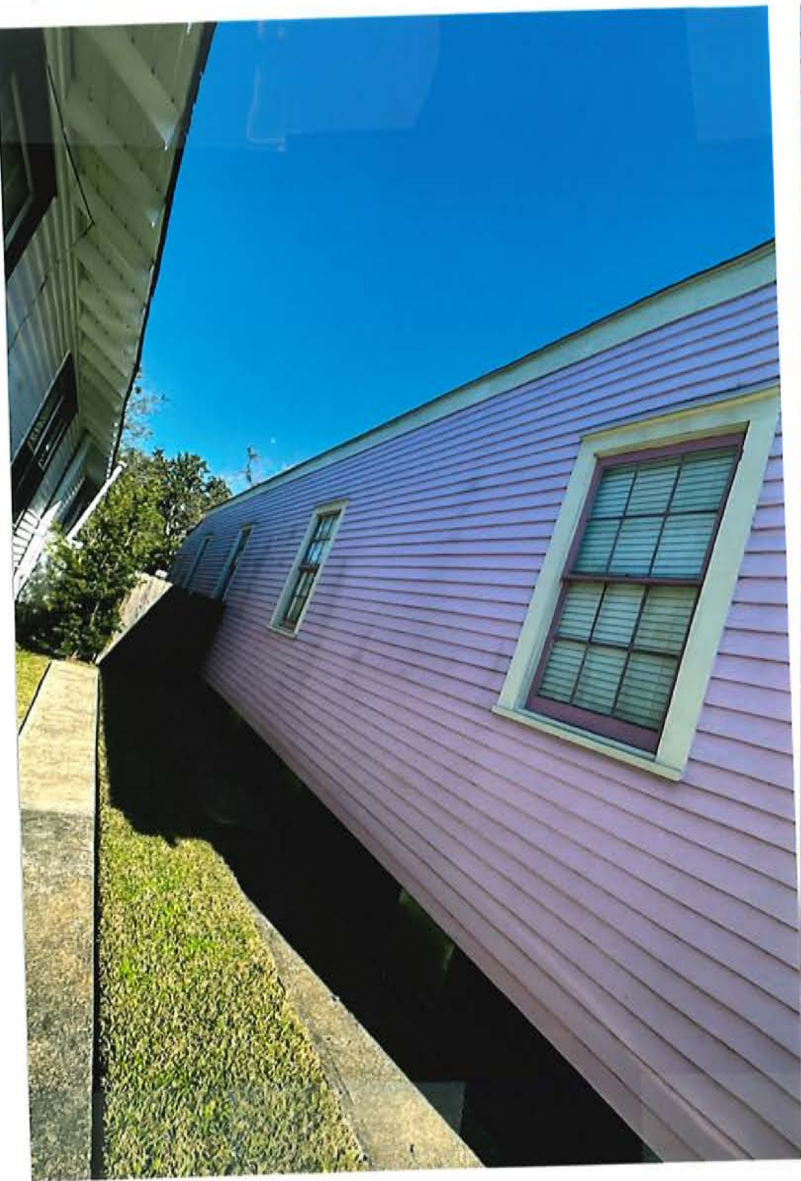
Window 3
R side



Window 4
R side



windows 5 + 6
Ⓚ side of house



① side of house



Window 1 ① side



② side window 2



② side window 3



Ⓛ side Window 4



Ⓛ side window 5



* Proposed white vinyl window
Replacement

Roberts Home Solutions



Independently Owned and Operated
America's Best Choice of New Orleans
2239 Engineers Road
Belle Chasse, LA
Suite D

PROPERTY OWNER- NAME and PHONE (Home/Cell) and E-mail address

INSTALL CONTACT- NAME and PHONE (Home/Cell) E-mail address

Property Owner Mailing Address – City, State and Zip

Job Site Address – City, State and Zip

Robert Jaques

504.858.6979

Sales Rep

Cell Phone Number

Proposal Date

PO Number



Earthwise Series (up to 106 UI)

Classic Double Hung 100

12 \$219 = 2628

Premium White, Virgin Vinyl, Fully Fusion Welded Frame, Double Pane Clear Glass
Up to 106ui

Dual-Tech Double Hung 200

\$259 =

Premium White, Virgin Vinyl, Fully Fusion Welded, Fiberglass Insulation Filled
Frames & Sashes, Thermal Reinforced Meeting Rail, DP 40
Double Pane, Argon Gas & Duralite Spacer..Up to 106ui

Ultra-Tech Double Hung 400

\$319 =

Premium White Virgin Vinyl, Fully Fusion Welded, Fiberglass Insulation Filled
Frames and Sashes, Thermal Reinforced Meeting Rail, 7/8" Insulated Double Pane,,
and Duralite Spacer. Dual-tech locking system. Up to 106UI

Specialty Windows

Picture Window (up to 90 UI)

\$329 =

2-lite Slider (up to 106 UI)

143/144 # \$339 =

677 # \$429 =

3-lite Slider (up to 106 UI)

143/144 # \$429 =

677 # \$499 =

Casement Window (up to 90 UI)

\$439 =

Half Round (under 55 UI)

\$385 =

Half Round (55-90 UI)

\$515 =

Half Round (90-110 ui)

\$615 =

Round or Segment Top Picture Window

\$ =

Oversize (Per UI)

\$3.50 =

Patio Doors

5 Ft. Sliding Patio Door

\$1249 =

6 Ft. Sliding Patio Door

\$1349 =

8 Ft. Sliding Patio Door

\$1549 =

9-16 Sliding Patio Door

LowE2 & Argon Gas

\$ 70 =

LowE3 & Argon Gas

\$ 90 =

Ultraflekt Glass 677

\$ 120 =

Window Options

Double Strength Glass

\$ 15 =

Insulation Filled Frame (PW, Casement)

\$ 20 =

Desert Tan Color

\$ 45 =

Internal Wood Laminate (PW, CS,177)

\$125 =

External Colored Laminate(PW, CS,177)

\$185 =

Painted Exterior Color (Any)

\$190 =

Contoured Grids

\$ 50 =

Prairie Grids (2x Price for Double Prairie)

\$ 80 =

SDL'S Per Lite

\$ 24 =

Oriel or Cottage Style Frame

\$ 40 =

Full Flex Screens

\$ 30 =

Mulled Unit (Per Mull-Comes Factory or Field)

\$ 30 =

Obscure Glass (Per lite on Sliders)

\$ 50 =

Tempered Glass (Per Square Foot)

SF\$ 12 =

Construct Bay Unit

\$300 =

Additional Services

Removal & Install (2x Price for Doors)

\$ 75 =

Stucco removal 2x price for doors

\$ 60 =

Window Cutback

\$ 15 =

Full Capping (2x Price for Doors)

\$110 =

EPA Lead Services (inc capping)

\$250 =

Repair Wood Rot (up to 36")

\$ 65 =

Remove Wood Mull (Req. New Sill)

\$ 50 =

Replace Sill (PVC)

\$ 75 =

Replace Brick Mold (PVC)

\$100 =

New Inside or Outside (PVC) Stops

\$ 50 =

Remove Bars

\$ 20 =

Install Vinyl Trim (interior or exterior)

\$ 25 =

Remove wood mull with new sill

\$125 =

Other

\$ =

Buyer is responsible for removal and replacement of any security system and all window treatments, blinds and brackets; America's Best Choice is not responsible for damaged, lost or missing items. If additional work is required as part of the installation, a change order with associated costs will be provided before work is completed. For owners with homes built before 1978, customer acknowledges receipt of EPA "Protect your family from lead in the home" leaflet. FINAL PAYMENT MUST BE MADE TO INSTALLER UPON INSTALLATION.

You the buyer may cancel this transaction any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancelation for an explanation of this right.

Year Home was built Initials

Pricing

Order Date / /

Windows, Doors & Accessories \$

Mobilization charge \$

\$145.00

Sub Total Amount \$

Shipping/Handling (10%) \$

Total Installed Amount \$

6140 LOWE

Deposit of 50% \$

CK#

Balance Upon Install \$

CK#

Customer Signature

Customer agrees to payment terms front & back of contract (see item 3,5)

Completion Signature

Customer agrees to payment terms front & back of contract (see item 4)

Credit Card Payment

Visa MasterCard Discover

Name on card

Credit card #

Exp Date Verification # Zip

Notes:

4954 CIPAY
6140 LOWE



Historic District Commission

Meeting: March 04, 2024

710 Franklin Street
(District 1)

For: New Residence

Applicant: Nick Christiana



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: 710 Franklin Street Gretna, La 70053

Renovation: _____

New Construction: ☒

Demolition: _____

Age of Structure: 1910

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: Nick CA Date: 2/21/24
Applicant's
Name: Christiana Waterhouse & Associates LLC
Applicant's
Address: 2232 Manhattan Blvd Harvey LA 70058
Phone No: (504) 616-0353 Cell No: () Same

For Office Use Only:

Application date: 2/21/24

Substantive Change: Yes ☐ No ☒

Inventory Number: 26-01728

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

Historic District Commission meeting date: 3/4/24

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): _____



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Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

I, Nick Christone the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on March 4, 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.

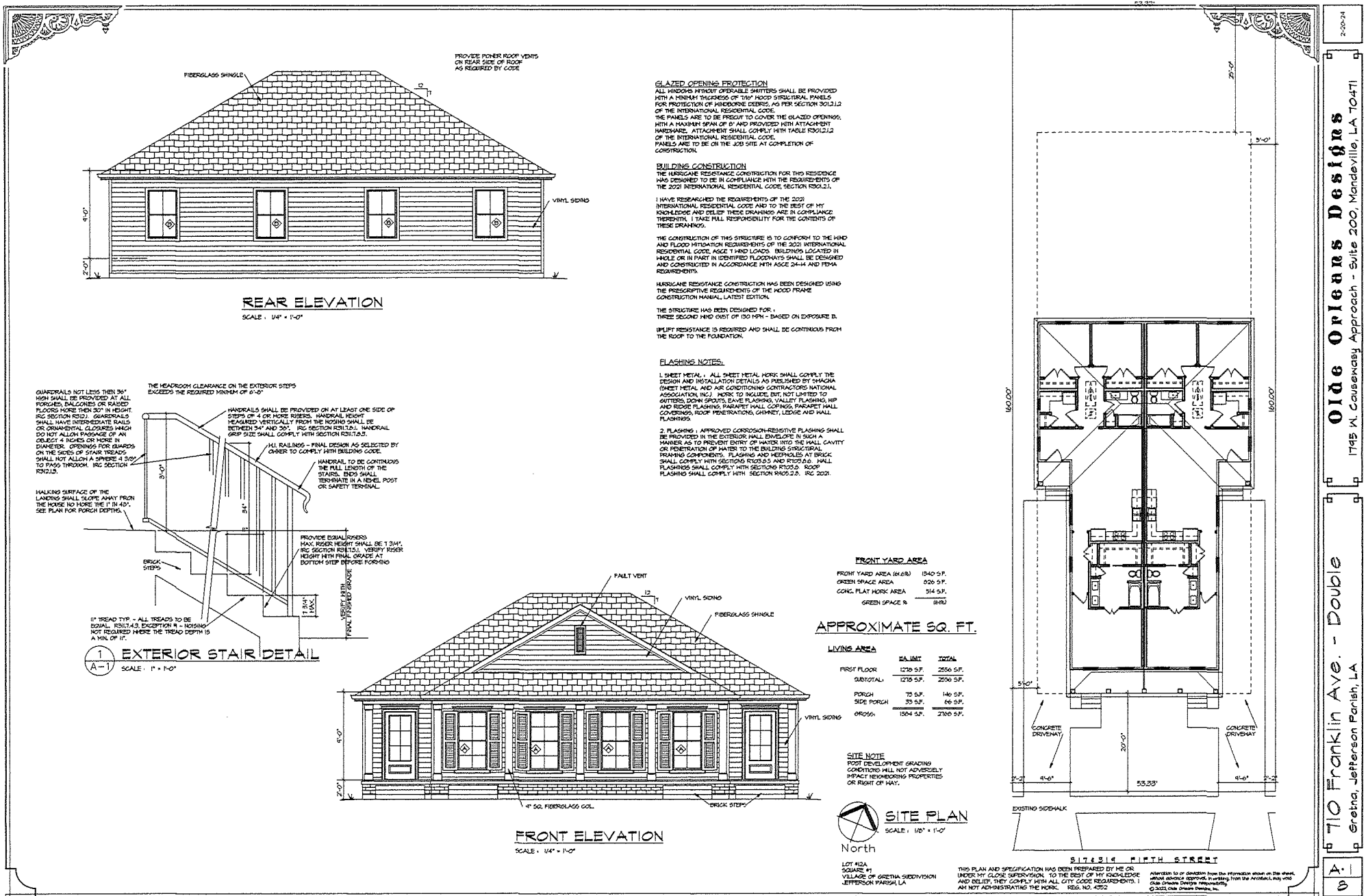
Nick Christone
Signature of Applicant

Christiane Waterhouse & Associates
NAME OF APPLICANT (PLEASE PRINT)

2232 Manhattan Blvd Harvey, LA 70058
Applicant's address

710 Franklin St. Gretna, LA 70053
Actual address of the property for review

Date: 2/21/24

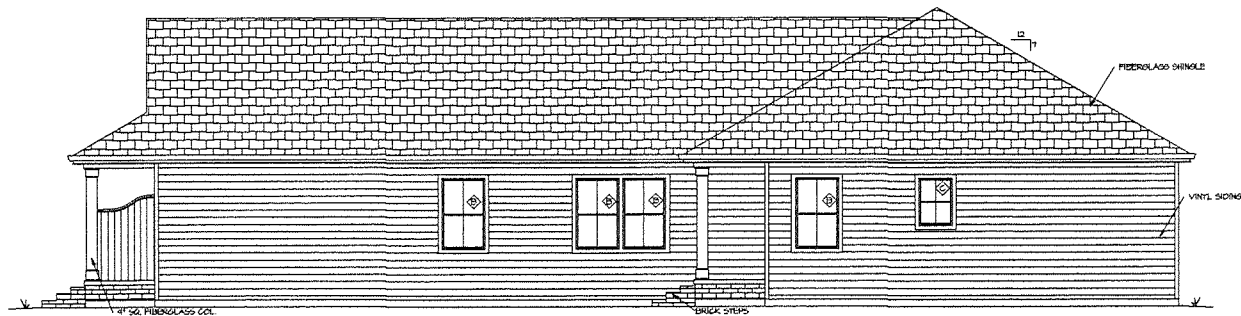


2-20-24

Olde Orleans Designs
1745 W. Causeway Approach - Suite 200, Mandeville, LA 70471

710 Franklin Ave. - Double
Gretha, Jefferson Parish, LA

A.

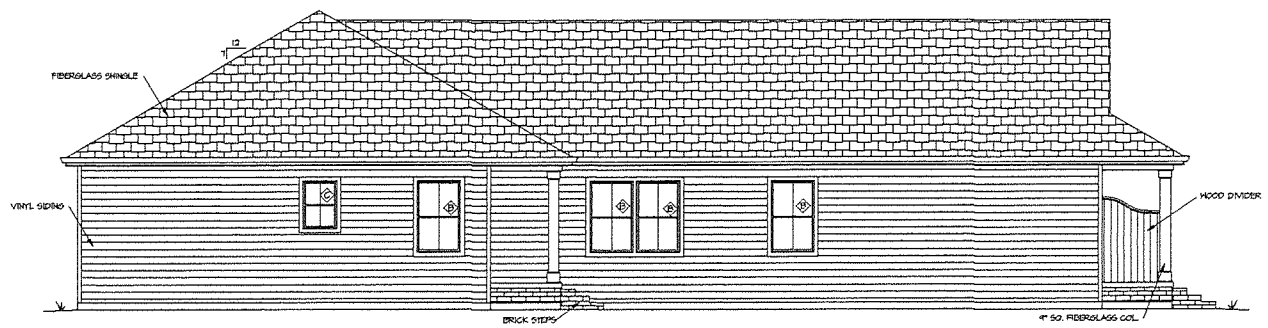


SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ENERGY EFFICIENCY CERTIFICATE:
A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING, WOODFLOOR, WALLS, CRAWLSPACE WALL AND OR FLOOR AND EXISTING OUTSIDE CONDENSED SPACES (IF FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF PENETRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

HEATING & COOLING EQUIPMENT:
HEATING AND COOLING EQUIPMENT SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

GLAZING ENERGY EFFICIENCY:
ALL PENETRATION PRODUCTS (WINDOWS, DOORS & SKYLIGHTS) SHALL BEAR A LABEL FROM THE MANUFACTURER CERTIFYING THE U-FACTOR AND SHGC (SOLAR HEAT GAIN COEFFICIENT) FOR THE GLAZING. IRC R602.1.



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

Attention to or deviation from the information shown on this sheet, without express approval, in writing, from the architect and/or Old Orleans Designs, is the responsibility of the client.
© 2024, Old Orleans Designs, Inc.

Window Schedule				
Window opening	Dimensions			Description
	head	width	height	
A	3'-0" x 6'-0"	7'-0"		4/4 SINGLE HING
B	3'-0" x 5'-0"	7'-0"		2/2 SINGLE HING

WINDOW NOTES

1. ALL WINDOWS TO BE VINYL DIVIDED LIGHT UNLESS NOTED OTHERWISE.
2. ALL GLAZING IN HOT AREAS SHALL BE TINTED.
3. WINDOWS INSTALLED IN BATHROOM ENCLOSURES LESS THAN 6'-0" FROM THE FLOOR REQUIRE SAFETY GLAZING IN ACCORDANCE WITH SECTION R605.4.5 OF THE IRC 2021 ED.
4. GLAZING IN HALLS, ENCLOSURES OR PORCHES 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 6'-0" INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. SEE R605.4.5 IRC 2021 ED.

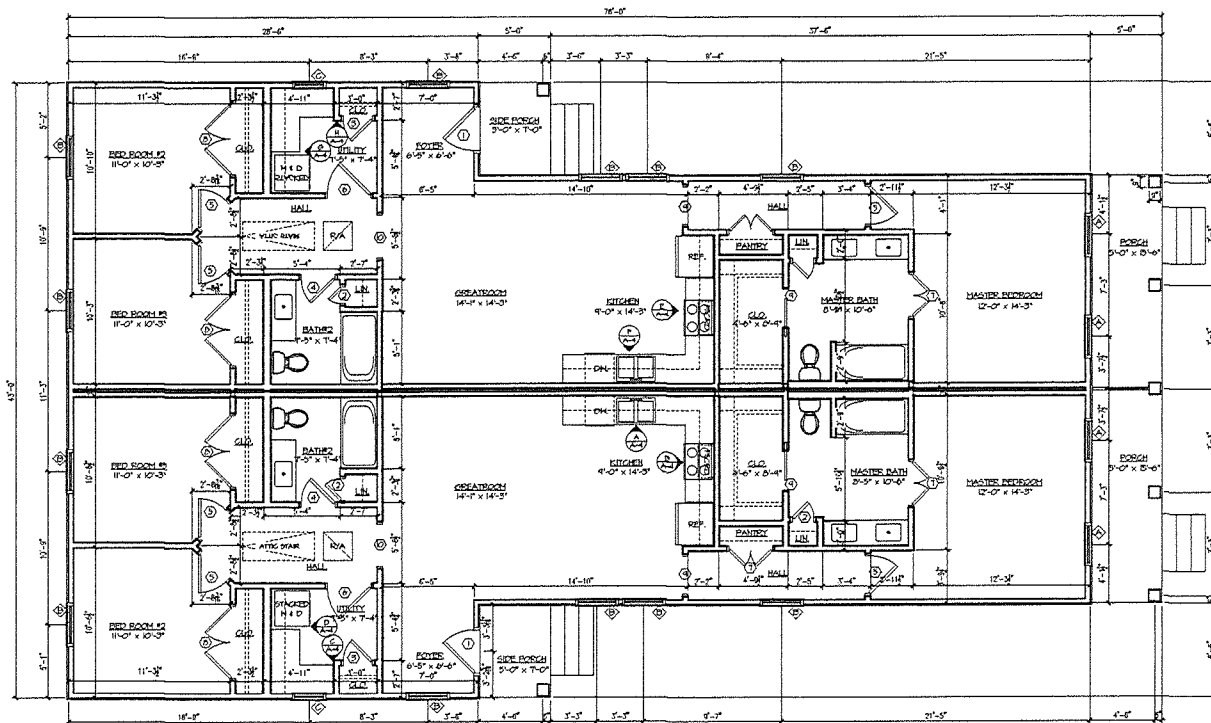
Door Schedule		
Door opening	Dimensions	
	width	height
1	3'-0" x 6'-0" x 1'-3/4"	
2	1'-2" x 6'-0" x 1'-3/8"	
3	2'-0" x 6'-0" x 1'-3/8"	
4	2'-4" x 6'-0" x 1'-3/8"	
5	2'-8" x 6'-0" x 1'-3/8"	
6	3'-0" x 6'-0" x 1'-3/8"	
7	3'-0" x 6'-0" x 1'-3/8"	
8	5'-0" x 6'-0" x 1'-3/8"	
9	2'-8" x 6'-0" x 1'-3/8"	
10	3'-0" x 6'-0" x 1'-3/8"	

SAFETY GLAZING REQUIRED

SAFETY GLAZING SHALL BE PROVIDED AT ALL HAZARDOUS LOCATIONS AS REQUIRED BY IRC 2021 R605.4.5 TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
 SAFETY GLAZING TO BE PROVIDED IN SHIFTERS AND FIXED DOORS, FIXED AND SLIDING PANELS OF GLAZING DOOR ASSEMBLIES AND PANELS IN GLAZING AND INFOLD 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 6'-0" ABOVE THE STANDING OR WALKING SURFACE AND WITHIN 6'-0" 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 HALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 6'-0" OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 6'-0" INCHES ABOVE THE WALKING SURFACE OR WITHIN 6'-0" HORIZONTALLY OF THE BOTTOM OF THE STAIRS AT A LANDING.

NOTES

1. EXTERIOR WALL STOPS TO BE 2 X 4S AT 16" O.C., UNLESS OTHERWISE NOTED.
2. INTERIOR HALL STOPS TO BE 2 X 4S AT 16" O.C., UNLESS OTHERWISE NOTED.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY 1/2" GAB APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOM ABOVE BY NOT LESS THAN 5/8" FIBER RATED GAB. WHERE THE SEPARATION IS A FLOOR CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GAB. IRC SECTION R302.6.
4. OTHERS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR A 20 MINUTE RATED DOOR EQUIPPED WITH A SELF CLOSING DEVICE. IRC SECTION R302.3.
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SORTED PROTECTED ON THE EXPOSED 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-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. IRC R315.
8. CHEMICAL TREATMENT TO PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES SHALL INCLUDE SOIL TREATMENT AND/OR FIELD APPLIED HOOD TREATMENT IN COMPLIANCE WITH IRC 2021 SECTION S10.



FIRST FLOOR PLAN

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

Attention is directed to the information shown on this sheet, without express approval, in writing, from the Architect, may void Code Official Design responsibility. © 2020, Old Orleans Designs, Inc.

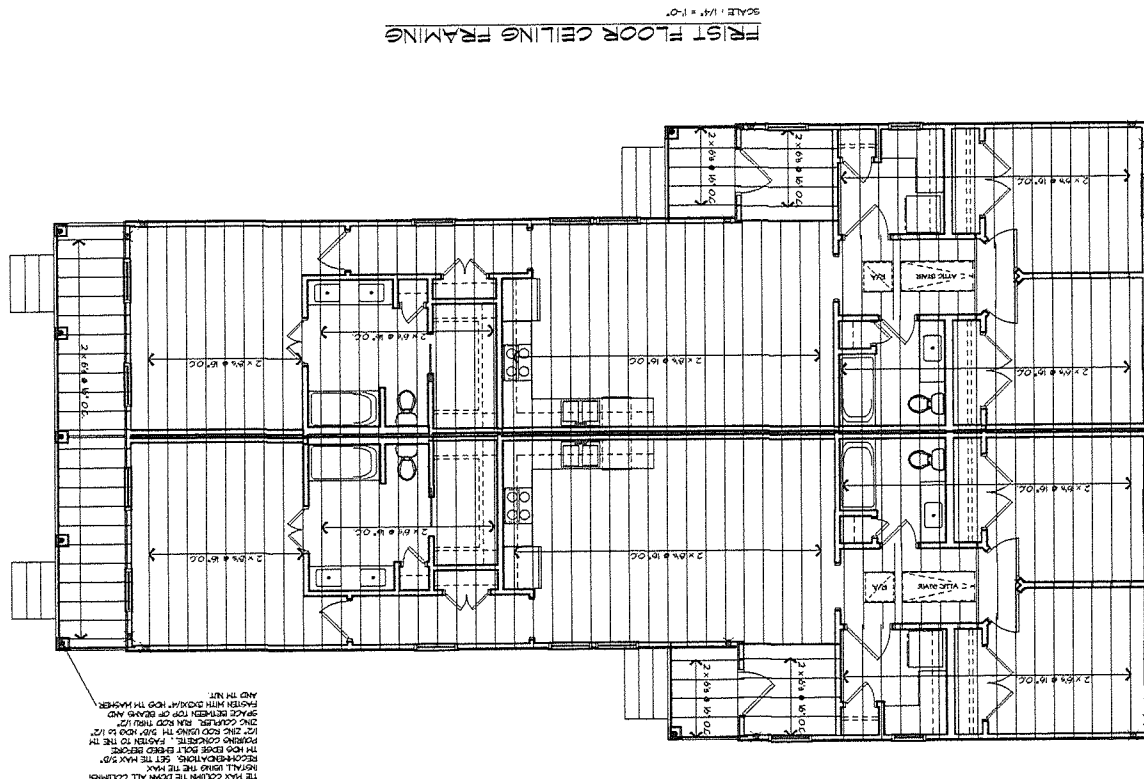
2-20-24

Old Orleans Designs
1745 N. Causeway Approach - Suite 200, Mandeville, LA 70471

710 Franklin Ave. - Double
Jefferson Parish, LA

A.S.
S

All dimensions are in feet and inches. All dimensions are to the center of the member unless otherwise noted.
 All dimensions are to the center of the member unless otherwise noted.
 All dimensions are to the center of the member unless otherwise noted.



SCALE: 1/4" = 1'-0"
 FRIST FLOOR CEILING FRAMING

1. JOIST WITH THE DOWN POINTED TO 30°
 2. JOIST WITH THE DOWN POINTED TO 30°
 3. JOIST WITH THE DOWN POINTED TO 30°

HOLD DOWNS

1. JOIST WITH THE DOWN POINTED TO 30°
 2. JOIST WITH THE DOWN POINTED TO 30°
 3. JOIST WITH THE DOWN POINTED TO 30°

1. JOIST WITH THE DOWN POINTED TO 30°
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8. JOIST WITH THE DOWN POINTED TO 30°
9. JOIST WITH THE DOWN POINTED TO 30°
10. JOIST WITH THE DOWN POINTED TO 30°

RAFTER SPANS	
RAFTER	SPAN
2' x 6' @ 16" O.C.	16'-0"
2' x 6' @ 16" O.C.	16'-0"
2' x 6' @ 16" O.C.	16'-0"

HIP & VALLEY BEAMS	
BEAM SIZE	SPAN
2' x 6' @ 16" O.C.	16'-0"
2' x 6' @ 16" O.C.	16'-0"
2' x 6' @ 16" O.C.	16'-0"

HEADER STUD SCHEDULE	
NO. OF STUDS FOR EACH STUD	SPAN
2' x 6' @ 16" O.C.	16'-0"
2' x 6' @ 16" O.C.	16'-0"
2' x 6' @ 16" O.C.	16'-0"

HEADER SCHEDULE	
EXTERIOR WALLS	SPAN
2' x 6' @ 16" O.C.	16'-0"
2' x 6' @ 16" O.C.	16'-0"
2' x 6' @ 16" O.C.	16'-0"

NOTES :

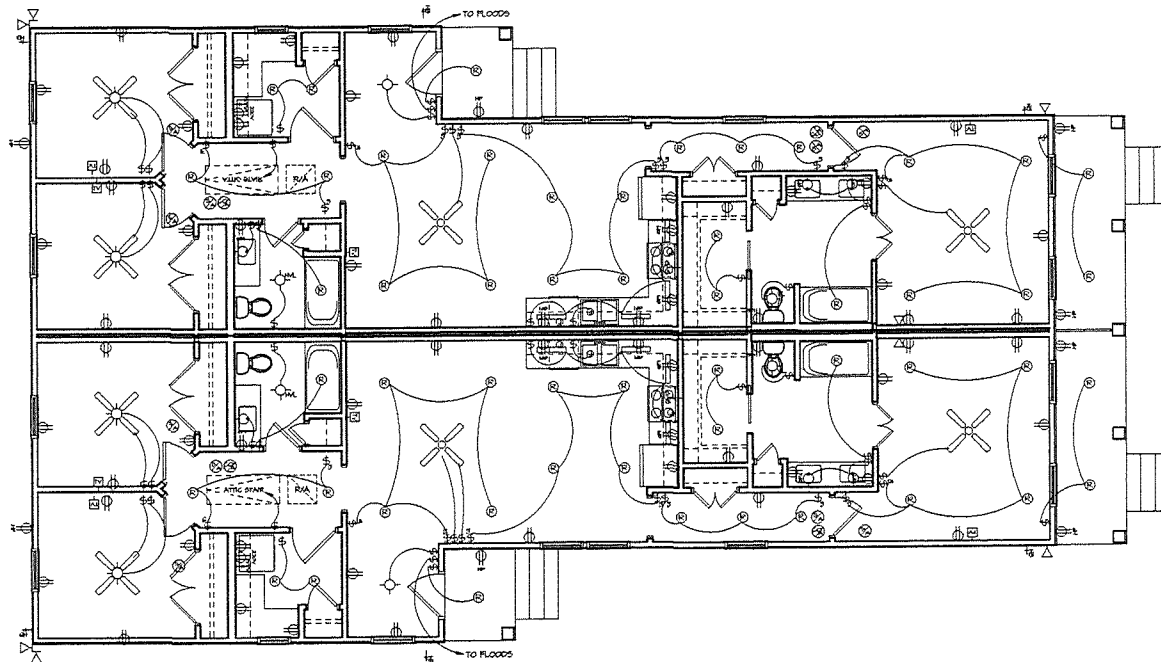
1. ALL ELECTRICAL WORK TO BE DONE UNDER NEC 2020.
2. PROVIDE ELECTRICAL AND/OR GAS, AS REQUIRED, FOR HOT WATER HEATERS, POWER VENTS & HVAC IN ATTIC.
3. PROVIDE ELECTRICAL FOR HVAC CONDENSERS, VERIFY LOCATION.
4. ALL SLEEPING AREAS SHALL BE PROVIDED WITH AN APPROVED SMOKE ALARMS HIRED INTO THE BUILDING ELECTRICAL POWER SOURCE AND PROVIDED WITH A BATTERY BACKUP. (SEE SECTION 504).
5. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN HIGH-FIRE-RESISTANCE AREAS ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
6. RECESSED FIXTURES - USE 10 HOLES IN INSULATED CEILING OR KEEP INSULATION A MINIMUM OF 3" FROM THE RECESSED HOUSING.
7. ALL BRANCH CIRCUITS SUPPLYING 120V, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS BE PROTECTED BY AN AFCI-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, RIG 10222.
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 NET LOCATIONS AND THE PROVISIONS OF RIG 10222A.

MECHANICAL NOTES :

1. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL DUCT AND DENSER LOCATIONS, DRAIN, ETC. WITH ALL OTHER TRADES BEFORE FINISHING IS STARTED.
2. THE GENERAL CONTRACTOR SHALL REVIEW THE MECHANICAL SYSTEM FOR PLACEMENT OF UNITS AND DUCT RING, BEFORE INSTALLATION, AND SHALL PROVIDE REQUIRED PUMP DOWNS AND CHARGES 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 HALLS-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 TRIGGERS SHALL BE INSULATED TO A MINIMUM OF R-6.

Electrical Legend

⊙ CEILING MOUNTED FIXTURE	⊗ CEILING FAN	⊖ DUPLEX OUTLET	⊙ DIMMER SWITCH
⊙ RECESSED FIXTURE	⊗ CEILING FAN W/ LIGHT	⊖ FLOOR OUTLET	⊙ FUSE
⊙ PENDANT FIXTURE	⊖ SURFACE FLUORESCENT OR LED	⊖ QUAD-DUPLEX OUTLET	⊙ WATERPROOF SWITCH
⊙ RECESSED SPOTLIGHT	⊖ RECESSED FLUORESCENT OR LED	⊖ GROUND FAULT INTERRUPTER	⊙ TELEPHONE JACK
⊙ HALL 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	⊙ VENTILATOR	⊖ SWITCH	⊙ JUNCTION BOX
⊖ ELECTRICAL PANEL	⊙ HEAT/VENTILATOR	⊖ THREE WAY SWITCH	⊙ DOOR BELL
⊖ GAS CONNECTION	⊖ HOSE BIB	⊖ FOUR WAY SWITCH	



FIRST FLOOR ELECTRICAL PLAN

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

Attention to or deviation from the information shown on this sheet, without advance approval, resulting from the PROJECT, may void the design engineer's responsibility.
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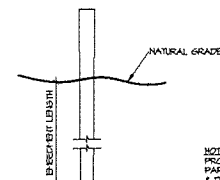
2-20-24

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1745 N. Causeway Approach - Suite 200, Mandeville, LA 70471

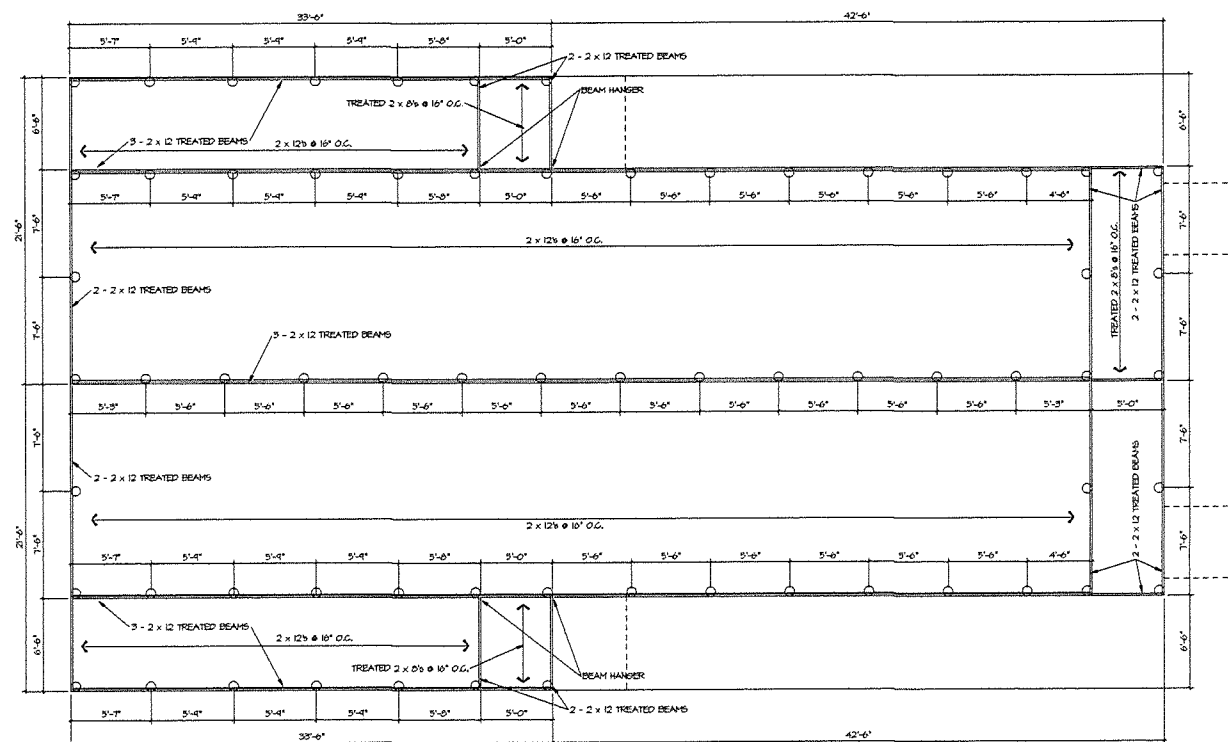
710 Franklin Ave. - Double
Gretna, Jefferson Parish, LA

A-1
7

- PILE NOTES:**
1. PILES ARE CLASS 45 WITH A MINIMUM 30° TIP
 2. EMERGENCY INTO NATURAL SOIL OR DRIVEN TO REFUSAL (REFUSAL = 12 BLOWS PER FOOT FOR 140 CONSECUTIVE FEET @ 5,000 FT-HED PER BLOW)
 3. DESIGN LOAD = 4 TONS PER PILE
 4. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS CONTRACT
 5. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS
 6. PILES MUST MEET ANPA STANDARD GS-42 FOR PRESERVATIVE RETENTION
 7. 31 PILES REQUIRED



NOTE:
PROVIDE JOIST UNDER
PARALLEL WALLS (TYP)
4 DOUBLE JOISTS UNDER
PARALLEL BEARING WALLS



PILE PLAN & FLOOR FRAMING

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

Attention to or deviation from the information shown on the sheet, without approval, is a violation of the contract, and the contractor shall be responsible for any and all consequences.



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 #: 135181

EXPIRATION DATE: 3/05/2024

JOB ADDRESS: 710 FRANKLIN ST
PARCEL ID:
SUBDIVISION:

LOT #:
SQUARE #:
ZONING:

OWNER: NICK CHRISTIANA
ADDRESS: 710 FRANKLIN AVE
CITY, STATE ZIP: GRETN LA 70053-2118
PHONE:

CONTRACTOR: NICK CHRISTIANA
ADDRESS: 710 FRANKLIN AVE
CITY, STATE ZIP: GRETN LA 70053-2118
PHONE:

PROP. USE
VALUATION: \$ 0.00
SQ FT 0.00
OCCP TYPE:
CNST TYPE:

STORIES:
UNITS:
FIRE SPRINKLERS:
OCCUPANT LOAD:
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. HDC MEETING SCHEDULED MARCH 4, 2024 @ 4:00

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)

(APPROVED BY)

DATE

DATE



Historic District Commission

Meeting: March 04, 2024

836 Huey P Long Avenue
(District 1)

For: 2 Windows
and Renavations

Applicant: Robert Wolfe

7480



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, Robert Wolfe the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on March 4, 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] Agent
Signature of Applicant

Robert Wolfe
NAME OF APPLICANT (PLEASE PRINT)

143 Lepatco Blvd, Gretna, LA 70056
Applicant's address

836 Huey P. Long
Actual address of the property for review

Date: 2/23/24



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: 836 Huey P. Long Avenue HPL# 269

Renovation: ☒

New Construction: ☐

Demolition: ☐

Age of Structure: 1920's

Building Type:

Creole Cottage ☐

Shotgun ☐

Bungalow ☒

Other ☒

Building Style:

Greek Revival ☐

Italianate ☐

New Orleans Bracketed ☐

Eastlake ☐

Colonial Revival ☐

Other ☒

Exterior materials proposed:

Roof ☐

Soffit Wood

Fascia ☐

Siding Wood

Masonry ☐

Porches ☐

Balconies ☐

Handrails ☐

Type of exterior lighting fixtures: See sketch of Existing Elevations

Style of windows: 2 Windows Replaced Aluminum Clad

Type of exterior doors: Remaining Wood Doors

Describe any ornamental woodwork: ☐

Elevations:

Front Space: 30' ft.

Side Space: 21' 3" ft.

Rear Space: 30' 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: 2/23/24
Applicant's Name: Robert Wolfe agent for John Alario
Applicant's Address: 143 Lapalco Blvd, Gretna, LA 70053
Phone No: (504) 393-2445 Cell No: (504) 343-3276

For Office Use Only:

Application date: 2/23/24

Substantive Change: Yes ☐ No ☒

Inventory Number: 269

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

Historic District Commission meeting date: 3/4/24

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): _____

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

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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.*

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Other ☒

Building Style:

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Italianate ☐

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Colonial Revival ☐

Other ☒ RAISED Bungalow

Exterior materials proposed:

Roof ☐

Soffit ☐

Wood ☒ Only Repeating Damaged

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Wood

Masonry ☐

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Balconies ☐

Handrails ☐

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Style of windows: 2 Windows Replaced Aluminum Cld

Type of exterior doors: Remaining Wood Doors

Describe any ornamental woodwork: ☐

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Applicant's Signature: [Signature] Date: 2/23/24
Applicant's Name: Robert Wolfe agent for John Alario
Applicant's Address: 143 Lapalco Blvd, Gretna, LA 70053
Phone No: (504) 393-2445 Cell No: (504) 343-3276

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
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Departments

Building and Regulatory
Danika Gorrondona
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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

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where my application for historic district appropriateness will be reviewed
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Gretna City Hall, 2nd floor Council Chambers.

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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] Agent
Signature of Applicant

Robert Wolfe
NAME OF APPLICANT (PLEASE PRINT)

143 Lapalco Blvd, Gretna, LA 70056
Applicant's address

836 Huey P. Long
Actual address of the property for review

Date: 2/23/24



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 #:	135187	EXPIRATION DATE:	3/05/2024
JOB ADDRESS:	836 HUEY P LONG AVE	LOT #:	
PARCEL ID:		SQUARE #:	
SUBDIVISION:		ZONING:	
OWNER:	ROBERT WOLFE	CONTRACTOR:	ROBERT WOLFE
ADDRESS:	836 HUEY P LONG AVE	ADDRESS:	836 HUEY P LONG AVE
CITY, STATE ZIP:	GRETN LA 70053-6128	CITY, STATE ZIP:	GRETN LA 70053-6128
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 SCHEDULED FOR 03/04/2024 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

836 HUEY P LONG

MICHAEL TABB
RESIDENTIAL DESIGN AND DRAFTING
836 HUEY P LONG AVE.
GRETN, LA 70053



836 Huey P Long Ave.
GRETN, LA 70053



site plan
03.22.2024
G-1

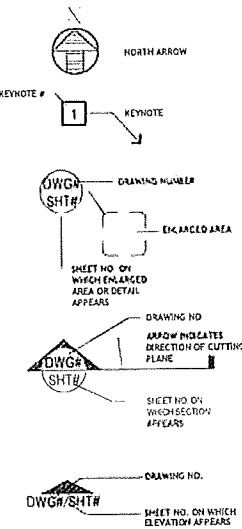
STANDARD ABBREVIATIONS

ACT ACOUSTICAL CEILING TILE
AD AREA DRAIN
A.F.F. ABOVE FINISH FLOOR
A.F.G. ABOVE FINISH GRADE
ACOUS ACOUSTICAL
ADJ. ADJUSTABLE
A.F.F. ABOVE FINISHED FLOOR
A.H.C. AMBULATORY HANDICAPPED ACCESS
ALUM. ALUMINUM
APPROX. APPROXIMATELY
ASB. ASBESTOS
ATTEN. ATTENUATION
B. BOARD
BD. BOARD
BLDG. BUILDING
BLK. BLOCK
BA. BEAM
BOL. BOLLARD
BOT. BOTTOM
C. CARPET
C.B. CATCH BASIN
C.G. CORNER GUARD
C.J. CONTROL JOINT
C.M.U. CONCRETE MASONRY UNIT
C.O. CLEAN OUT
C.R. COLD ROLLED
CAB. CABINET
CEA. CEMENT
CLG. CEILING
COL. COLUMN
CONC. CONCRETE
CONST. CONSTRUCTION
CONT. CONTINUOUS
C.T. CERAMIC TILE
DBL. DOUBLE
DEMO. DEMOLITION
DET. DETAIL
DIA. DIAMETER
DIAG. DIAGONAL
DIV. DIVISION
DISP. DISPENSER
DN. DOWN
DWG. DRAWING
EACH EACH
E.F. EXPANSION JOINT
EL. ELEVATION
ELECT. ELECTRICAL
EQ. EQUIPMENT
E.W. EACH WAY
E.W.C. ELECTRIC WATER COOLER
EXIST. EXISTING
EXP. EXPANSION
EXT. EXTERIOR ALUMINUM FRAME

F.D. FLOOR DRAIN
F.H. FLAT HEAD
FDN. FOUNDATION
FIN. FINISH
FLR. FLOOR
FLUOR. FLUORESCENT
F.C. FACE OF CONC. (WAS.)
F.E.C. FIRE EXTINGUISHER
CABINET
F.H.C. FIRE HOSE CABINET
F.R. FIRE RESISTANCE
FRA. FRAME
FRP. FIBERGLASS REINFORCED
PANEL
FT. FOOT
G. GLASS
G.I. GALVANIZED IRON
GA. GAUGE
GALV. GALVANIZED
GEN. GENERAL
GL. GLASS
GR. GRANITE
GYP. GYPSUM
GYP. BD. GYPSUM BOARD
HC. HANDICAPPED
H.M. HOLLOW METAL
H.R. HANDRAIL
HWD. HARDWOOD
HORIZ. HORIZONTAL
HT. HEIGHT
I.D. INSIDE DIMENSION
IN. INCH
INSUL. INSULATION
INT. INTERIOR
INV. INVERT
J.B. JUNCTION BOX
JT. JOINT
LAV. LAVATORY
LM. Limestone
LT.WT. LIGHT WEIGHT
M.H. MAIN HOLE
MACH. MACHINE
MANUF. MANUFACTURER
MAX. MAXIMUM
MECH. MECHANICAL
MET., MTL. METAL
MIN. MINIMUM
M.T. METAL THRESHOLD
N.I.C. NOT IN CONTRACT
NOM. NOMINAL
NTS. NOT TO SCALE
O.C. ON CENTER
O.D. OUTSIDE DIAMETER
O.P. OPENING
P. PAINT
PARTN. PARTITION

PL. PLASTIC LAMINATE
PLAS. PLASTER
PLY. PLYWOOD
Q.T. QUARRY TILE
MRF. METAL ROOF FINISH
R.B. RESILIENT BASE
R.D. ROOF DRAIN
R.O. ROUGH OPENING
RAD. RADIUS
REF. REFERENCE
REC. RECESSED
REIN. REINFORCED
REQD. REQUIRED
RET. RETAINING
R.M. ROOM
R.O. ROUGH OPENING
R.T. RESILIENT TILE
S.S. STAINLESS STEEL
SCHED. SCHEDULE
SECT. SECTION
SH. SHUTTER
SHT. SHEET
SIM. SIMILAR
SL. SLOPE
SPEC. SPECIFICATION
SQ. SQUARE
STD. STANDARD
STL. STEEL
STRUCT. STRUCTURAL
SUSP. SUSPENDED
T. TREADS
T.B. TOP AND BOTTOM
TC. TERRA COTTA
T.B.G. TONGUE & GROOVE
T.O.C. TOP OF CONCRETE
T.O.S. TOP OF STEEL
TEL. TELEPHONE
TER. TERRAZZO
THRU. THROUGH
TYP. TYPICAL
U.O.H. UNLESS OTHERWISE NOTED
UR. URINAL
V.C.P. VERIFIED CLAY PIPE
V.C.T. VINYL COMPOSITION
TYLE
VERT. VERTICAL
V.W.C. VINYL WALL
COVERING
W. WITH
W.C. WATER CLOSET
W.F. WIDE FLANGE
W.P. WATERPROOF
W.W.F. WELDED WIRE FABRIC
WATER RES. WATER-RESISTANT
WOOD

GRAPHICS LEGEND



GENERAL CONDITIONS

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL AND STATE BUILDING CODES AS WELL AS ANY AND ALL REGULATORY AGENCY REQUIREMENTS AND LAWS, INCLUDING BUT NOT LIMITED TO OSHA, ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
2. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED SHALL BE CONSIDERED UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF.
3. ALL WORK TO CONFORM TO THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND THE BEST QUALITY OF THE KIND SPECIFIED. ALL WORK TO COMPLY WITH APPLICABLE INDUSTRY STANDARDS, UNLESS MORE STRINGENT STANDARDS ARE NOTED.
4. NO MATERIAL SUBSTITUTION SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL. THE ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND MANUFACTURER'S DATA OF PROPOSED SUBSTITUTION AND SPECIFIED MATERIAL FOR CONSIDERATION ALONG WITH SIMILAR INFORMATION FOR SPECIFIED ITEMS SO THAT THE VARIANCES WILL BE APPARENT. APPROVAL IS REQUIRED BY THE ARCHITECT PRIOR TO THE START OF ANY WORK OF THAT TRADE.
5. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND ADJUSTED AS DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED. ALL EXISTING ITEMS, MATERIALS, AND FIXTURES SHALL BE INSTALLED, CONNECTED, CLEANED AND PROTECTED FROM OTHER ONGOING WORK IN THIS CONTRACT.
6. THE GENERAL CONTRACTOR SHALL COORDINATE, REMOVE, AND DISPOSE OF ALL RUBBISH, DEBRIS, ETC. ON A DAILY BASIS AND IN A LEGAL MANNER. THE GENERAL CONTRACTOR SHALL KEEP THE WORK AREA SAFE AND REASONABLY CLEAN AT ALL TIMES.
7. THE SHEETS IN THIS SET ARE COMPLEMENTARY TO EACH OTHER; WHAT IS CALLED FOR BY ONE SHALL BE BIDDING AS IF CALLED FOR BY ALL. ALL PARTIES INVOLVED SHALL BECOME FAMILIAR WITH ALL SHEETS OF DRAWINGS AND SPECIFICATIONS AND NOT SUPPLY THEIR OWN WORK, IN ORDER TO FULLY UNDERSTAND AND DEVELOP THE CONSTRUCTION. NO SETS SHALL BE BROKEN FOR DISTRIBUTION.
8. THESE DRAWINGS HAVE BEEN PRODUCED AND CHECKED TO INSURE A REASONABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS, AND REQUIREMENTS OF THESE DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMISSION AND COMMENCING WORK. INFORMATION CONTAINED IN THESE DOCUMENTS IS BASED UPON FIELD MEASUREMENTS. DIMENSIONS MAY REQUIRE ADJUSTMENTS AND/OR MODIFICATIONS TO CONFORM WITH EXISTING FIELD CONDITIONS. IN NO CASE SHALL ANY ADJUSTMENTS COMPROMISE OR REDUCE THE QUALITY OF CONSTRUCTION OR THE PROJECT'S CONFORMANCE TO STATE, LOCAL, NATIONAL LAWS, CODES OR ORDINANCES. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, PRIOR TO PROCEEDING.

ROOF ASSEMBLY TO WALL ASSEMBLY:

UPLIFT CONNECTIONS SHALL BE FROM RAFTER OR TRUSS TO WALL STUD WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS SHALL BE ATTACHED TO THE WALL PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

WALL ASSEMBLY TO FOUNDATION:

FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION, SILL PLATE, OR BOTTOM PLATE A MINIMUM OF A 1-1/4"x20" GA. ASTM A653 GRADE 33 STEEL STRAP SHALL BE NAILED TO THE WALL STUDS AND HAVE A MINIMUM EMBEDMENT OF 7" INCH CONCRETE FOUNDATIONS AND SLABS-ON-GRADE, 15" INCH MASONRY BLOCK FOUNDATIONS, OR TO BE LAPPED UNDER THE BOTTOM PLATE. 3" INCH SQUARE WASHERS SHALL BE USED ON THE ANCHOR BOLTS AND ANCHOR BOLT SPACING SHALL NOT EXCEED THE REQUIREMENTS. STEEL STRAPS EMBEDDED OR IN CONTACT WITH SLAB-ON-GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT DIPPED GALV. AFTER FABRICATIONS, OR MFG. FROM G185 OR Z450 GALV. STL. CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

CODE REFERENCES AND NOTES

APPLICABLE CODES

BUILDING CODE	IRC, 2021	FUEL GAS CODE	2021
MECHANICAL CODE	UNC, 2021	ACCESSIBILITY CODE	ASHRAE 90.1
PLUMBING CODE	USFC, 2021	ENERGY CODE	N/A
ELECTRICAL CODE	NEC, 2021	SIGN CODE	N/A
Existing Building	IRC, 2021		

MICHAEL TABB RESIDENTIAL DESIGN AND DRAFTING ADHERES TO THE DESIGN CRITERIA OUTLINED IN THE 2021 INTERNATIONAL RESIDENTIAL CODE AS WELL AS ACT 12 AMENDMENTS CONCERNING R301.2.1.1 (DESIGN CRITERIA) FOR ONE AND TWO FAMILY DWELLINGS AS REQUIRED FOR AREAS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 130 MPH.

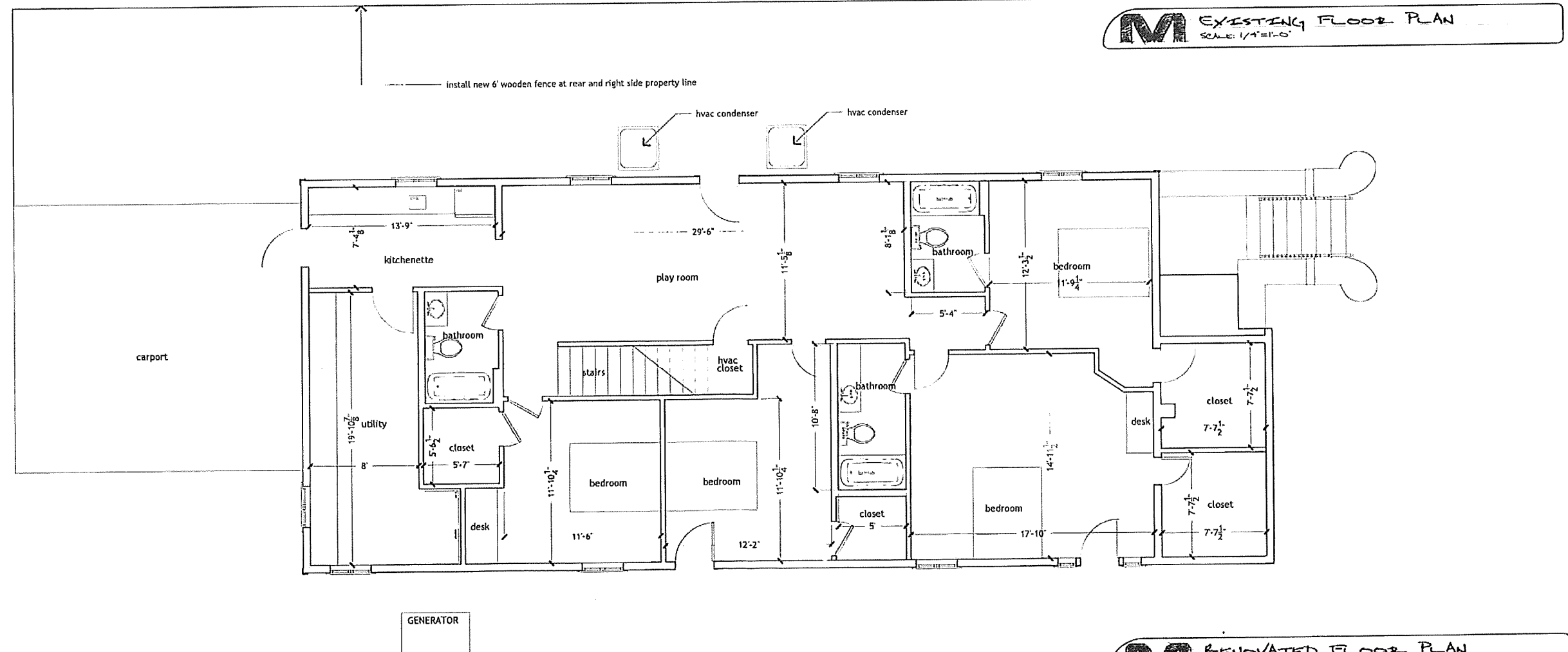
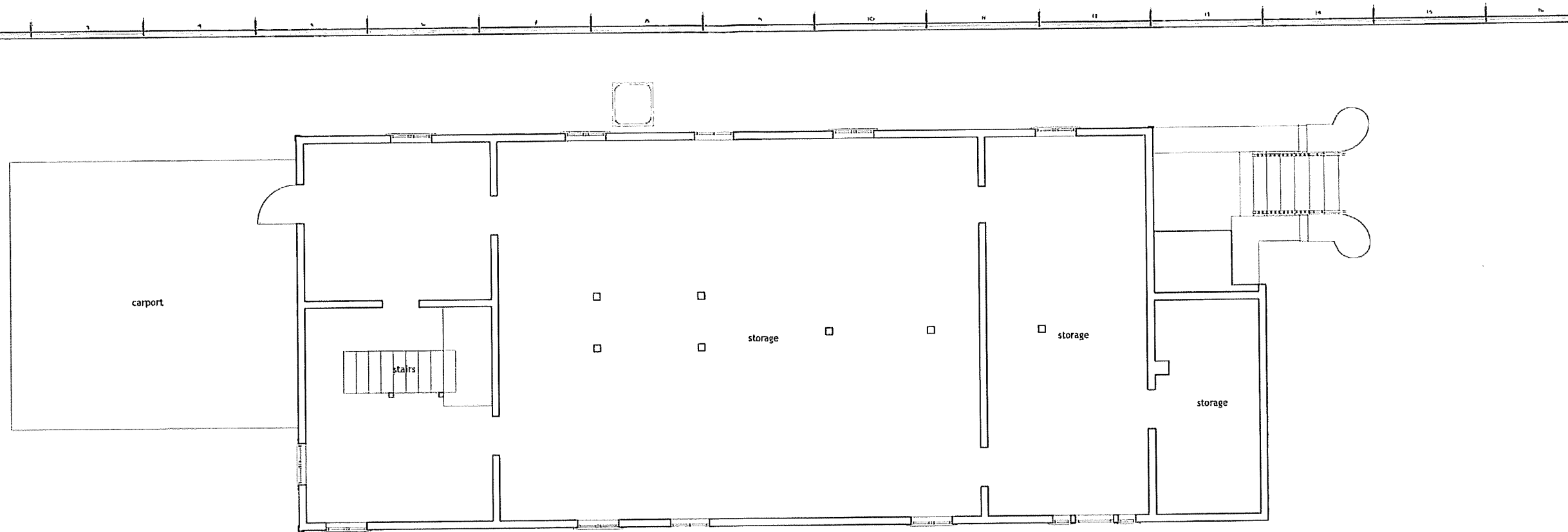
AS FOR DESIGN CRITERIA IN R301.2.1.1, I WILL FOLLOW THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCA). NOT ALL SPECIFICATIONS ARE EXPRESSLY NOTED ON THE PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS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

THIS PLAN WAS DESIGNED TO MEET R301 DESIGN LOAD CRITERIA, 40PSF LIVE, 30 PSF LIVE LOAD FOR SLEEPING ROOMS, 20 PSF ROOF LIVE LOAD, AND DESIGN WIND SPEED IS 130 MPH.

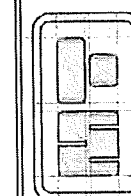
Table R301.2

GROUND SNOW LOAD	ZERO
WIND SPEED	130 MPH
SEISMIC DESIGN CATEGORY	A
WEATHERING DAMAGE	NEGLECTABLE
FROST LINE DEPTH	N/A
TERRACE DAMAGE	VERY HEAVY
DECAY DAMAGE	MOD./SEVERE
WINTER DESIGN TEMPERATURE	32° F
ICE SHED UNDERLAYMENT REQUIRED	NO
AIR FREEZING INDEX	18
MEAN ANNUAL TEMPERATURE	68.2° F

I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE 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



MICHAEL TABB
RESIDENTIAL DESIGN AND DRAFTING



836 Huey P Long Ave.
Glenview, CA 90033



Site plan
2003
03/11/03
Continued Documents
Project Number

A-1

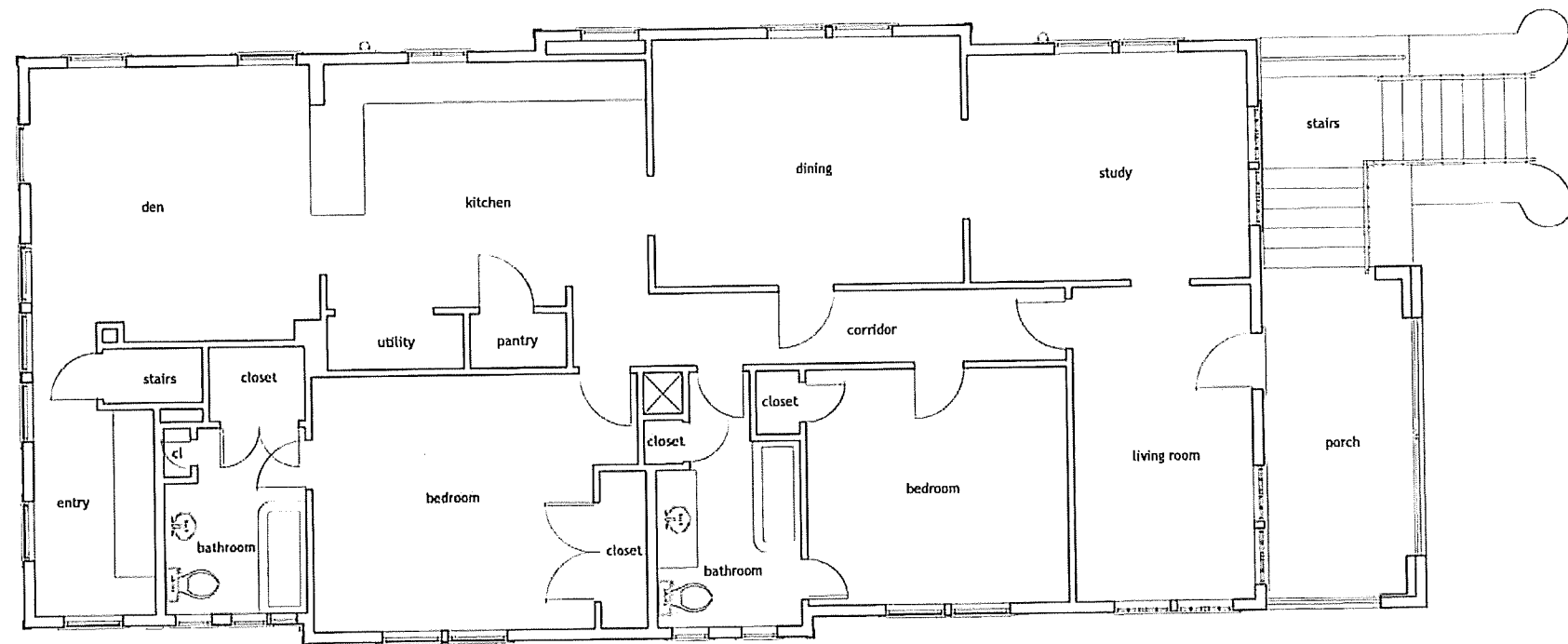
First Floor

living 1,942 sqft
carport 409 sqft

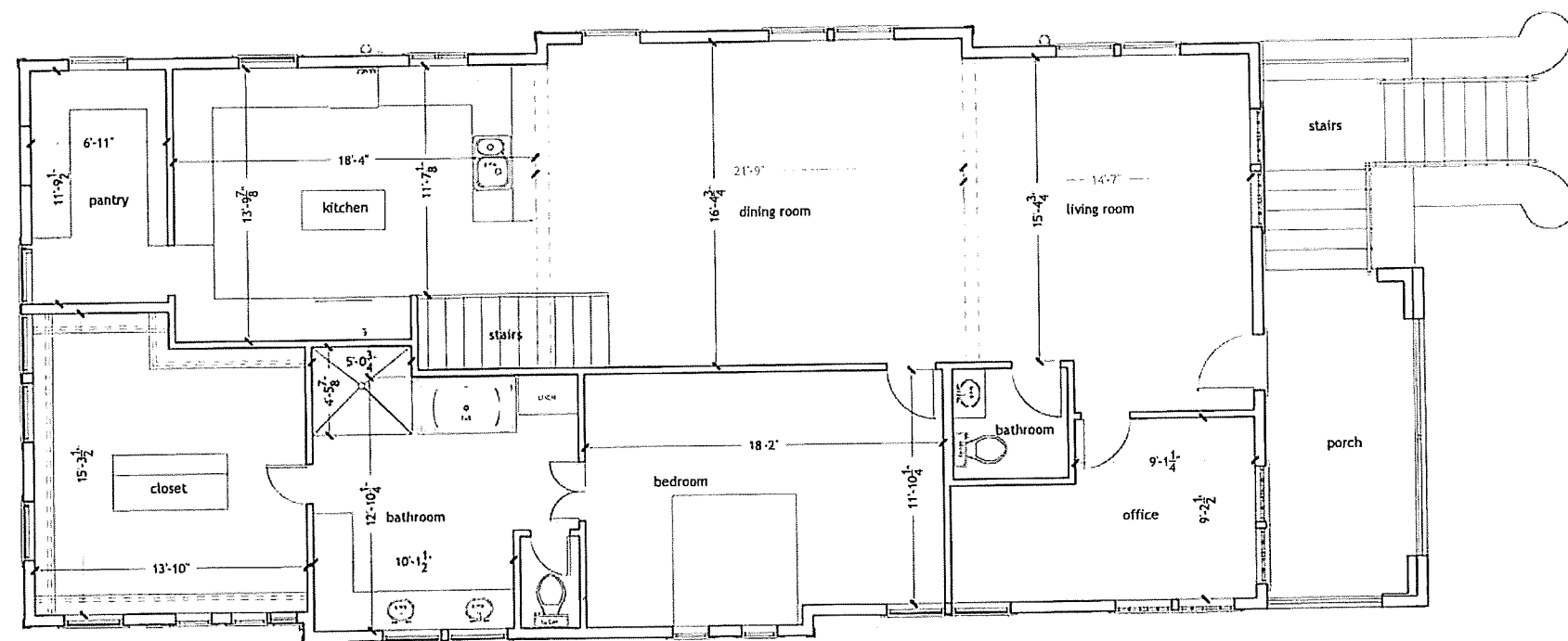
second Floor

living 1,842 sqft
porch 140 sqft

total 4,333 sqft

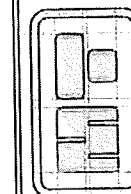


M EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



M RENOVATED FLOOR PLAN
SCALE: 1/4"=1'-0"

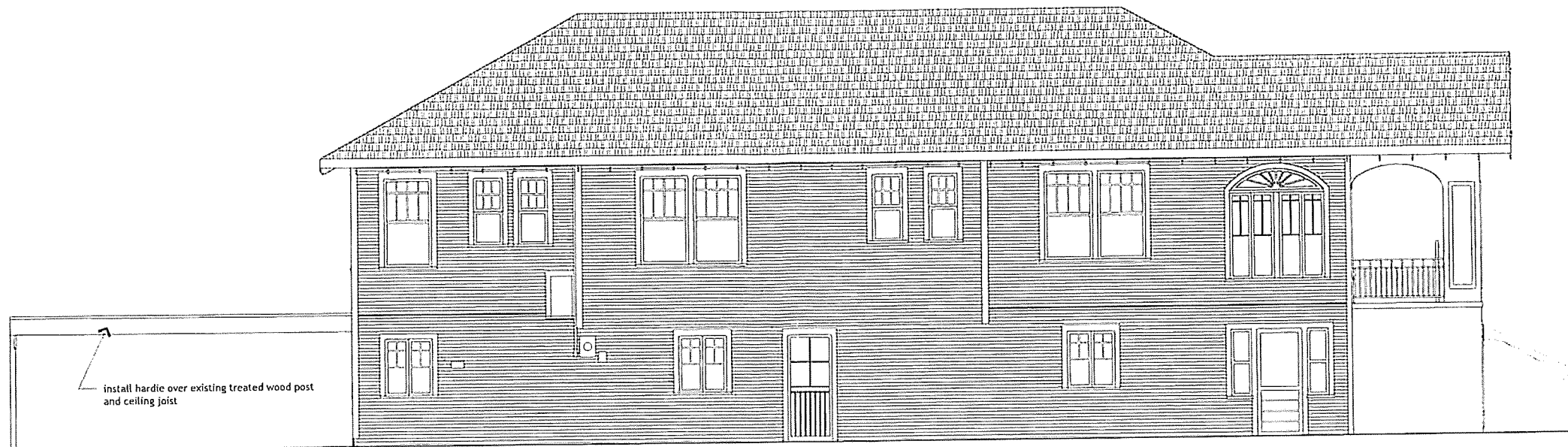
MICHAEL TABB
RESIDENTIAL DESIGN AND CONSTRUCTION



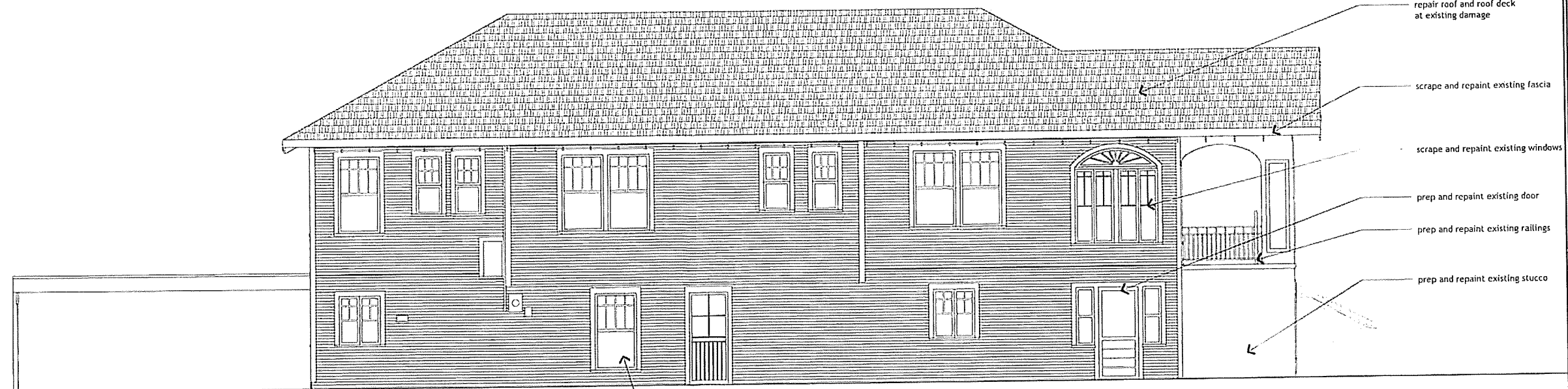
836 Huey P Long Ave.
Gretna, LA 70053



Project Name: Floor Plan
Project Number: 1403
Date: 02 22 2014
Scale: As Shown
Drawing by: Michael Tabb

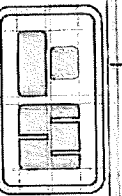


M EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



M RENOVATED FRONT ELEVATION
SCALE: 1/4"=1'-0"

MICHAEL TABB
RESIDENTIAL DESIGN AND DRAFTING



836 Huey P Long Ave.
Gretna, LA 70053



NO. 14013
Floor Plan

DATE: 03-22-2024

OWNER: [illegible]

PROJECT NO. 24013

A-4

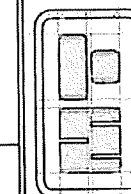


M EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0"



M RENOVATED FRONT ELEVATION
SCALE 1/4"=1'-0"

MICHAEL TABB
RESIDENTIAL DESIGN AND DESIGN



836 Huey P Long Ave.
Gretna, LA 70053



Site plan

07121031

07121031

07121031

A-5



Historic District Commission

Meeting: March 04, 2024

630 Newton Street
(District 2)

For: Front Door
Applicant: John Dalton



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: 630 NEWTON ST.

Renovation: X Front Door Change

New Construction: _____ Demolition: _____

Age of Structure: +100 YEARS

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 ASPHALT SHINGLE Soffit HARDIE

Fascia HARDIE Siding HARDIE

Masonry BRICK TO MATCH EXISTING Porches EXISTING TO REMAIN

Balconies N/A Handrails PAINTED STEEL

Type of exterior lighting fixtures: N/A

Style of windows: 6/6 WINDOWS TO MATCH EXISTING

Type of exterior doors: HALF LIGHT WOOD DOORS WITH TRANSOMS

Describe any ornamental woodwork: RESTORE EXISTING BRACKETS & TRIM TO MATCH EXISTING

Elevations:

Front Space: 247 ft. Side Space: 892 ft.

Rear Space: 247 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: 2/26/24

Applicant's Name: JOHN DALTON

Applicant's Address: 5201 WESTBANK EXPRESSWAY, SUITE 104, MARRERO, LA 70072

Phone No: (504) 782-5705 Cell No: (504) 782-5705

For Office Use Only:

Application date: Feb. 24, 2024

Substantive Change: Yes ☐ No ☒ Inventory Number: 342

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

Historic District Commission meeting date: March 4, 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 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, JOHN DALTON the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on MARCH 4, 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

JOHN DALTON

NAME OF APPLICANT (PLEASE PRINT)

5201 WESTBANK EXPRESSWAY, SUITE 104, MARRERO, LA 70072

Applicant's address

630 NEWTON ST.

Actual address of the property for review

Date: 2/26/24



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 #:	135183	EXPIRATION DATE:	3/05/2024
JOB ADDRESS:	630 NEWTON ST	LOT #:	
PARCEL ID:		SQUARE #:	
SUBDIVISION:		ZONING:	
OWNER:	JOHN DALTON	CONTRACTOR:	JOHN DALTON
ADDRESS:	630 NEWTON ST	ADDRESS:	630 NEWTON ST
CITY, STATE ZIP:	GRETN LA 70053-6052	CITY, STATE ZIP:	GRETN LA 70053-6052
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 SCHEDULED FOR MARCH 4, 2024 AT 4:00P.M. IN COUNCIL CHAMBERS

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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.

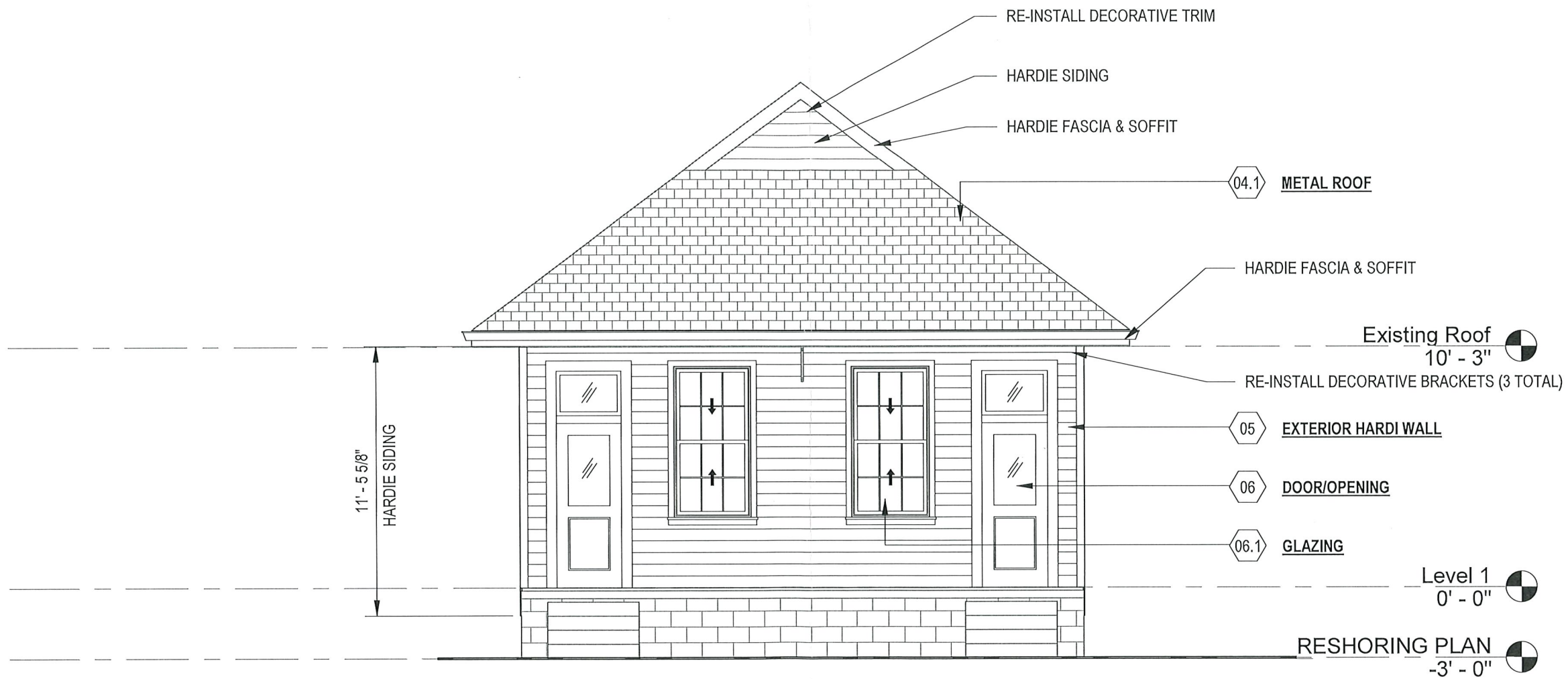
I UNDERSTAND I AM RESPONSIBLE FOR THE DISPOSITION OF TRASH OR DEBRIS RESULTING FROM ANY ACTIVITY CONNECTED TO THIS BUILDING PERMIT. IT IS NOT TO BE PLACED FOR COLLECTION AS PART OF NORMAL GARBAGE PICKUP. I ALSO UNDERSTAND A CITATION WILL BE ISSUED WITHOUT FURTHER NOTIFICATION IF SUCH TRASH OR DEBRIS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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

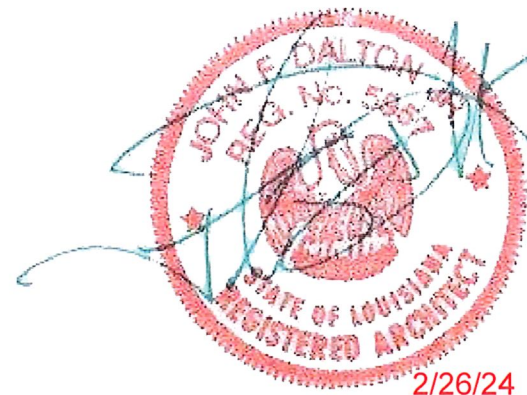
DATE

(APPROVED BY)

DATE



① EAST - HALF LITE DOORS W/
TRANSOMS
3/16" = 1'-0"



Dalton

architects

630 Newton St., Gretna LA

504.782.5705

jdalton@daltonarchitects.com

PERTUIT RESIDENCE

Project no. 21069

Date: 02/26/24

Drawn by: Author

Issued for: Preliminat

EAST ELEVATION

sheet contents

SK01

sheet name

John F. Dalton Jr., AIA LEED AP, Architect

Note: If any items herein are not understandable or clear as to intent, contractor must notify the Architect of Record for clarification and/or supplemental information prior to actual installation.



Historic District Commission

Meeting: March 04, 2024

701 Franklin Avenue

(District 1)

For: Residential Renovations
Deviation from COA 01/02/2024

Applicant: Jimmy Cao



7129

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: 701 Franklin Ave

Renovation: _____

New Construction: _____

Demolition: _____

Age of Structure: 1974

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow _____

Other Craftman

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other Craftman

Exterior materials proposed:

Roof shingles Soffit _____

Fascia _____ Siding Fiber Cement / Hardie Plank /

Masonry _____ Porches _____ Vinyl

Balconies _____ Handrails wood

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: Jimmy Cau Date: 02/26/24
Applicant's
Name: Jimmy Cau
Applicant's
Address: 1063 Santa Maria Dr. Marrero LA 70072
Phone No: (504) 430-8662 Cell No: (504) 909-0554

For Office Use Only:

Application date: 2/26/24
Substantive Change: Yes ☐ No ☒ Inventory Number: 26-01726
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: 3-4-24

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
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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, Jimmy Cao the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on _____ 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.

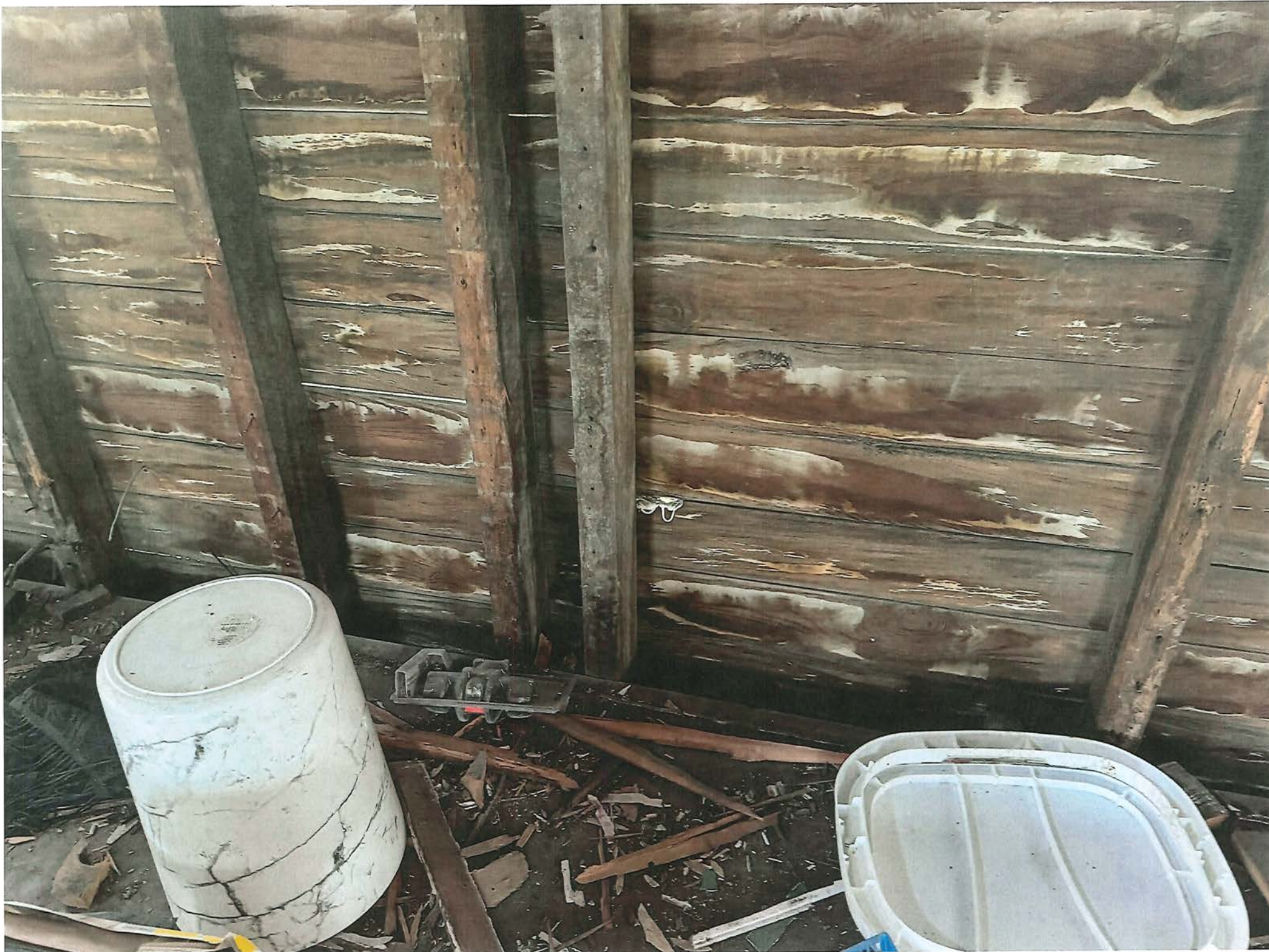
I further understand and acknowledge that the "Certificate of
Appropriateness", issued by the Historic District Commission, does not
guarantee approval of the Zoning and/or Building Departments because,
while a project may be historically appropriate, it may not meet current
Building and Zoning Code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

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

1063 Santa Maria Dr. Marrero LA 70072
Applicant's address

701 Franklin Ave
Actual address of the property for review

Date: 02/26/24



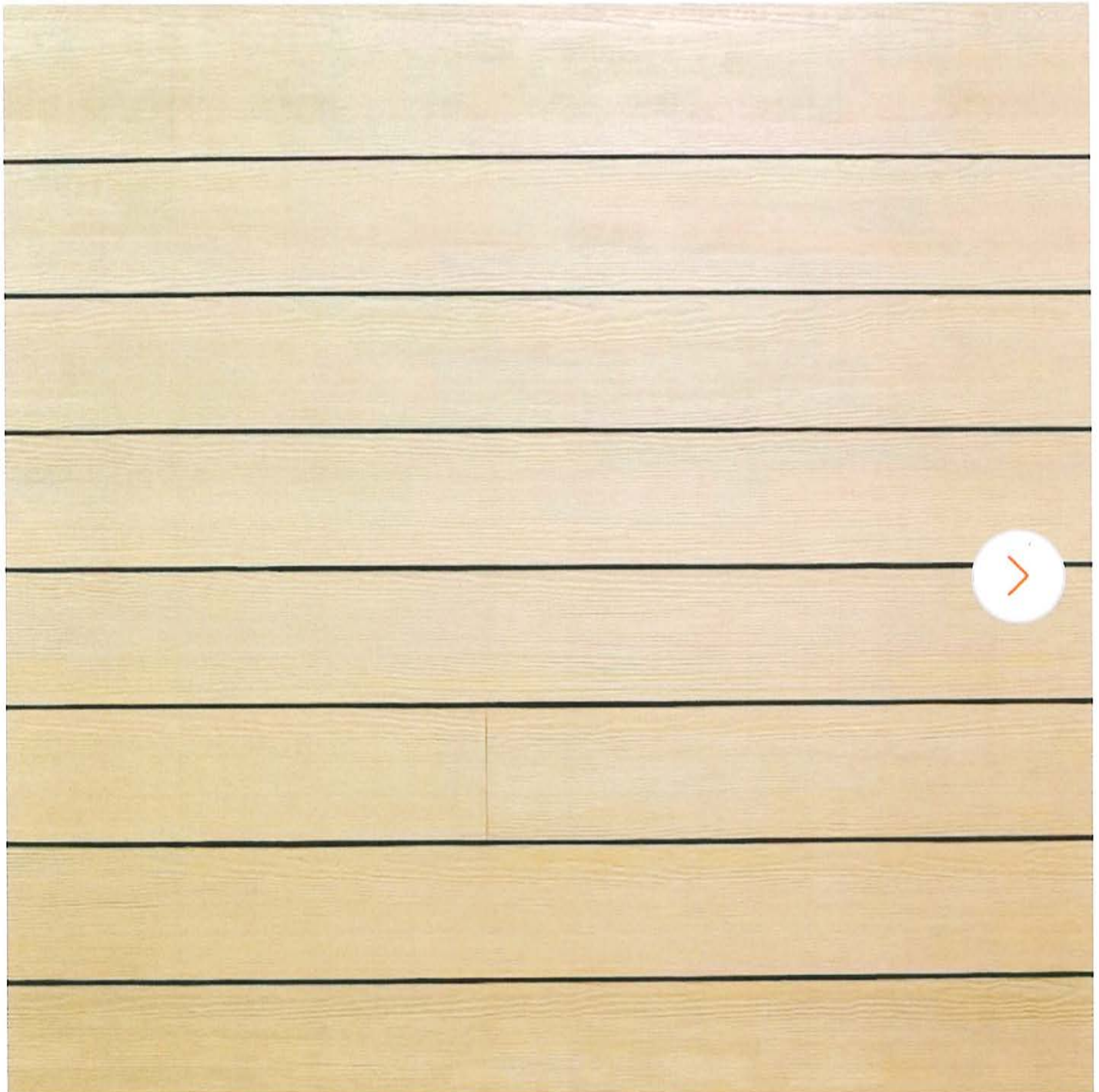




James Hardie

Hardie Plank HZ10 6.25 in. x 144 in. Primed Cedarmill Fiber Cement Lap Siding

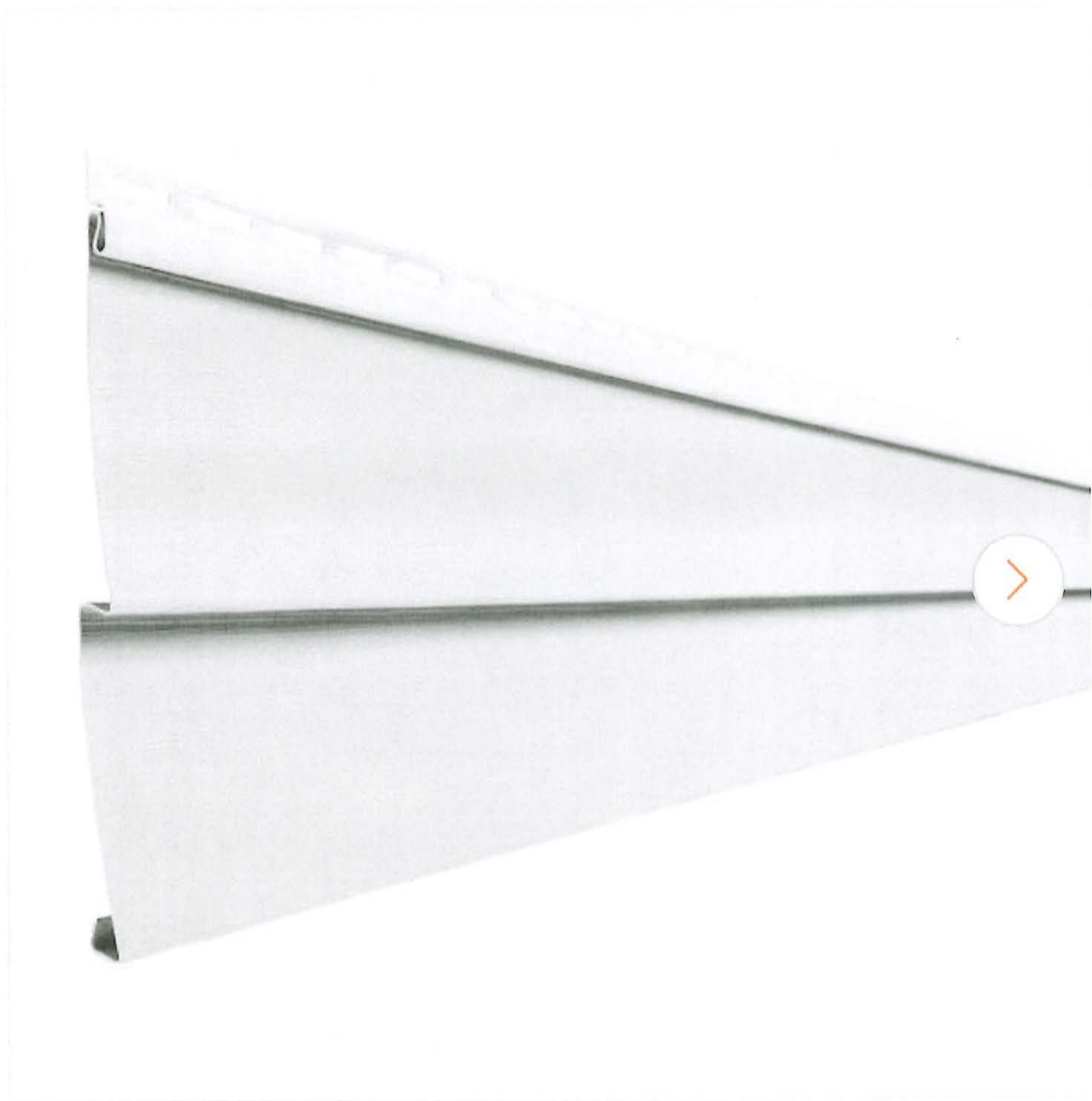
★★★★★ (39) ✓



Ply Gem

Double 4 in. x 150 in. White Lap Vinyl Siding

★★★★★ (26) ✓





**CITY OF GRETNA
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

701 Franklin Street

PROPERTY ADDRESS

Jimmy Cao

NAME OF APPLICANT

Work Approved: Renovation plans to convert historic
double to single family residence with rear addition.

Approved with changes to submittal:

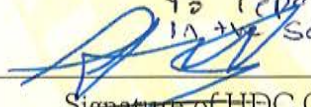
Either of two presented door options acceptable;

Handrails to be wood, simple & capped;

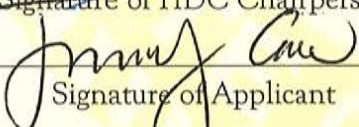
Windows to be 6/6 simulated divided light matching existing
opens size;

Retain existing rounded edge siding on both

Franklin & Rupp Street elevations - using siding from left side
to repair as needed. Left & Rear elevations can be smooth handi
in the same width.


Signature of HDC Chairperson

1/2/2024
Date


Signature of Applicant

01/03/2024
Date

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-24-010



Historic District Commission

Meeting: March 04, 2024

523-525 Lafayette Street
(District 2)

For: Commercial Renovations

Applicant: Brady Garrity



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

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.

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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: 523/525 LAFAYETTE STREET

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 _____ 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: 2/26/2024
Applicant's Name: BRADY P. GARRY
Applicant's Address: 2401 WHITNEY AVE, GRETNAL, LA 70056
Phone No: (504) 366-4475 Cell No: (504) 415-0932

For Office Use Only:

Application date: 2/26/24
Substantive Change: Yes ☒ No ☐ Inventory Number: 634
Contributing Element to Gretna National Register Historic District: Yes ☒ No ☐
Historic District Commission meeting date: 3/4/24

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
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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 GARRETY the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on MARCH 4th 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.

PO
Signature of Applicant

BRADY P. GARRETY
NAME OF APPLICANT (PLEASE PRINT)

2401 WHITNEY AVE., GRETTNA, LA 70056
Applicant's address

5231525 LAFAYETTE STREET
Actual address of the property for review

Date: 2/26/2024

Google Maps 525 LA-18

Gretna, Louisiana
Google Street View
Mar 2022 See more dates



Image capture: Mar 2022 © 2024 Google





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 #:	135189	EXPIRATION DATE:	3/05/2024
JOB ADDRESS:	523 LAFAYETTE ST	LOT #:	
PARCEL ID:		SQUARE #:	
SUBDIVISION:		ZONING:	
OWNER:	BRADY GARRITY	CONTRACTOR:	BRADY GARRITY
ADDRESS:	523-525 LAFAYETTE STREET	ADDRESS:	523-525 LAFAYETTE STREET
CITY, STATE ZIP:	GRETN LA 70053	CITY, STATE ZIP:	GRETN LA 70053
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 SCHEDULED FOR 03/04/2024 AT 4:00 P.M. IN COUNCIL CHAMBERS

NOTICE

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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.

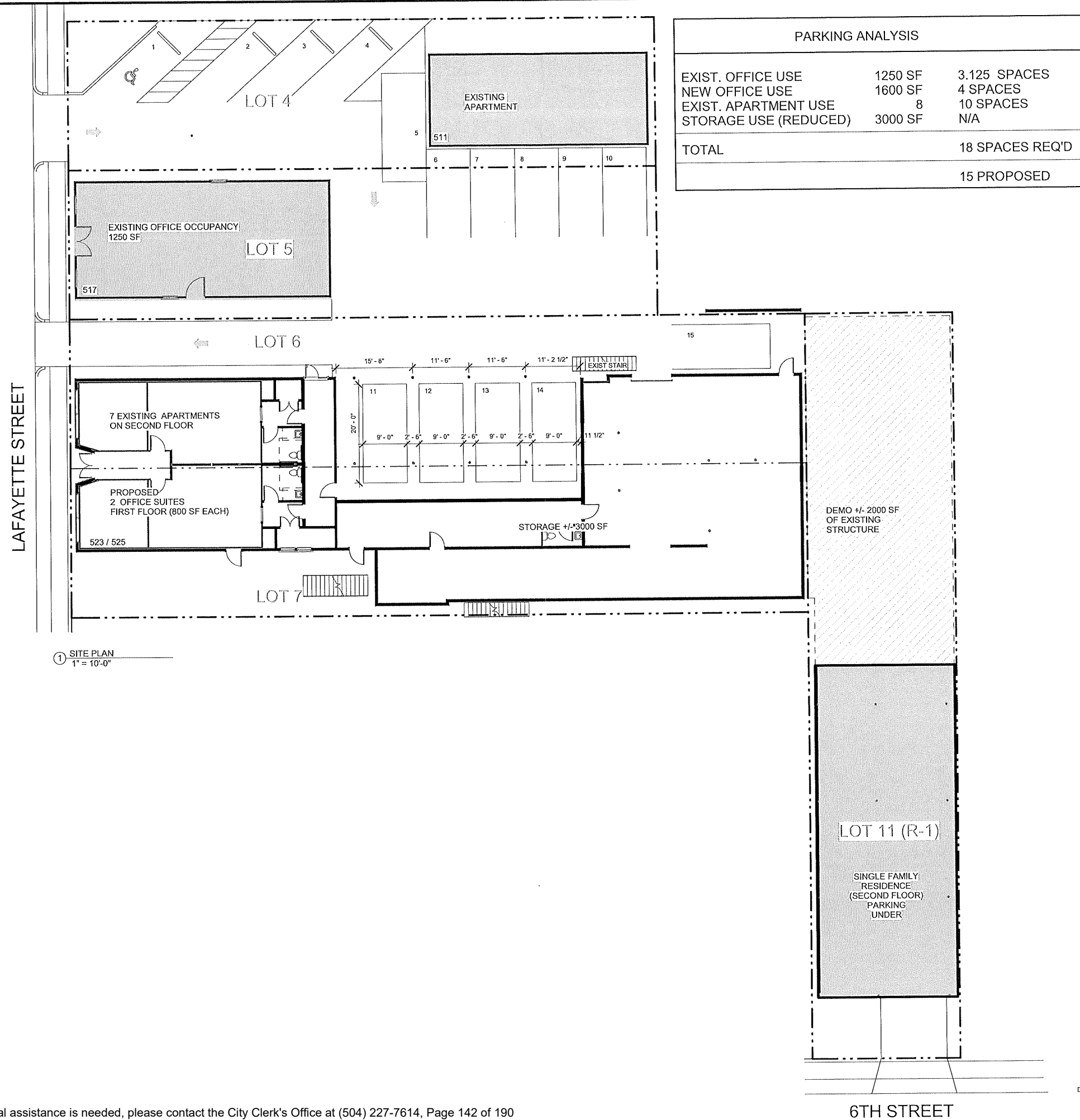
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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

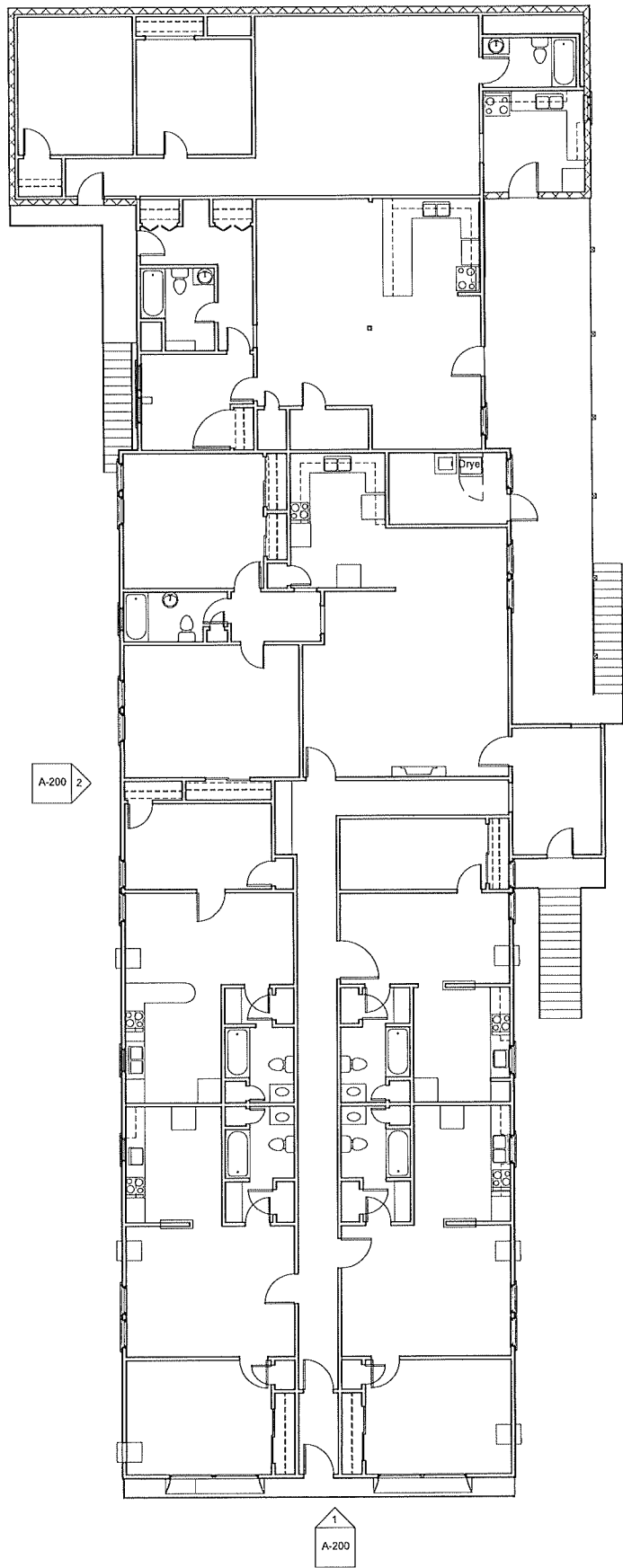
(APPROVED BY)

DATE

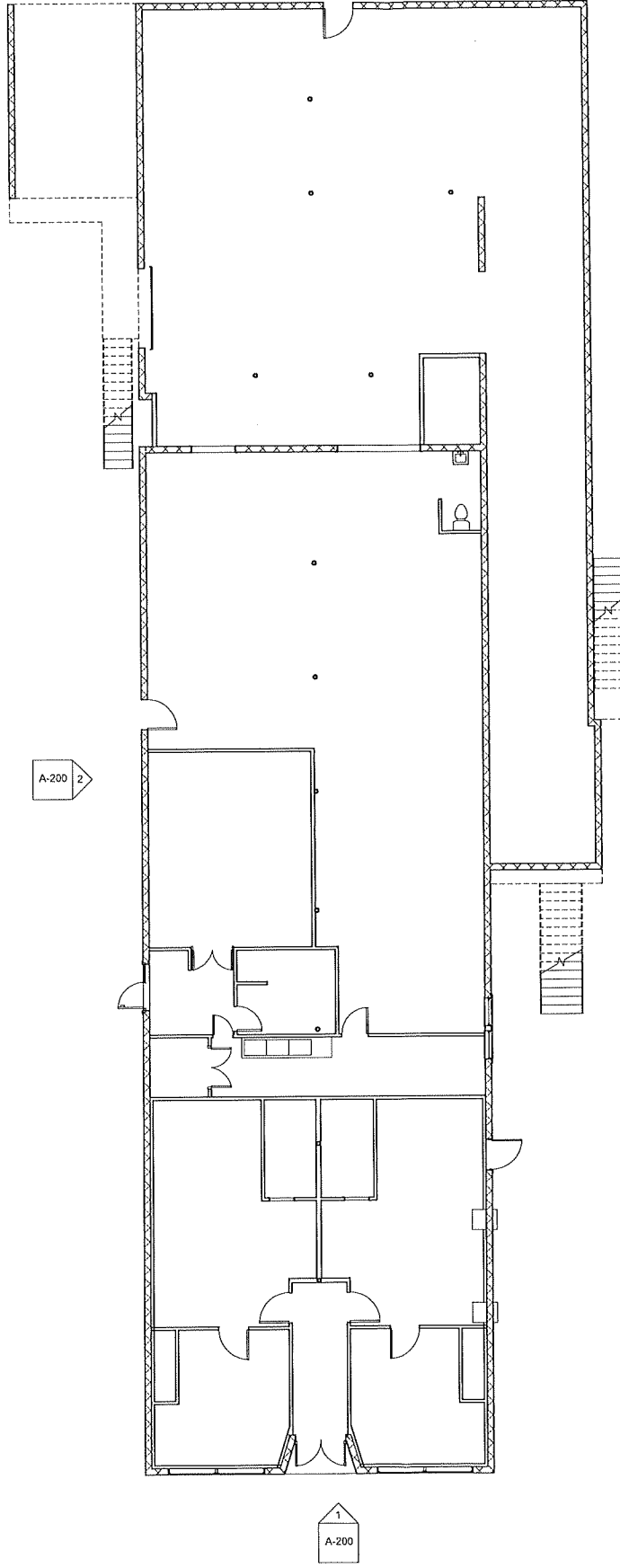


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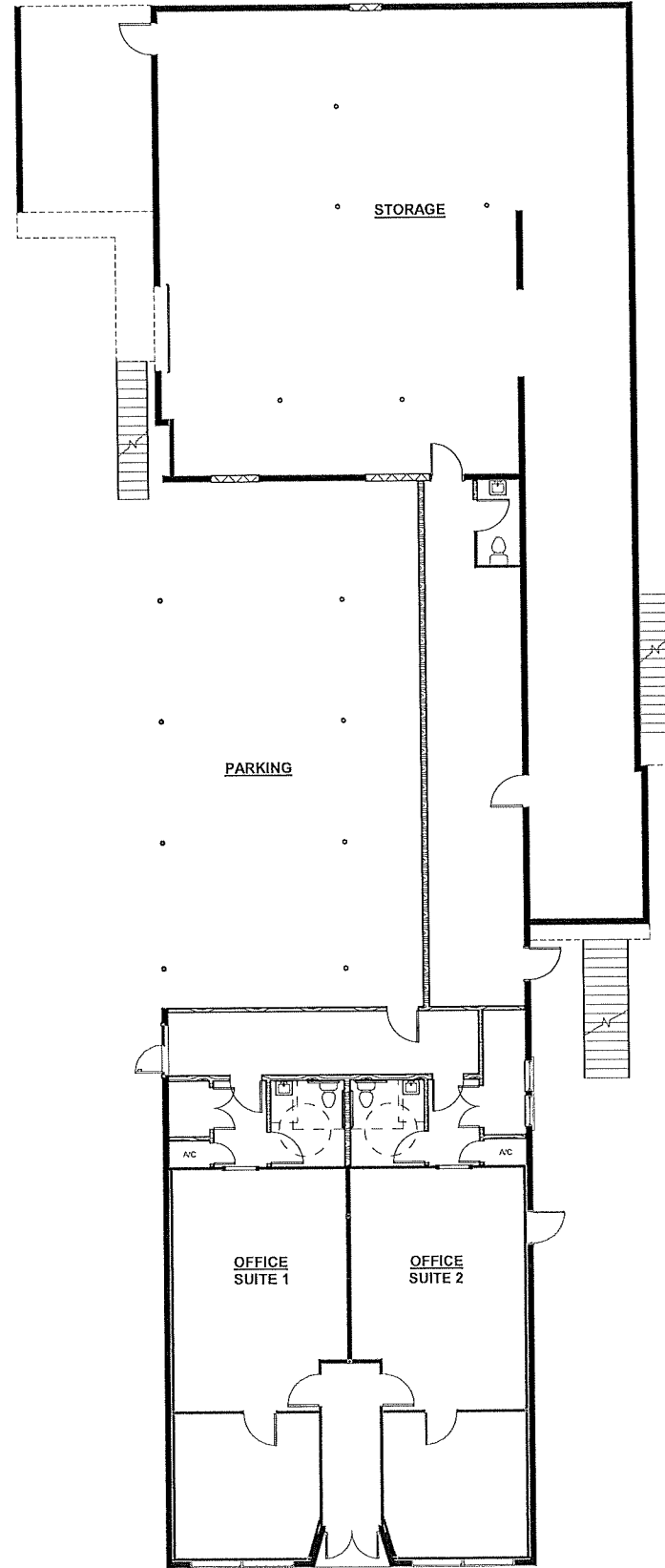
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① SECOND FLOOR - EXISTING
1/8" = 1'-0"



② FIRST FLOOR - EXISTING
1/8" = 1'-0"



③ FIRST FLOOR - NEW
1/8" = 1'-0"

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ALL RIGHTS RESERVED.



garrity + accardo
architects
A PROFESSIONAL CORPORATION
2001 Highway A, Suite
Gretna, Louisiana 70056
Phone: 504-966-4475
www.garrityaccardo.com
BRADY P. GARRITY, RA
DONNA M. ACCARDO, RA

PROJECT

523 / 525 LAFAYETTE ST.

GRETN, LA

SHEET TITLE

FLOOR PLANS -
EXISTING & NEW

REVISIONS

DATE 02.26.2024

PROJECT NUMBER 23128

SHEET NUMBER

A-100



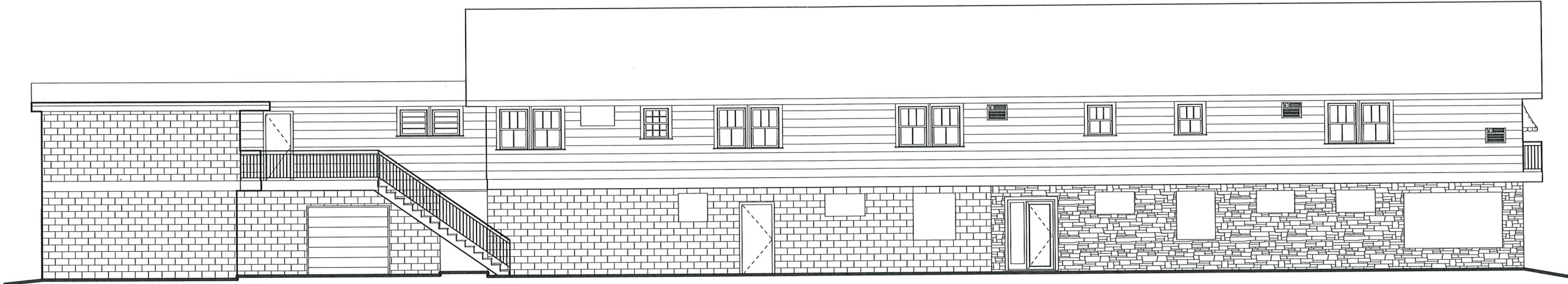
EXISTING - LEFT SIDE FROM FRONT



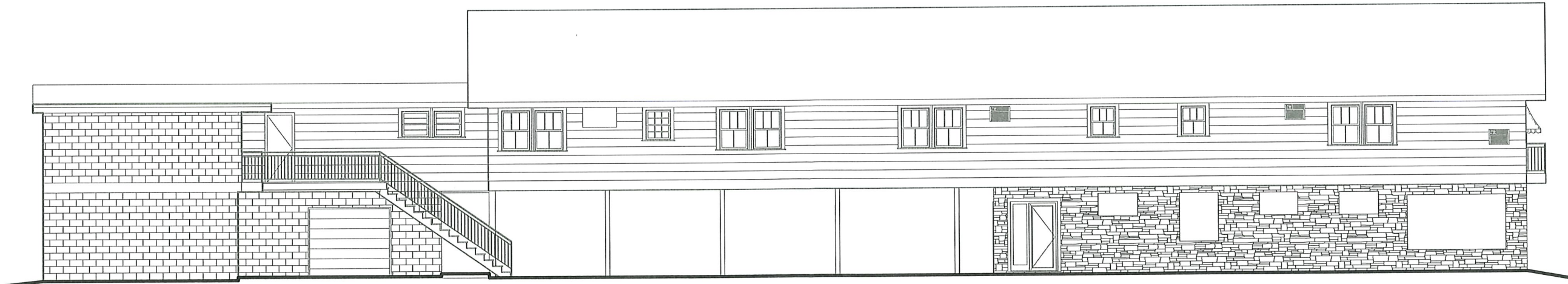
NEW - LEFT SIDE FROM FRONT



① Front Elevation - Existing
3/16" = 1'-0"



② Left Side Elevation - Existing
3/16" = 1'-0"



③ Left Side Elevation - New
3/16" = 1'-0"

garrity + accardo
architects
A PROFESSIONAL CORPORATION
2401 Whiskey Avenue
Gretna, Louisiana 70056
Phone: 504-366-4475
www.garrityaccardo.com

BRADY P. GARRITY, P.A.
DONNA M. ACCARDO, P.A.

PROJECT

523 / 525 LAFAYETTE ST.

GRETNA, LA

SHEET TITLE

ELEVATIONS

REVISIONS

DATE 02.26.2024

PROJECT NUMBER 23128

SHEET NUMBER
A-200

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ALL RIGHTS RESERVED.



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

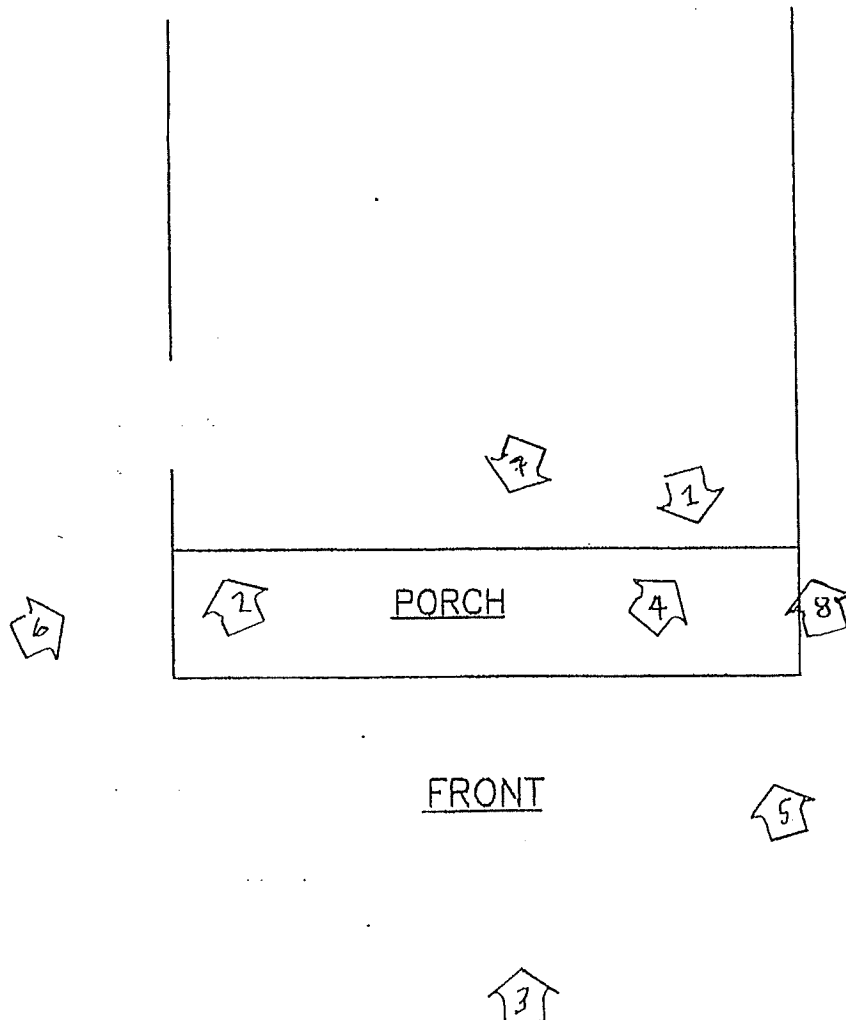


RBA:ss

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

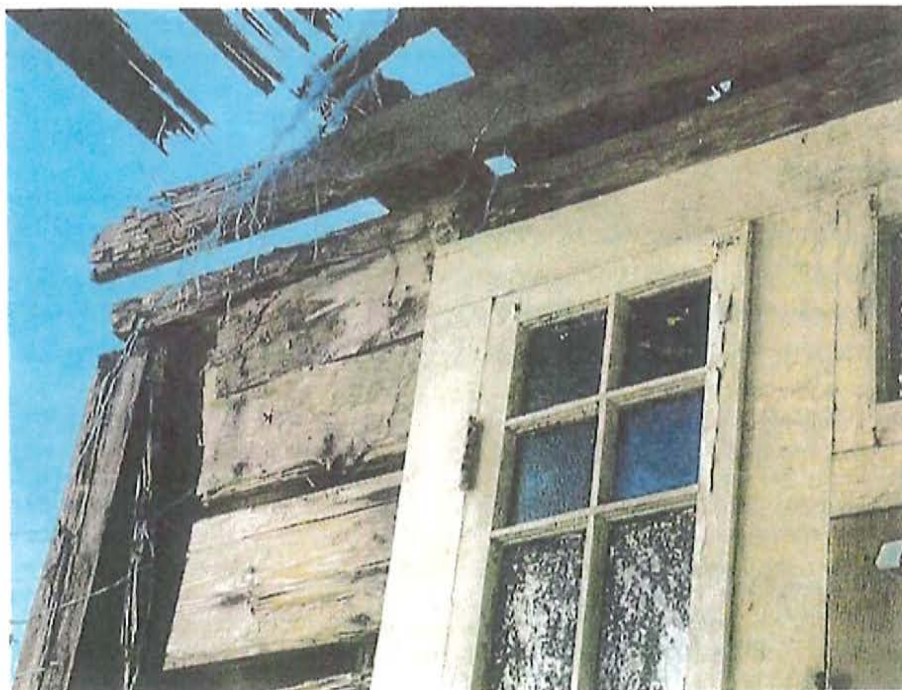
JOB 1108 Derbigny
SHEET NO. 1 OF 1
CALCULATED BY RBA DATE 2/5/24
CHECKED BY _____ DATE _____
SCALE N.T.S.

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.



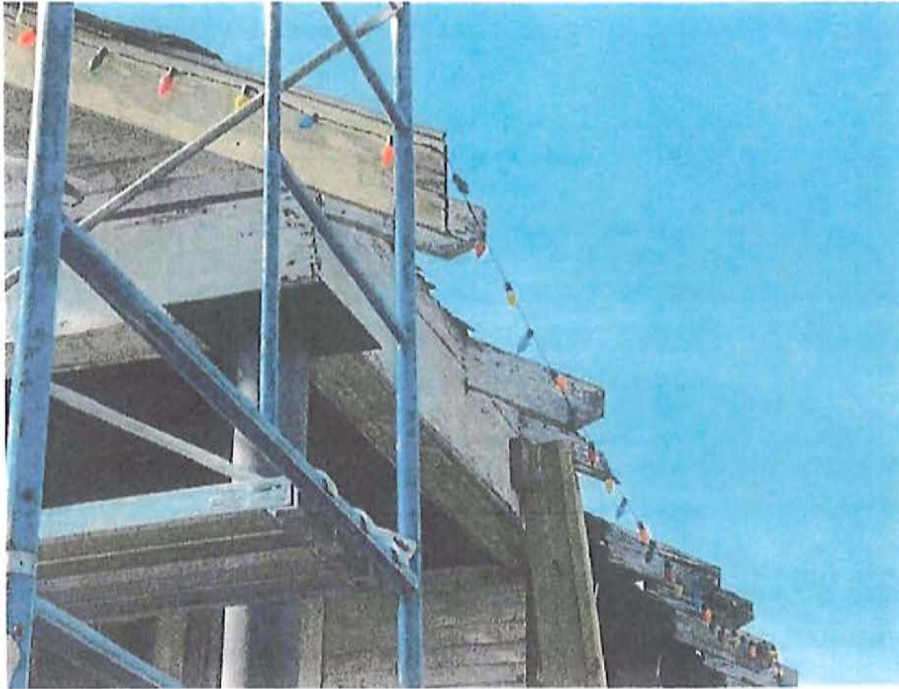
Photograph #3

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



Photograph #4

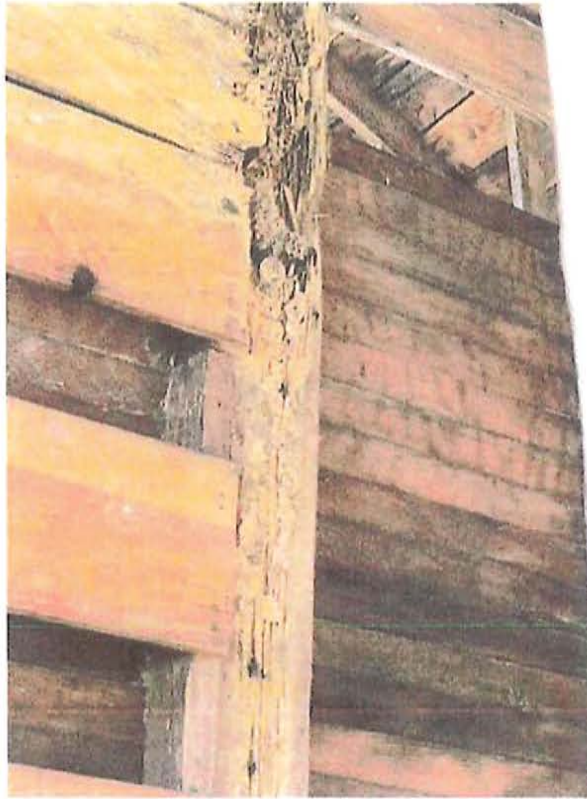
The existing roof structure is structurally unsound and needs total replacement.



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.

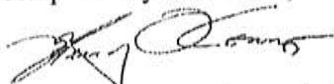
Demo and rebuild roof structure (new) \$14,000.00

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

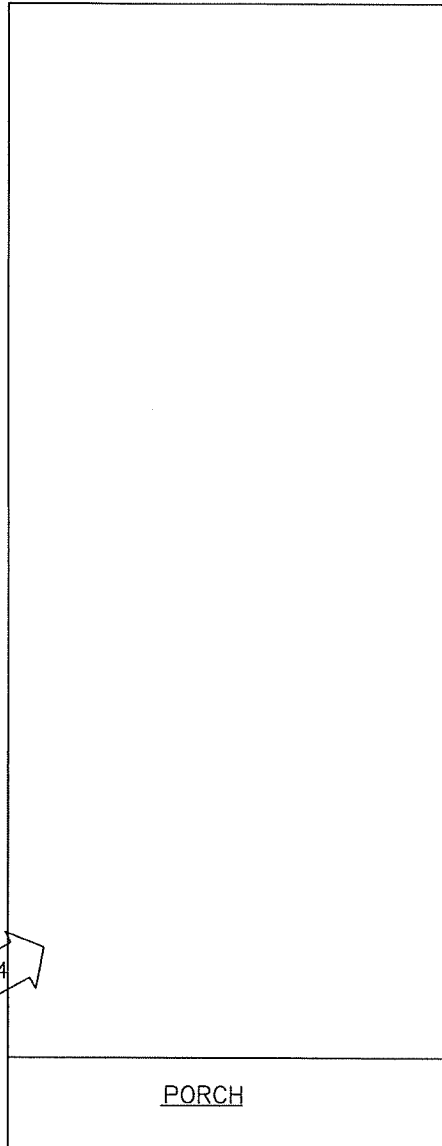
FILE 1108 DERBIGNY

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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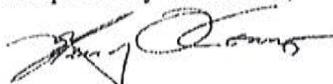
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FOR OFFICE USE ONLY:

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

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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: March 04, 2024

517 10th Street
(District 2)

For: Exterior Renovation

Applicant: Zach Dieterich



Germut #
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.

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: 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 hard.

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

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. 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.

[Signature]
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;

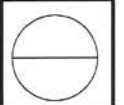
Preliminary Conference

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



LOCATION OF A/C UNIT?

FOR 80
FOR CONTRACT
FOR REVIEW
FOR CONSTRUCTION
FOR REVISIONS
DATE
C/O FILE







Architectural Symbols

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

TABLE OF CONTENTS

Site Plan, Demo & Floor Plan	A-1
Elevations & Framing Plan	A-2
Electrical Plan & Opening Details	A-3
Framing & Foundation Plan, Wall Details	A-4

ADDITION SQUARE FOOTAGES

Existing Living	: 976 sq. ft.
Garage Conversion	: 106 sq. ft.
Courtyard	: 106 sq. ft.
Total Square ft	: 1210 sq. ft.

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL SUBCONTRACTORS WITH ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT. SUBCONTRACTORS' BIDS MUST REFLECT ALL CONDITIONS SET FORTH IN THE CONSTRUCTION DOCUMENTS.
2. THE SHEETS IN THIS SET ARE COMPLEMENTARY TO EACH OTHER, WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL, AND ALL PARTIES INVOLVED SHALL BECOME FAMILIAR WITH ALL SHEETS OF DRAWINGS AND SPECIFICATIONS (IF ANY) AND NOT ONLY THEIR OWN WORK, IN ORDER TO FULLY UNDERSTAND AND DEVELOP THE CONSTRUCTION. NO SETS SHALL BE BROKEN FOR DISTRIBUTION.
3. THESE DRAWINGS HAVE BEEN PRODUCED AND CHECKED TO INSURE A REASONABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS AND REQUIREMENTS OF THESE DRAWINGS AND/OR SPECIFICATIONS PRIOR TO COMMENCING WORK. ADJUSTMENTS AND/OR MODIFICATIONS IN FIELD IN NO CASE SHALL COMPROMISE OR REDUCE THE QUALITY OF CONSTRUCTION (UNLESS OTHERWISE APPROVED BY OWNER AND ARCHITECT) OR THE PROJECT'S CONFORMANCE TO STATE, LOCAL, NATIONAL LAWS, CODES OR ORDINANCES.
4. CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL MODIFICATIONS TO THE PROJECT OR WORK WHICH DEVIATE FROM THE CONTRACT DOCUMENT SET. CONTRACTOR SHALL MARK ALL MODIFICATIONS IN SAME INK ON A SEPARATE SET OF THESE DRAWINGS DURING CONSTRUCTION. CONTRACTOR SHALL FURNISH OWNER AND ARCHITECT A COPY OF THIS RECORD SET BEFORE FINAL COMPLETION AND CERTIFICATE OF OCCUPANCY IS RECORDED.
5. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
6. CONTRACTOR IS RESPONSIBLE TO ADHERE WITH THE FOLLOWING FEMA REGULATIONS INCLUDING BUT NOT LIMITED TO:
 - A. LOWEST FLOOR OF HABITABLE STRUCTURES TO BE AT OR ABOVE BASE FLOOD ELEVATION
 - B. UTILITY EQUIPMENT (EX-COMPRESSOR PLATFORM, HOT WATER HEATERS, ETC.) TO BE AT OR ABOVE BASE FLOOD ELEVATION IN ACCORDANCE WITH FLOOD ZONE SPACES THAT ARE BELOW BASE FLOOD ELEVATION TO BE CONSTRUCTED OF WATERPROOF MATERIAL AND ALLOW FOR THE FREE FLOW OF WATER AS REQUIRED BY FEMA.
7. CONTRACTOR RESPONSIBLE TO MATCH EXISTING PROPERTIES OR PROVIDE CHAINWALL IN ACCORDANCE WITH CITY, PARISH OR COUNTY CODE —LOT FILL OR LOT GRADE NOT TO EXCEED 8%.
8. CONTRACTOR TO WARRANT ALL WORK FOR ONE YEAR FROM ACCEPTANCE OF SUBSTANTIAL COMPLETION.
9. SITE SHALL BE LEFT BROOM CLEAN DAILY. PROVIDE COMPLETE CLEANUP ON A WEEKLY BASIS. NO TRASH SHALL BE STORED IN BUILDING. PROPER DISPOSAL REQUIRED.
10. THE CONTRACTOR SHALL ENSURE PROPER WATER DRAINAGE FROM ROOF AWAY FROM STRUCTURE. NO PART OF THE SITE SHALL BE ALLOWED TO ACCUMULATE NEXT TO THE EXISTING OR PROPOSED STRUCTURE.
11. THE CONTRACTOR SHALL ENSURE PROPER STORAGE AND MAINTENANCE OF ALL CONSTRUCTION MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS ON SITE.

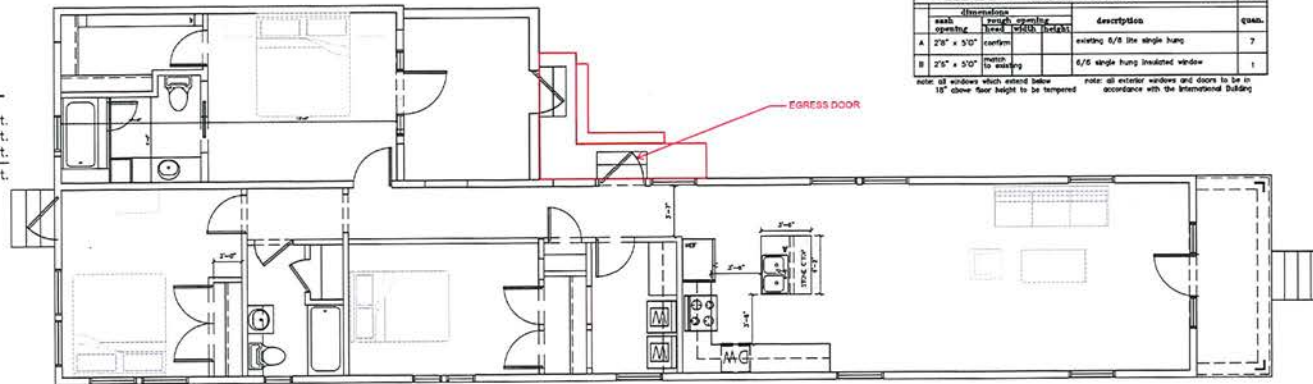
finish schedule							
room	floor	base	crown	walls	ceiling	c.h.	remarks
Living Room	wood	5-1/2"	4-5/8"	smooth gyp	smooth gyp	existing	
Kitchen	wood	5-1/2"	4-5/8"	smooth gyp	smooth gyp	existing	
1st	tile	tile	4-5/8"	smooth gyp	smooth gyp	existing	
2nd	wood	5-1/2"	4-5/8"	smooth gyp	smooth gyp	existing	
W/D Closet	tile	3-1/2"	none	smooth gyp	smooth gyp	existing	
Bed/Closet	wood	5-1/2"	4-5/8"	smooth gyp	smooth gyp	existing	no crown in closet
Master Bed/Closet	wood	5-1/2"	none	smooth gyp	smooth gyp	existing	no crown in closet
Master Bath	tile	tile	4-5/8"	smooth gyp	smooth gyp	existing	

I have researched the Building and Related Construction Codes of Jefferson Parish and the Louisiana State 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. These plans have been designed in compliance with 2015 International Residential Code and a wind velocity of 130 mph exposure category B (chapter 3, R 301.2.1.1). Wind-borne debris protection shall use exception in R 301.2.1.2 for wooden structural panels. Minimum panel thickness of 7/16" and maximum span of 8'-0" shall be permitted for opening protection as per American Forest and Paper Association (AFPA) wood frame construction manual for one and two family dwellings (WFCM).

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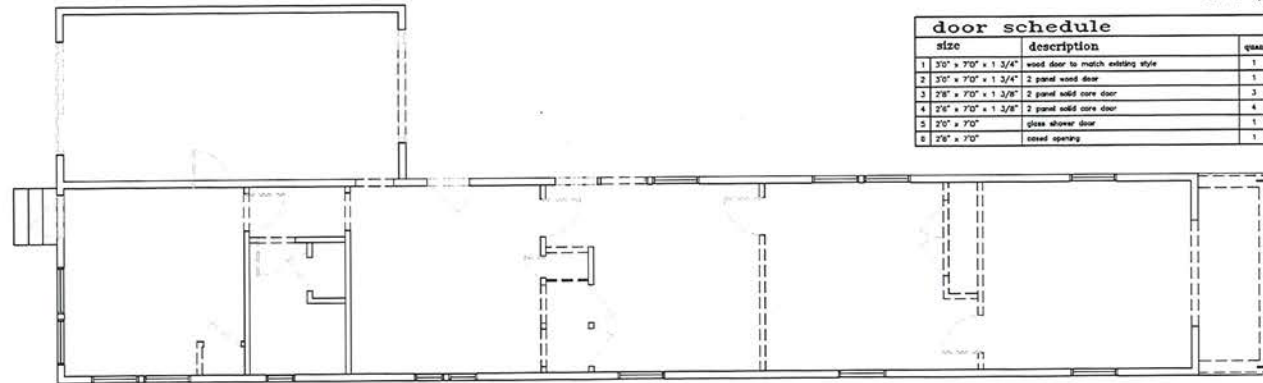
window schedule					quant.
size	description	location	notes	notes	
A 2'6" x 5'0"	existing	living	existing 6/6 lite single hung		7
B 2'6" x 5'0"	to existing	living	6/6 single hung insulated window		1

note: all windows which extend below 18" above floor height to be tempered
note: all exterior windows and doors to be in accordance with the International Building



PROPOSED FLOOR PLAN

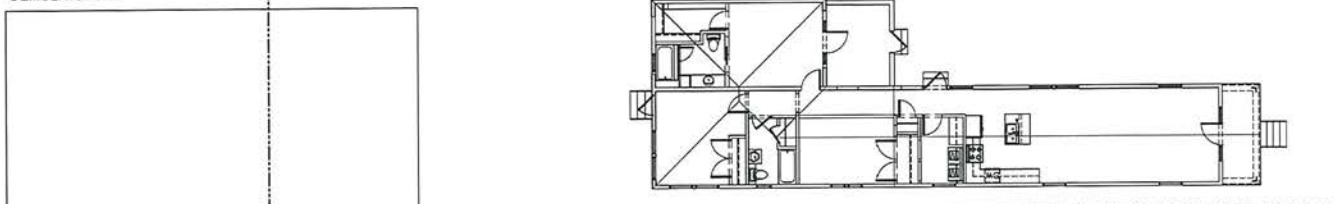
SCALE: 1/4" = 1'-0"



EXISTING & DEMO WALL PLAN

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

DEMOLITION KEY



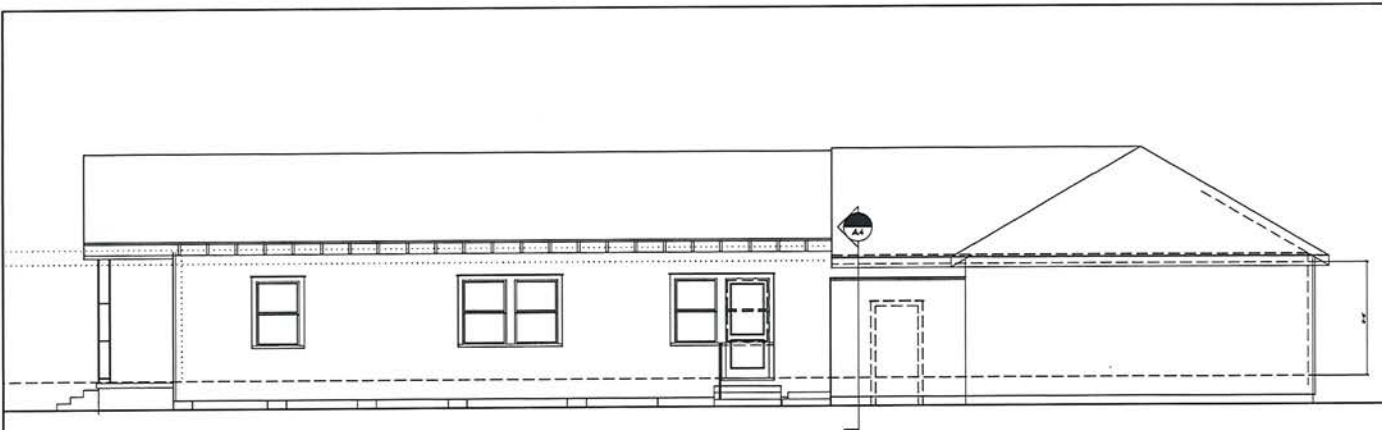
SITE PLAN

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

FOR BID PRICE	DATE
FOR PERMIT	
FOR CONSTRUCTION	
FOR RECORDS	
CAD FILE	

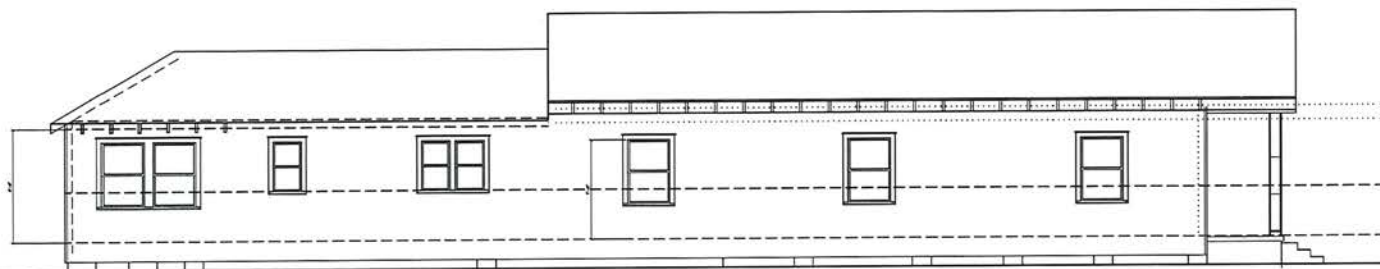
517 10th Street
Renovation and Conversion of Garage
517 10th Street, Lot XX Sq.XX, Hornedale
Gretna, La. 70053

A.1



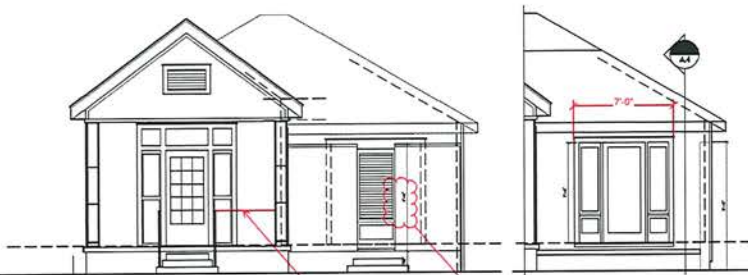
RIGHT SIDE ELEVATION

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. PAINT EXISTING ORU PERMS
2. ROOF-REPLACE EXISTING RAFTERS & DOOR TRIM TO MATCH EXISTING PROFILES
3. EXISTING RAFTERS REPLACED TO BE SIMILAR SIZE AS EXISTING
4. WHERE EXISTING COLLARS TO BE REMOVED DUE TO RETROFITTING ARE TO MATCH EXISTING SIZE AND WOULD PROFILE
5. FASAD AND FASAD BOARDS REQUIRED ARE TO BE REPLACED WITH SIMILAR SIZE AS EXISTING
6. NEW RAFTERS EXISTING ROOF AND SIDE LITE MUST SCREENS TO MATCH EXISTING
7. NEW SIDING TO MATCH EXISTING IN SIZE
8. PER FOUNDATION TO BE PAINTED

ANY DEVIATION TO BE REVIEWED AND APPROVED BY LOCAL HISTORIC GOVERNING BOARD.

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 dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers. The riser height shall be not more than 7 1/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/4 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located 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 door 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 1/2 inches (196 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 door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 7 1/4 inches (196 mm) below the top of the threshold.

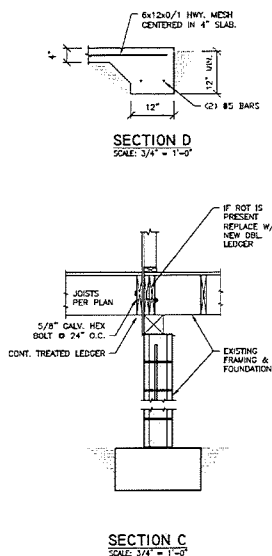
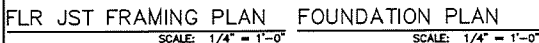
Exception: A top landing is not required where a stairway of not more than two risers is located on the exterior side of the door, provided that the door does not swing over the stairway.

R311.7.8 Handrails. Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

FOR CONTRACT	DATE
FOR PERMIT	REVISIONS
FOR REVIEW	
FOR FILE	

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

A.2



1. ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NEPA. THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE, ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE STANDARD BUILDING CODE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.

2. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, S4S, NO.2. MAXIMUM MOISTURE CONTENT 15%. STUD PAILS AND PARTITIONS SHALL BE SIZED AS FOLLOWS:
- | | | |
|------------------------|---|--------------------------------------|
| EXTERIOR WALL | - | 2x4 STUDS AT 16" O.C. (UNLESS NOTED) |
| FIRST FLOOR PARTITIONS | - | 2x4 STUDS AT 16" O.C. (OPTIONAL) |
| WET WALL | - | 2x4 STUDS AT 16" O.C. |
| | - | 2x4 STUDS AT 16" O.C. |
3. FLOOR, ATTIC, AND ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST SPAN EXCEEDS DITCH (8' 0"). PROVIDE BELOW BEARING WALLS OF FLOOR ABOVE AND AS INDICATED ON FRAMING PLANS. BEAM SHALL BEAR ON EXTERIOR WALL OF BEARING WALL TOP PLATES. LOCATE THREE (3) STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOP PLATE OR AS SHOWN ON PLAN. (SEE FRAMING NOTES NO. 10). PROVIDE WOOD COLLAR BRACES AT EACH ROOF RATHER 24" BELOW CORNER OF ROOF.
4. PLYWOOD SUB FLOORING SHALL BE OF RATED 48/24, 3/4" THICK TONGUE AND GROOVE (OPTIONAL: 23/32" O.S.B.), CLUED AND NAILED TO FLOOR JOISTS WITH 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. GUE SHALL BE LIQUID NAILS OR EQUAL.
5. PLYWOOD ROOFING SHALL BE 48/40, 5/8" THICK (OPTIONAL: 19/32" O.S.B.), NAIL WITH 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE 1/4" SQUEAK RESISTANT BRIDGING BETWEEN ROOF JOISTS.
6. WIND BRACING - PROVIDE EACH SPAN 32/16, 1/4" x 1/2" THICK PLYWOOD SHEATHING (OPTIONAL: 7/16" O.S.B.) ON ALL EXTERIOR WALLS FROM FOUNDATION TO UNDERSIDE OF ROOF RATHER. SHEATHING SHALL BE NAIL TO STUDS AND TOP PLATES. NAIL SHEATHING EDGES WITH 8d NAILS AT 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SLOTT BLOKING AT ALL PANEL EDGES.
7. COORDINATE FRAMING WITH HVAC, ELECTRICAL, AND PLUMBING REQUIREMENTS.
8. CEILING HIGHS:
- | | | |
|--------------|---|-----------------|
| FIRST FLOOR | - | SEE ARCH. DWGS. |
| SECOND FLOOR | - | SEE ARCH. DWGS. |
9. JOIST HANGERS SHALL BE 16 GAUGE TYPE "J" AS MANUFACTURED BY SAMPSON STRONG THE CONSTRUCTION INSTALL JOISTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. USE JOIST HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE OF A SIZE APPROPRIATE FOR THE MEMBER SUPPORTED.
10. OPENING HEADER SCHEDULE:
- | | | |
|--------------|---|--|
| FIRST FLOOR | - | (2) 2x10" |
| SECOND FLOOR | - | (2) 2x10" AT 3'-0" TO 6'-0" OPENINGS |
| | - | (2) 2" x 6" x 1/2" OPENING LESSER THAN 3'-0" |
11. BORED HOLES SHALL BE 2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST AND SHALL NOT BE LARGER THAN 1/4" IN DIAMETER AND SHALL NOT BE LOCATED IN THE MIDDLE OF A SPAN.
12. STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE, 24 GAUGE GALVANIZED STRAPS WITH 1/2" DIAM. SIZES OF NAIL SPICED TO PLATES.
13. PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BEHIND AND BEARING OF BEAM AS SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16d NAILS AT 12" O.C. (ON STUD CENTERLINE) AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE PLATE IS FLAT.

CONTRACTOR IS TO VERIFY AND MATCH THE EXISTING FOUNDATION.
FOUNDATION SHOWN IS BASED ON INFORMATION SUPPLIED BY CONTRACTOR.

1. LAPS, SPACING, TIES, AND EMBEDMENT LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICES FOR THE DESIGN AND DETAILING OF CONCRETE REINFORCEMENT, A.C.I. 318, A.C.I. 315, AND IN ACCORDANCE WITH CREST STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE WORKING SPACE IN ACCORDANCE WITH A.C.I. STANDARD SPECIFICATION FOR CONCRETE AND REINFORCEMENT, A.C.I. 318, AND THE PLACEMENT SHALL CONFORM TO A.C.I. 308 AND A.C.I. 315.
3. COMPRESSION EMBEDMENT LENGTH SHALL BE 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
4. CLEAR DISTANCE BETWEEN ADJACENT LAYERS OF REINFORCEMENT SHALL BE 4 INCHES UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL BE ALLOWED TO MAKE SPACES IN ADDITION TO THOSE INDICATED ON THE DRAWINGS WHERE EXISTING TO CONSTRUCTIBILITY, SUBJECT TO ENGINEER'S APPROVAL.
6. SUBJECT TO ENGINEER'S APPROVAL, BARS MAY BE SHIFTED SLIGHTLY IN THE FIELD WHERE NECESSARY TO AVOID OBSTACLES. DIMENSIONS, TOLERANCES AND INSTRUCTIONS

1. LAPS, SPACING, TIES, AND EMBEDMENT LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICES FOR THE DESIGN AND DETAILING OF CONCRETE REINFORCEMENT, A.C.I. 318, A.C.I. 315, AND IN ACCORDANCE WITH CREST STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE WORKING SPACE IN ACCORDANCE WITH A.C.I. STANDARD SPECIFICATION FOR CONCRETE AND REINFORCEMENT, A.C.I. 318, AND THE PLACEMENT SHALL CONFORM TO A.C.I. 308 AND A.C.I. 309.
3. COMPRESSION EMBEDMENT LENGTH SHALL BE 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
4. CLEAR DISTANCE BETWEEN ADJACENT LAYERS OF REINFORCEMENT SHALL BE 1 INCH OR GREATER UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL BE ALLOWED TO MAKE SPACES IN ADDITION TO THOSE INDICATED ON THE DRAWINGS WHERE EXISTING TO CONSTRUCTIBILITY, SUBJECT TO ENGINEER'S APPROVAL.
6. SUBJECT TO ENGINEER'S APPROVAL, BARS MAY BE SHIFTED SLIGHTLY IN THE FIELD WHERE NECESSARY TO AVOID OBSTACLES. DIMENSIONS, TOLERANCES AND CONSTRUCTIONS

6. HOLES AND BENDS SHALL BE IN ACCORDANCE WITH AIA 318.
7. PLACEMENT, CLEARANCES, AND MINIMUM COVER REQUIREMENTS FOR REINFORCING SHALL BE PROVIDED IN ACCORDANCE WITH AIA 318.
8. SEE ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS, SLOPE SIZES, LINES, AND JOINTS.
9. ALL CONCRETE SHALL BE ASTM C84, ACI-318R, NORMAL WEIGHT, 4000 PSI AT 28 DAYS COMPRESSIVE STRENGTH.
10. BOTTOMS OF ALL EXCAVATIONS AND EARTHEN FORMS SHALL BE FLAT, LEVEL, TRUE TO GRADE AND LINE, AND COMPLETELY FREE OF DEBRIS, DIRT, AND OTHER MATERIALS. DRAIN EARTH AGAINST WHICH CONCRETE IS POURED JUST PRIOR TO THE POUR, BUT DO NOT POUR INTO TRENCHES WITH STANDING WATER.
11. FORMS FOR EXPOSED FINISH CONCRETE: PLYWOOD, METAL, METAL-FRAMED PLYWOOD PANELS, OR OTHER ACCEPTABLE MATERIALS. MATERIALS SHALL PROVIDE CONTINUOUS, STRAIGHT, SMOOTH, EXPOSED SURFACES.
12. REINFORCING SHALL HAVE 3" COVER IN GRADE BEAM BOTTOMS, 2" COVER IN BEAM SIDES AND TOPS, 1 1/2" COVER IN SLAB BOTTOMS, AND 1" COVER IN SLAB TOPS.

GENERAL

1. THIS PLAN IS TO BE USED ONLY FOR THE LOCATION INDICATED ON THE TITLE BLOCK.
2. BEAM DIMENSIONS SHOWN ARE MINIMUM REQUIRED AND MAY NOT BE REDUCED, NOR ENLARGED WITHOUT APPROVAL OF THE ENGINEER.
3. NO FIELD SUPERVISION IS PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN. SLAB INSPECTIONS AFTER CONSTRUCTION WILL BE BILLED AT HOURLY RATES IF REQUESTED.
4. TOP OF SLAB ELEVATION IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY REQUIRED TOP OF SLAB ELEVATION WITH SURVEYOR PRIOR TO SETTING FORMS.

CONCRETE

1. THE CONCRETE DESIGN IS BASED UPON CONCRETE MIN. YIELDING UNIFORM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH ACI-318 (LATEST VERSION). NO CEMENT SHALL BE USED.
2. ALL STANDARD DETAILING FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A.C.I. "MANUAL OF STANDARD PRACTICE, DETAILS, AND DETAILING OF CONCRETE REINFORCEMENT," A.C.I. 318. ALL REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. 318. ALL REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. STANDARD SPECIFICATION FOR CONCRETE AND REINFORCED CONCRETE. ALL CONCRETE PLACEMENT SHALL CONFORM TO A.C.I. 301 AND A.C.I. 318.
3. ALL REINFORCEMENT LENGTHS SHALL BE IN ACCORDANCE WITH A.C.I. 318. ALL REINFORCEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 318. ALL REINFORCEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 318.
4. CLEAR DISTANCE BETWEEN ADJACENT LAYERS OF REINFORCEMENT SHALL BE 2 INCHES MINIMUM UNLESS NOTED OTHERWISE.
5. THE REINFORCING SHALL BE ALLOWED TO MAKE SPICES IN ADDITION TO THOSE INDICATED ON THE DRAWINGS WHEN ESSENTIAL TO CONSTRUCTIBILITY, SUBJECT TO ENGINEER'S APPROVAL.
6. SUBJECT TO ENGINEER'S APPROVAL, BARS MAY BE SHIFTED SLIGHTLY IN THE FIELD WHERE NECESSARY TO AVOID OBSTACLES, PIPES, DUCTS, ETC. ALL REINFORCEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 318.
7. HOOKS AND BENDS SHALL BE IN ACCORDANCE WITH A.C.I. 318.
8. PLACEMENT, CLEARANCES, AND MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE PROVIDED IN ACCORDANCE WITH A.C.I. 318.
9. SEE ARCHITECTURAL DRAWINGS FOR FLOOR SLAB ELEVATIONS, SLOPES, RECESSES, LEDGES, AND STEPS.
10. BOTTOMS OF ALL EXCAVATIONS AND EARTHEN FORMS SHALL BE FLAT, LEVEL, TRUE TO GRADE AND UNIFORM. COMPLETELY FREE OF LOOSE DIRT, DEBRIS, AND SLUR. DAMPEN EARTH AGAINST WHEN CONCRETE IS PLACED THEREON TO PREVENT CURING CRACKS.
11. FORMS FOR EXPOSED FINISH CONCRETE: PLYWOOD, MELTED, METAL-FRAMED PLYWOOD BOARD, OR OTHER ACCEPTABLE PANEL-TYPE MATERIALS TO PROVIDE CONTINUOUS, STRAIGHT, SMOOTH, EXPOSED SURFACES.
12. ALL FORMS SHALL BE CLEAN, TRUE TO GRADE, AND FREE OF ALL LATEST EVIDENCE OF OIL, GREASE, AND OTHER CONTAMINANTS.
13. ALL EXTERIOR BRICK-OR MASONRY WALLS TO HAVE EXPANSION AND CONTRACTION JOINTS. REFER TO ARCHITECTURAL DETAILS FOR LOCATIONS AND INFORMATION REGARDING SPACING, TYPE, LOCATION, INSTALLATION, AND MAINTENANCE. BRICK FLASHING AREAS MUST BE EXTENDED COMPLETELY TO THE EXTERIOR OF THE BUILDING.

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

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

A.5



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 #: **135184**

EXPIRATION DATE: **3/05/2024**

JOB ADDRESS: 517 10TH ST
PARCEL ID:
SUBDIVISION:

LOT #:
SQUARE #:
ZONING:

OWNER: ZACH DIETERICH
ADDRESS: 517 10TH ST
CITY, STATE ZIP: GRETNA LA 70053-6231
PHONE:

CONTRACTOR: ZACH DIETERICH
ADDRESS: 517 10TH ST
CITY, STATE ZIP: GRETNA LA 70053-6231
PHONE:

PROP. USE
VALUATION: \$ 0.00
SQ FT 0.00
OCCP TYPE:
CNST TYPE:

STORIES:
UNITS:
FIRE SPRINKLERS:
OCCUPANT LOAD:
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 SCHEDULED FOR 03/04/2024 AT 4:00P.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



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: (54) 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 Gorronzona

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. Dieterich 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. Dieterich
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

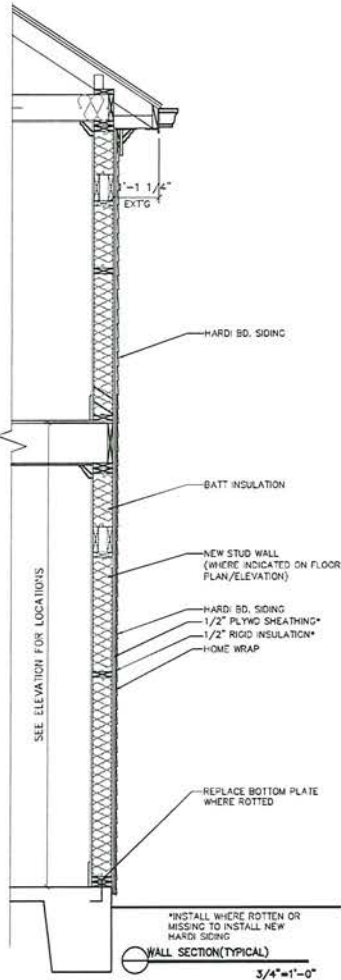
Preliminary Conference

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



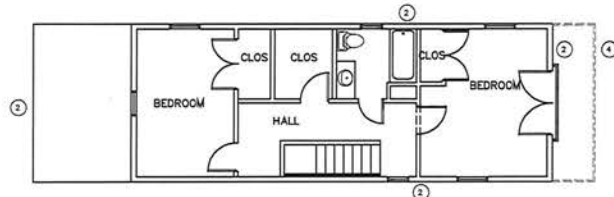
Architectural Symbols

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



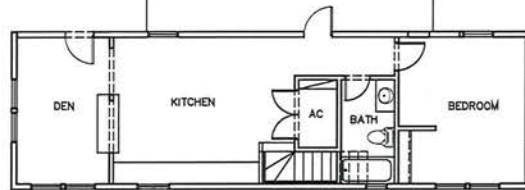
Copyright © 2024
 Any reproduction, possession, or use of these plans or any part thereof without the written permission of Gabriel Viridure, New Orleans, Louisiana 70119 (504) 462-5731 is prohibited and will be prosecuted to the full extent of the law.

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



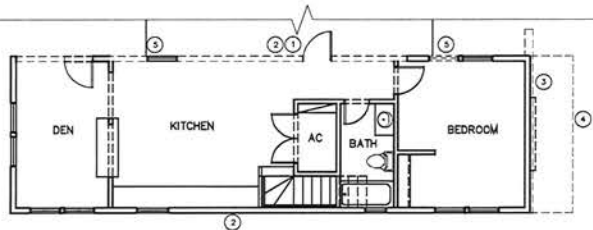
EXISTING & PROPOSED SECOND FLOOR PLAN

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



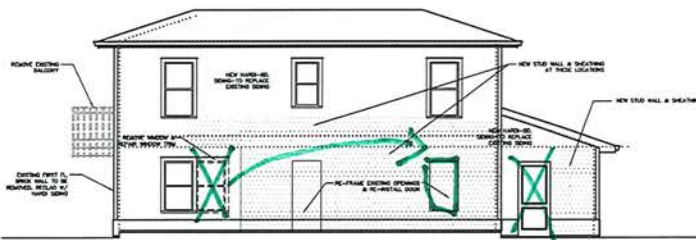
PROPOSED FRONT WALL PLAN

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



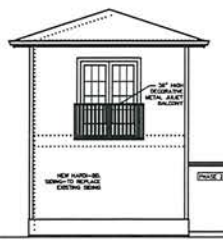
EXISTING & DEMO FIRST FLOOR PLAN

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



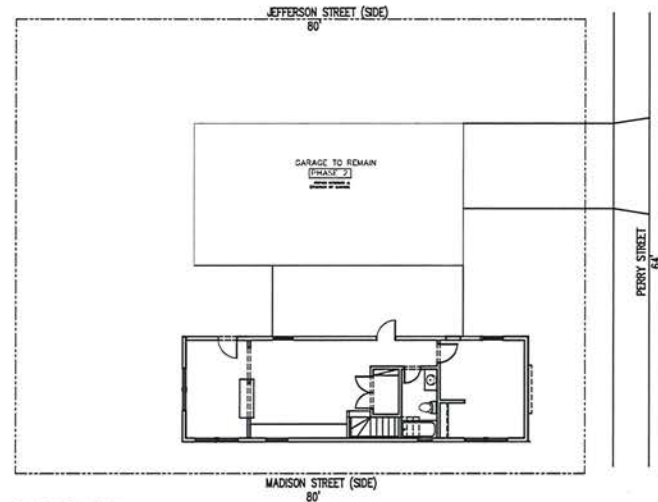
PROPOSED RIGHT SIDE ELEVATION

REFRAME WALLS AT THIS ELEVATION. SIDING REPLACEMENT TYPICAL ON ALL SIDES SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION

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



SITE PLAN

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



EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION

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 HARDY- BD 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

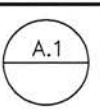
These plans and specifications have been prepared by me or under my direct personal supervision and to the best of my knowledge and belief they comply with all City and State regulations and requirements. I am not responsible for the construction.



Gabriel Viridure
 4168 Toulouse Street
 New Orleans, La. 70119

FOR THE CLIENT
 FOR PERMIT
 FOR RECORD
 DATE
 CAD FILE

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





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 #: **135185**

EXPIRATION DATE: **3/05/2024**

JOB ADDRESS: 514 PERRY ST
PARCEL ID:
SUBDIVISION:

LOT #:
SQUARE #:
ZONING:

OWNER: ZACK DIETERICH
ADDRESS: 514 PERRY ST
CITY, STATE ZIP: GRETNA LA 70053-2106
PHONE:

CONTRACTOR: ZACK DIETERICH
ADDRESS: 514 PERRY ST
CITY, STATE ZIP: GRETNA LA 70053-2106
PHONE:

PROP. USE
VALUATION: \$ 0.00
SQ FT 0.00
OCCP TYPE:
CNST TYPE:

STORIES:
UNITS:
FIRE SPRINKLERS:
OCCUPANT LOAD:
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 SCHEDULED FOR 03/04/2024 AT 4:00P.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