

Town of Abita Springs

Historic Meeting Date: November 14, 2023

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

Date: 17 Oct 2023

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)

Replace front stairs, Add side french door and outside deck, Remove back stairs, Renodel Inside as depicted on plans.

APPLICANT NAME: Kevin M. Tanzier
 Email: KTanzier@chevron.com Phone: 601-569-0428
 Address: _____

OWNER (IF DIFFERENT FROM APPLICANT):
 Email: SAmk Phone: _____
 Address: _____

CONTRACTOR NAME & COMPANY: Self
 Email: KTanzier@chevron.com Phone: 601-569-0428
 Address: 28380 HWY 435 Abita Springs, LA, 70420

[Signature] 10/17/2023
 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: _____

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

SUBJECT PROPERTY

Street Address or Legal Description: 22376 Main St See Attached legal description
 Nearest Cross Streets: MAIN + 435 Lot Dimensions: .73 Acres
 Work Begins: 21 Nov 23 Estimated Completion Date: 21 MAY 24

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: 35' Maximum

WINDOW TRIM Vinyl Wood Hardie Plank Other

TRIM Vinyl Wood Hardie Plank Other

COLUMNS Vinyl Wood Hardie Plank Other N/A

DOORS Vinyl Wood Hardie Plank Other

SHUTTERS Vinyl Wood Hardie Plank Must be 1/2 Width of Windows Yes No N/A

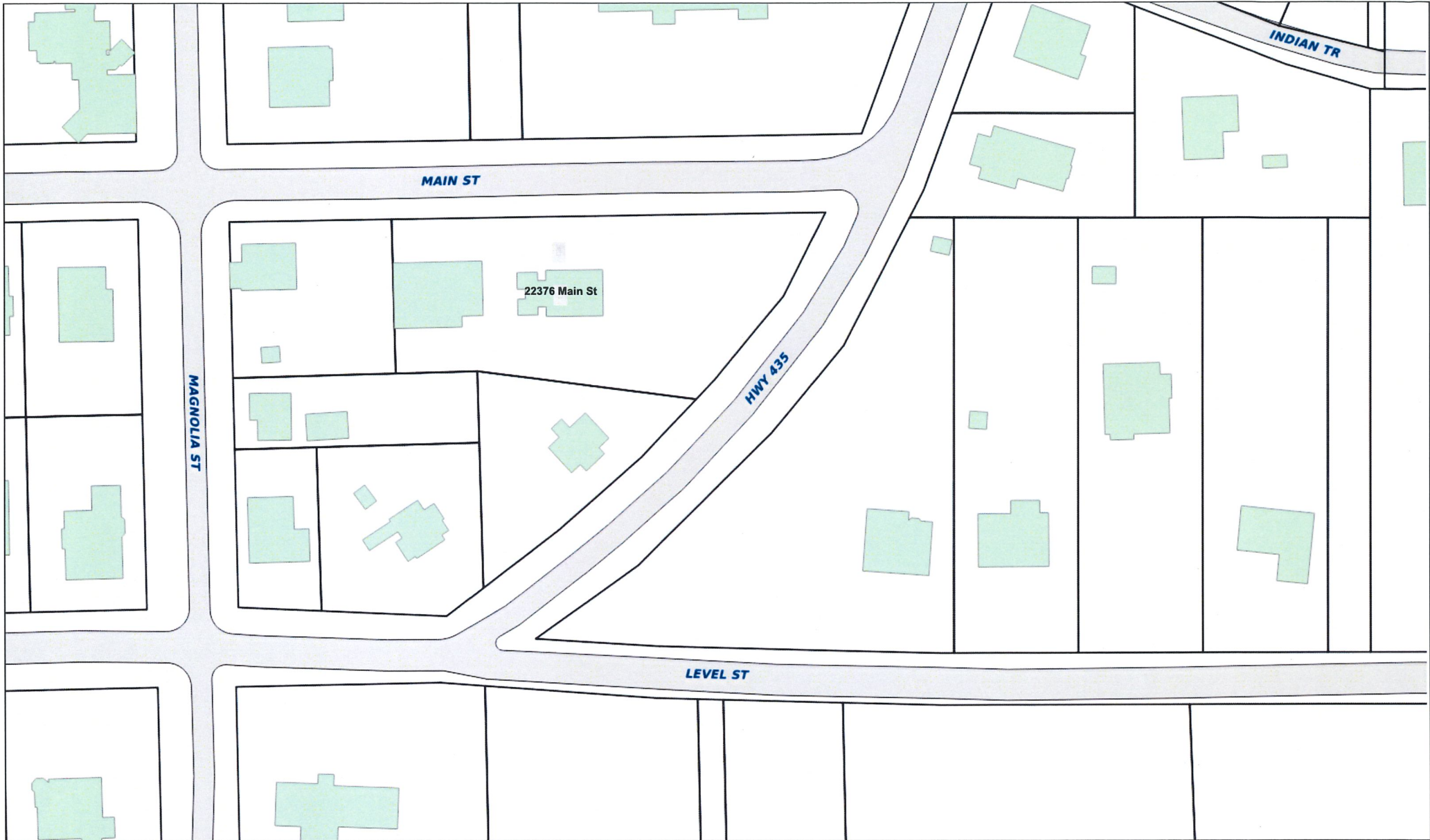
ACCESSORY BUILDINGS Garage Shed Other N/A

FENCES Wood Type: 4' Picket 7' Privacy 6' Privacy with 2' Lattice N/A

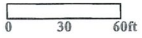
LIGHTING No Fluorescent Strip Lighting or Fixtures N/A

SIGNS Permanent Temporary

Abita Springs



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold The Town of Abita Springs harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.





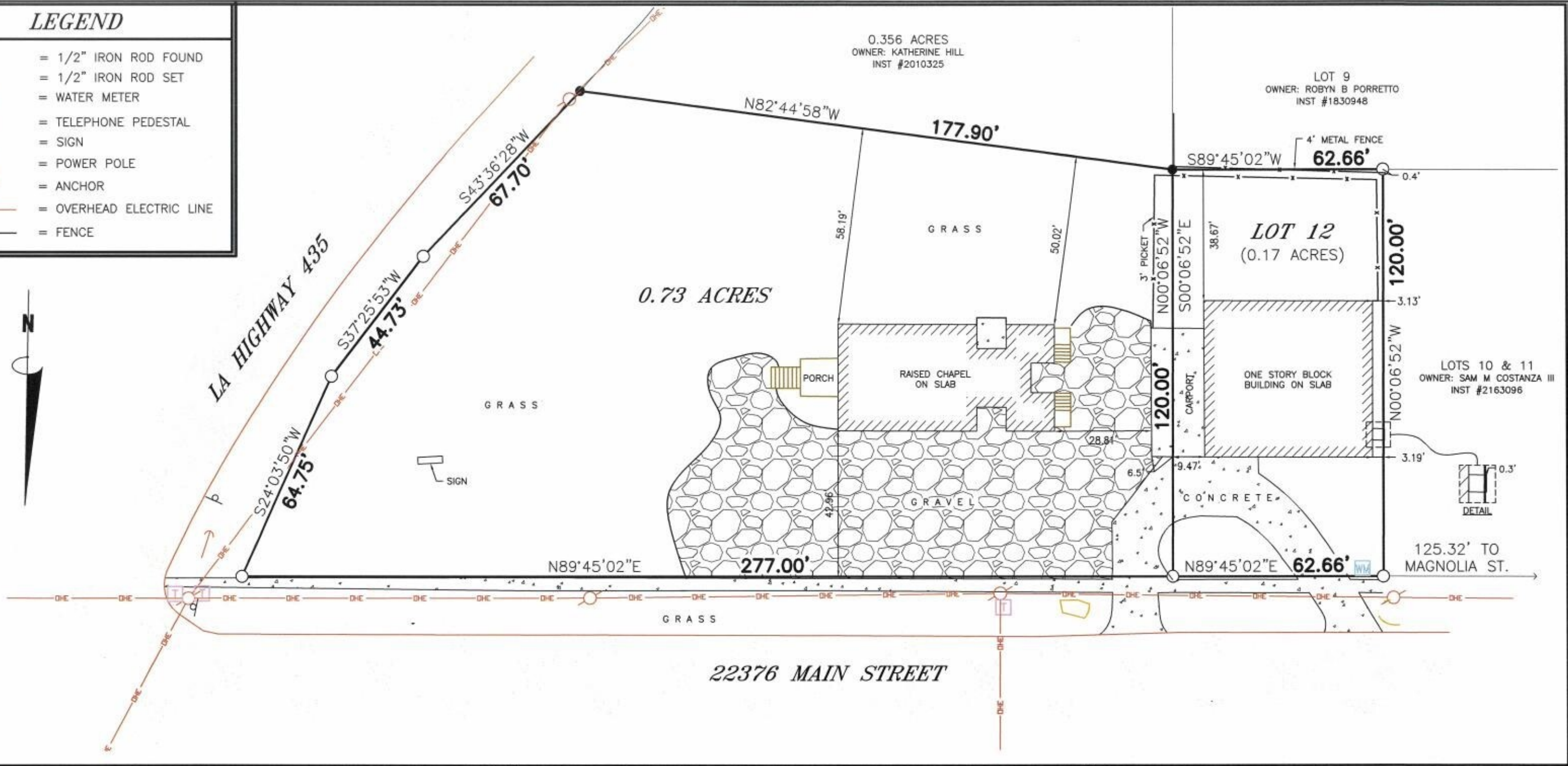






LEGEND

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- WM = WATER METER
- T = TELEPHONE PEDESTAL
- p = SIGN
- ⊕ = POWER POLE
- ⌋ = ANCHOR
- O—O— = OVERHEAD ELECTRIC LINE
- x—x— = FENCE



Survey No. 23-140213 Drawn by: SAC Scale: 1" = 30'
 Date: MAY 2, 2023 Revised: Sheet: 1 OF 1

REFERENCE SURVEY:
 A SURVEY MAP OF LOT 12 & 0.73 ACRES,
 BY LAND SURVEYING INC., DATED FEB. 20,
 2006

BASIS FOR BEARINGS/ANGLES:
 The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "X" with a Base Flood Elevation of N/A in accordance with Community Panel No. 220199 0001 C; Revised: MAY 17, 1988

A SURVEY MAP OF
LOT 12 & 0.73 ACRES, TOWN OF ABITA SPRINGS
 situated in
SECTION 31, TOWNSHIP 6 SOUTH, RANGE 12 EAST
 St. Tammany Parish, Louisiana
 for
BLACK OAK HOLDING, LLC

BUILDING SETBACKS
 FRONT: N/A
 SIDE: N/A
 SIDE STREET: N/A
 REAR: N/A

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.



Professional Land Surveyors
 Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34
 MANDEVILLE, LA 70471
 OFFICE NO. (985)845-1012
 FAX NO. (985)845-1778
 www.loweengineers.com
 e-mail: MandevilleTeam@loweengineers.com

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

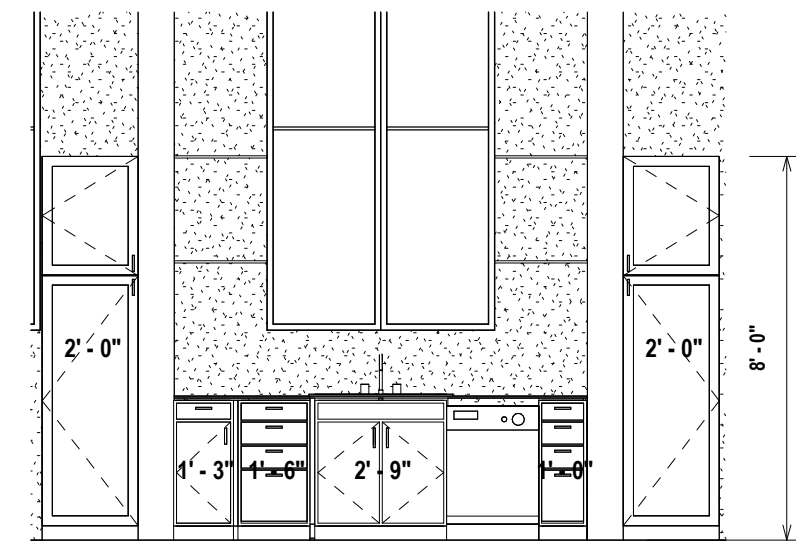
This Survey is Certified
 True and Correct By


JOHN E. BONNEAU
 LICENSE No. 4423
 PROFESSIONAL LAND SURVEYOR
 Registration No. 4423

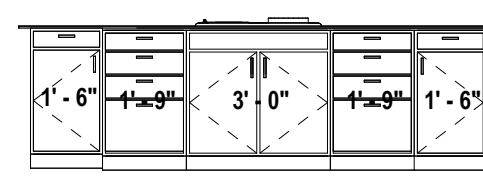
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE CONTRACTOR MUST CHECK ALL DETAILS FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT TO CODE. THIS DRAWING CONTAINS VALUABLE, CONFIDENTIAL, PROPRIETARY, TRADE SECRET INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. DIAMOND DESIGN HAS NO ARCHITECTS OR ENGINEERS ON STAFF AND OFFER NO ADVICE IN REGARDS TO STRUCTURE OF ANY BUILDING. WE RECOMMEND YOUR HIRE AN ARCHITECT OR ENGINEER FOR ANY STRUCTURAL NEEDS. NO REPRODUCTION OR OTHER USE OF THE DRAWING OR ANY OF ITS CONTENTS IS PERMITTED WITHOUT CONSENT OF DIAMOND DESIGN RESIDENTIAL PLANNERS.

GENERAL NOTES:
 -REMAINDER OF SQ. FT MISSING FROM TOTAL IN ROOM SCHEDULE IS IN THE CLOSETS AND WALL THICKNESS NOT LISTED IN SCHEDULE.
 -ALSO THE SHOWER AREA IS NOT LISTED IN THE SCHEDULE ALSO
 -DIMENSIONS ARROWS POINT TO THE FOLLOWING LOCATIONS IF EVER IT IS NOT CLEAR.
 *ALL EXTERIOR WALL DIMENSIONS POINT TO THE EXTERIOR SIDE OF STUD UNLESS WALL HAS BRICK, THEN IT POINTS TO THE EDGE OF BRICK.
 *ALL INTERIOR WALL DIMENSIONS POINT TO THE CENTER OF STUD.
 *ALL CABINET DIMENSIONS ARE POINTING TO THE CABINET, NOT THE COUNTER EDGE.
 -SCHEDULES HAVE BEEN PUT TOGETHER WITH AS MUCH ATTENTION AS POSSIBLE, BUT CONTRACTOR IS RESPONSIBLE TO DO HIS OWN DUE DILIGENCE TO CONFIRM CALCULATIONS ARE CORRECT. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY ESTIMATIONS OF ANY MATERIAL LISTED IN ANY SCHEDULE PROVIDED.
 -CABINET ELEVATIONS ARE FOR SIZING PURPOSES ONLY. ACTUAL CABINETS ARE TO BE CHOSEN BY OWNER THROUGH A CABINET SUPPLIER.

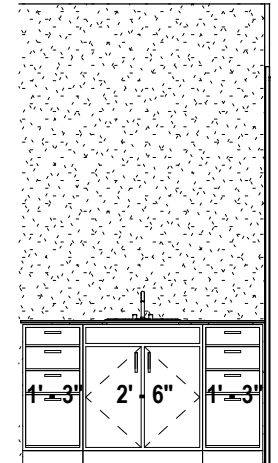
TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN INCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.



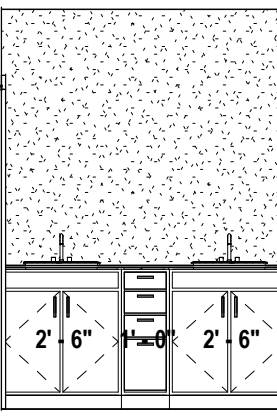
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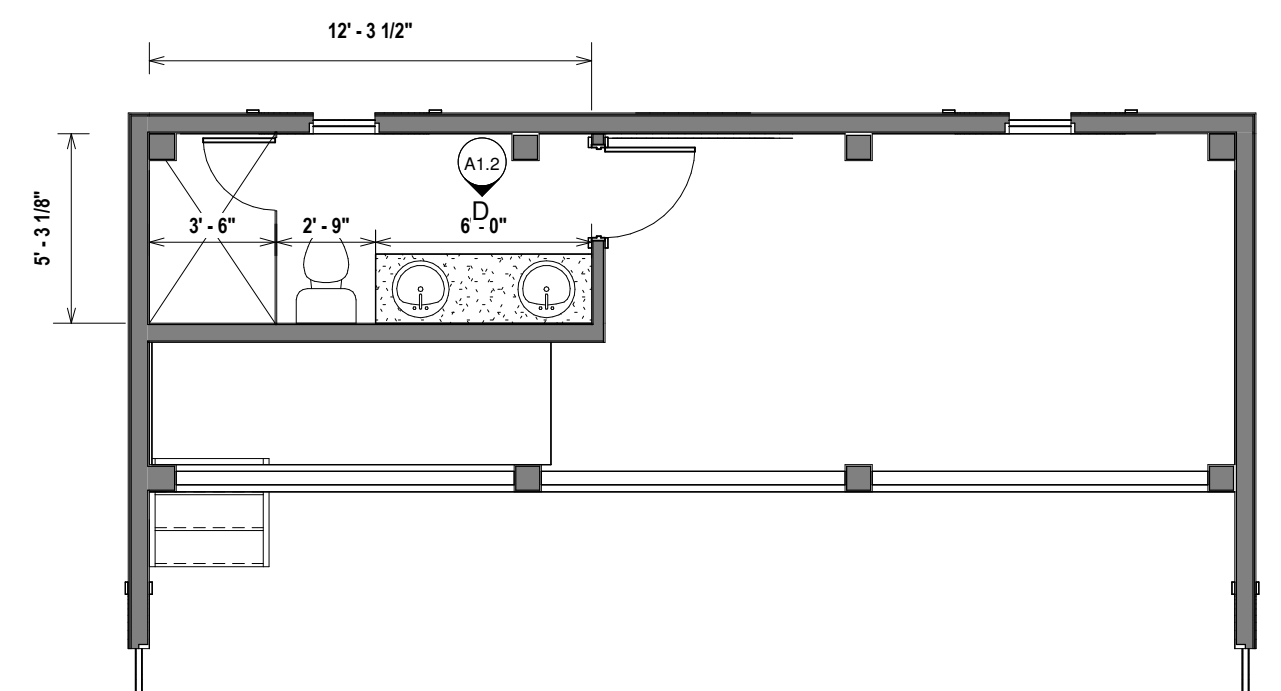
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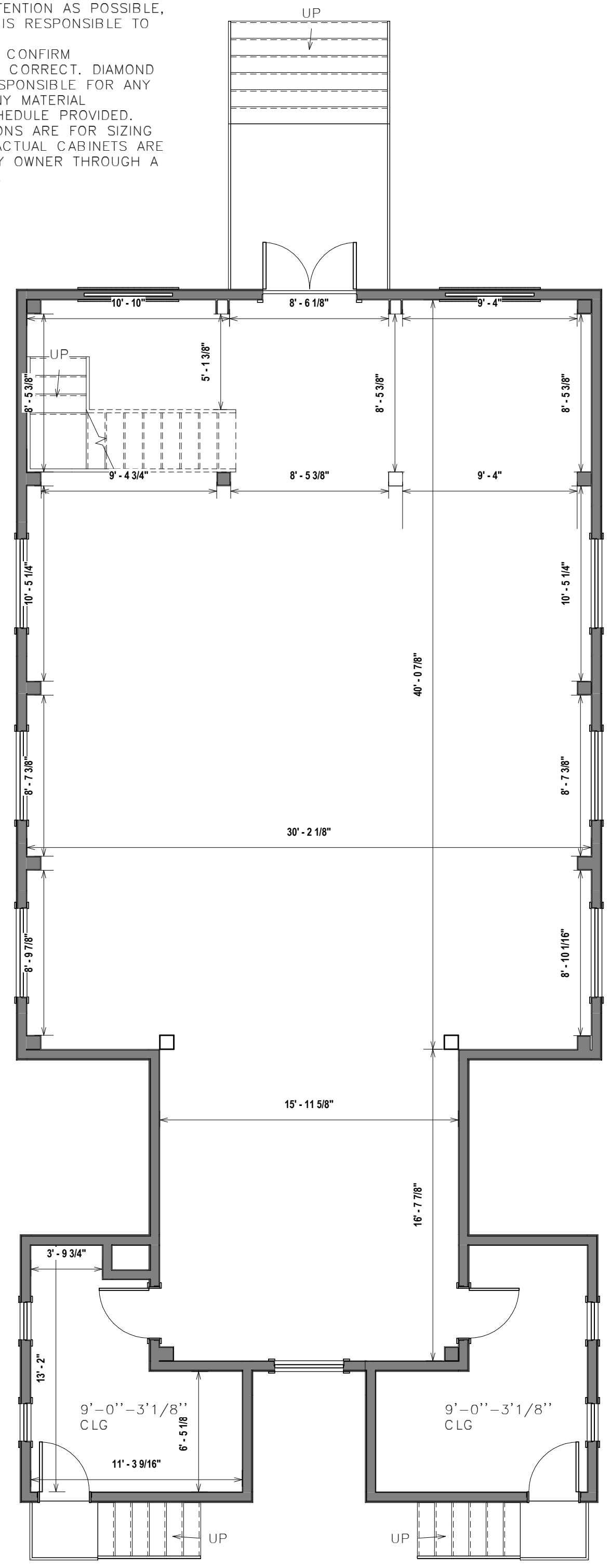
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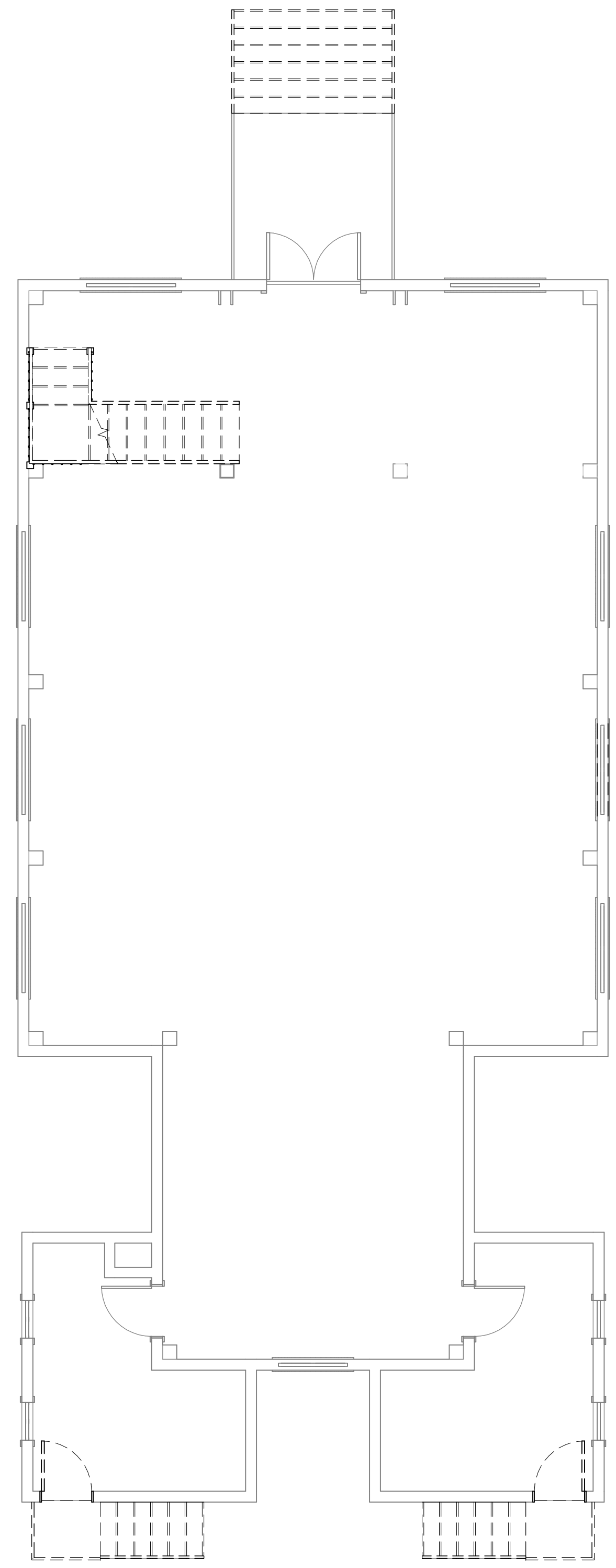
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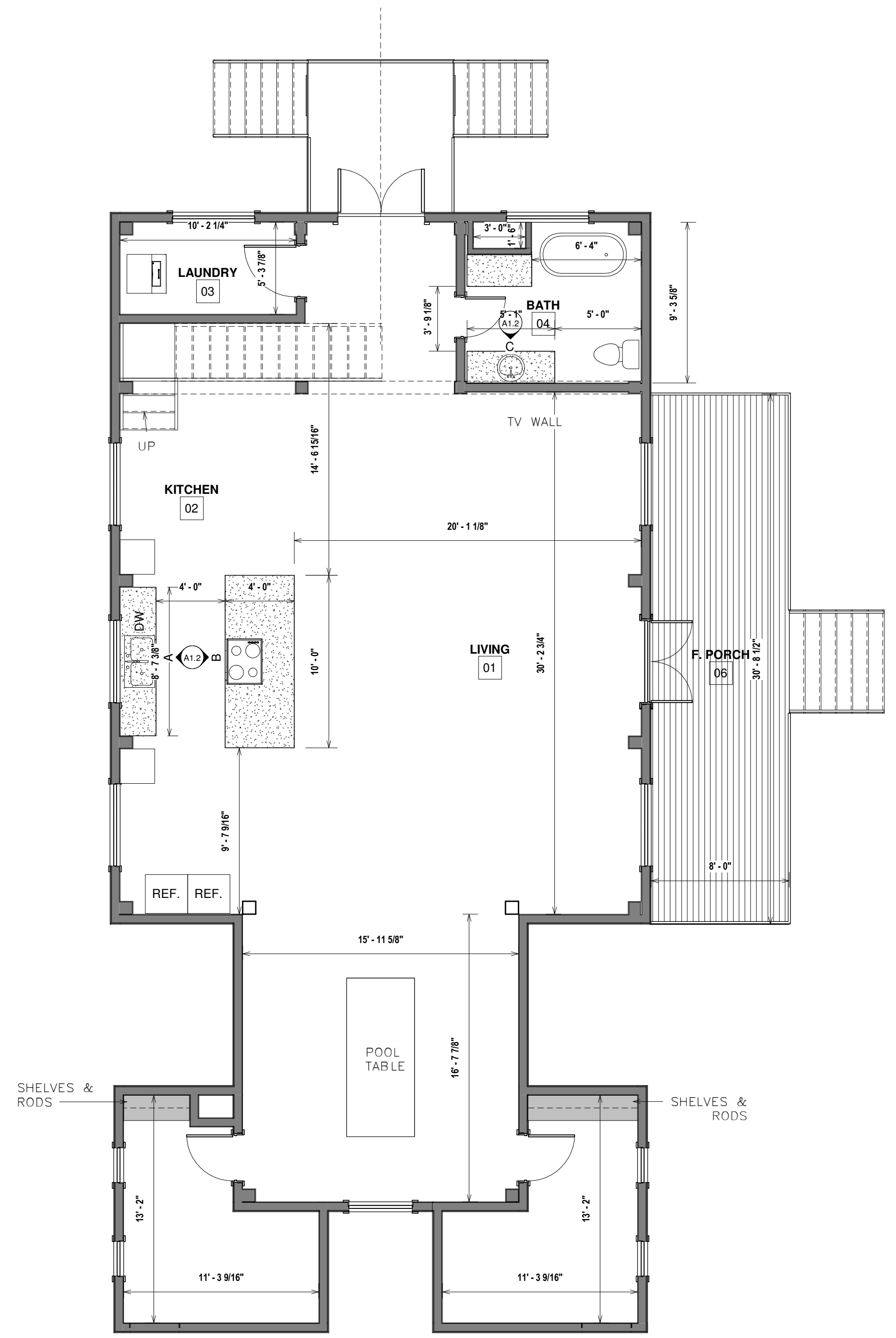
D5 2ND. FLOOR
3/16" = 1'-0"



A1 1ST FLOOR - EXISTING
3/16" = 1'-0"



A3 1ST FLOOR - DEMO
3/16" = 1'-0"



A5 1ST FLOOR
3/16" = 1'-0"

DIAMOND DESIGN
 Residential Planners
 Covington, Louisiana
 985-809-8033

TAUZIER - VRBO
 ABITA SPRINGS, LA
 ST. TAMMANY PARISH, LA

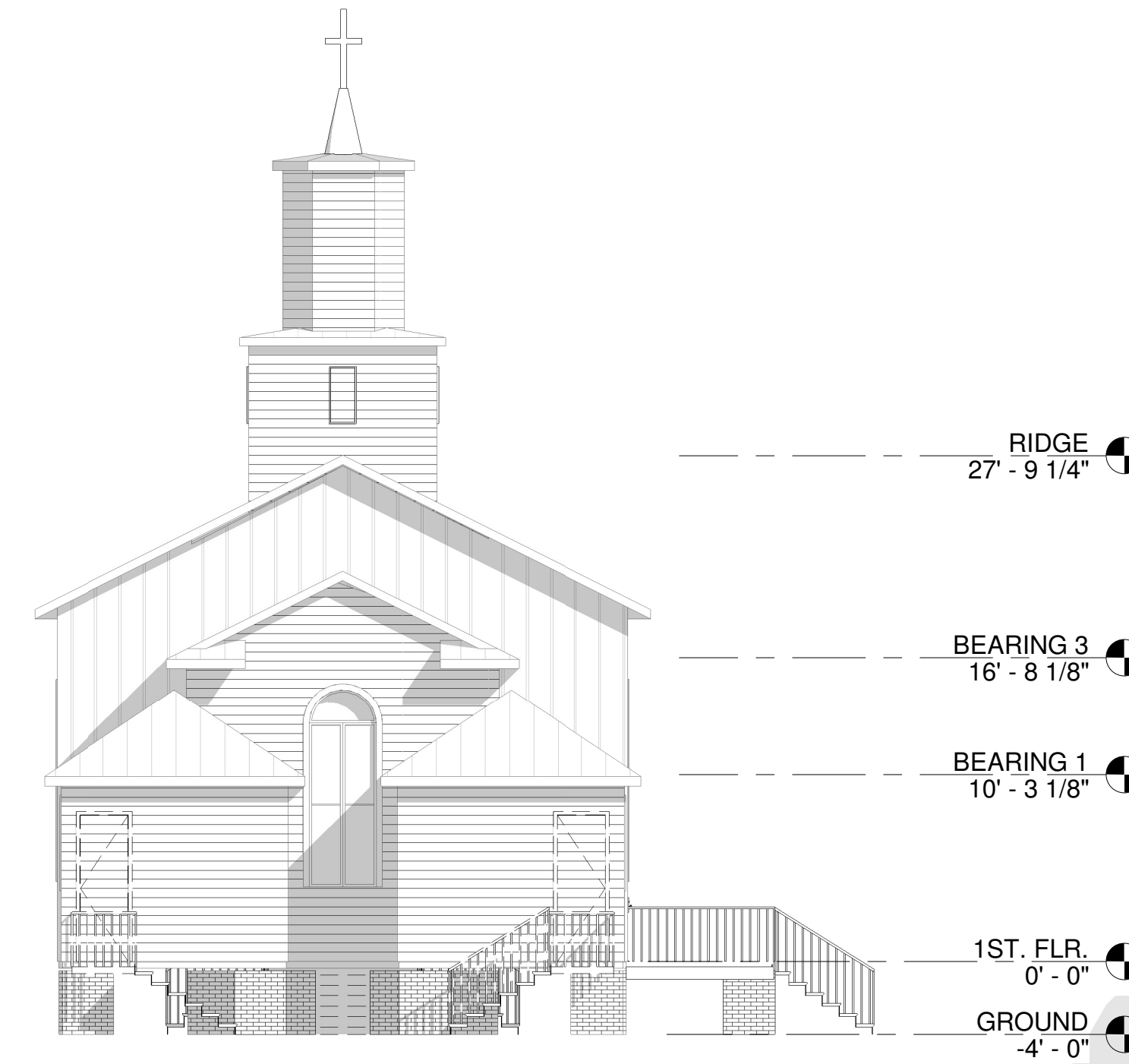
DRAWN
 BMH
 CHECKED
 MKR
 REVISED

PROJECT
 DD-726A
 DATE
 10/09/2023

SHEET
A1.2
 OF

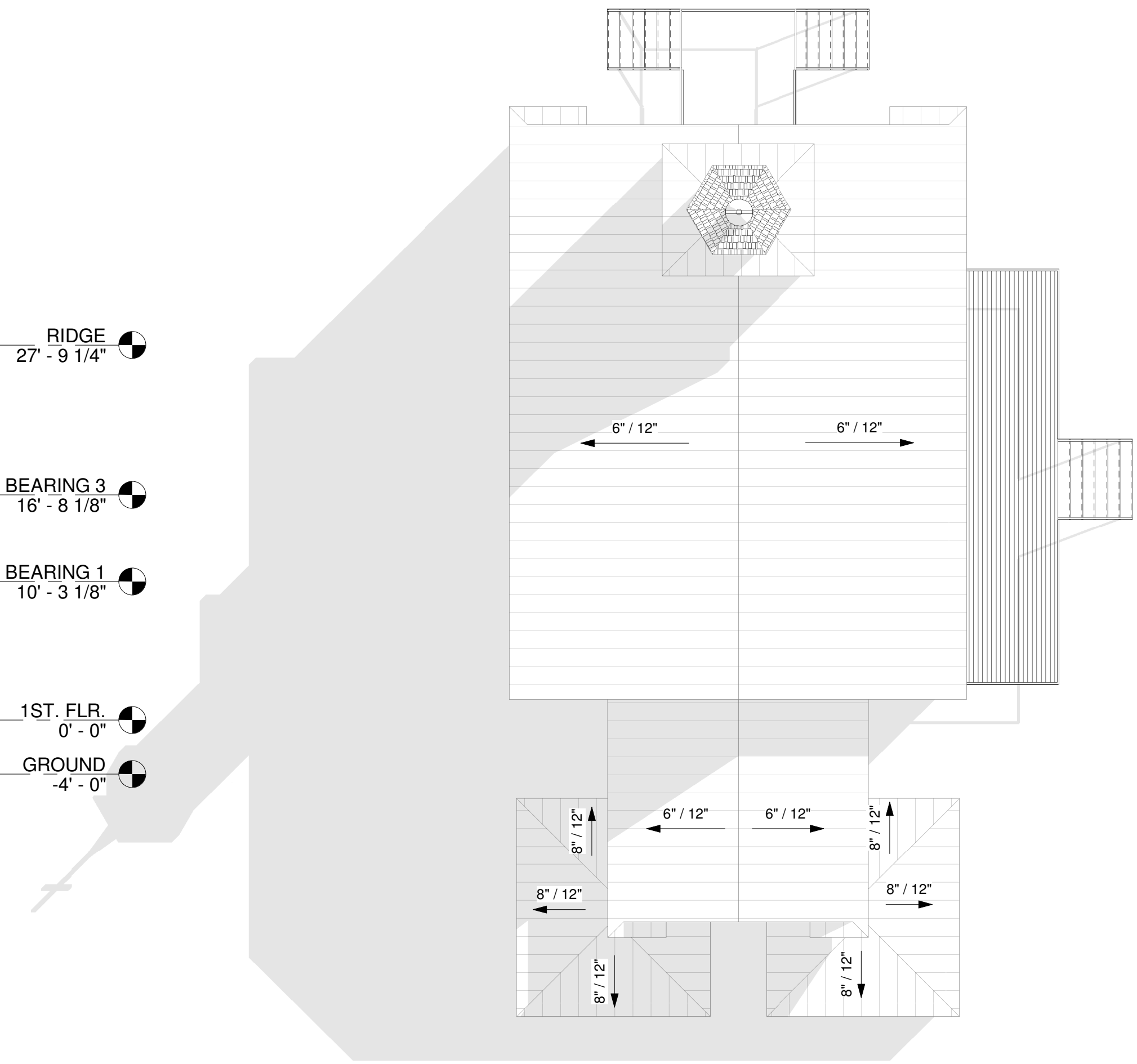
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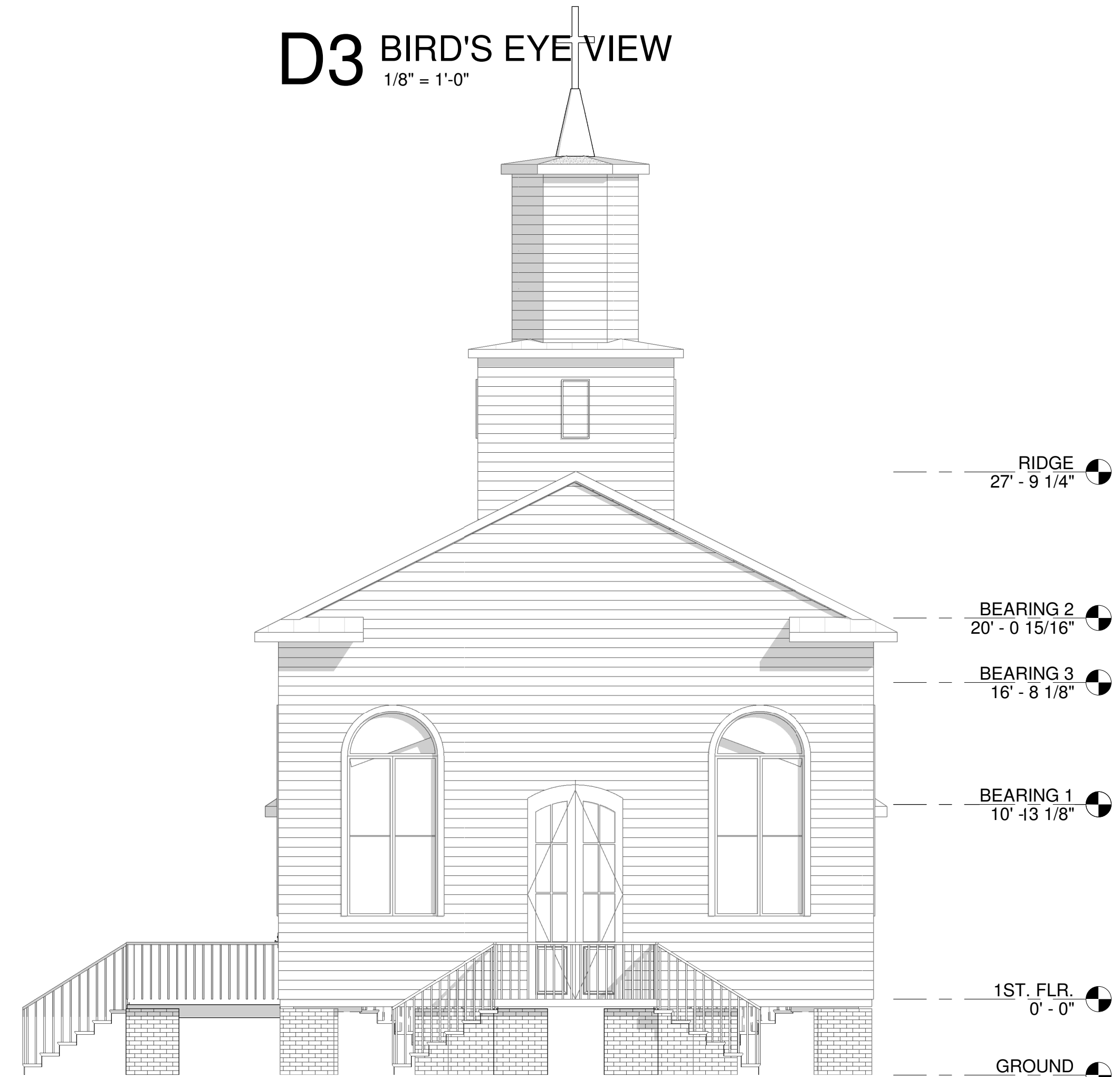
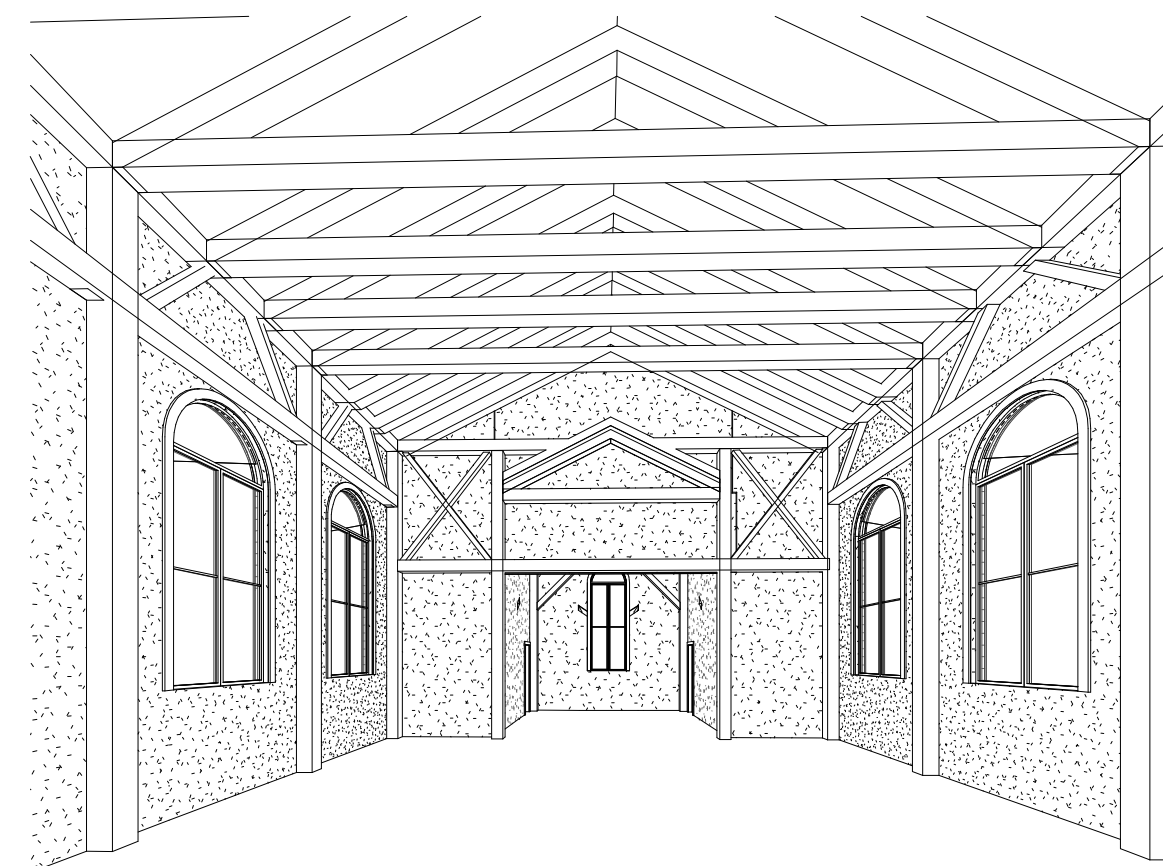
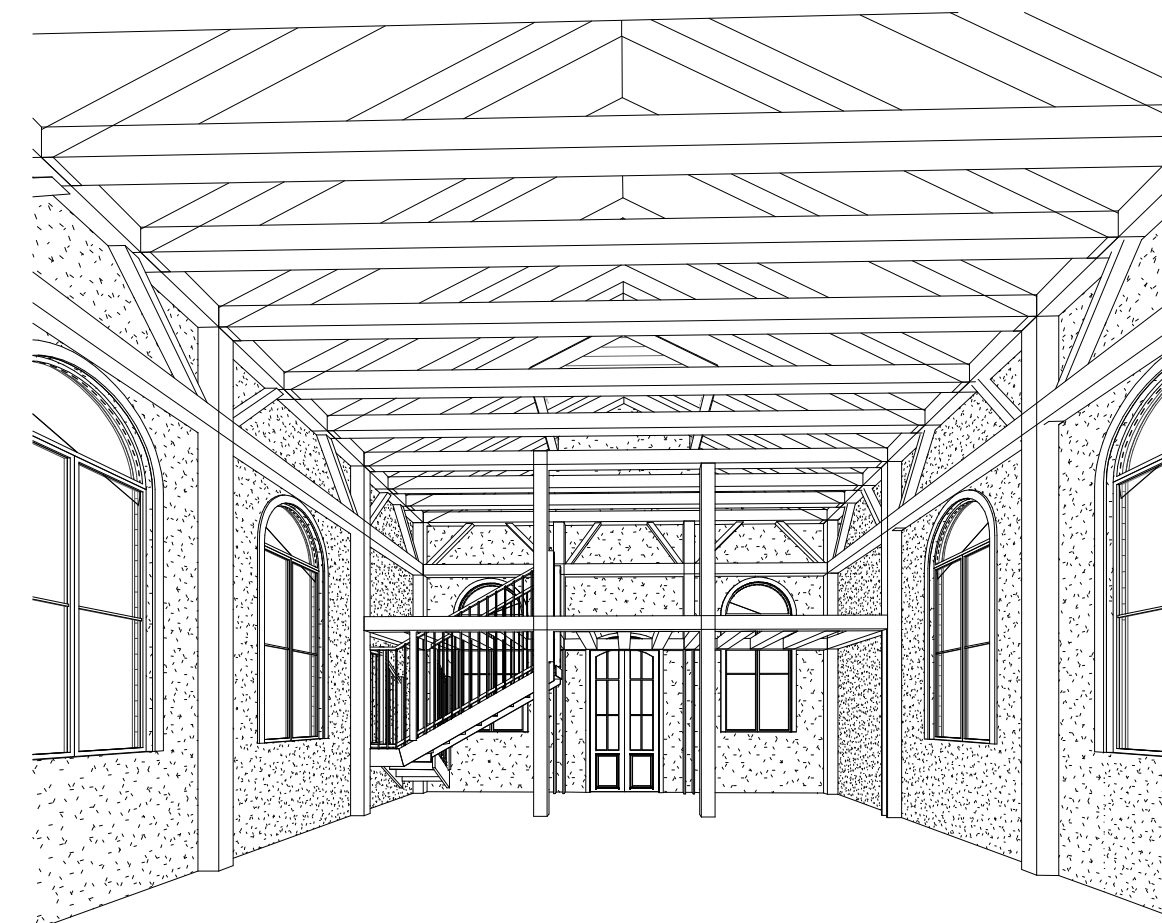


B1 REAR ELEVATION
1/8" = 1'-0"

FOUNDATION BY OTHERS—HOUSE ONLY DESIGNED AS SHOWN.
SEE LOCAL ORDINANCES FOR EXACT HEIGHT OF SLAB.



D3 BIRD'S EYE VIEW
1/8" = 1'-0"



A1 FRONT ELEVATION
3/16" = 1'-0"

FOUNDATION BY OTHERS—HOUSE ONLY DESIGNED AS SHOWN.
SEE LOCAL ORDINANCES FOR EXACT HEIGHT OF SLAB.



B3 RIGHT ELEVATION
1/8" = 1'-0"

FOUNDATION BY OTHERS—HOUSE ONLY DESIGNED AS SHOWN.
SEE LOCAL ORDINANCES FOR EXACT HEIGHT OF SLAB.



A3 LEFT ELEVATION
1/8" = 1'-0"

FOUNDATION BY OTHERS—HOUSE ONLY DESIGNED AS SHOWN.
SEE LOCAL ORDINANCES FOR EXACT HEIGHT OF SLAB.

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Residential Planners
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985-809-8033

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ABITA SPRINGS, LA
ST. TAMMANY PARISH, LA

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