Town of Abita Springs

Historic Meeting Date: 8/11/2020

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

Battistella-Palmer

Date: 7/30/2020

- ☐ Owner
- ☒ Applicant

Type of Approval

- ☐ New Construction
- ☐ Renovation
- ☐ Fence
- ☑ Accessory Building *(not livable)*
- ☐ Ancillary Building *(livable structure)*
- ☐ Signage
- ☐ Other: _____

APPLICATION FOR PERMIT TO: *(Briefly describe project- Use separate paper if necessary)*

To Add carport/Garage To House No Breezeway And Not Connected To the home Poured slab when House was Built Back IN 2018

slab was okel By Cindy + Dave Jr Future Build of Garage + Carport

APPLICANT NAME: Leo + Stacey Battistella (owner)

Email: trevorfouquet@yahoo.com Phone: 504 270-7392

Address: ~~Palmer st Lot #2~~ 22149 Palmer street

OWNER (IF DIFFERENT FROM APPLICANT):

Email: Phone:

Address: Palmer st Lot #2 22149 Palmer street

CONTRACTOR NAME & COMPANY:

Email: trevorfouquet@yahoo.com Phone: 504-270-7392

Address: 262 Clara Dr Slidell LA 70458

Signature of Owner Date Signature of Applicant Date

---------- *Do Not Write Below this Line* ----------

7 DAYS NOTICE REQUIRED BEFORE FINAL APPROVAL OF CONSTRUCTION. IF YOU BUILD IN THE HISTORIC DISTRICT APPROVAL MUST BE GIVEN BEFORE YOUR CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

Commissioners Initial

Ron Blitch _____

Otto Dinkelacker _____

Thad Mancil _____

Andre Monnot _____

Andrew Vaughan _____

Review Date: _____

Approved: _____

Commissioner Assigned: _____

Work Completed as Presented: _____

Inspected on Date: _____

Town of Abita Springs

Historic Meeting Date: _____

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

SUBJECT PROPERTY

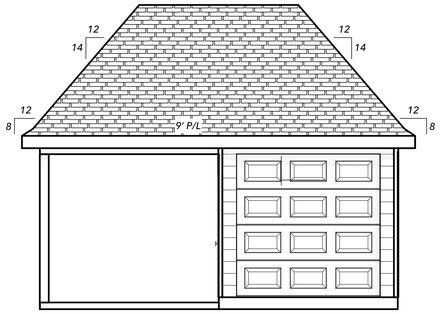
Street Address or Legal Description: LOT #2 Palmer ST

Nearest Cross Streets: Minkler ST Lot Dimensions: F 61 LS 107 RS 84 BACK 104

Work Begins: Estimated Completion Date:

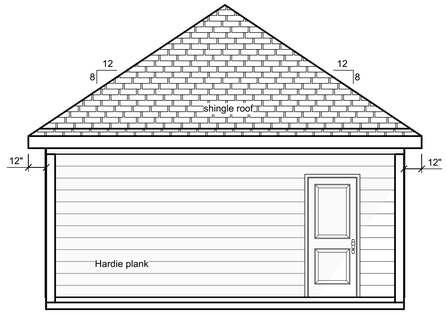
HISTORIC CHECK LIST

FOUNDATION	☐ Concrete Block ☐ Brick ☐ Continuous Chain Wall ☐ Raised Slab (36" above ground)
CRAWLSPACE	☐ 24" Clear
SIDING	☐ Vinyl ☐ Wood ☑ Hardie Plank
ROOF	☐ Metal ☑ Fiberglass Shingles **Slope:** ☐ 8/12 Minimum
FRONT PORCH	☐ Wood ☐ 7' Deep **2/3 Minimum Front Width of House:** ☐ Yes ☐ No
CHIMNEY	☐ Stovepipe ☐ Brick ☐ None
STEPS	☐ Wood ☐ Bricks **Railing:** ☐ Wood ☐ Spacing 4"
HEIGHT	Height of Building: 35' Maximum
WINDOW TRIM	☑ Vinyl ☐ Wood ☐ Hardie Plank ☐ Other
TRIM	☐ Vinyl ☐ Wood ☑ Hardie Plank ☐ Other
COLUMNS	☐ Vinyl ☑ Wood ☐ Hardie Plank ☐ Other
DOORS	☐ Vinyl ☐ Wood ☐ Hardie Plank ☑ Other
SHUTTERS	☐ Vinyl ☐ Wood ☐ Hardie Plank **Must be ½ Width of Windows** ☐ Yes ☐ No
ACCESSORY BUILDINGS	☑ Garage ☐ Shed ☐ Other
FENCES	☐ Wood **Type:** ☐ 4' Picket ☐ 6' Privacy ☐ 6' Privacy with 2' Lattice
LIGHTING	**No Fluorescent Strip Lighting or Fixtures**
SIGNS	☐ Permanent ☐ Temporary



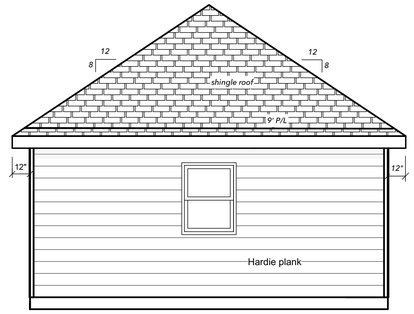
Front Elevation

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



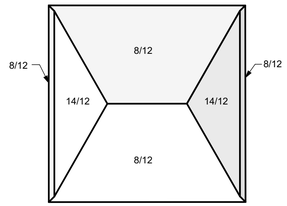
Left Side Elevation

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



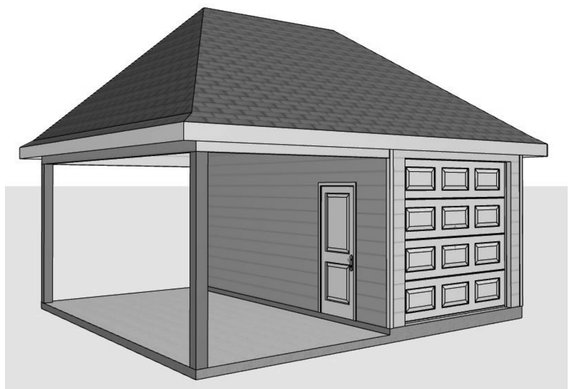
Right Side Elevation

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



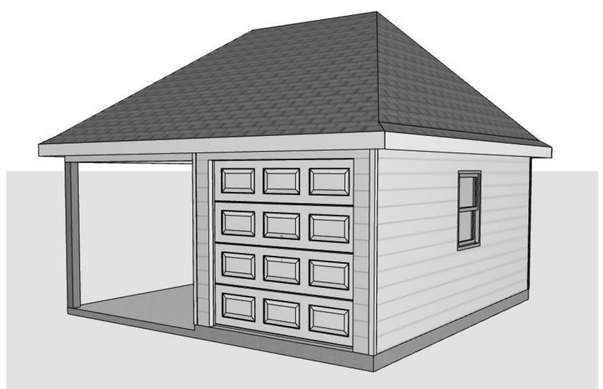
Roof Plan

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



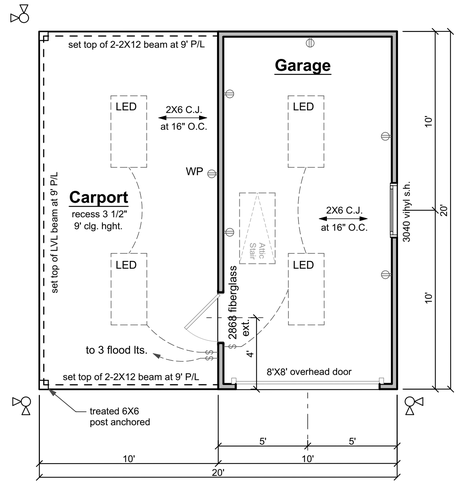
3D View

NOT TO SCALE



3D View

NOT TO SCALE



Floor Plan

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

Electrical Legend	
	Light Fixture
WP	Receptacle, WP (weather proof)
	Flood Light
S	Single Switch
LED	LED Fixture

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DESIGNS, LLC.
"Where the American Dream Begins"
985-624-8390
email: southerncountrydesigns@gmail.com

Plans for:

Leo and Stacey Battistella
Lot 2, Palmer Street
Abita Springs, La.

I am sealing these plans for compliance with the IRC 2015 building code for structure design for the 130 MPH, 3 second burst wind load.

Del Caldwell Civil Engineer

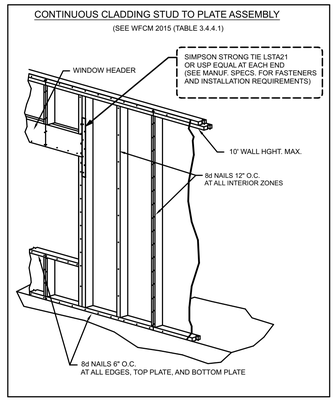
Note:
Although every effort has been made in preparing these plans, the contractor must check all details and dimensions and be responsible same.

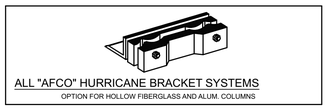
PROJECT NO:	6678A
DATE:	7/29/20
DRAWN BY:	HWM

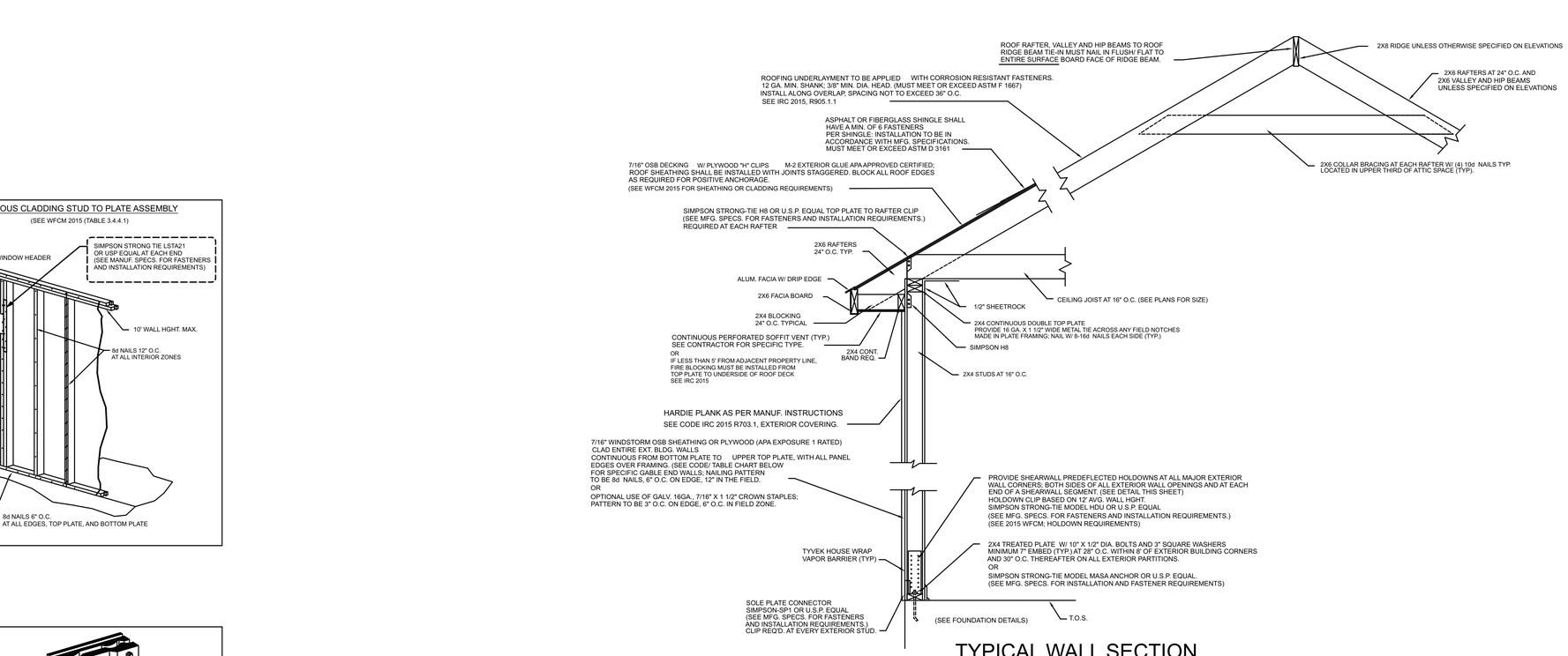
SHEET TITLE

FLOOR PLAN

A1



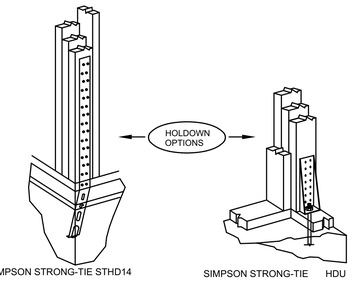




TYPICAL WALL SECTION

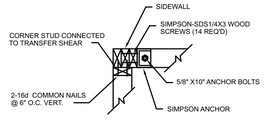
HOLDOWNS

HOLDOWNS ARE REQUIRED AT THE END OF EACH SEGMENTED SHEARWALL SEGMENT OR AT THE END OF A PERFORATED SHEARWALL. WHEN FULL HEIGHT SHEARWALL SEGMENTS MEET AT A CORNER, A SINGLE HOLDOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALLS IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD.

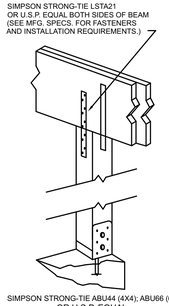


SIMPSON STRONG-TIE STHD14
OR U.S.P. EQUAL
(SEE MFG. SPECS. FOR FASTENERS
AND INSTALLATION REQUIREMENTS.)

SIMPSON STRONG-TIE HDU
OR U.S.P. EQUAL
(SEE MFG. SPECS. FOR FASTENERS
AND INSTALLATION REQUIREMENTS.)



CORNER HOLDOWN DETAIL



SIMPSON STRONG-TIE ABU44 (4X4); ABU66 (6X6)
OR U.S.P. EQUAL
(SEE MFG. SPECS. FOR FASTENERS
AND INSTALLATION REQUIREMENTS.)

TYP. POST BASE

SHEARWALL AT GARAGE DOOR OPENINGS

EXTERIOR WALL AT GARAGE DOOR FRAME OPENING SHALL BE FULLY BRACED BY CLADDING WITH 7/16" OSB. OR EXTERIOR GRADE PLYWOOD SHEATHING PANELS. BRACING PANELS MUST BE APPLIED TO ENTIRE STUD FACE AND BE CONTINUOUS FROM BOTTOM PLATE TO UPPER TOP PLATES OF THE WALL AND AT OFFSET CORNERS. CLIP CONNECT (SIMPSON STRONG-TIE LSTA21 OR U.S.P. EQAUL) HEADER BEAM OVER OPENING TO JACK STUDS AS NEEDED. PROVIDE HOLDOWN ANCHOR AT THE BASE OF EACH STUD ON EITHER SIDE OF DOOR OPENING JAMBS. SEE IRC 2015 FIGURE R602.10.6.4 METHOD CS-PF. CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

GARAGE DOOR SPECIFICATION REQUIREMENT

GARAGE DOOR(S) EQUAL TO AMARR GARAGE DOORS- WINSTON-SALEM, NC. 27105 (WWW.AMARR.COM): RESIDENTIAL STEEL SECTIONAL DOOR WITH WIND LOAD OPTION 1 SECTION WIDE BY 4 SECTIONS HIGH. THE DESCRIBED GARAGE DOOR MEETS OR EXCEEDS GARAGE DOOR STATIC PRESSURE TEST CRITERIA CALLED FOR IN ASCE 7-98/02: 130 MPH, EXPOSURE B, 30' MEAN ROOF HEIGHTS, 5' IN EDGE STRIP. WITH WIND LOAD OPTION. GARAGE DOOR MEETS OR EXCEEDS SSTD 10-99/SBCCI. SEE CODE IRC 2015- R301.2.1 WIND LIMITATIONS.

UPLIFT CONNECTIONS

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 CODE TABLE/ REFERENCE CHART.

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" X 20 GA. ASTM A653 GRADE STEEL STRAP SHALL BE NAILED TO THE WALL STUDS AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES IN CONCRETE FOUNDATIONS AND SLABS-ON-GRADE, 15 INCHES IN MASONRY BLOCK FOUNDATIONS, OR 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 IN OR IN CONTACT WITH SLAB-ON GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT-DIPPED GALV. AFTER FABRICATION, OR MANUF. FROM G185 OR Z450 GALV. STL. CONNECTIONS SHALL BE IN ACCORDANCE WITH CODE TABLE/ REFERENCE CHART.

ATTENTION CONTRACTORS / BUILDERS / TRADESMAN:

THESE PLANS WERE PREPARED USING SPECIFIC LIFE SAFETY CODES AND STANDARDS REQUIRED FOR PERMITTING TO BUILD IN THIS CITY, TOWN, AND/ OR PARISH JURISDICTION AS INDICATED ON THESE PLANS. CODES AND STANDARDS MUST BE STRICTLY ADHERED TO AND QUALITY ASSURANCE IN THE FIELD MUST BE MAINTAINED.

PROJECT CODE DATA

BUILDING DESIGN CRITERIA:

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE AND TWO-FAMILY DWELLINGS
- AMERICAN FOREST AND PAPER ASSOCIATION(AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM 2012 EDITION)
- WIND LOAD DISIGN CRITERIA: 130 MPH. EXPOSURE "B".
- BUILDING THERMAL ENVELOPE - CLIMATE ZONE 2; FENESTRATION U-FACTOR 0.65; CEILING R-VALUE 30; WOOD FRAME WALL R-VALUE 13; RAISED FLOOR R-VALUE 13.
- ALL WINDOW UNITS IN THIS PROJECT MUST MEET NFRC ENERGY REQUIREMENTS. UNITS INSTALLED MUST DISPLAY A NFRC CERTIFIED LABEL. CONTRACTORS SEE WWW.NFRC.ORG FOR QUESTIONS REGARDING FENESTRATION ENERGY CODE COMPLIANCE.
- CLASSIFICATION: R-3
- CONSTRUCTION TYPE: VB
- ALL WINDOWS SHALL BE DESIGNED AND INSTALLED TO WITHSTAND DESIGN WIND LOADS (IBC AND IRC 301.2.1)

- GLASS AND GLAZING DESIGN CRITERIA FOR WIND ZONE 3:

ALL EXTERIOR WINDOW AND DOOR GLAZINGS SHALL MEET ASTM E-1886 AND ASTM E-1996 IMPACT RESISTANT TEST STANDARDS (U-FACTOR OF .65, LOW -E SHGC OF 0.35). REQUIRED DESIGN PRESSURE (DP) RATING MINIMUM OF DP60 APPLIES. REGION EXPOSURE CATEGORY FOR THIS PROJECT: EXPOSURE "B". IMPACT RESISTANT GLAZINGS (EACH PANE OF GLASS) SHALL BE ACID ETCHED OR SAND BLASTED WITH THE APPROPRIATE RATINGS AND MFG. INFORMATION.

OR WINDZONE 1 AND 2 OPTION:

PROVIDE OPERABLE HURRICANE STORM SHUTTERS MEETING OR EXCEEDING THE IRC REQUIREMENTS DESCRIBED AS WOOD STRUCTURAL PANELS (EXTERIOR GRADE) WITH A MINIMUM THICKNESS OF 7/16". AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED FOR GLAZED OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT, (LABEL PANEL COVERS TO CORRESPONDING OPENINGS), TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IRC 2015 TABLE R301.2.1.2 FASTENING SCHEDULE TABLE PROVIDES FASTENER TYPE AND SPACING REQUIREMENTS FOR THE SPECIFIC CONSTRUCTION APPLICATIONS ENCOUNTERED.

THERMAL COMPONENT CRITERIA (U-FACTOR AND R-VALUE

FENESTRATION U-FACTOR	MINIMUM INSULATION R-VALUE				
	CEILINGS	WALLS	FLOORS	BASEMENT WALLS	CRAWL SPACE WALLS
.65	R-30	R-13	R-13	R-0	R-0

CODE/ TABLE REFERENCE CHART

SUBJECT DESCRIPTION:	WFCM 2015 CODE/ TABLE	IRC 2015 CODE/ TABLE
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS		R301.2.1.2 PAGE 43
HEADER SPANS-FOR INT. LOAD BEARING WALLS		
ONE FLOOR (CENTER BEARING)	3.4.2	
TWO FLOORS ONLY (CENTER BEARING)	3.4.2	
HEADER SPANS-EXPOSURE "B" FOR EXTERIOR LOAD BEARING WALLS	3.2.6.4.1	
NAILING SCHEDULE (HEADER TO HEADER)	3.1	
JACK STUD REQUIREMENTS- EXPOSURE "B" FOR INTERIOR LOAD BEARING WALLS	3.4.2.4.2	
JACK STUD REQUIREMENTS- EXPOSURE B FOR EXTERIOR LOAD BEARING WALLS	3.4.1.4.3	
ROOF SHEATH OR CLAD. REQUIREMENT FOR WIND LOAD -EXPOSURE "B"	3.2.4.1	
WALL SHEATH OR CLAD. REQUIREMENT FOR WIND LOAD -EXPOSURE "B"	3.2.4.2	
SILL OR BOTTOM PLATE TO FND. CONNECTIONS RESISTING SHEAR LOADS-130 MPH WINDS EXP. "B"	Table 3.14	
SILL OR BOTTOM PLATE TO FND. CONNECTIONS RESISTING UPLIFT LOADS-130 MPH WINDS EXP. "B"	3.2C	
ROOF UNDERLAYMENT APPLICATION		R905.1.1
GARAGE AND CARPORTS FIRE SEPARATION REQUIREMENTS		R302.6
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		R602.3(1)
WEATHER - RESIST. SIDING ATTACHMENT AND MINIMUM THICKNESS		R703.1
SMOKE AND CARBON MONOXIDE ALARM DETECTION NOTIFICATION		R314, R315
EXTERIOR WALL FLASHING REQUIREMENTS		R905.2.8.3
ROOF FLASHING REQUIREMENTS		R903.2

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Plans for:

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I am sealing these plans for compliance with the IRC 2015 building code for structure design for the 130 MPH, 3 second burst wind load.

Del Caldwell Civil Engineer

Note:
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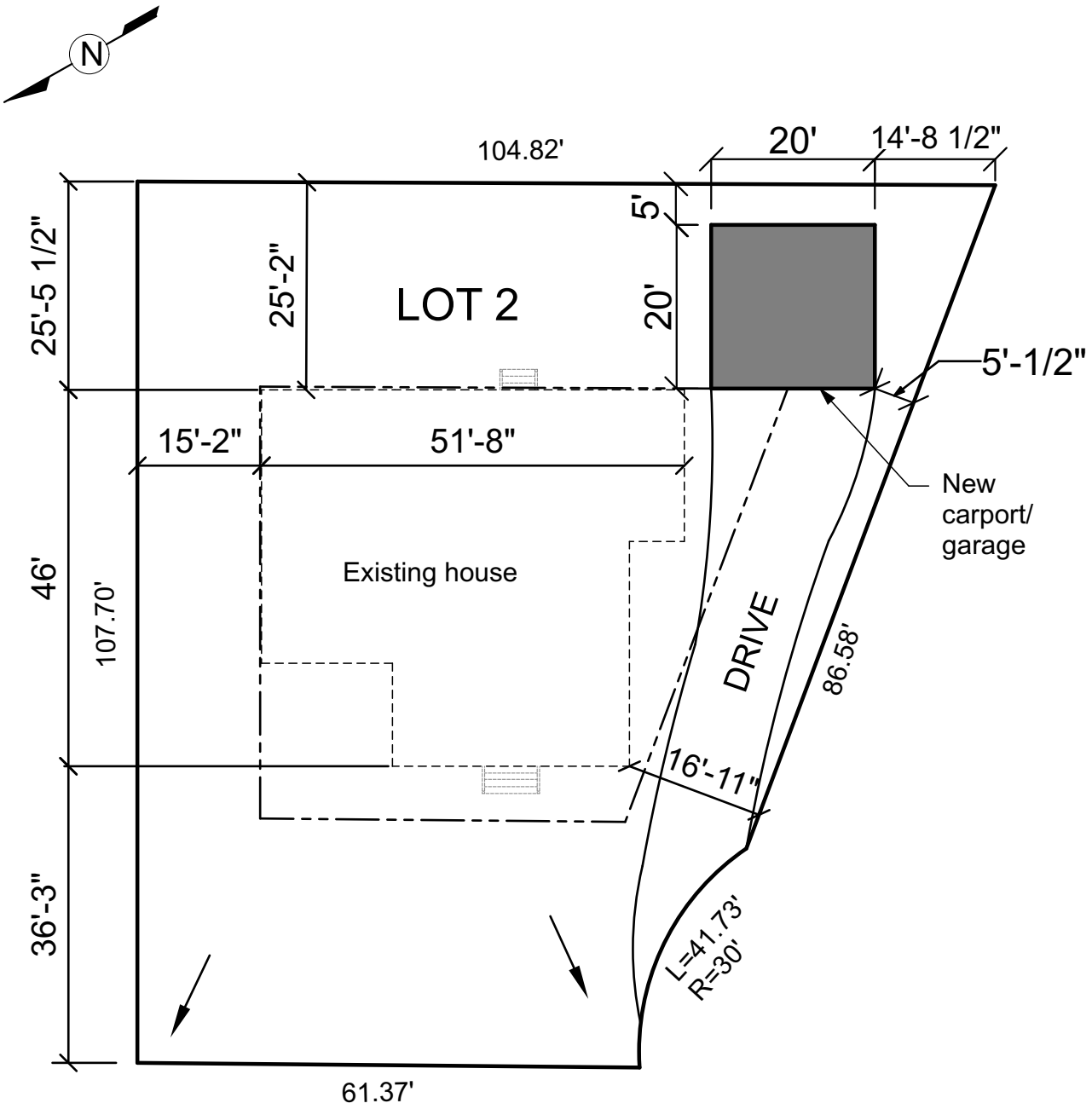
PROJECT NO: **6678A**
DATE: **7/29/20**
DRAWN BY: **HWM**

SHEET TITLE

SSR-130

S1



-ADDRESS-	PLOT PLAN	-SETBACKS-	
LEO AND STACEY BATTISTELLA LOT 2, PALMER STREET ABITA SPRINGS	SCALE: 1" = 20'-0"	FRONT 30' LEFT SIDE 15' RIGHT SIDE 15' REAR 25'	07/29
	PLAN NO. 6397		20