Town of Abita Springs

Historic Meeting Date: April 13, 2021

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

Date: March 30, 2021

☒ Owner
☐ Applicant

Type of Approval

☒ New Construction
☐ Renovation
☐ Accessory Building *(not livable)*
☐ Ancillary Building *(livable structure)*

☐ Other: _____

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

New construction single family residence for Kent & Glenda Alphonso

APPLICANT NAME:

Email: kja108@hotmail.com Phone: 504-460-5614

Address: 23045 Robert Rd., Mandeville, La 70471

OWNER (IF DIFFERENT FROM APPLICANT):

Email: Phone:

Address:

CONTRACTOR NAME & COMPANY:

Email: kja108@hotmail.com Phone: 504-460-5614

Address: Owner / Contractor

3-30-21

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 _____
Paul Vogt _____

Review Date: _____

Approved: _____

Commissioner Assigned: _____

Work Completed as Presented: _____

Inspected on Date: _____

Town of Abita Springs

Historic Meeting Date: April 13, 2021

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

SUBJECT PROPERTY

Street Address or Legal Description: Right corner of Hwy 435 & Brook Forest Rd.

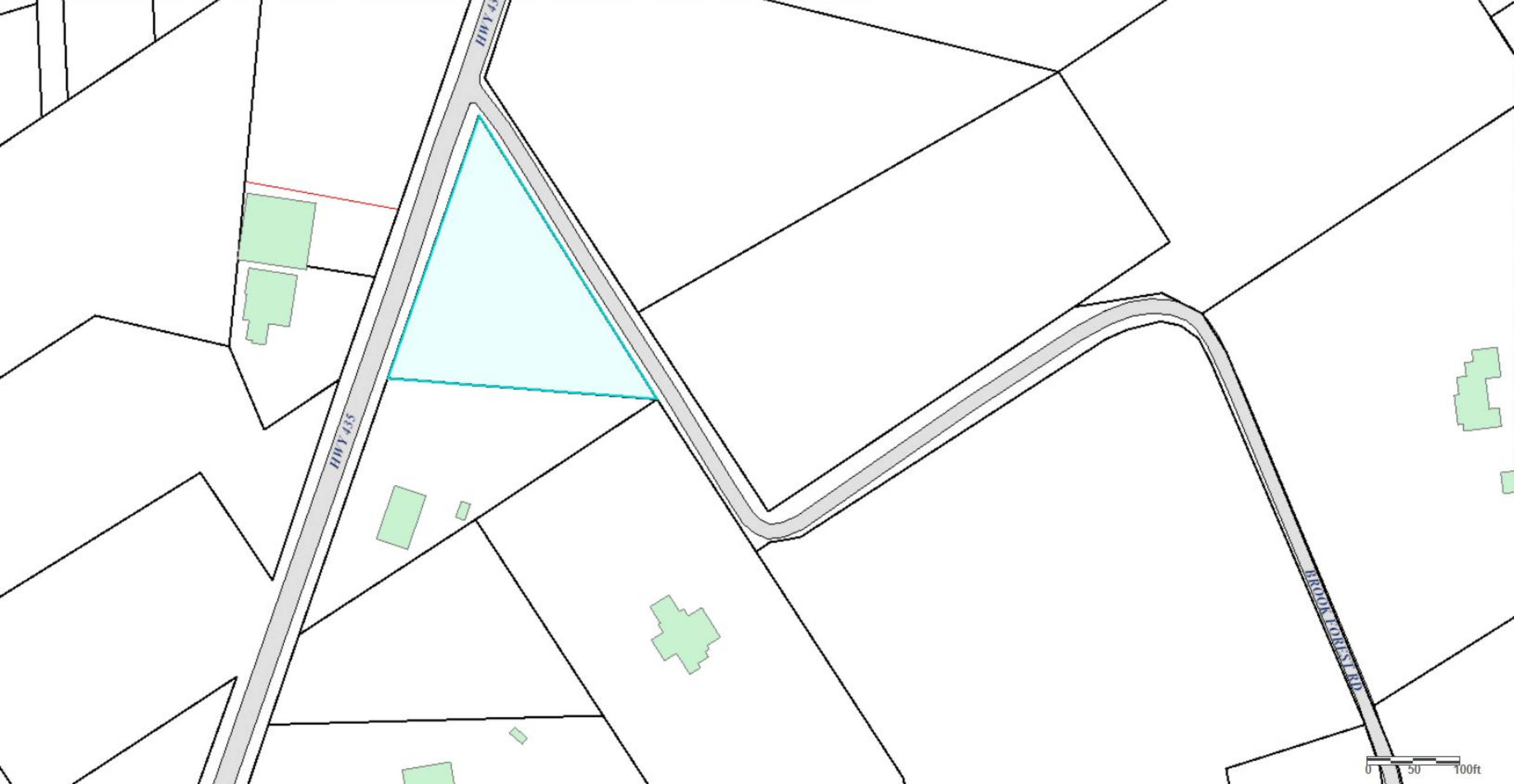
Nearest Cross Streets: Brook Forest & Hwy 435 Lot Dimensions: 261.58' x 367.52' x 298.96'

Work Begins: May 1, 2021 Estimated Completion Date: July 30, 2021

RESIDENTIAL HISTORIC CHECK LIST

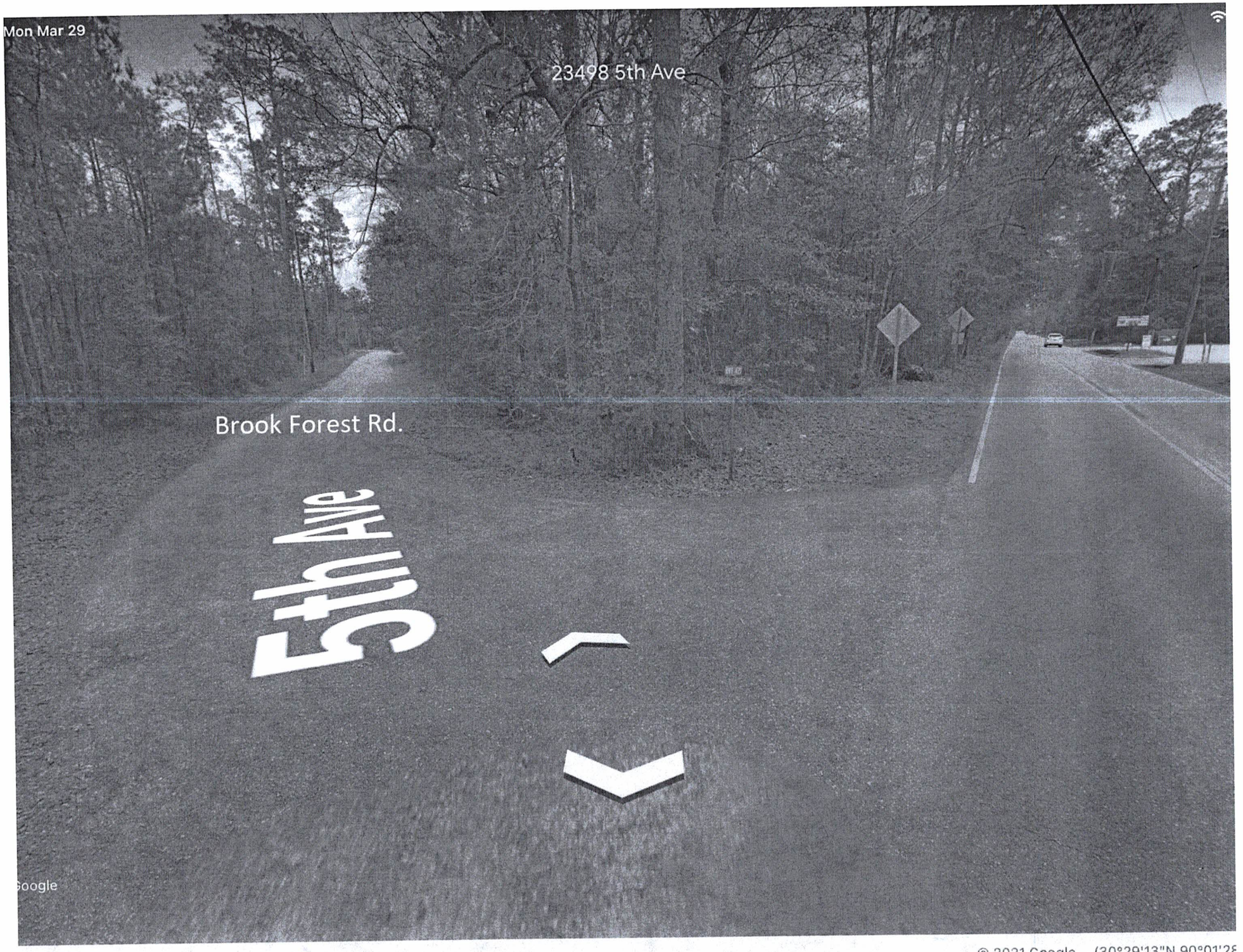
FOUNDATION	☐ Concrete Block ☐ Brick ☐ Continuous Chain Wall ☒ Raised Slab (36" above ground)
CRAWLSPACE	☐ 24" Clear
SIDING	☐ Vinyl ☐ Wood ☒ Hardie Plank
ROOF	☒ Metal ☐ Fiberglass Shingles **Slope:** ☒ 8/12 Minimum
FRONT PORCH	☐ Wood ☒ 7' Minimum Depth **2/3 Minimum Front Width of House:** ☒ Yes ☐ No
CHIMNEY	☒ Stovepipe ☐ Brick ☐ None
STEPS	☐ Wood ☒ Bricks **Railing:** ☒ Wood ☒ Spacing 4"
HEIGHT	Height of Building: **25' 1"** 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 ☒ 7' Privacy ☐ 6' Privacy with 2' Lattice
LIGHTING	**No Fluorescent Strip Lighting or Fixtures**
SIGNS	☐ Permanent ☐ Temporary

Mon Mar 29
Street View
HWY 435
Brook Forest Rd.
(30°29'12"N 90°01'28"W

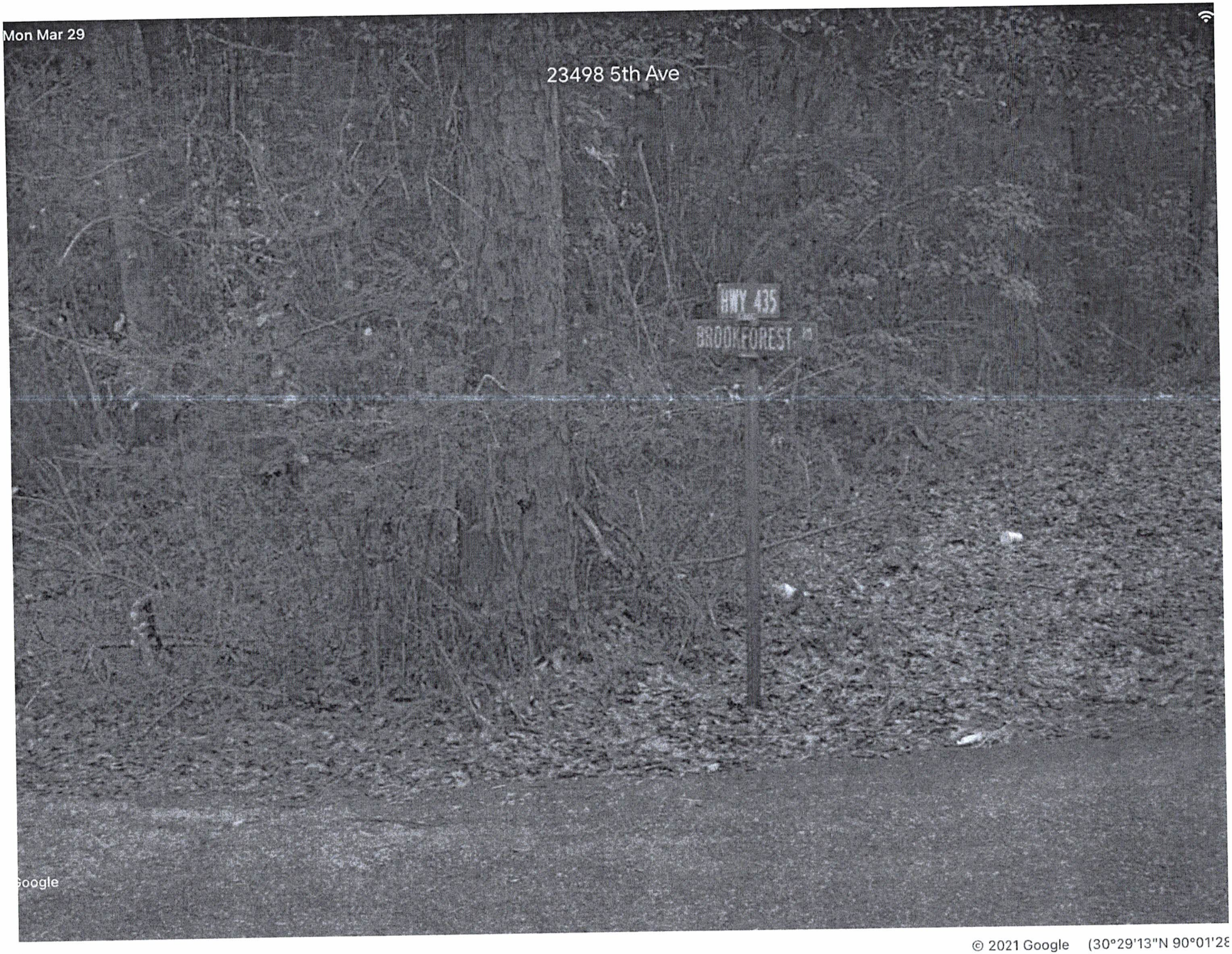

HWY 435
HWY 435
BROOK FOREST RD
0
50
100ft

HWY 435
HWY 435
BROOK FOREST RD

Mon Mar 29
22702 Talisheek Hwy
SCHOOL BUS STOP AHEAD
Google
© 2021 Google (30°29'12"N 90°01'29


Mon Mar 29
23498 5th Ave
Brook Forest Rd.
5th Ave
Google
© 2021 Google (30°29'13"N 90°01'28

Mon Mar 29
22703 Talisheek Hwy
40
Google
© 2021 Google (30°29'11"N 90°01'29


Mon Mar 29
23498 5th Ave
HWY 435
BROOKFOREST
Google
© 2021 Google
(30°29'13"N 90°01'28

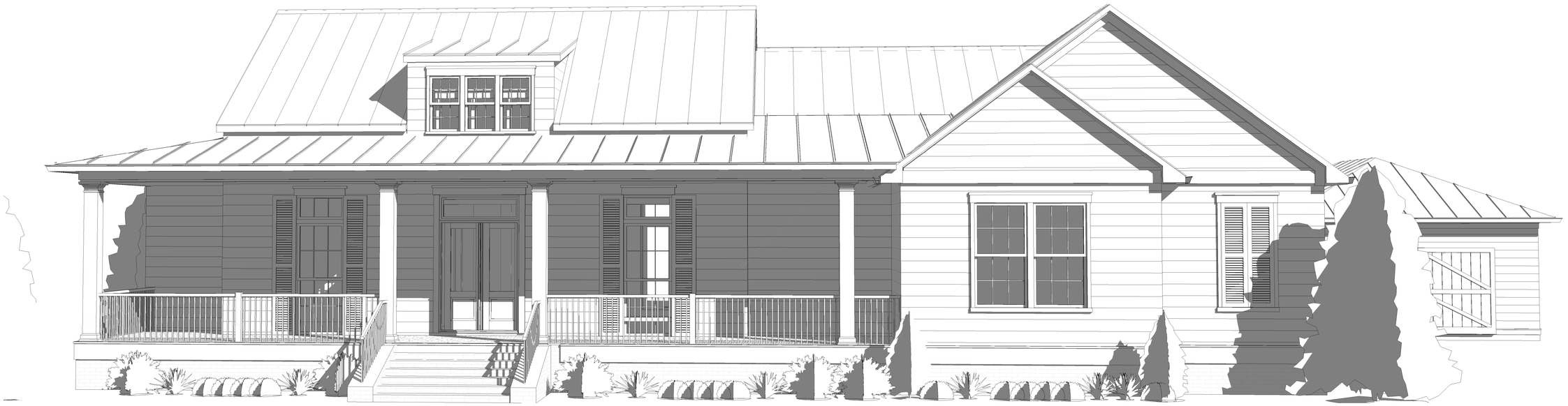
MAGNOLIA DESIGN

ALPHONSO RESIDENCE

PARCEL A - HWY 435 & BROOKFOREST RD: NO SUBDIVISION

ABITA SPRINGS - ST. TAMMANY PARISH, LA 70420

NEW RESIDENTIAL CONSTRUCTION



DESIGN CRITERIA, CODE AND INTENT

MAGNOLIA DESIGN ADHERES TO THE DESIGN CRITERIA OUTLINED IN THE 2015 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.

MAGNOLIA DESIGN FOLLOWS THE AMERICAN FOREST AND PAPER ASSOCIATION (AF+PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM). NOT ALL SPECIFCATIONS ARE EXPRESSLY NOTED ON CONSTRUCTUON DOCUMENTS. THEREFORE, IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO COMPLY WITH ALL RESIDENTIAL BUILDING CODES.

THIS SET OF CONSTRUCTION DOCUMENTS WAS DESIGNED TO A WIND SPEED OF 130 MPH.

I, SIGNED AND SEALED, 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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF LOUISIANA. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS COMPLY WITH ALL CODE REQUIREMENTS. I SHALL OBSERVE THE WORK.

R301.2 DESIGN SPECIFICATIONS

GROUND SNOW LOAD	ZERO
WIND SPEED	130 MPH
SEISMIC DESIGN CATEGORY	A
WEATHERING DAMAGE	NEGLIGIBLE
FROST LINE DEPTH	N/A
TERMITE DAMAGE	VERY HEAVY
DECAY DAMAGE	MOD/SEVERE
WINTER DESIGN TEMPERATURE	32 DEG F
ICE SHIELD UNDERLAYMENT REQ.	NO
AIR FREEZING INDEX	18
MEAN ANNUAL TEMPERATURE	68.2 DEG F

SHEET INDEX

A.01	Site Plan
A.00	Cover Page
A.02	Floor Plan
A.03	Framing/Roof Plan
A.04	Front/Rear Elevations
A.05	Side Elevations
A.06	Sections
A.09	General Specifications
A.07	Electrical Plan
S.01	Foundation Plan
A.08	Details

MAGNOLIA DESIGN

Magnolia Design
278 Kissena Park Court
Covington, LA 70435
504.908.9826
www.designmagnolia.com

STATE OF LOUISIANA
STEVEN A. TKACH
License No. 38805
PROFESSIONAL ENGINEER

These plans have been properly examined by the undersigned that they comply with the following existing state and local building codes for the jurisdiction in which the residence is to be located.

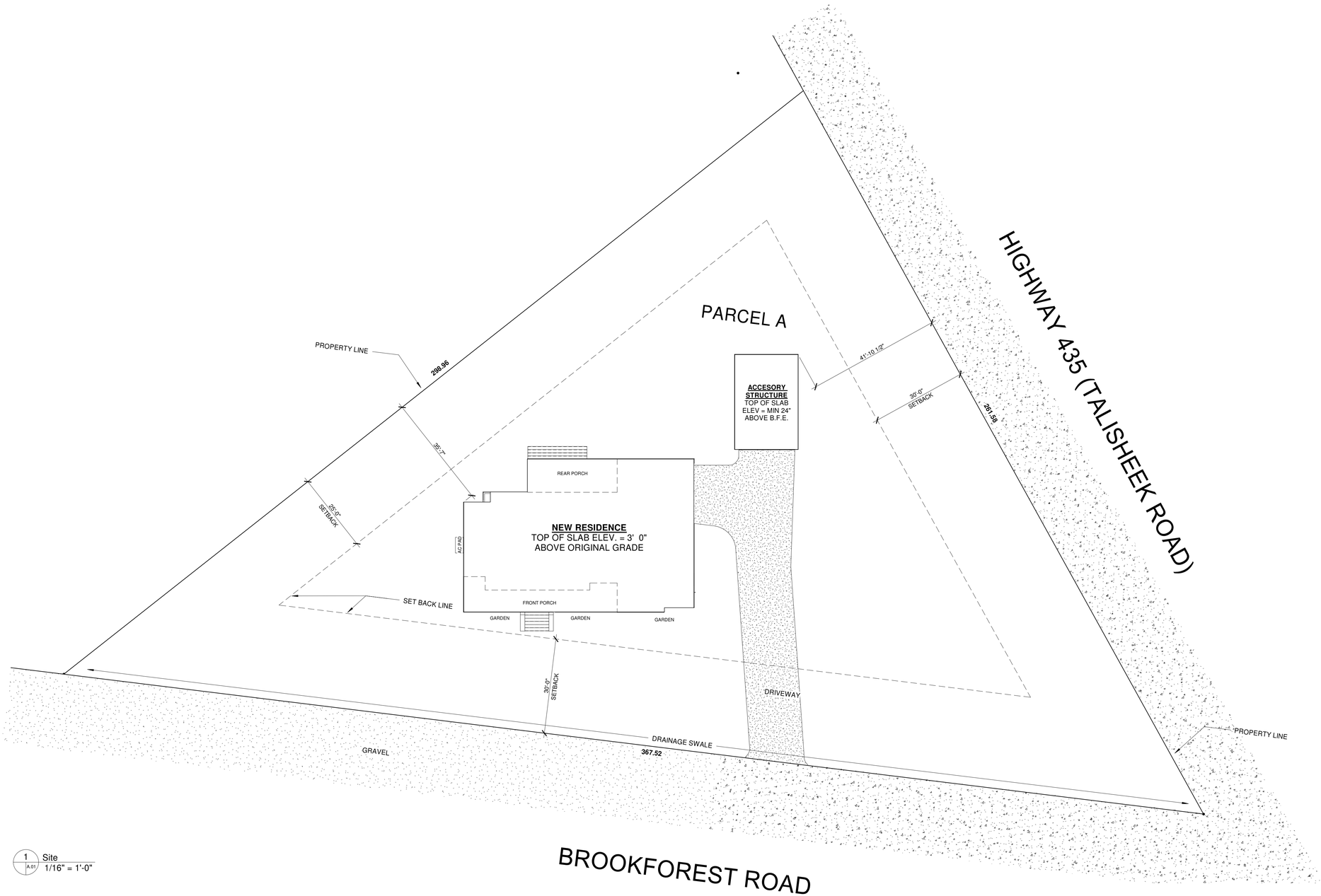
Project Number
21-0101

Date
4/28/21 6:33:08 PM

Client
Kent & Glenda Alphonso
Parcel A - Brookforest Rd
Abita Springs, LA 70420

Cover Page

A.00



1 A.01 Site
1/16" = 1'-0"

LOT DESCRIPTION:

FLOOD ZONE X: PARCEL A - HWY 435 & BROOK FOREST RD: ST. TAMMANY, LA

ZONING: SINGLE FAMILY RESIDENTIAL CONVENTIONAL HOME

PROPERTY DESCRIPTION: PARCEL A - HWY 435 & BROOK FOREST - ABITA SPRINGS, LA (NO SUBDIVISION)

NOTES:

ANY NEW CONSTRUCTION SHALL BE REQUIRED TO HAVE AN ON-SITE TRASH RETAINING STRUCTURE WITH A MINIMUM OF 8'X8'X4' VOLUME MADE OF TEMPORARY CNSTRUCTION FENCING, SUPPORTED BY WOOD OR METAL BRACING. THIS STRUCTURE SHALL BE EMPTIED ON AN AS-NEEDED BASIS.

DRAINAGE MUST FALL AWAY FROM FOUNDATIONS BY 6 INCHES IN THE FIRST 10'. IF 10' IS NOT AVAILABLE, UTILIZE DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE FOUNDATION SHALL BE SLOPED AT MIN. 2%.

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License No. 34685
PROFESSIONAL ENGINEER

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Date
4/28/21 6:33:17 PM

Client
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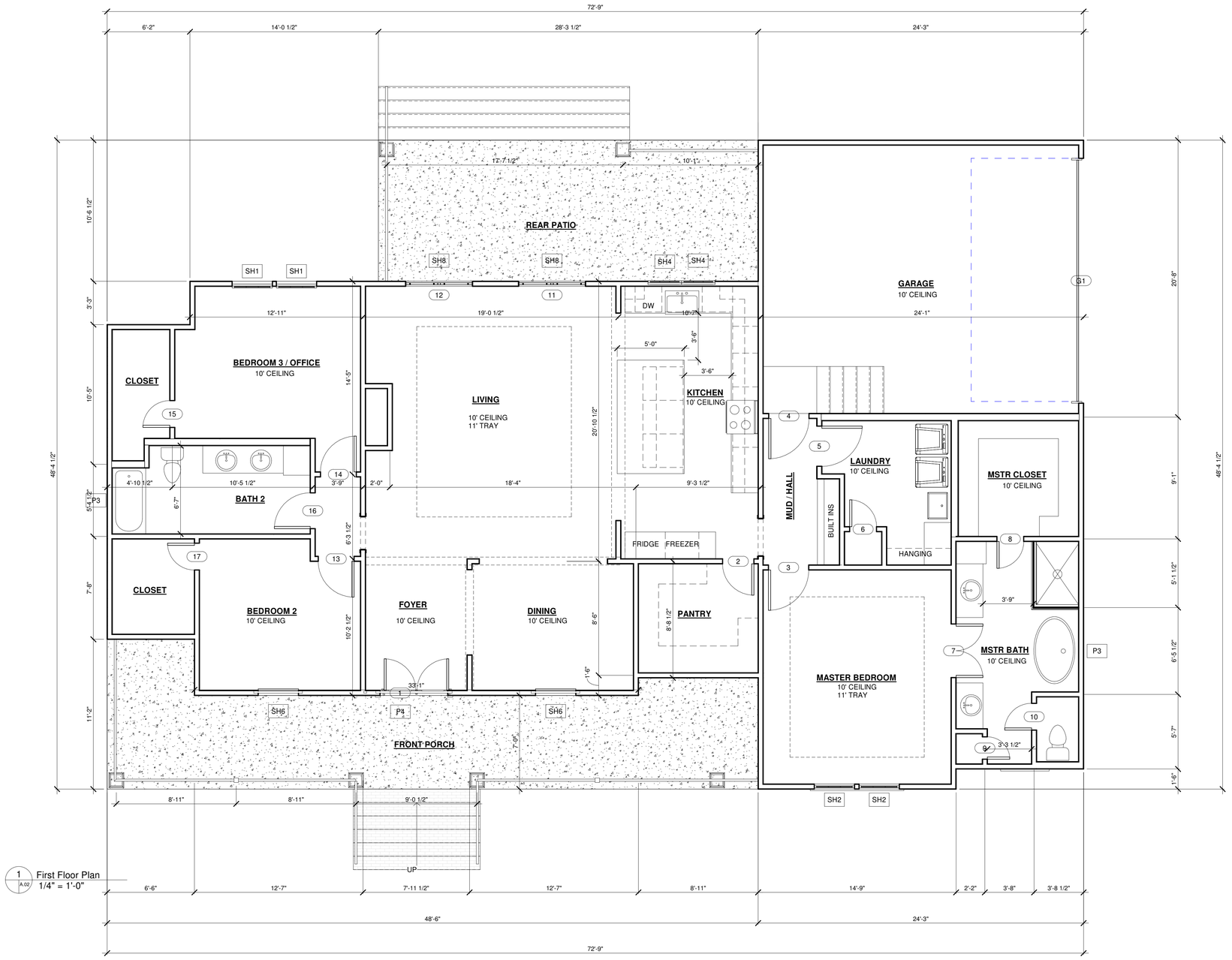
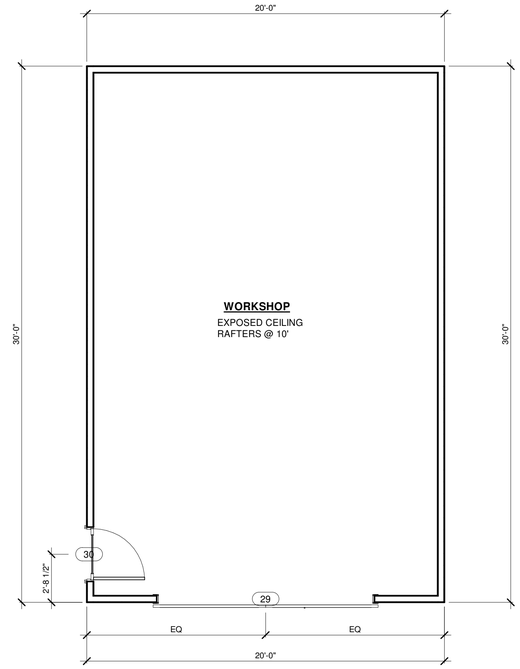
Parcel A - Brookforest Rd
Abita Springs, LA 70420

Site Plan

A.01



1 A.02 First Floor Plan
1/4" = 1'-0"



2 A.02 Workshop Plan
1/4" = 1'-0"

NOTE: ALL CALCULATIONS FOR THE FINISHED SQUARE FOOTAGE OF THIS HOUSE ARE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM FINISH SQUARE FOOTAGE OF THE HOUSE AS BUILT. (ANSI Z765-2003 - AMERICAN NATIONAL STANDARD FOR SINGLE FAMILY RESIDENTIAL BUILDINGS - SQUARE FOOT METHOD FOR CALCULATING)

AREA CALCULATIONS

Living Area	**2076 sf**
Porch Area	**0620 sf**
Garage	**0470 sf**
Workshop	**0600 sf**
TOTAL LIVING	**2076 sf**
Grand Total	3766 sf

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LICENSE NO. 38885
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Client
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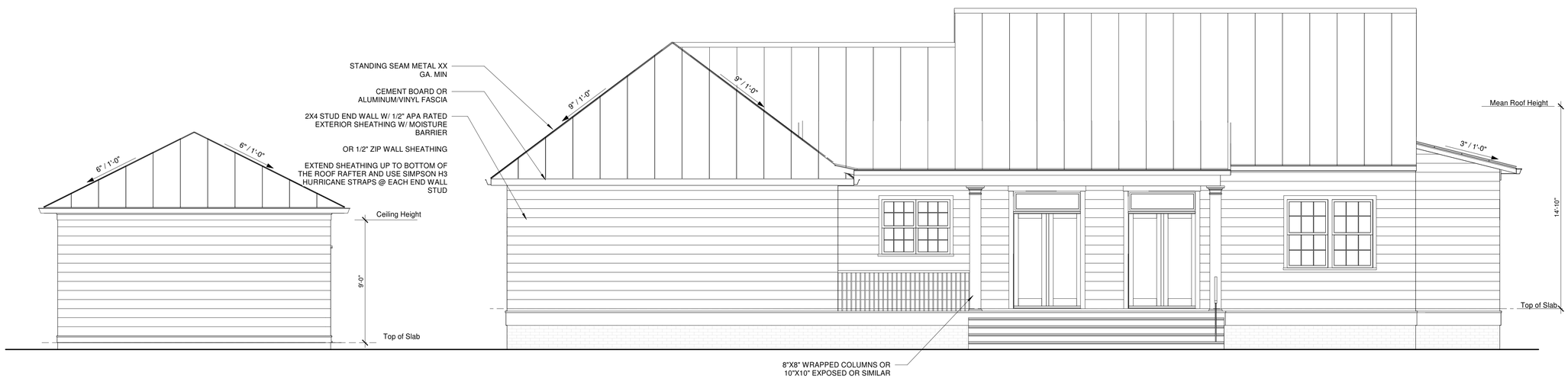
Parcel A - Brookforest Rd
Abita Springs, LA 70420

Floor Plan

A.02

1 A.04 Front Elevation
1/4" = 1'-0"



2 A.04 Rear Elevation
1/4" = 1'-0"

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21-0101

Date
4/28/21 6:33:25 PM

Client
Kent & Glenda Alphonso
Parcel A - Brookforest Rd
Abita Springs, LA 70420

Front/Rear Elevations

A.04

Door Schedule

NUMBER	WIDTH	HEIGHT	DESCRIPTION/COMMENTS
1	60"	84"	
2	28"	96"	
3	36"	96"	
4	36"	96"	
5	36"	96"	
6	24"	96"	
7	24"	96"	
8	24"	96"	
9	20"	96"	
10	24"	96"	
11	60"	84"	
12	60"	84"	
13	32"	96"	
14	32"	96"	
15	24"	96"	
16	32"	96"	
17	24"	96"	
29	146	85	
	7/32"	3/4"	
30	36"	84"	
G1	216"	96"	

Window Schedule

NUMBER	WIDTH	HEIGHT	DESCRIPTION/COMMENTS
P3	48"	18"	Picture 4016
P3	48"	18"	Picture 4016
P4	60"	18"	5016 Transom
SH1	36"	60"	Single Hung 3050
SH1	36"	60"	Single Hung 3050
SH2	36"	72"	Single Hung 3060
SH2	36"	72"	Single Hung 3060
SH4	30"	48"	Single Hung 2640
SH4	30"	48"	Single Hung 2640
SH6	36"	84"	Single HUng 3070 W/ 3016 Trans
SH6	36"	84"	Single HUng 3070 W/ 3016 Trans
SH8	60"	18"	5016 TRANSOM
SH8	60"	18"	5016 TRANSOM
SH10	24"	42"	Single Hung 2036
SH10	24"	42"	Single Hung 2036
SH10	24"	42"	Single Hung 2036

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ.FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE, 6-PANEL PRE HUNG.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

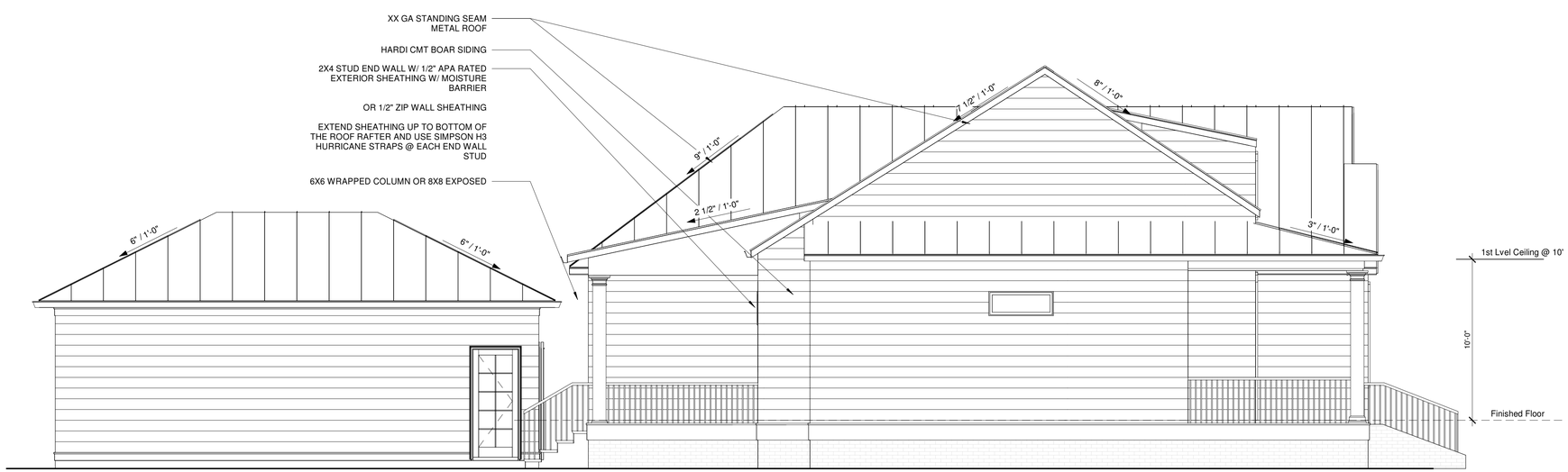
DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING (NOT APPLICABLE)

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 80" HIGH. DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS, IF SPECIFIED, TO BE SECTIONAL, OVERHEAD DOORS

FLOOR PLAN GENERAL NOTES:

1. ALL PENETRATIONS IN TOP OR BOTTOM PLATES FOR PLUMBING OR ELECTRICAL RUNS TO BE SEALED.
2. PROVIDE 1/2" CEMENT TILE BACKER BOARD AROUND ALL TUBS, SHOWERS AND SPAS.
3. VENT DRYER AND ALL FANS TO OUTSIDE AIR THROUGH VENT WITH DAMPER.
4. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD WITH 8 PENNY COMMON NAILS AT 6" O.C.
5. ALL WINDOW OPENINGS SHALL BE PROVIDED WITH ONE OF THE FOLLOWING: OPERABLE SHUTTERS, ANCHORABLE, PRE-CUT MINIMUM 5/8" CDX PLYWOOD, INSTALLABLE CORRUGATED STEEL PANELS OR IMPACT RESISTANT WINDOWS. (IRC R301.2.1.2).
6. ALL WOOD FRAMING SHALL BE NO. 2 COMMON SOUTHERN PINE, KILN DRIED, MOISTURE CONTENT 19% MAXIMUM.
7. ALL SILL PLATES, ETC. IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
8. PROVIDE 2 AUTOMATIC POWER VENTILATORS ON ROOF.
9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. THE LIGHTING AND POWER PLAN REPRESENTS A BASIC LAYOUT OF LIGHTING AND POWER REQUIREMENTS. WHAT IS NOT CALLED FOR IN THIS PLAN REQUIRED BY CODE DOES NOT RELIEVE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.



1 A.05 Left Elevation
1/4" = 1'-0"

2 A.05 Right Elevation
1/4" = 1'-0"

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Side Elevations

A.05