

Town of Abita Springs

Historic Meeting Date: 9-12-23

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

Date: 9-5-23

Type of Approval

- Owner
Applicant

- New Construction
Renovation
Accessory Building (not livable)
Ancillary Building (livable structure)

Other:

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

HOUSE ADDITION AND SEPARATE MOTHER-IN-LAW

APPLICANT NAME: JENNIFER AND RICHARD BONNET

Email: jboos215@aol.com

Phone: 985-707-3619

Address: 71180 MINNLER ST

OWNER (IF DIFFERENT FROM APPLICANT):

Email: SAME

Phone:

Address:

CONTRACTOR NAME & COMPANY: Whitaker Construction

Email: matthewwhitaker@charter.net

Phone:

Address:

Signature of Owner

Date: 9-5-23

Signature of Applicant

Date: 9-5-23

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:

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

SUBJECT PROPERTY

Street Address or Legal Description: 71180 Minkler Street
Nearest Cross Streets: Minkler & White Lot Dimensions:
Work Begins: Estimated Completion Date:

RESIDENTIAL HISTORIC CHECK LIST

FOUNDATION [] Concrete Block [] Brick [] Continuous Chain Wall [x] Raised Slab (36" above ground)
CRAWLSPACE [] 24" Clear
SIDING [x] Vinyl [] Wood [] Hardie Plank
ROOF [x] Metal [] Fiberglass Shingles Slope: [] 8/12 Minimum
FRONT PORCH [] Wood [] 7' Minimum Depth 2/3 Minimum Front Width of House: [x] Yes [] No
CHIMNEY N/A [x] Stovepipe [] Brick [] None
STEPS [] Wood [] Bricks Railing: [] Wood [] Spacing 4"
HEIGHT Height of Building: 35' Maximum
WINDOW TRIM [x] Vinyl [] Wood [] Hardie Plank [] Other
TRIM [x] Vinyl [] Wood [] Hardie Plank [] Other
COLUMNS [] Vinyl [x] Wood [] Hardie Plank [] Other
DOORS [] Vinyl [x] Wood [] Hardie Plank [] Other
SHUTTERS [] Vinyl [] Wood [] Hardie Plank Must be 1/2 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

Google Maps 71180 Minkler St



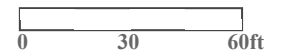
Map data ©2023 Google 50 ft



Abita Springs



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PREPARED FOR:
BONNET FAMILY

DRAWING MODIFICATION DATE 9-05-2023

- A1 COVER SHEET / SITE PLAN
- A2 PROPOSED MAIN HOUSE 1ST. FLOOR PLAN
- A3 PROPOSED MAIN HOUSE 2ND. FLOOR PLAN
- A4 MAIN HOUSE BUILDING ELEVATIONS FRONT/ RIGHT SIDE
- A5 MAIN HOUSE BUILDING ELEVATIONS REAR/ LEFT SIDE
- A6 MOTHER'S COTTAGE FLOOR PLAN
- A7 MOTHER'S COTTAGE ELEVATIONS
- A8 MOTHER'S COTTAGE ELECTRICAL PLAN

1. SCHED. OF DWGS.
N.T.S.

MOTHER SUITE	992
MOTHER GARAGE	240
OWNER GARAGE 1ST LEVEL	1079
OWNER 2ND LEVEL MAIN	1172
TOTAL U.B.	3583

IMPORTANT NOTICE

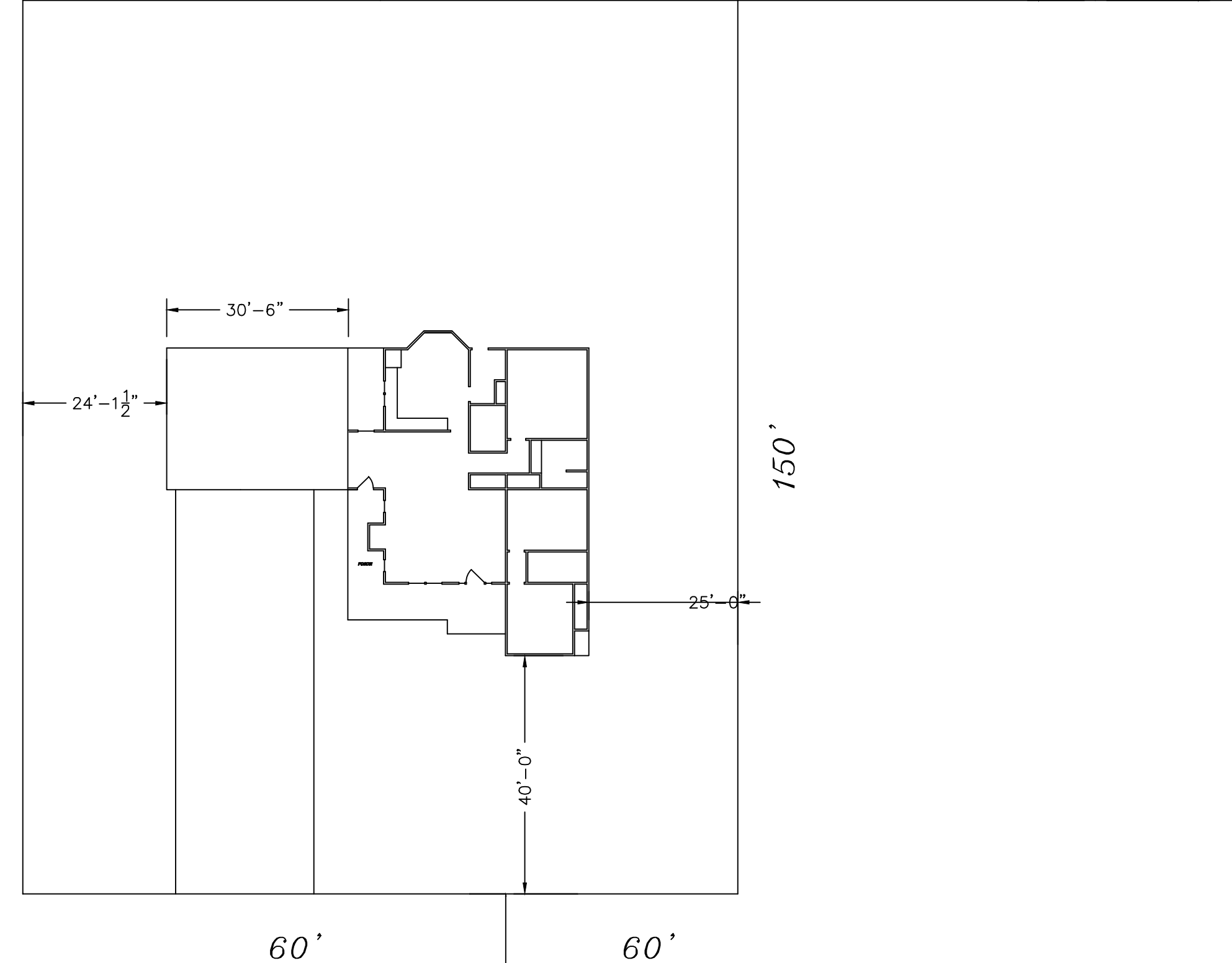
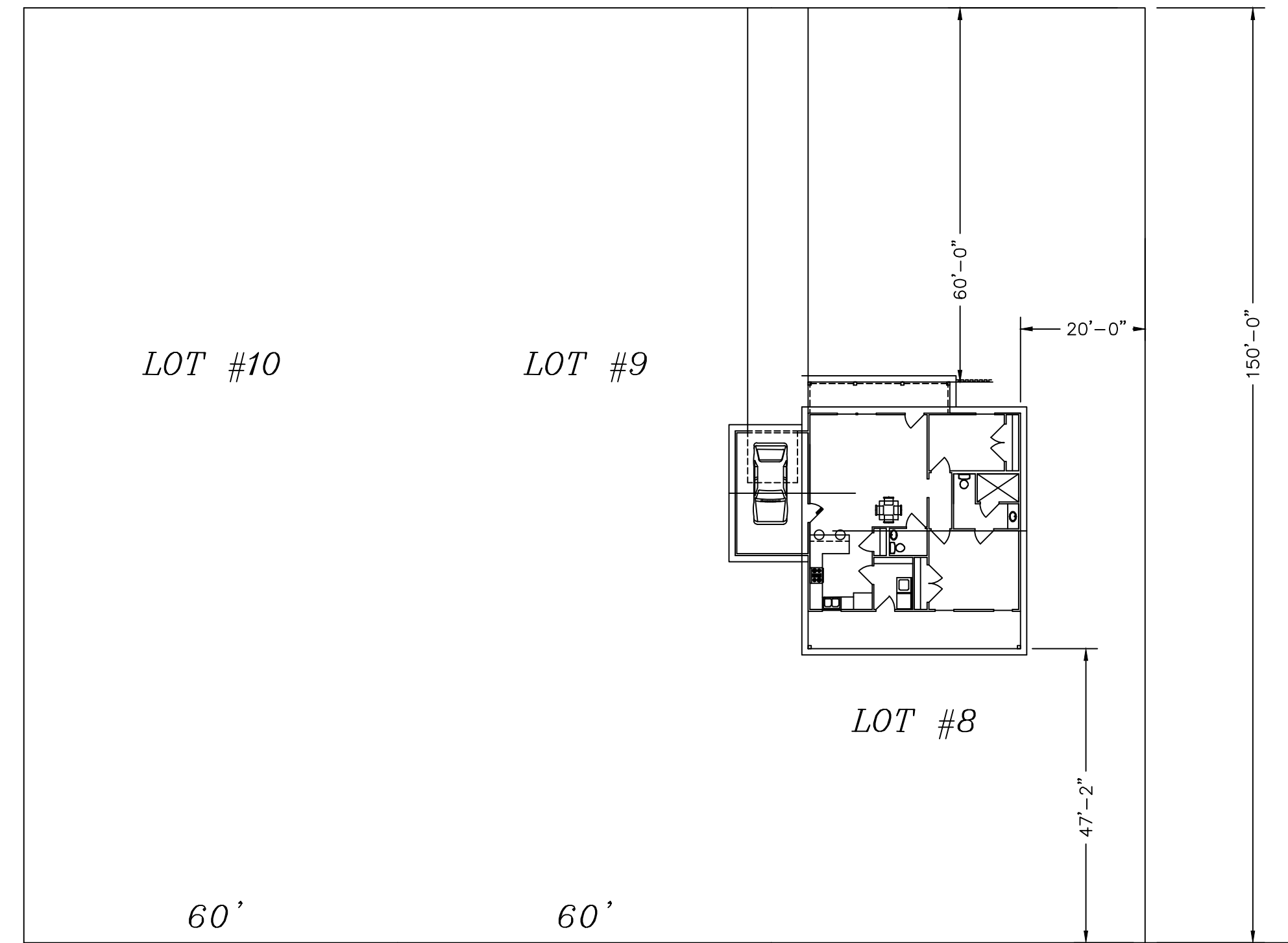
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2. PROJECT DATA
N.T.S.

- FINISHED GRADE
- EXISTING GRADE
- NORTH ARROW
- TEST BORING
- PROPERTY CORNER
- CENTER LINES
- PROPERTY OR BOUNDARY LINES
- HIDDEN FUTURE OR REMOVED CONSTRUCTION
- BREAK LINE
- COLUMN REFERENCE GRIDS
- REVISION MARKER
- DOOR SYMBOL
- CASEWORK NUMBER
- WINDOW DESIGNATION
- NUMBERED NOTES
- ELEV. NUMBER ROOM ELEVATION SYMBOL SHEET NUMBER WHERE ELEV. IS DRAWN
- DETAIL NUMBER DETAIL FLAG SHEET WHERE DETAIL IS DRAWN
- SECTION NUMBER SECTION FLAG PAGE WHERE SECTION IS DRAWN

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS DRAWING.

CAROLINE STREET



MINKLER STREET

DESIGNATED

WHITE STREET

WIND BORNE DEBRIS PROTECTION

WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 1/2" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

CODE COMPLIANCE:

WIND SPEED 140 MPH

- THE 2021 INTERNATIONAL RESIDENTIAL CODE.
- WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).
- INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN REGIONS (ICC600).

GENERAL NOTES

EVERY SLEEPING ROOM SHALL HAVE A LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3 THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION. ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPES AND RESCUE OPENINGS OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENINGS OF 5.7 SQUARE FT. EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET

R310.1.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24"

R310.1.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20"

ALL WINDOWS MUST COMPLY WITH ARTICLE R 301.2.1.2 OF THE 2021 INTERNATIONAL RESIDENTIAL CODE REGARDING WIND BORNE DEBRIS, WHICH STATES: WOOD STRUCTURAL PANELS (PLYWOOD) WITH A MINIMUM THICKNESS OF 7/16" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE R 308.4

WINDOWS IN HAZARDOUS LOCATIONS (OVER BATH TUBS) & WITHIN 3'-0" OF DOORS. MUST BE TEMPERED AND COMPLY W/ ARTICLE R 308.45 OF 2021IRC

FACTORY BUILT FIREPLACES (PRE-FABRICATED) SHALL BE LISTED AND TESTED IN ACCORDANCE WITH UL 127 AS PER ARTICLE R1004.1 OF THE 2021 IRC.

INSULATION REQUIREMENTS AS PER TABLE N 1102.1 OF THE 2021 IRC

CEILINGS R-30
WALLS R-13
FLOORS R-13

PROVIDE WIND BORNE DEBRIS PROTECTION FOR WINDOWS IN ACCORDANCE WITH R 301.2.1.2 IRC 2021 ED.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATED SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- KITCHEN

PROVIDE TERMITE PROTECTION AS REQUIRED BY SEC.R 318 IRC 2021 ED. (CHEMICAL TERTICIDE TREATMENT.

DESIGN SPECIFICATION

- SPECIFIC REFERENCE TO THE INTERNATIONAL RESIDENTIAL CODE 2021 ed.
- STATE STANDARD USED IN DESIGN FOR HERRICANE PRONE REGIONS AS PER SEC. R 301.2.1.1 OF THE IRC 2015 ed.
- BASIC WIND SPEED DESIGN AS PER IRC 2021ed. WIND ZONE 1-140 MPH.

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FOR
CONSTRUCTION

DRAWING RELEASE DATES

NO.	DATE	PURPOSE
1.	8/9/2023	
2.	8/14/2023	
3.	8/25/2023	
4.	9/05/2023	

ADDITION PREPARED FOR:
BONNET FAMILY

SHEET NO.
OF: **A1**

3. GRAPHIC SYMBOLS
N.T.S.

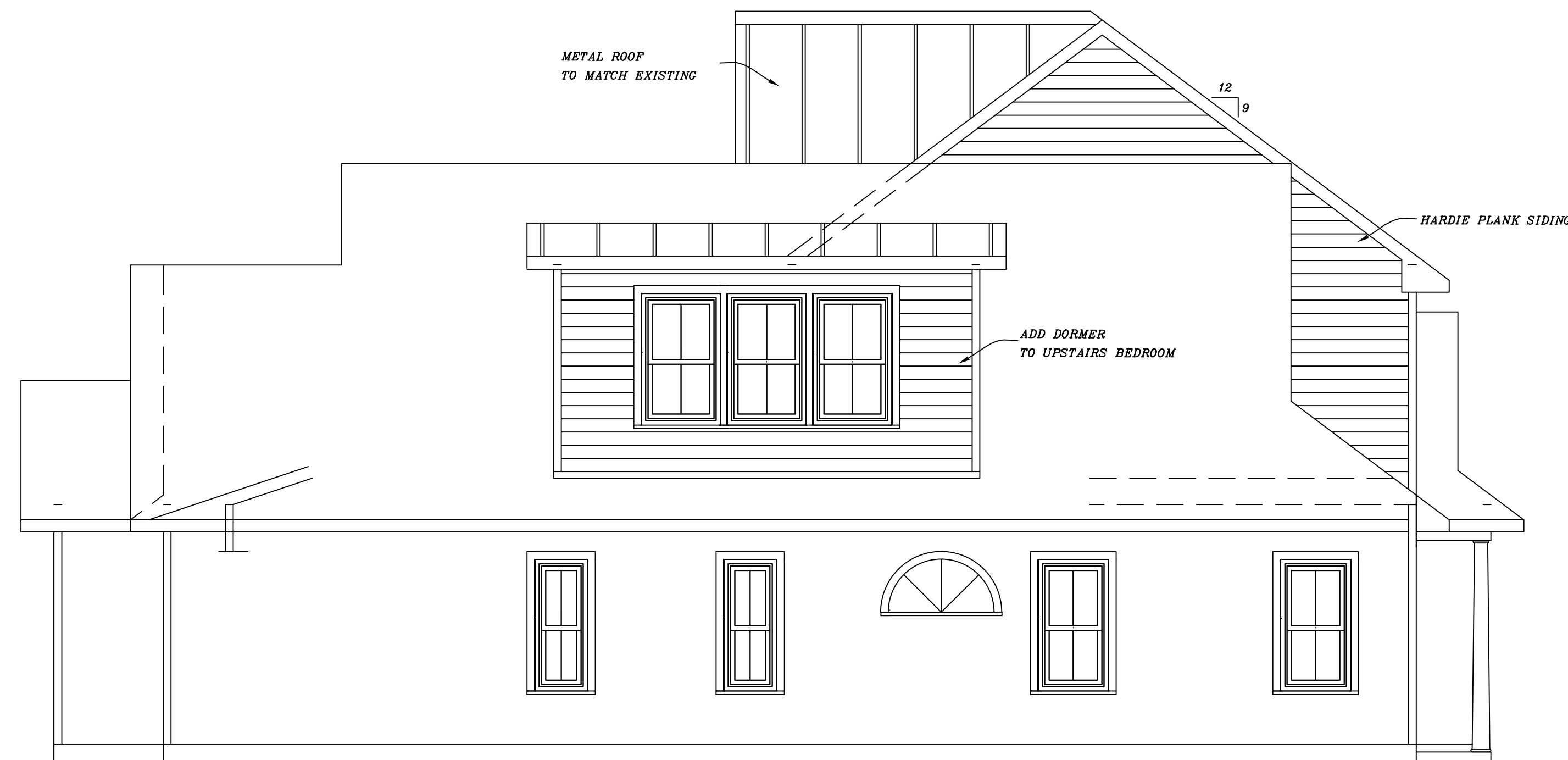
4. SITE PLAN
1" = 20'-0"

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1. PROPOSED FRONT ELEVATION
 1/4" = 1'-0"



2. RIGHT SIDE ELEVATION
 1/4" = 1'-0"

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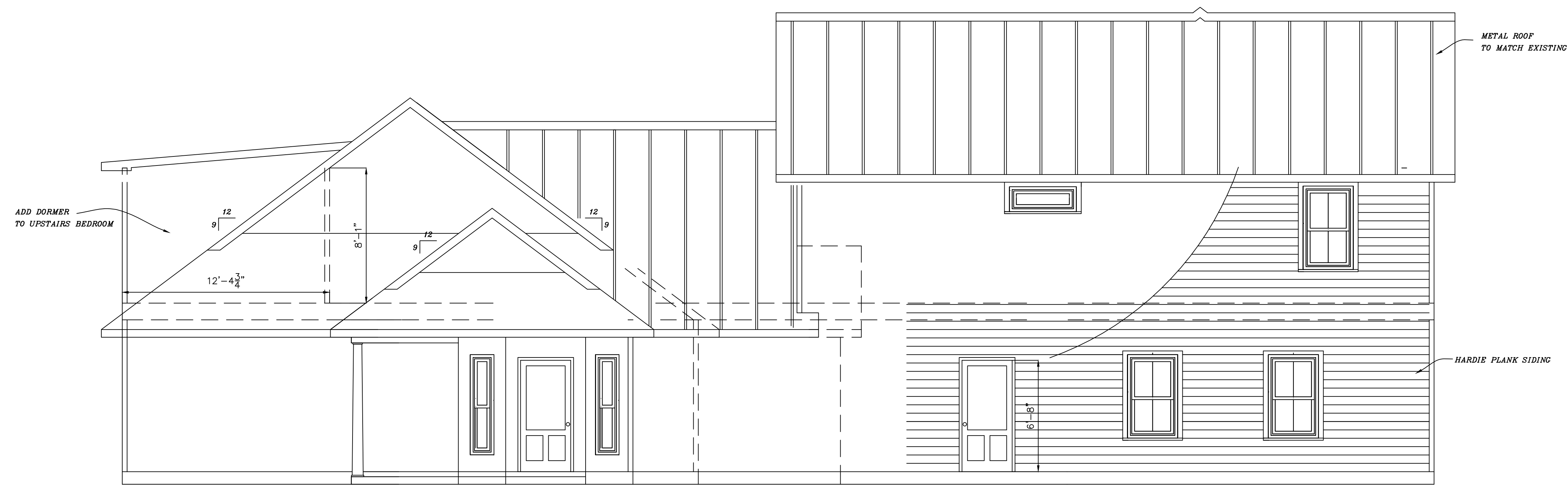
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NO.	DATE	PURPOSE
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2.	8/14/2023	
3.	8/25/2023	
4.	9/01/2023	
5.	9/05/2023	

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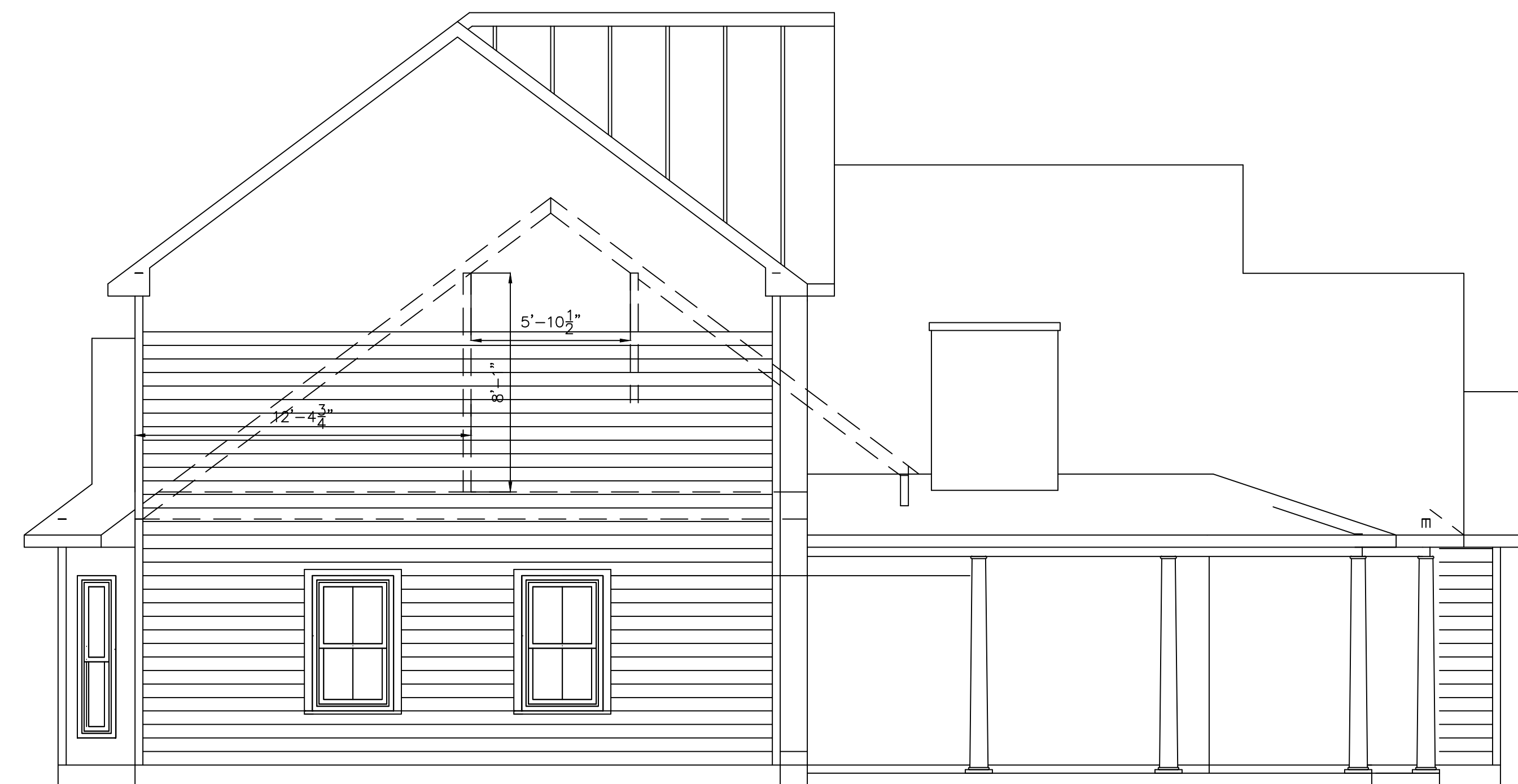
SHEET NO.
 OF: **A4**

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1. REAR ELEVATION
 1/4" = 1'-0"



2. RIGHT SIDE ELEVATION
 1/4" = 1'-0"

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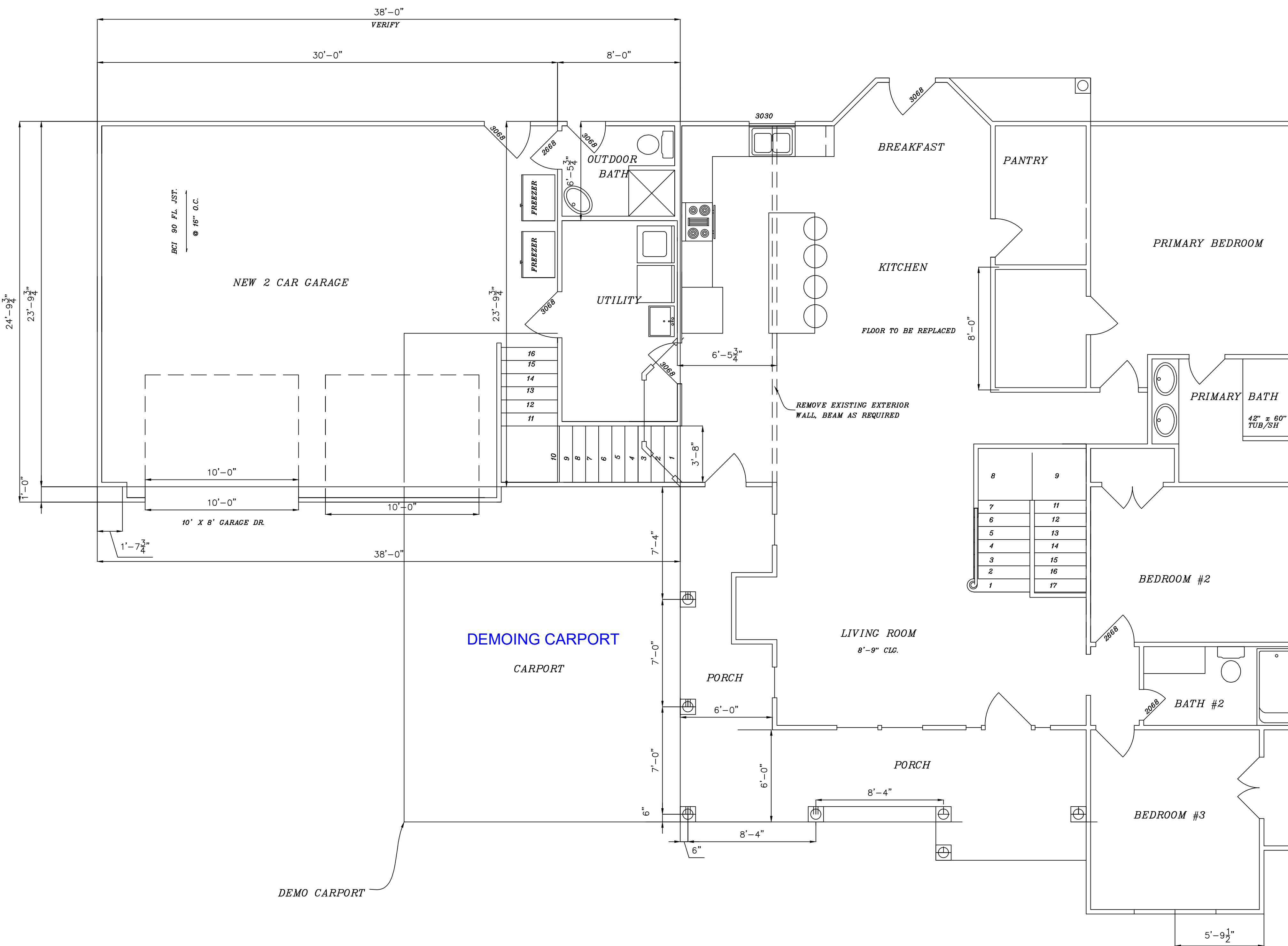
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- FOR
 CONSTRUCTION

DRAWING RELEASE DATES

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ADDITION PREPARED FOR:
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SHEET NO.
 OF: **A5**



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3.	8/25/2023	
4.	9/01/2023	
5.	9/01/2023	
6.	9/05/2023	

ADDITION PREPARED FOR:
BONNET FAMILY

SHEET NO.
A2
OF:

1. PROPOSED MAIN HOUSE KITCHEN CHANGES 1ST. FLOOR PLAN
1/4" = 1'-0"

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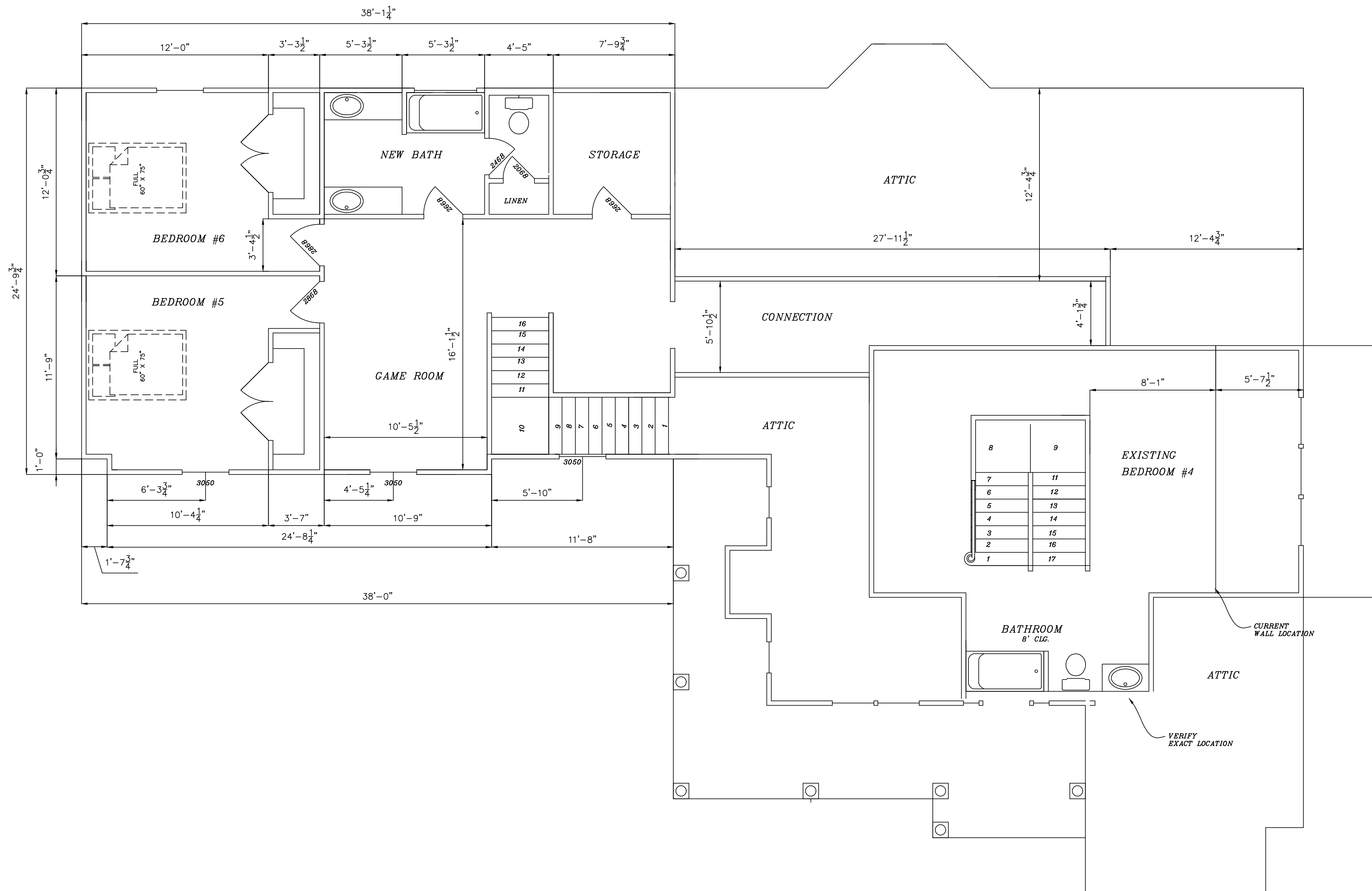
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ADDITION PREPARED FOR:
 BONNET FAMILY

SHEET NO.
A3

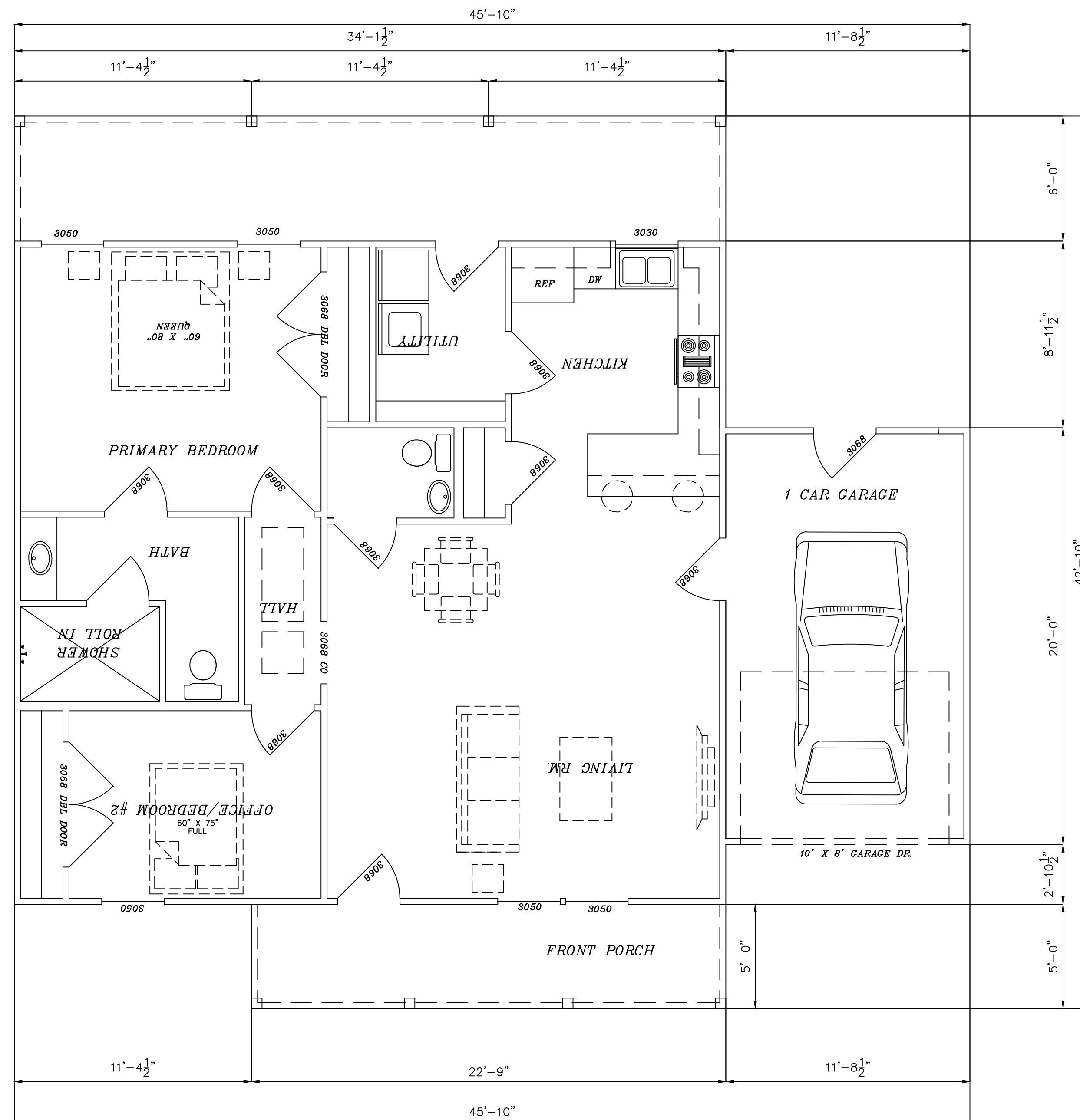
OF:



1. PROPOSED 2ND. FLOOR
 1/4" = 1'-0"

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1. MOTHER SUITE + 1 CAR GARAGE
 1/4" = 1'-0"

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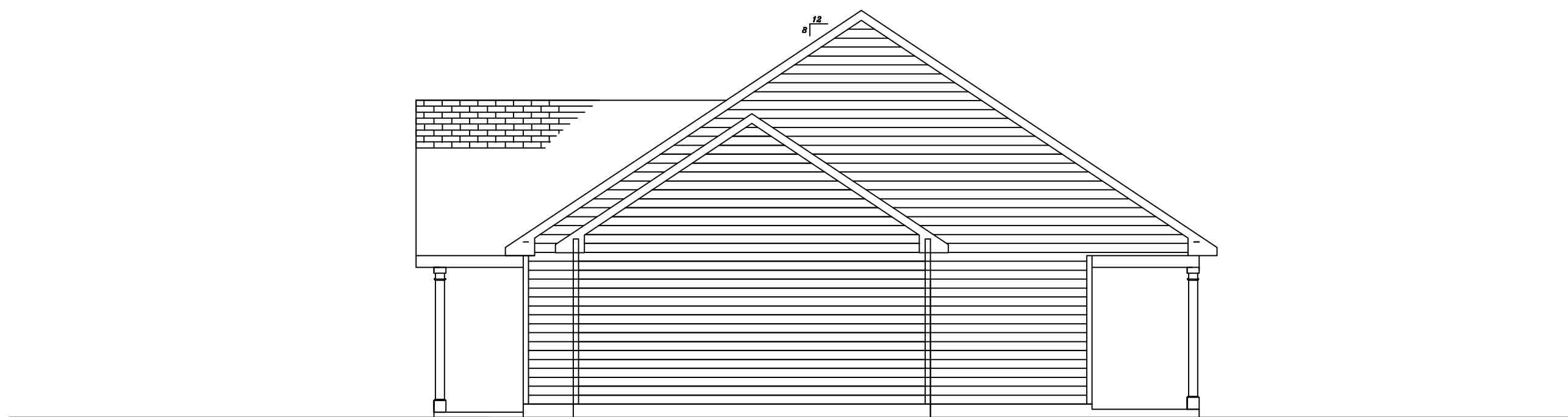
NO.	DATE	PURPOSE
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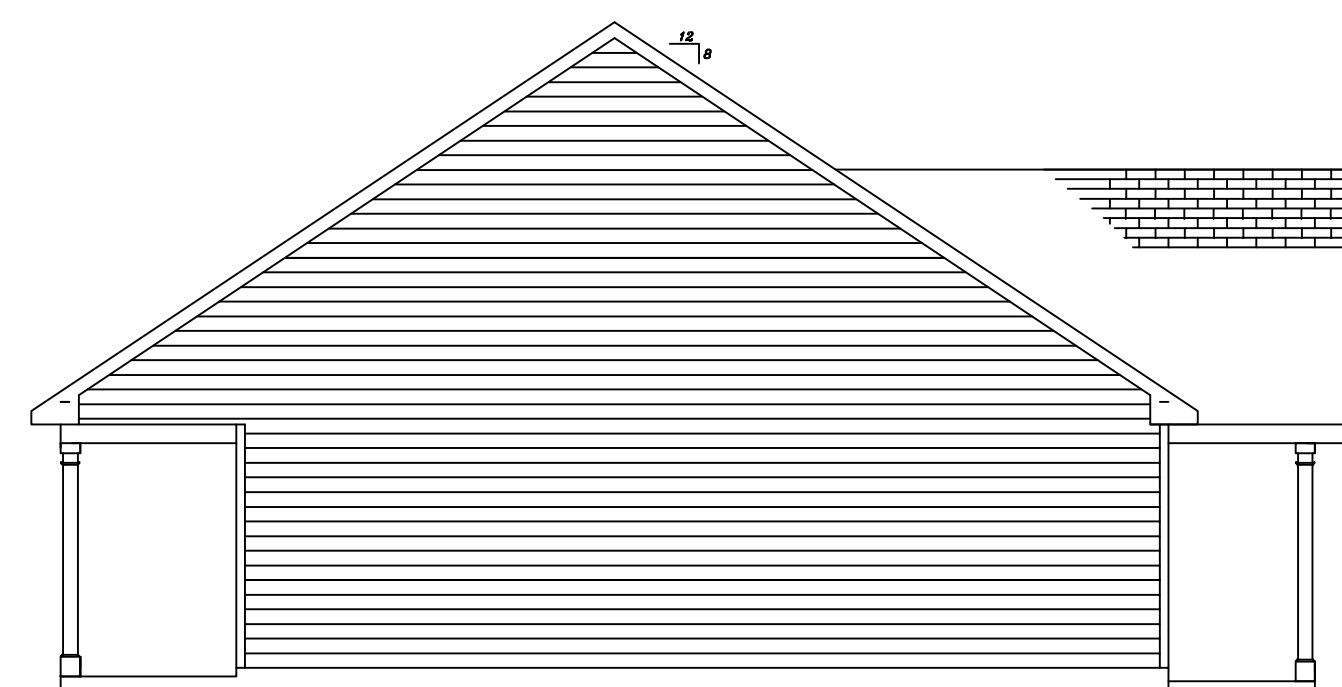
SHEET NO.
A6
 OF:



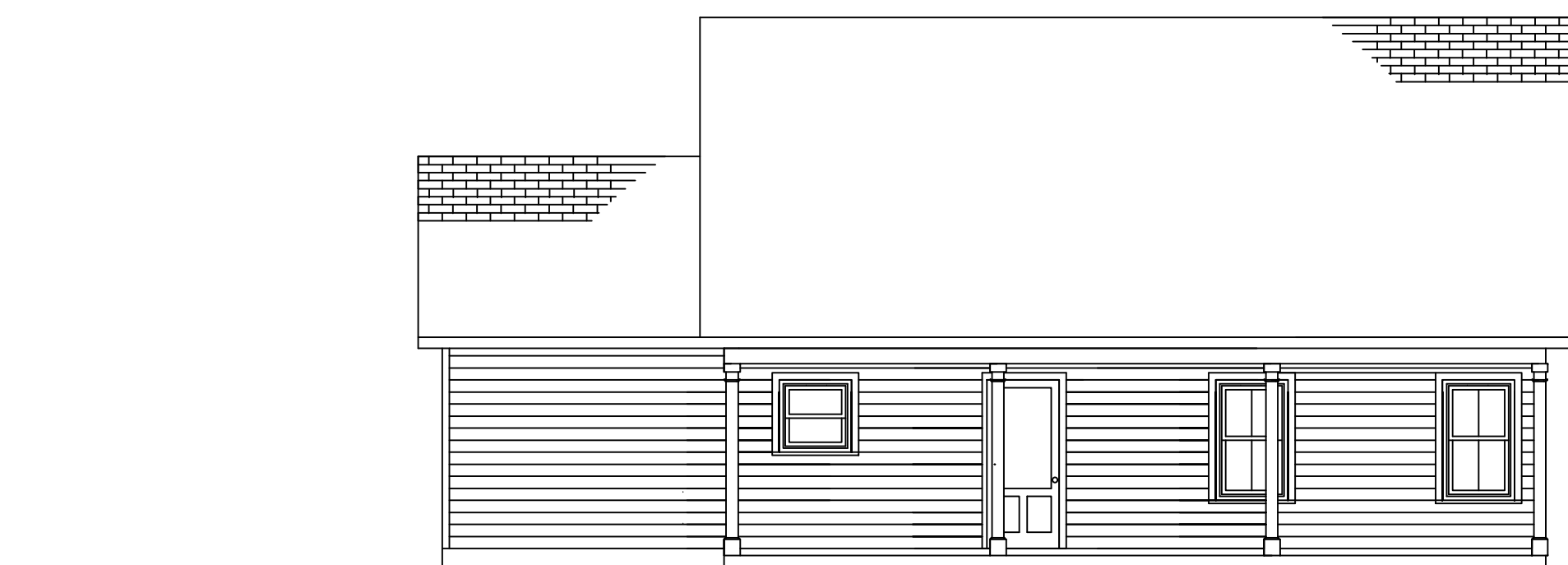
1. FRONT ELEVATION
1/4" = 1'-0"



2. RIGHT SIDE ELEVATION
1/4" = 1'-0"



3. LEFT SIDE ELEVATION
1/4" = 1'-0"



4. REAR ELEVATION
1/4" = 1'-0"

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**ADDITION PREPARED FOR:
BONNET FAMILY**

SHEET NO.
A7
OF:

ELECTRICAL NOTES

1. AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, BEDROOMS, ETC.
2. SMOKE DETECTORS: (A) SHALL BE INSTALLED IN EACH SLEEPING ROOM. (B) SHALL BE INSTALLED OUTSIDE, IN THE VICINITY OF EACH SLEEPING ROOM. (C) SHALL BE 120 VOLT, HARDWIRED, INTERCONNECTED, WITH A BATTERY BACKUP. (D) SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN AIR GRILLE OR ANY PADDLE FAN BLADE.
3. KITCHEN: (A) ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. (B) THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.
4. BATHROOMS: (A) ALL RECEPTACLES SHALL BE GFI PROTECTED. (B) LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATION" (C) LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATION."
5. EXTERIOR RECEPTACLES SHALL ALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.
6. A RECEPTACLE (NOT SHOWN ON THE PLAN) WILL BE INSTALLED ON THE EXTERIOR WALL WITHIN 25 FEET OF THE AIR CONDITIONING EQUIPMENT.

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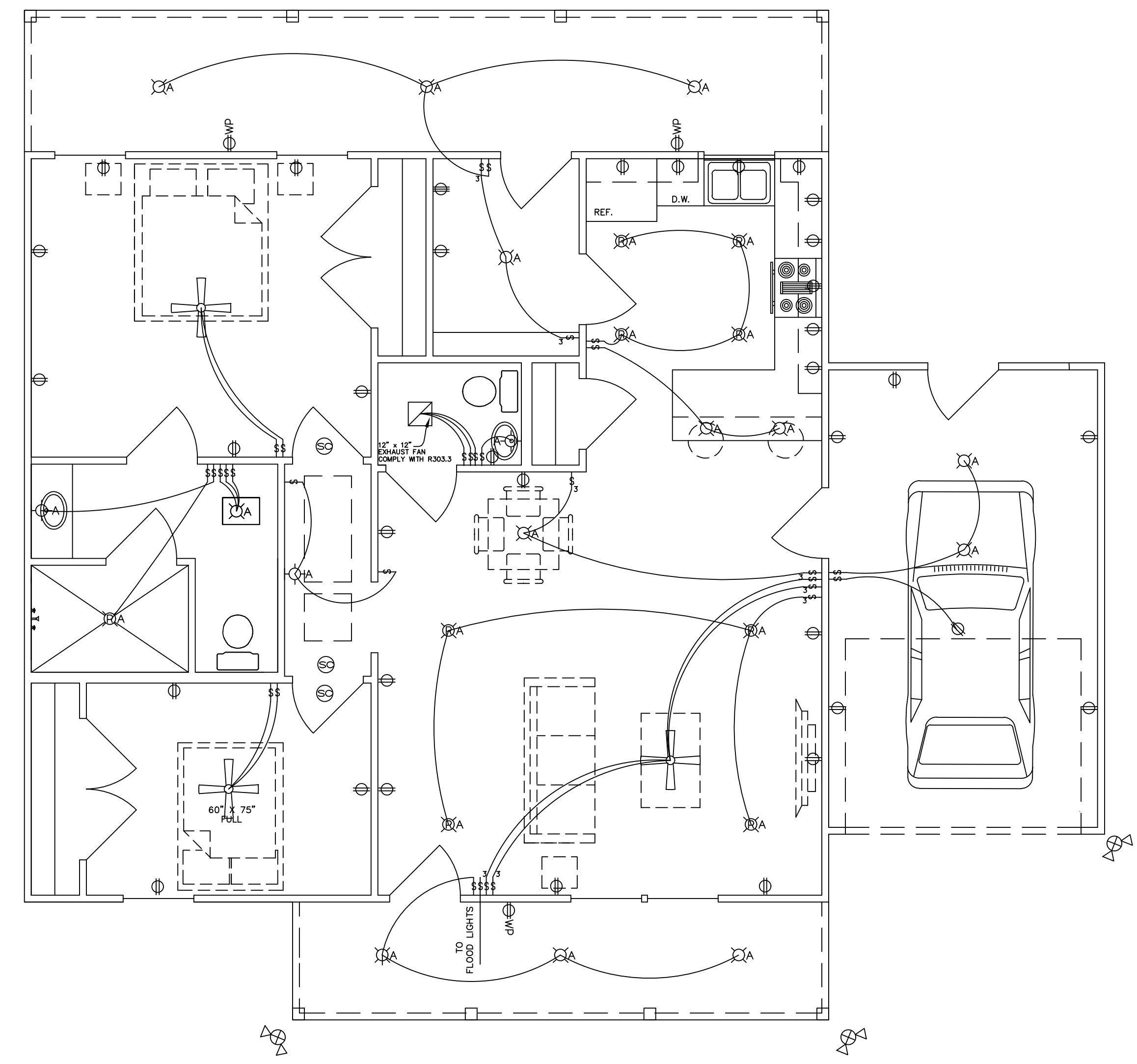


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ELECTRICAL LEGEND

	WATERPROOF RECEPTACLE
	220 RECEPTACLE
	RECEPTACLE DUPLEX OUTLET
	SWITCH SINGLE
	SWITCH DOUBLE GANG
	3-WAY SWITCH
	HEATER LIGHT VENT
	CEILING FAN
	2"x4" FLUOR. FIXTURE
	INCAND. RECESSED FIXTURE
	INCAND. CEILING FIXTURE
	INCAND. WALL FIXTURE
	EYEBALL FIXTURE
	DIMMER ON SWITCH ROTARY PUSH PUSH EQUAL TO WTRON D600PH
	SWITCH 4- GANG
	1/2 SWD
	4-WAY SWITCH
	TELEPHONE
	TV OUTLET
	COAX CABLE
	FLOOD LIGHTS
	SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE N.E.C.



1. ELECTRICAL PLAN
 1/4" = 1'-0"

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