THE CITY OF GRETNA
HISTORIC DISTRICT COMMISSION
MEETING

740 Second Street, Gretna, LA 70053
Council Chambers, 2nd Floor
November 2, 2026 - 4:00 PM

AGENDA

AGENDA ITEMS:

1. **Call to Order and Roll Call:**

2. **CONSENT AGENDA Approval for Certificate of Appropriateness:**

   A. **508 Derbigny Street** - Shannon Gross, Applicant
   Accessory Structure (District 2)

   B. **919 Eighth Street** - Roylene Kornovich, Applicant
   Accessory Structure (District 2)

   C. **617 Fifth Street** - Mary Deslatte, Applicant
   Handrails (District 2)

3. **Properties with request for Certificate of Appropriateness:**

   A. **629 Fourth Street** - Ronald Orgeron Jr., Applicant
   Fence (District 2)

   B. **1033 Sixth Street** - George Snow, Applicant
   Shutters and wood siding (District 2)

   C. **1122 Derbigny Street** - Z. Dieterich, Applicant
   Residential Renovations (District 2)

   D. **919 Amelia Street** - Ryan Cole, Applicant
   Residential renovations. Preliminary conference October 5, 2026 (District 1)

   E. **129 Ocean Avenue** - Lance Arcement, Applicant
   Residential renovations (District 2)

   F. **405 Huey P. Long Avenue** - Deborah Weiser, Applicant
   Commercial sign (District 2)

   G. **534 Fourth Street** - Ludwign Caside, Applicant
   Residential renovations. Deferred October 5, 2026 (District 2)

   H. **534 Fourth Street** - Ludwign Caside, Applicant
   Demolition renewal of COA #23-034. Deferred October 5, 2026 (District 2)

4. **Other Matters:**

5. **Meeting Adjournment.**

Historic District Commission

Meeting: November 2, 2026

508 Derbigny Street

(District 2)

For: Accessory Structure

Applicant:
Shannon Gross

PROJECT SUMMARY	
Meeting Date:	**2026-11-02**
Property:	**508 DERBIGNY ST., GRETNA LA 70053**
Council District:	**District 2**
Applicant:	**Shannon Gross**
Project Type:	**Accessory Structure**

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 u'ithin the Mechanickham - *Gretna Historic District.*

☐ ***McDonoehville Historic District*** - area bounded by the east side of Ocean Avenue from the river to the Foulth 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 Older to restore same as nearly as practical to it s 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 haunony 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: 508 DERBIGNY ST., GRETNA LA 70053

Renovation: _____ New Construction: _____

Age of Structure: _____ Demolition: _____

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other metal storage

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: _____ Date: 10/23/2026

Applicant's Name: Shannon Gross

Applicant's Address: , ,

Phone No: _____ Cell No: (504) 314-0429

For Office Use Only:

Application date: 2026-10-22

Substantive Change: Yes ☐ No ☑ Inventory Number: 69

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

Historic District Commission meeting date: 2026-11-02

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 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor
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Councilmembers
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Councilman-at-Large
Rudy S. Smith
District One
Michael A. Hinyub
District Two
Mark K. Miller
District Three
Randy S. Carr
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Departments
Building
Donika E. Gorrondona
Citizens Affairs
Rachel Stanley
City Clerk
Norma J. Cruz
City Development
Amellia Pellegrin
Code Enforcement
Angel L. Gonzales
Finance & Tax
Raylyn C. Stevens
Human Resources
Gwen Turner
Information Technology
Michael T. Wesley
Operations
Eric Stahl
Parks & Parkways
Amie L. Hebert
Project Manager
Edwin Batiste
Public Services
Madason Priore
Recreation
Kirk Lepine
Tourism
Summer Cook

I, _____ the undersigned, have been informed of the historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on November 2 2026 at 4:00 p.m., in the 2nd floor Council Chambers at Gretna City Hall, 740 2nd street, Gretna, LA 70053.

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's 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

Shannon Gross
_____
Name of Applicant (Please Print)

, ,
_____
Applicant's Address

_____
Address under HDC review

Date: 10/23/2026

Google Maps 508 Derbigny St



Image capture: Nov 2024 © 2026 Google

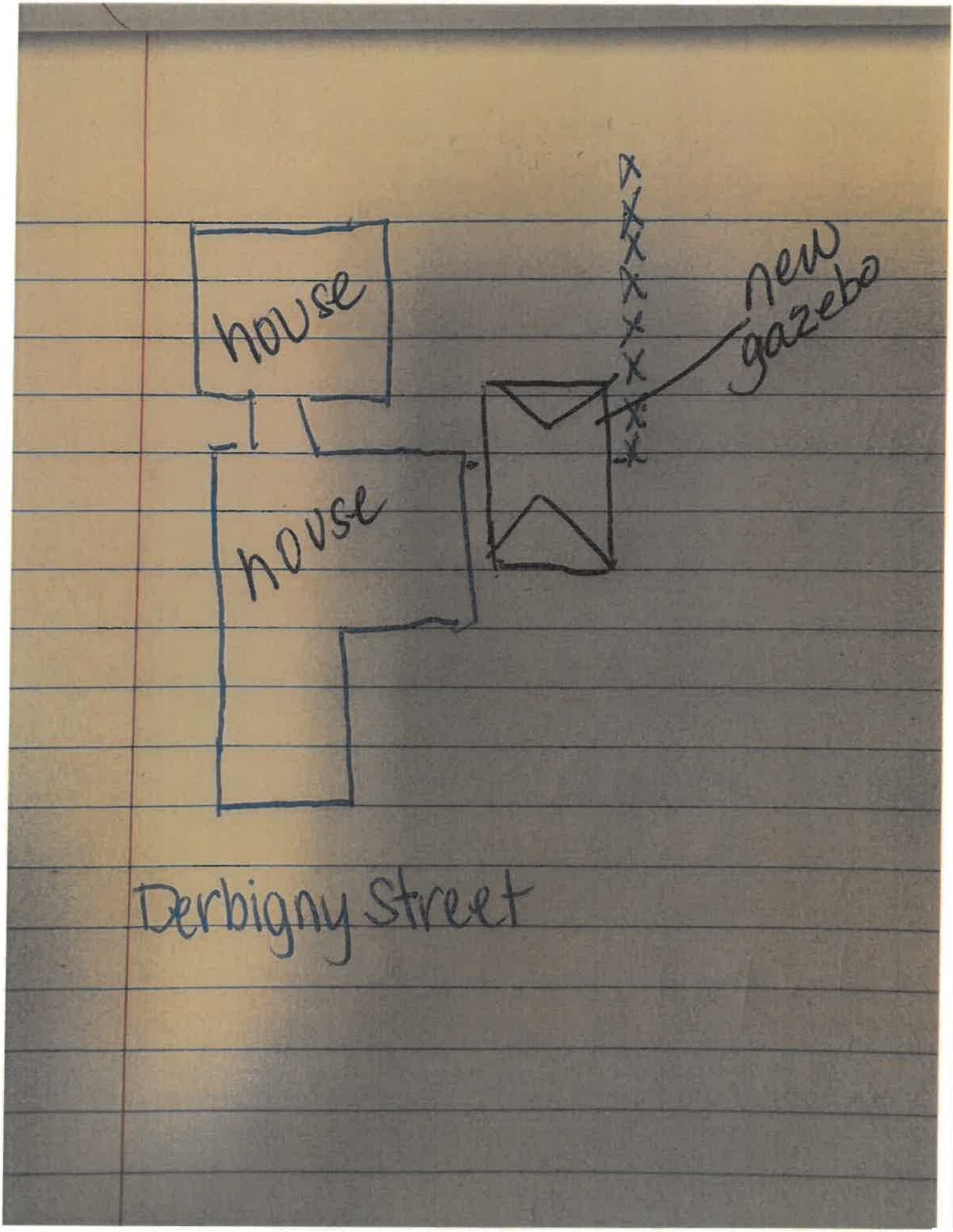
Google Maps 519 Derbigny St



Image capture: Nov 2024 © 2026 Google

Package into




house
house
new gazebo
Derbigny Street

Historic District Commission

Meeting: November 2, 2026

919 8th Street

(District 2)

For: Accessory Structure

Applicant:
Rolene Kornovich

#4761

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

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In addition to the information on the cover sheet, please provide the following:

Re: Address: 919 8th St.

Renovation: Pavilion

New Construction: _____

Demolition: _____

Age of Structure: 1920

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.

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Applicant's Signature: Raylene Kornovich Date: 10/15/26

Applicant's Name: Raylene Kornovich

Applicant's Address: 919 8th St. Gretna

Phone No: 504-975-6472 Cell No: ( )

For Office Use Only:

Application date: October 26 26

Substantive Change: Yes ☐ No ☒ Inventory Number: 180

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

Historic District Commission meeting date: November 2 2026 @ 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.)

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Project Manager
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Roylene Kornovich

Signature of Applicant

Roylene Kornovich

Name of Applicant (Please Print)

919 8th St.

Applicant's Address

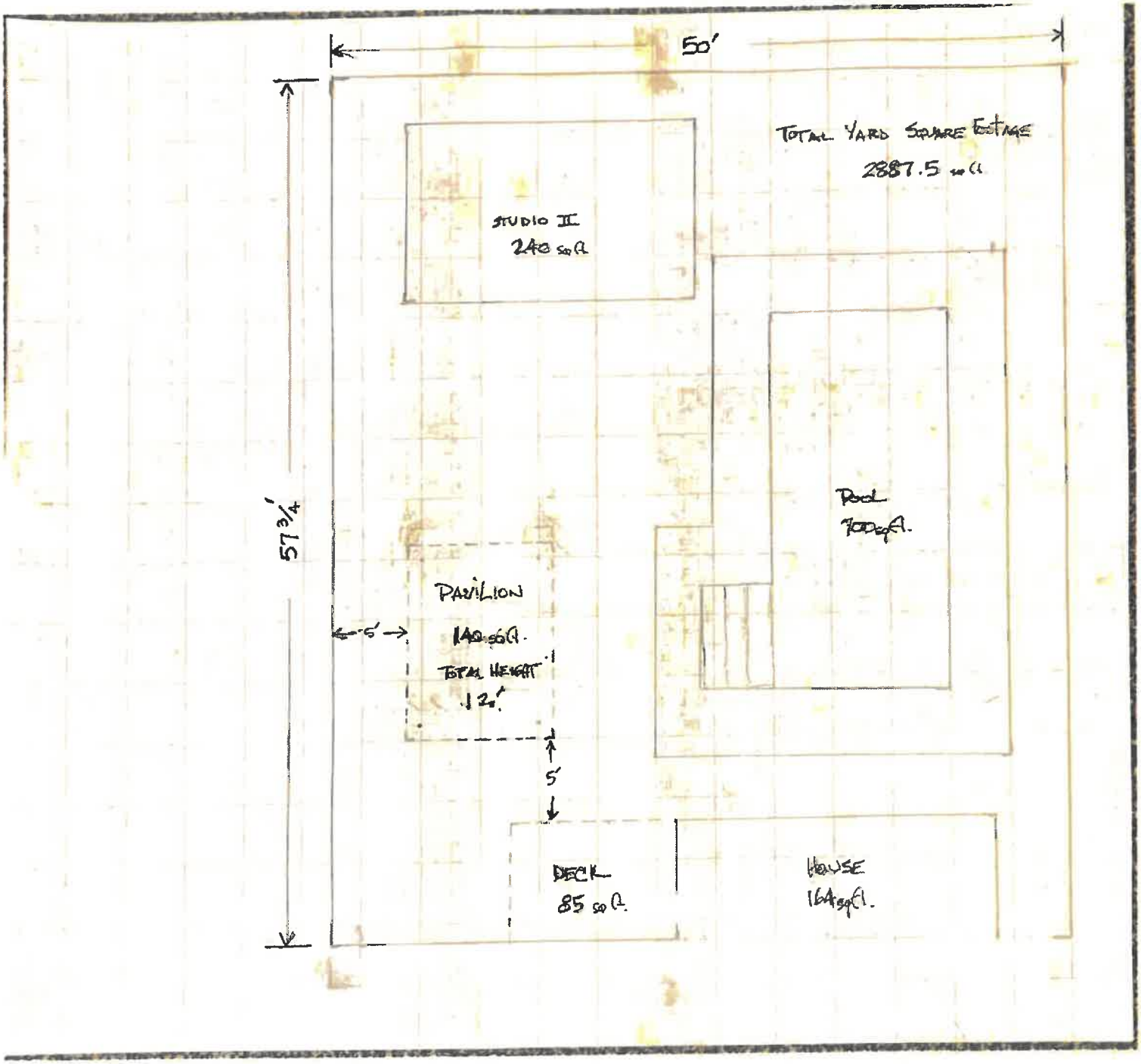
Gretna

Address under HDC review

Date: 10/15/26



Baton Rouge La Hip Pavilion


50'
57 3/4'
TOTAL YARD SQUARE FOOTAGE
2887.5 sq ft
STUDIO II
240 sq ft
Pool
700sq ft.
PAVILION
5'
140 sq ft.
TOTAL HEIGHT
12'
5'
DECK
85 sq ft.
HOUSE
164sq ft.

Kornovich Pavilion Permit

Scope of work:

The following work is executed using materials as outlined in The Cutting Edge Construction Services LLS Proposal #998.

1 - Mark and layout footprint
2 - Dig and set footings
3 - Set and brace posts
4 - Install perimeter beams
5 - Frame and install roof
6 - Install roofing materials
7 - Install gutters
8 - Clean up site

All work to be executed in compliance with issued permit.

Historic District Commission

Meeting: November 2, 2026

617 5th Street

(District 2)

For: Handrails

Applicant:
Mary Deslatte

PROJECT SUMMARY	
Meeting Date:	**2026-11-02**
Property:	**617 5TH ST., GRETNA LA 70053**
Council District:	**District 2**
Applicant:	**Mary Deslatte**
Project Type:	**Residential Handrails**

#9781

Historic District Commission
Application for Certificate of Appropriateness

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

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In addition to the information on the cover sheet, please provide the following:

Re: Address: 617 5TH ST., GRETNA LA 70053

Renovation: Handrails

New Construction: _____

Age of Structure: 86

Demolition: _____

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow ✓

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other Craftsman

Exterior materials proposed:

Roof _____

Fascia _____

Masonry _____

Balconies _____

Soffit _____

Siding _____

Porches _____

Handrails 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.

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Applicant's Signature: Mary Deslatte Date: 10/22/2026

Applicant's Name: Mary Deslatte

Applicant's Address: 617 5th St, Gretna, 70053

Phone No: (504) 777-7255 Cell No: (504) 564-3514

For Office Use Only:

Application date: 2026-10-22

Substantive Change: Yes ☐ No ☑ Inventory Number: 408

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

Historic District Commission meeting date: 2026-11-02

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.)

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Kirk Lepine
Tourism
Summer Cook

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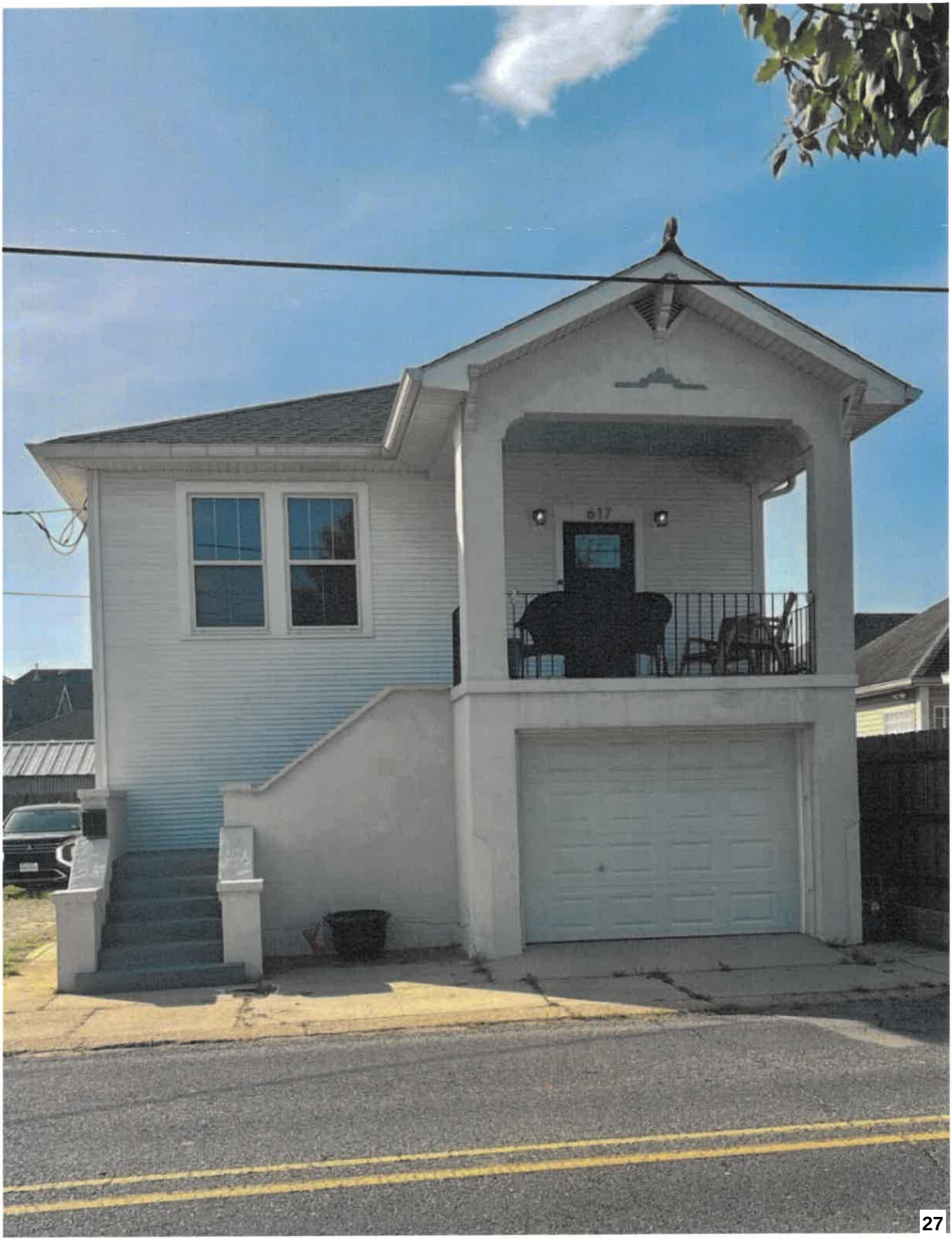
_____
Signature of Applicant

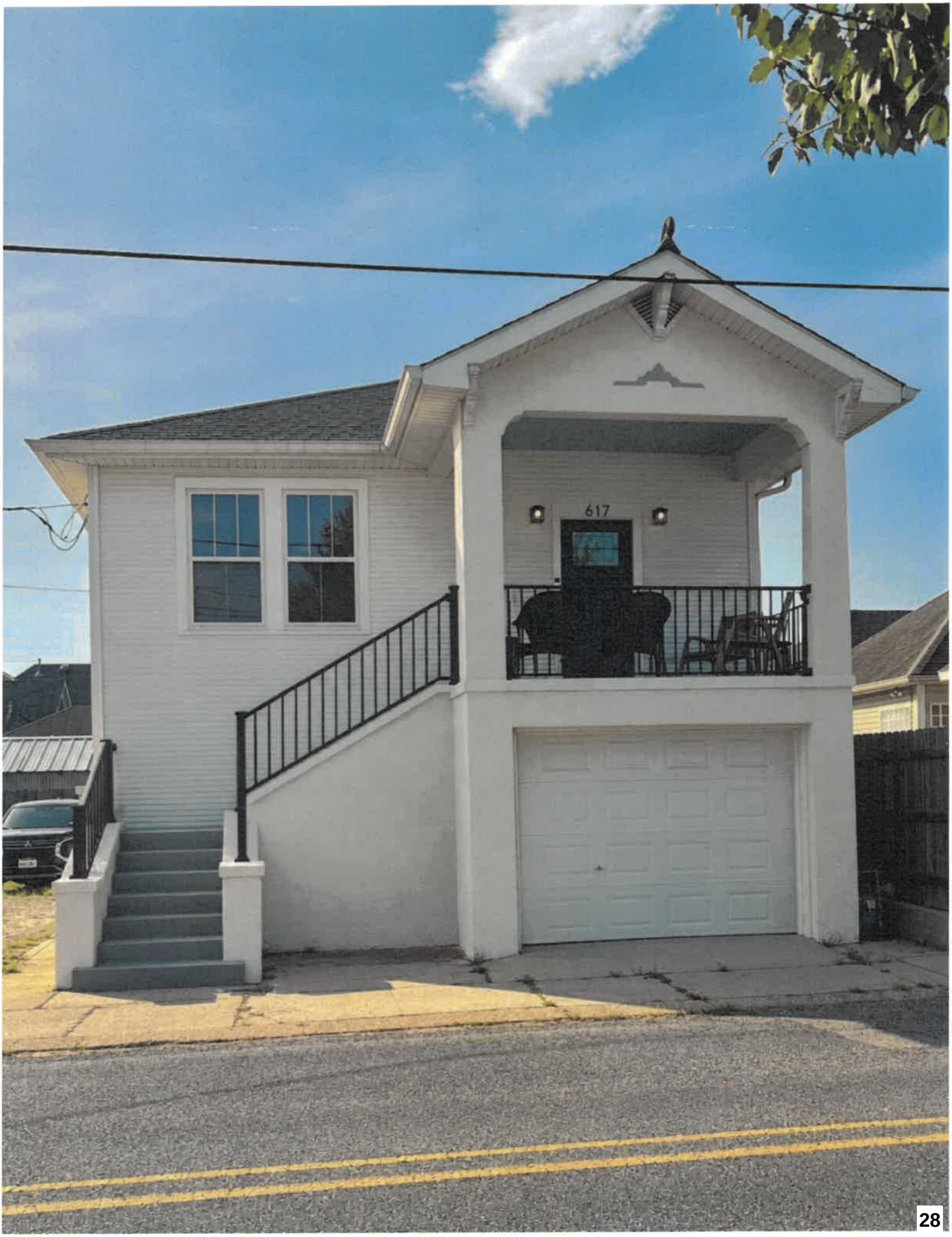
Mary Deslatte
_____
Name of Applicant (Please Print)

617 5th St, Gretna, 70053
_____
Applicant's Address

_____
Address under HDC review

Date: 10/22/2026


617


617

Historic District Commission

Meeting: November 2, 2026

629 4th Street

(District 2)

For: Fence

Applicant:
Ronald Orgeron Jr.

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

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In addition to the information on the cover sheet, please provide the following:

Re: Address: 629 24th Street

Renovation: _____

New Construction: Fence

Demolition: _____

Age of Structure: _____

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: Gerald Orgeron Date: _____

Applicant's Name: Baker Construction

Applicant's Address: _____

Phone No: ( ) _____ Cell No: (504) 382-3615

For Office Use Only:

Application date: October 26 26

Substantive Change: Yes ☐ No ☒ Inventory Number: N/A

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

Historic District Commission meeting date: November 2, 2026 @ 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 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor
Belinda Cambre Constant

Councilmembers
Wayne A. Rau
Councilman-at-Large
Rudy S. Smith
District One
Michael A. Hinyub
District Two
Mark K. Miller
District Three
Randy S. Carr
District Four

Departments

Building
Danika E. Gorrondona
Citizens Affairs
Rachael Stanley
City Clerk
Norma J. Cruz
City Development
Amelia Pellegrin
Code Enforcement
Angel L. Gonzales
Finance & Tax
Raylyn C. Stevens
Human Resources
Gwen Turner
Information Technology
Michael T. Wesley
Operations
Eric Stahl
Parks & Parkways
Amie L. Hebert
Project Manager
Edwin Batiste
Public Services
Madason Priore
Recreation
Kirk Lepine
Tourism
Summer Cook

I, _____ the undersigned, have been informed of the Historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on November 2 2026 at 4:00 p.m., in the 2nd floor Council Chambers at Gretna City Hall, 740 2nd Street, Gretna, LA 70053.

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's 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

629 4th Street
Address under HDC review

Date: 10/26/26



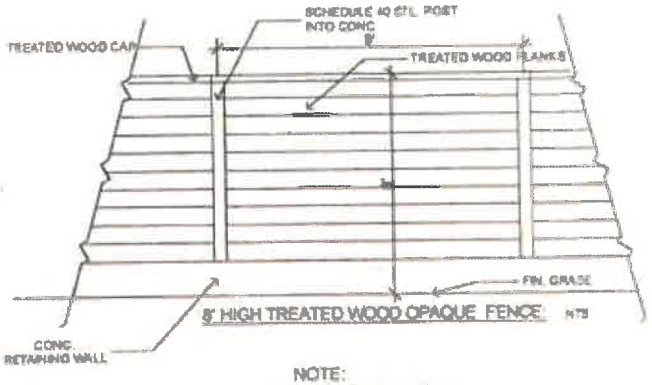
https://s3.amazonaws.com/dl1.mygovernmentonline.org/2026/133/2026-9741-waterhouse new fence.jpg?AWSAccessKeyId=AKIAZDV5FVCOYWVHKBUF&Expires=1793213656&response-content-dis...

A chain wall shall be constructed of concrete or masonry and shall not exceed a height of 12 inches as measured from the outside adjacent grade, with a minimum width of six inches.

- The chain wall shall extend below the lowest adjacent grade to a depth equal to the height of chain wall.
- In cases where a chain wall is not sufficient to prevent water flowing onto adjacent lots, a retaining wall, exceeding 12 inches in height, may be used.



CONCRETE RETAINING WALL DETAIL: NTS



6' HIGH TREATED WOOD OPAQUE FENCE: NTS

NOTE:
THE NEW GRADING CONDITIONS
WILL NOT HAVE ANY ADVERSE IMPACT ON
NEIGHBORING PROPERTIES

PHASE #1:

PHASE #2:

NOTE:
J.E. Bruce Design Consultants, Inc./ Advance Design Group Assumes no Liability for errors or omissions. No information contained here in shall be construed prior to commencement of construction.

NOTE:
THIS DOCUMENT IS BASED UPON THE INFORMATION SHOWN ON SURVEY PROVIDED BY OWNER.
NO PUBLIC RECORD OR TITLE RESEARCH WAS PERFORMED FOR THIS PROJECT.

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All rights reserved. WARNING: This architectural drawing may not be copied or altered in whole or part without the written permission of J.E. Bruce Design Consultants, Inc.

SOUTHEAST

PREPARED FOR: FENCE/ RETAINING WALL

CITY OF ORDENA JEFFERSON PARISH, LA

SEAL:

PROJECT NO:

DATE:

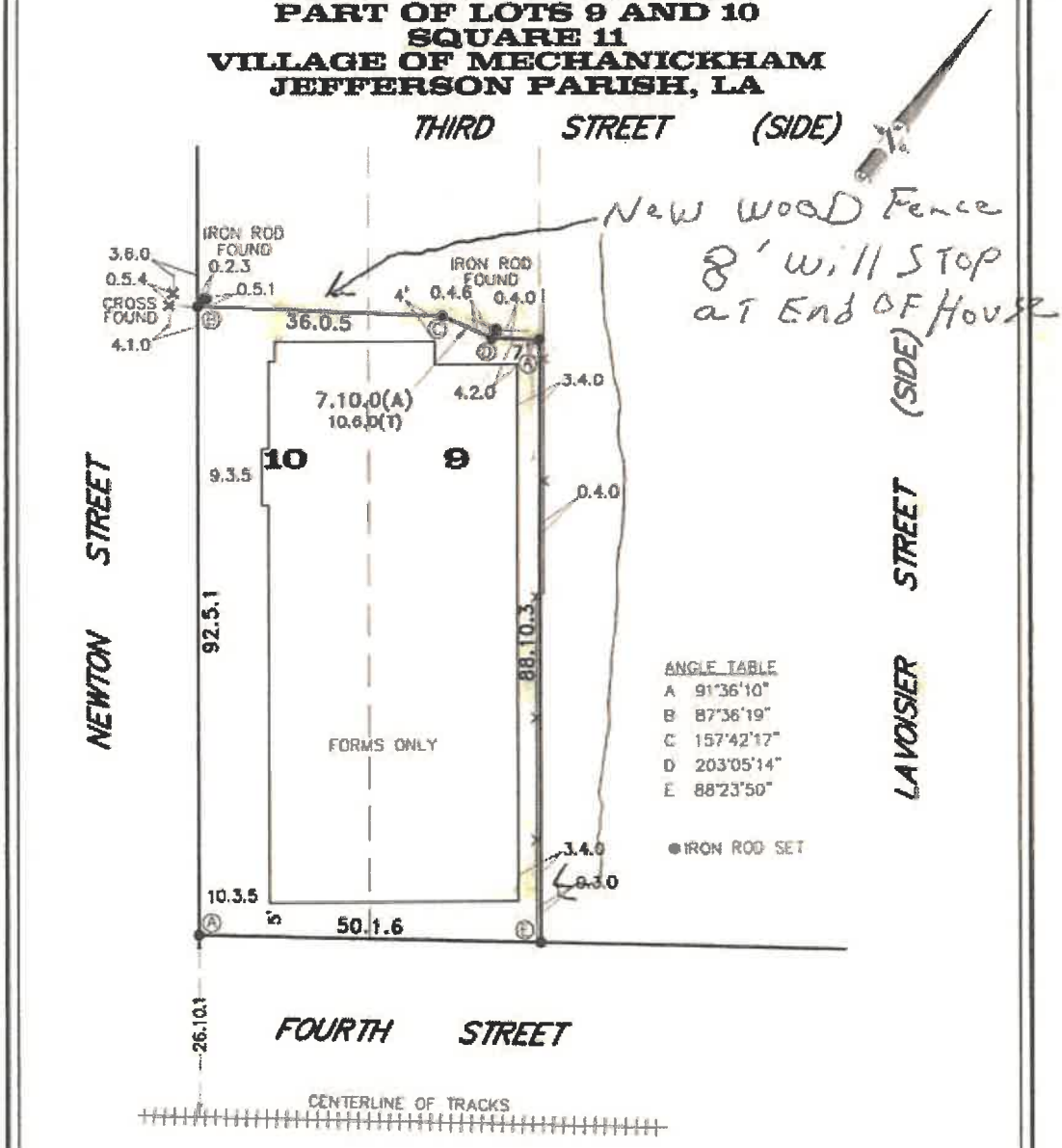
DRAWN BY:

CHECKED BY:

A-1

SCALE: 1"=20'-0"

BOUNDARY SURVEY OF PART OF LOTS 9 AND 10 SQUARE 11 VILLAGE OF MECHANICKHAM JEFFERSON PARISH, LA



NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

STATE OF LOUISIANA
RICHMOND W. KREBS
REG. NO. 4836
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY JJ KREBS AND SONS DATED FEBRUARY 24, 1949
REFERENCE PLAN #2: A PLAN OF SURVEY BY RICHMOND W KREBS DATED NOVEMBER 1, 2024

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN CONFIRMING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 02/02/2018
FLOOD ZONE: X
COMMUNITY PANEL: 220051C 0215 F
BASE FLOOD ELEVATION: N/A

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF MARIO WATERHOUSE
REVISED TO SHOW IMPROVEMENTS AUGUST 14, 2026

BY: _____
RICHMOND W. KREBS, SR., PLS, No. 4836

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9016
FAX: (504) 889-0916
E-MAIL: infonola@rwkrebs.com
WEB: www.rwkrebs.com

DATE: JUNE 12, 2026	DRAWN BY: NDK
SCALE: 1" = 20'	CHECKED BY: RWK
JOB #: 260710, 261062	

Historic District Commission

Meeting: November 2, 2026

1033 6th Street

(District 2)

For: Shutters and wood siding

Applicant:
George Snow

PROJECT SUMMARY	
Meeting Date:	**2026-11-02**
Property:	**1033 6TH ST., GRETNA LA 70053**
Council District:	**District 2**
Applicant:	**George Snow**
Project Type:	**Residential Renovations**

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 u'ithin the Mechanickham - *Gretna Historic District.*

☐ ***McDonoehville Historic District*** - area bounded by the east side of Ocean Avenue from the river to the Foulth 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 Older to restore same as nearly as practical to it s 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 haunony 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: 1033 6TH ST., GRETNA LA 70053

Renovation: Shutters + Wood Siding New Construction: _____

Age of Structure: 57 Demolition: _____

Building Type:

Creole Cottage _____

Shotgun ✓

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed ✓

Eastlake _____

Colonial Revival _____

Other _____

Exterior materials proposed:

Roof _____

Fascia _____

Masonry _____

Balconies _____

Soffit _____

Siding wood

Porches wood siding and shutters

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: George Snow Date: 10/23/2026

Applicant's Name: George Snow

Applicant's Address: 7131 Penbridge Ave, 7131 Penbridge Ave, Fairhope, 36532

Phone No: _____ Cell No: (251) 282-9373

For Office Use Only:

Application date: 2026-10-23

Substantive Change: Yes ☐ No ☑ Inventory Number: N/A

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

Historic District Commission meeting date: 2026-11-02

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 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

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Belinda Cambre Constant
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Wayne A. Rav
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Rudy S. Smith
District One
Michael A. Hinyub
District Two
Mark K. Miller
District Three
Randy S. Carr
District Four

Departments
Building
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Citizens Affairs
Rachel Stanley
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Norma J. Cruz
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Raylyn C. Stevens
Human Resources
Gwen Turner
Information Technology
Michael T. Wesley
Operations
Eric Stahl
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Amie L. Hebert
Project Manager
Edwin Batiste
Public Services
Madason Priore
Recreation
Kirk Lepine
Tourism
Summer Cook

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_____
Signature of Applicant

George Snow
_____
Name of Applicant (Please Print)

7131 Penbridge Ave, 7131 Penbridge Ave, Fairhope, 36532
_____
Applicant's Address

_____
Address under HDC review

Date: 10/23/2026

Phone: (504)363-1505 www.gretnala.com Fax: (504)363-1509


1033

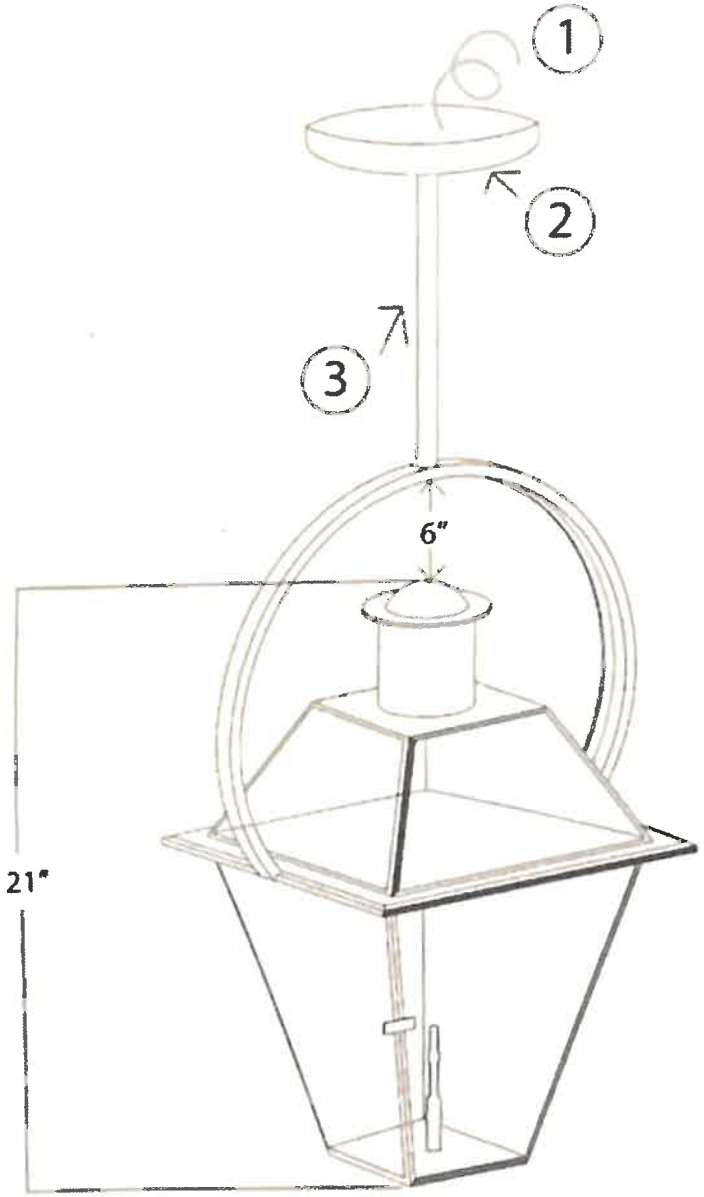

1033
GRETNA





21" Bourbon St. Lantern w/hanging Yoke/Gas

$700.00



- gas line
- 12-1/2" wide
- 6-3/4" wide
- 5-1/2" wide
- 6-1/4" tall (diagonal)
- 12" tall (diagonal)

1. Gas Supply
2. 2" x 5-1/2" celing mount
3. Hanging stem (available in customized lengths)

SIDE VIEW

Historic District Commission

Meeting: November 2, 2026

1122 Derbigny Street

(District 2)

For: Residential Renovations

Applicant:
Z. Dieterich

PROJECT SUMMARY	
Meeting Date:	**2026-11-02**
Property:	**1122 DERBIGNY ST., GRETNA LA 70053**
Council District:	**District 2**
Applicant:	**Z. DIETERICH**
Project Type:	**Residential Renovations**

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

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In addition to the information on the cover sheet, please provide the following:

Re: Address: 1122 DERBIGNY ST., GRETNA LA 70053

Renovation: ✓ New Construction: _____

Age of Structure: 85 Demolition: _____

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 Simple 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.

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Applicant's Signature: Z. Dieterich Date: 10/26/2026

Applicant's Name: Z. DIETERICH

Applicant's Address: 913 HUEY P LONG AVE, GRETNA, 70053

Phone No: _____ Cell No: _____

For Office Use Only:

Application date: 2026-10-26

Substantive Change: Yes ☐ No ☑ Inventory Number: N/A

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

Historic District Commission meeting date: 2026-11-02

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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_____

Signature of Applicant

Z. DIETERICH

Name of Applicant (Please Print)

913 HUEY P LONG AVE, GRETNA, 70053

Applicant's Address

Address under HDC review

Date: 10/26/2026

Gretna Historic District Commission
November 2, 2026
Meeting

1120 - 1122 Derbigny Street
Gretna, LA 70053

Subject properties are two shotguns constructed on one lot of record.

1122 Derbigny Street (purple) was moved to the current location after 1951 but appears to be a circa 1930 shotgun. The original front porch was removed during the relocation and replaced with the current CMU stoop. Overall it retains most of its original exterior appearance with the exception of replacement doors and windows and aforementioned missing porch.



Photo 1 – Front façades

Requested Items for Approval:

1122 Derbigny
- Copper awning over front door.
- Removal of wooden handrail and replace with simple iron handrail.
- Removal of wheelchair ramp. Deck at rear will be retained and wooden stairs will be installed where wheelchair ramp was removed for access.
- Remove existing paneled aluminum storm door. If awning is effective in reducing water will not reinstall. If a storm door is necessary, will replace with low profile style.

Preliminary Conference:

1120 – 1122 Derbigny
- Painted wood picket fence. Fence would be installed across the front of both properties.



Photo 2 – Proposed Awning



Photo 3 – Proposed Handrail



Photo 4 – Proposed replacement storm door



Historic District Commission

Meeting: November 2, 2026

919 Amelia Street

(District 1)

For: Residential Renovations
preliminary conference 10/5/26

Applicant:
Ryan Cole

CITY OF GRETNA
HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

919 Amelia Street
PROPERTY ADDRESS

Ryan Cole
NAME OF APPLICANT

(previous COA - 23-090)

Work Approved: *Ballroom to remain in current renovation.

- Window replacement: ~~keeps~~
1st floor left side, third window modified to match adjacent window (shorter)
1st floor change one door at rear to be a window to match adjacent. 2nd floor - replace exist c/e window with circular decorative window.
- All new windows to be custom wood windows to match existing pattern + style. (Preliminary conf ~~floor~~ future 2nd floor roof access)

10/3/2026

Signature of HDC Chairperson — Date

Signature of Applicant — Date

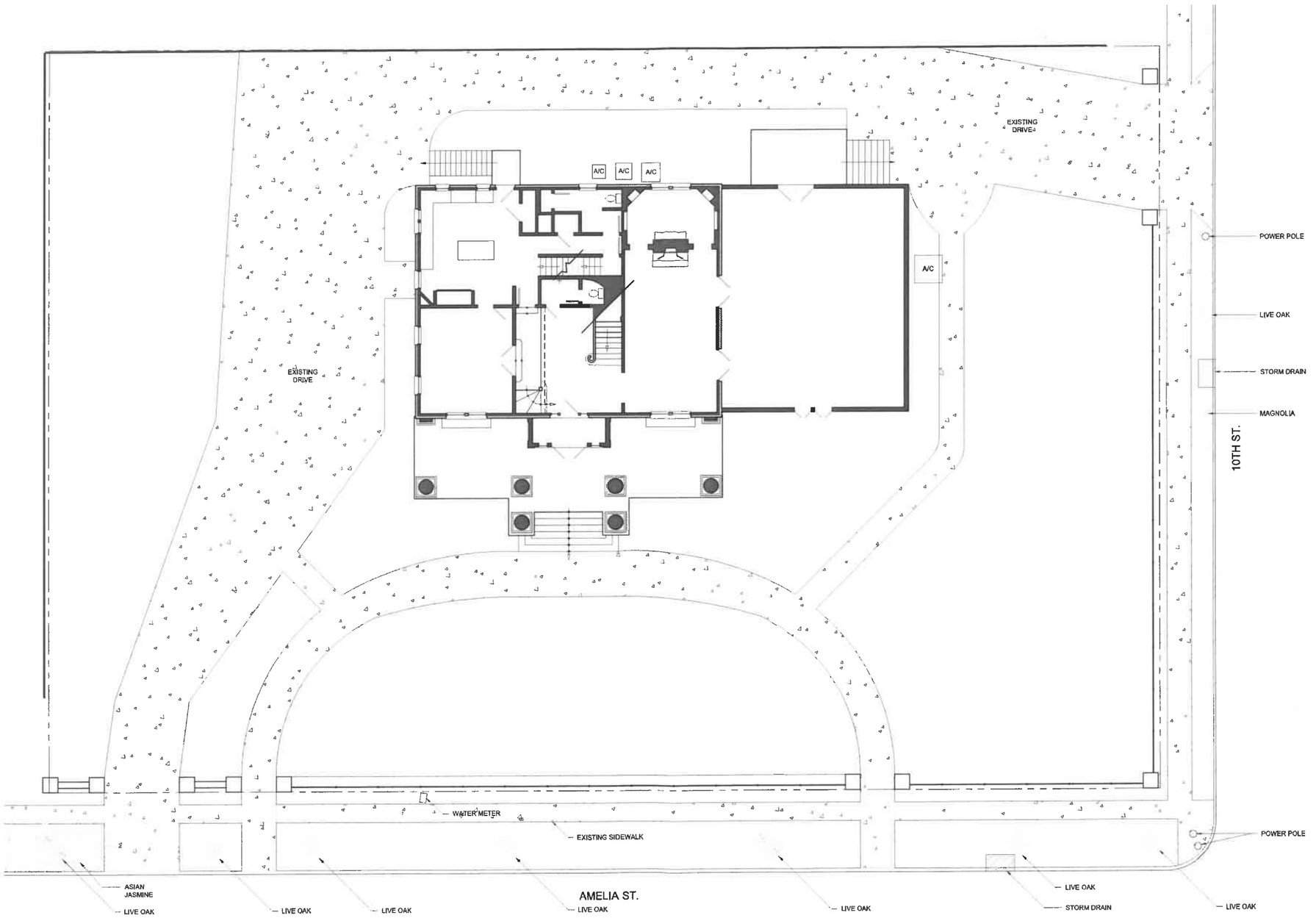
By signing this notice, the applicant/owner of the property certifies that they acknowledge their legal responsibility for ensuring that all work performed is completed in accordance with approval obtained by this Certificate of Appropriateness.

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-26-074



RYAN COLE
LANDSCAPE ARCHITECTURE
919 Amelia Street
New Orleans, Louisiana 70053

Cole/ Walton Residence

919 Amelia St
Gretna, Louisiana 70053

These Drawings were prepared by and are the sole property of, Ryan Cole, Landscape Design. Unauthorized use or duplication of these drawings is prohibited by law and will subject the violator to damages under Title 17 United States Code and other applicable Law. Copyright by Ryan Cole, Landscape Design.

JUNE 1, 2023

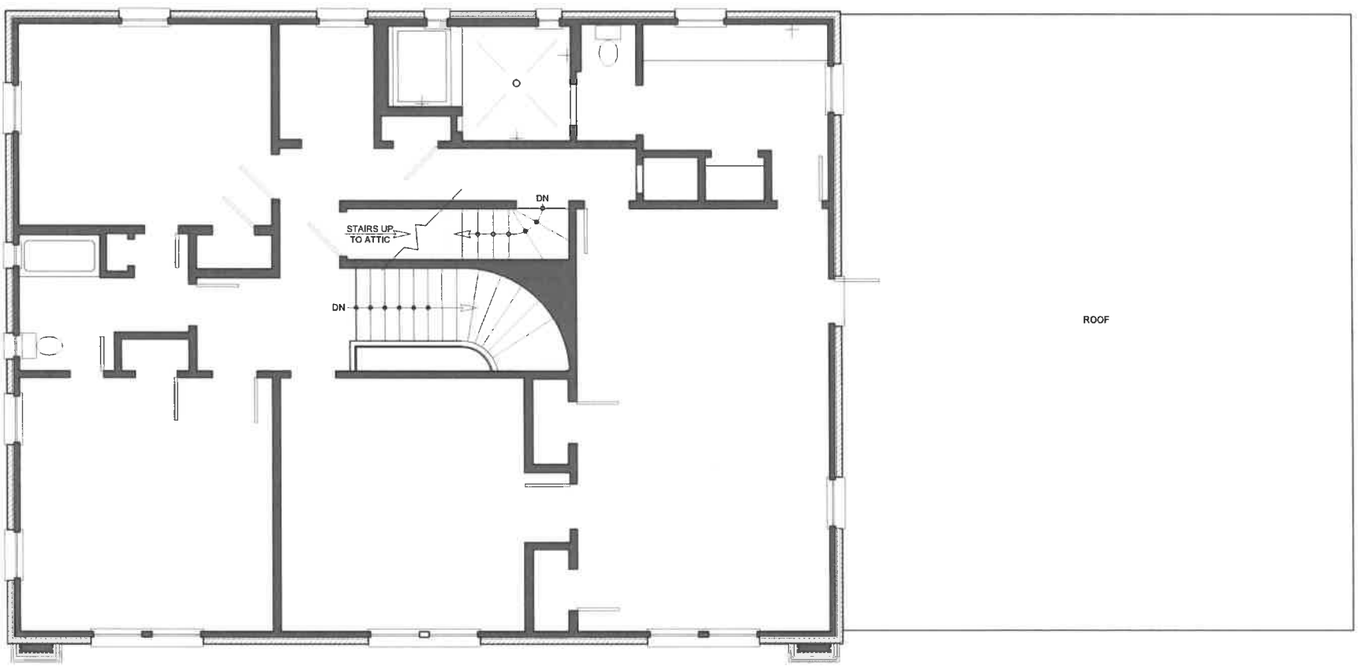
SCALE: 1/8" = 1'-0"

EXISTING
SITE PLAN

SHEET NUMBER:

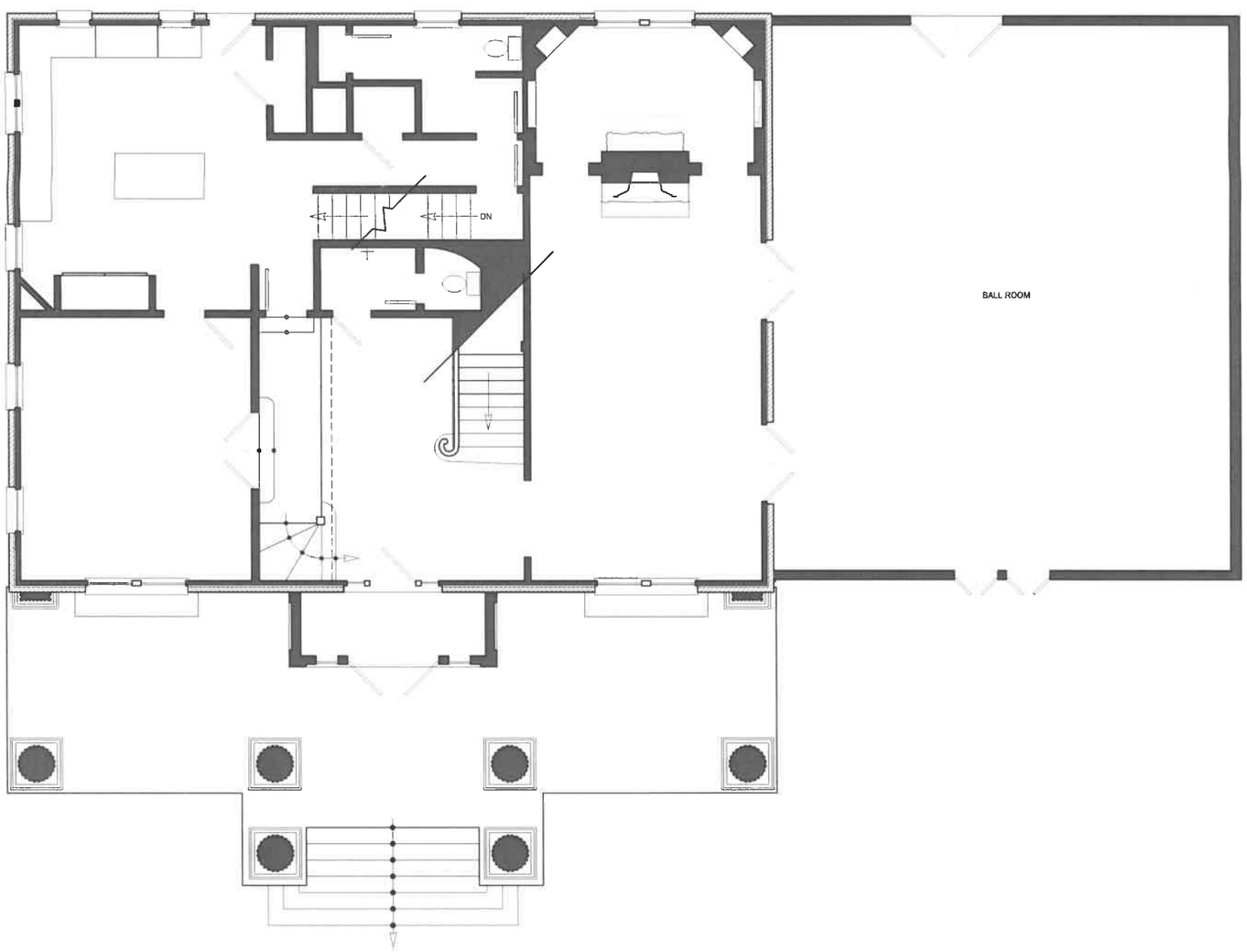
L1

NUMBER: 1 OF 4



SECOND FLOOR

SCALE: $\frac{1}{4}$" = 1'-0"



MAIN FLOOR

SCALE: $\frac{1}{4}$" = 1'-0"

SHEET NUMBER: L2

NUMBER: 2 OF 4

EXISTING FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

JUNE 1, 2023

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Cole/ Walton Residence

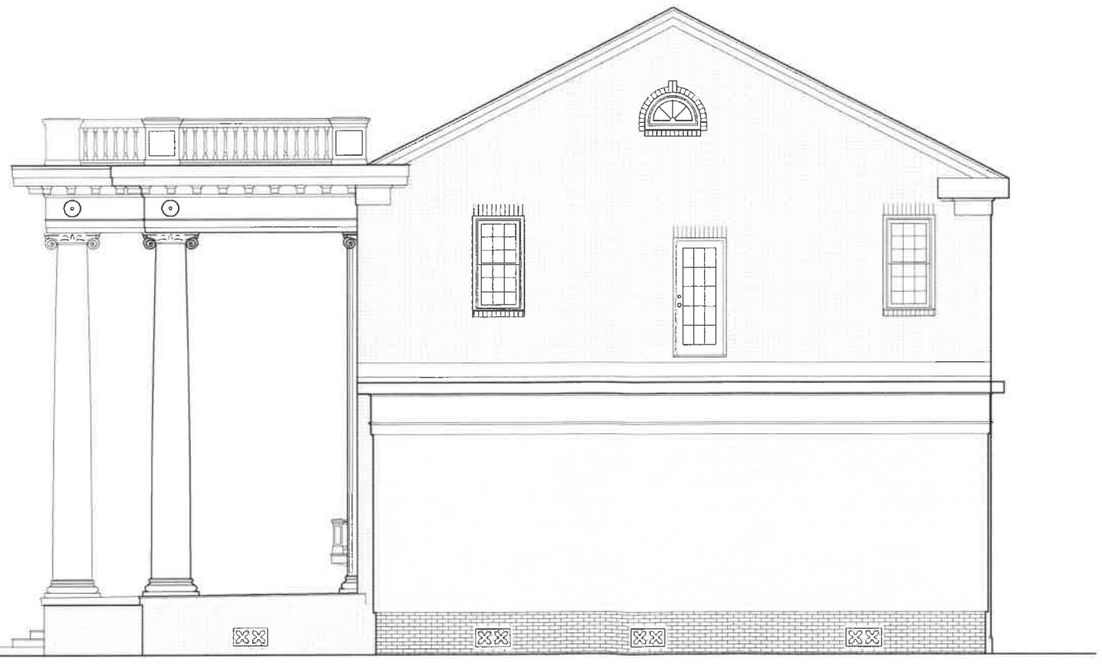
919 Amelia St
Gretna, Louisiana 70053

RYAN COLE
LANDSCAPE ARCHITECTURE
919 Amelia Street
New Orleans, Louisiana 70053



FRONT ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



RIGHT ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

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JUNE 1, 2023

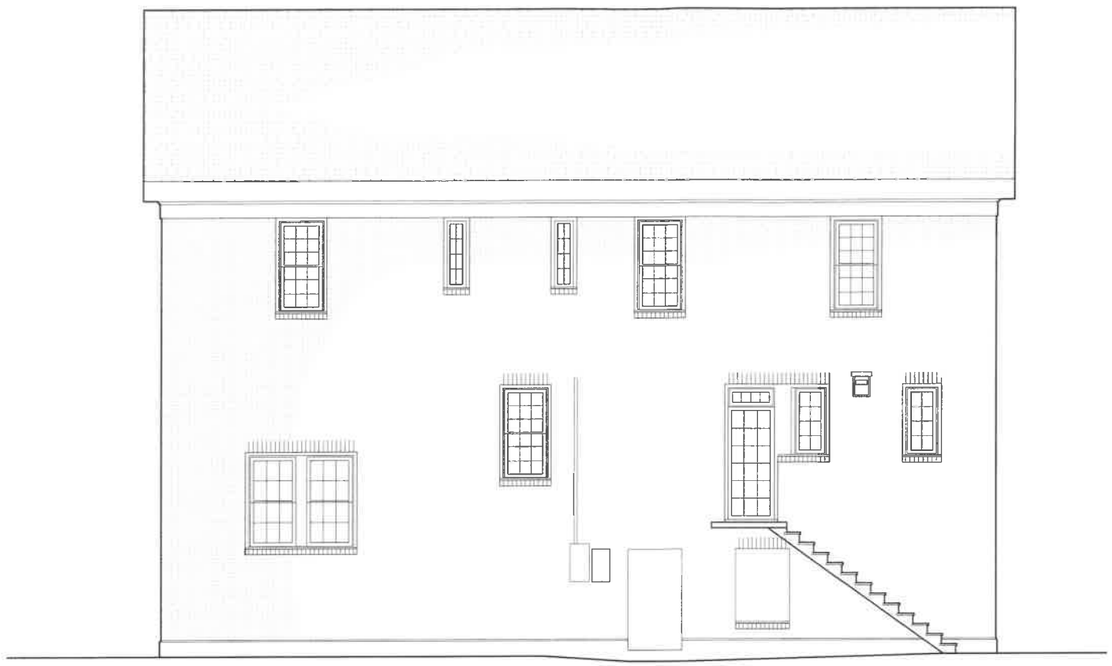
SCALE: $\frac{1}{4}$" = 1'-0"

EXISTING ELEVATIONS

SHEET NUMBER:

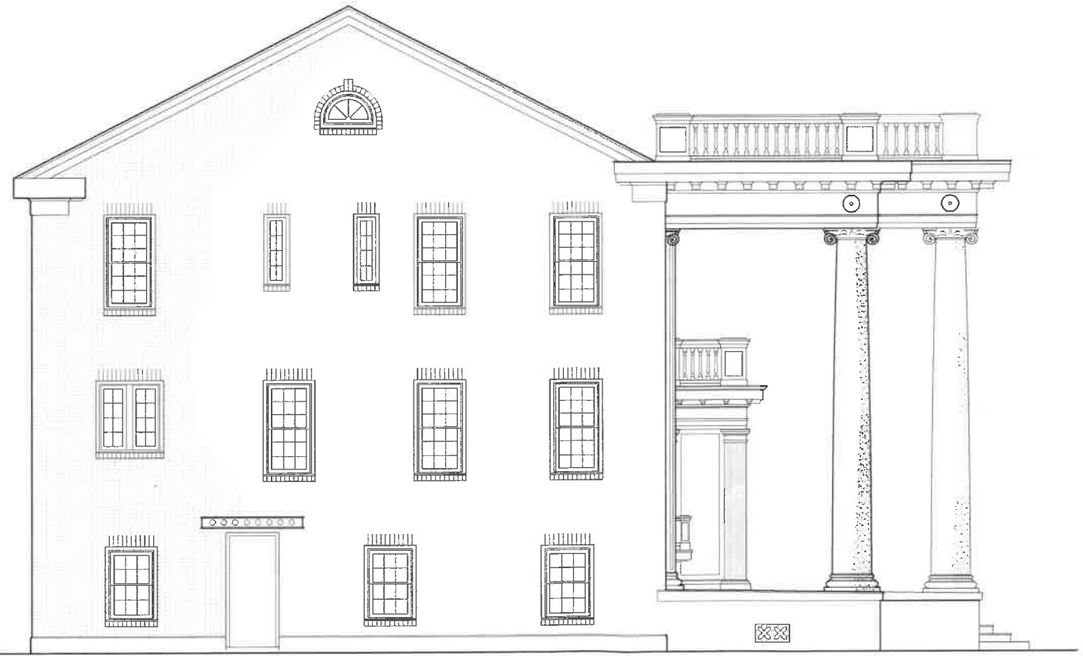
L3

NUMBER: 3 OF 4



REAR ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



LEFT ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

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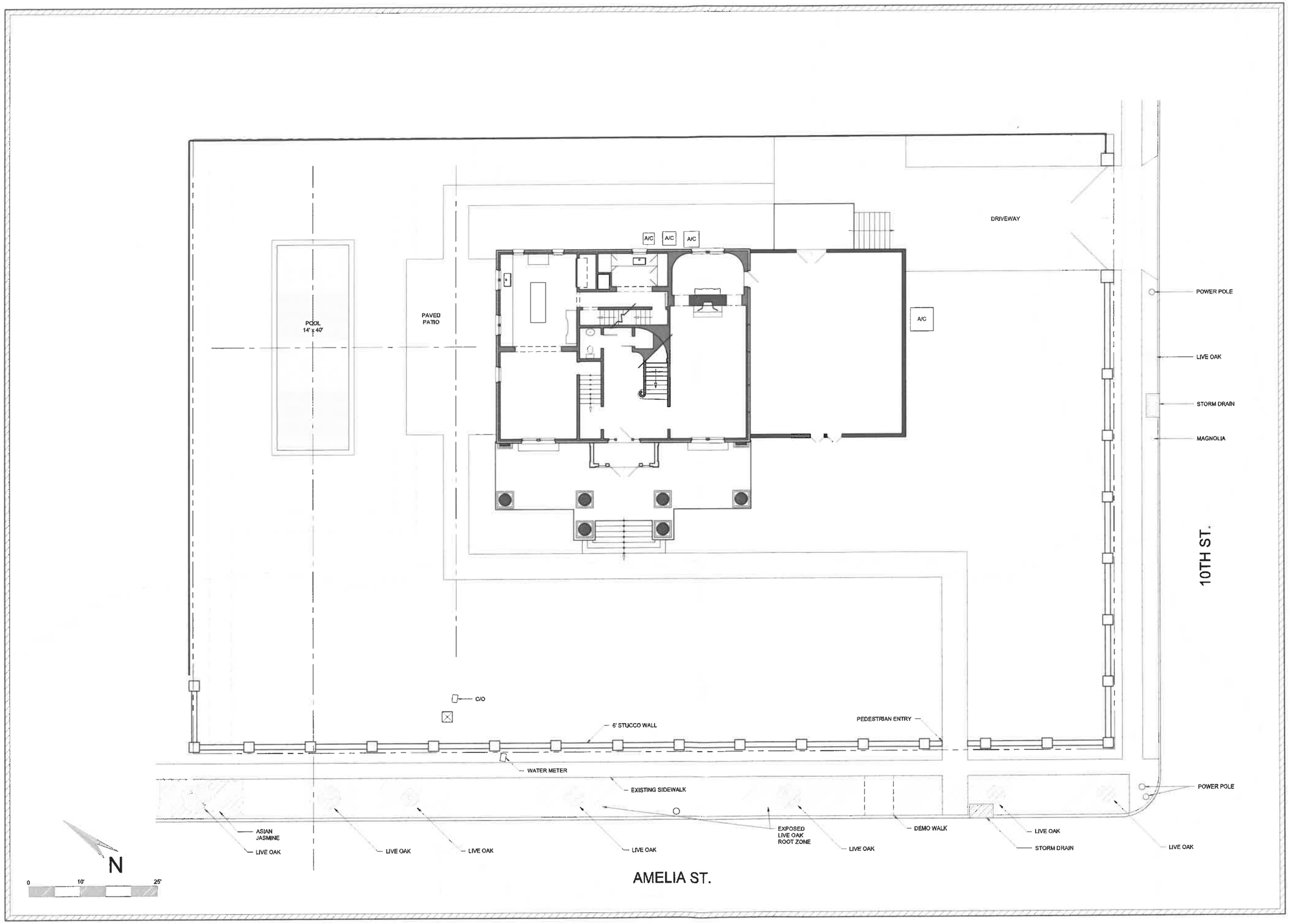
SCALE: $\frac{1}{4}$" = 1'-0"

EXISTING ELEVATIONS

SHEET NUMBER:

L4

NUMBER: 4 OF 4



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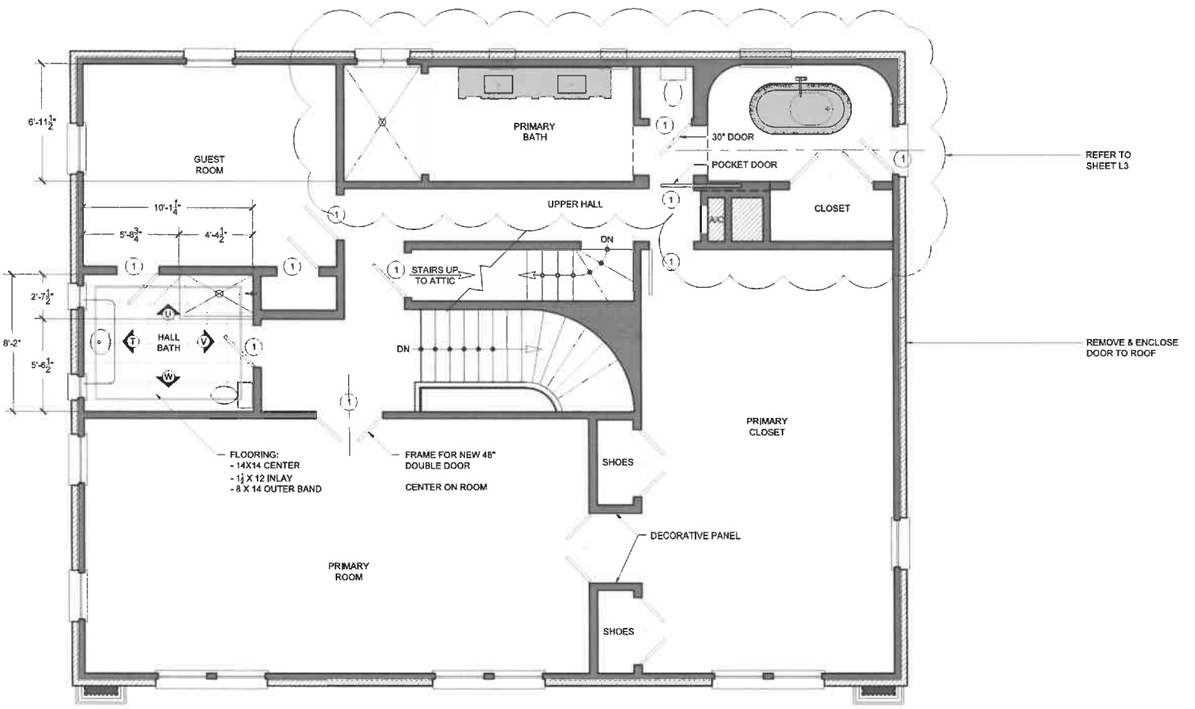
SCALE: $\frac{1}{8}$" = 1'-0"

PROPOSED SITE PLAN

SHEET NUMBER:

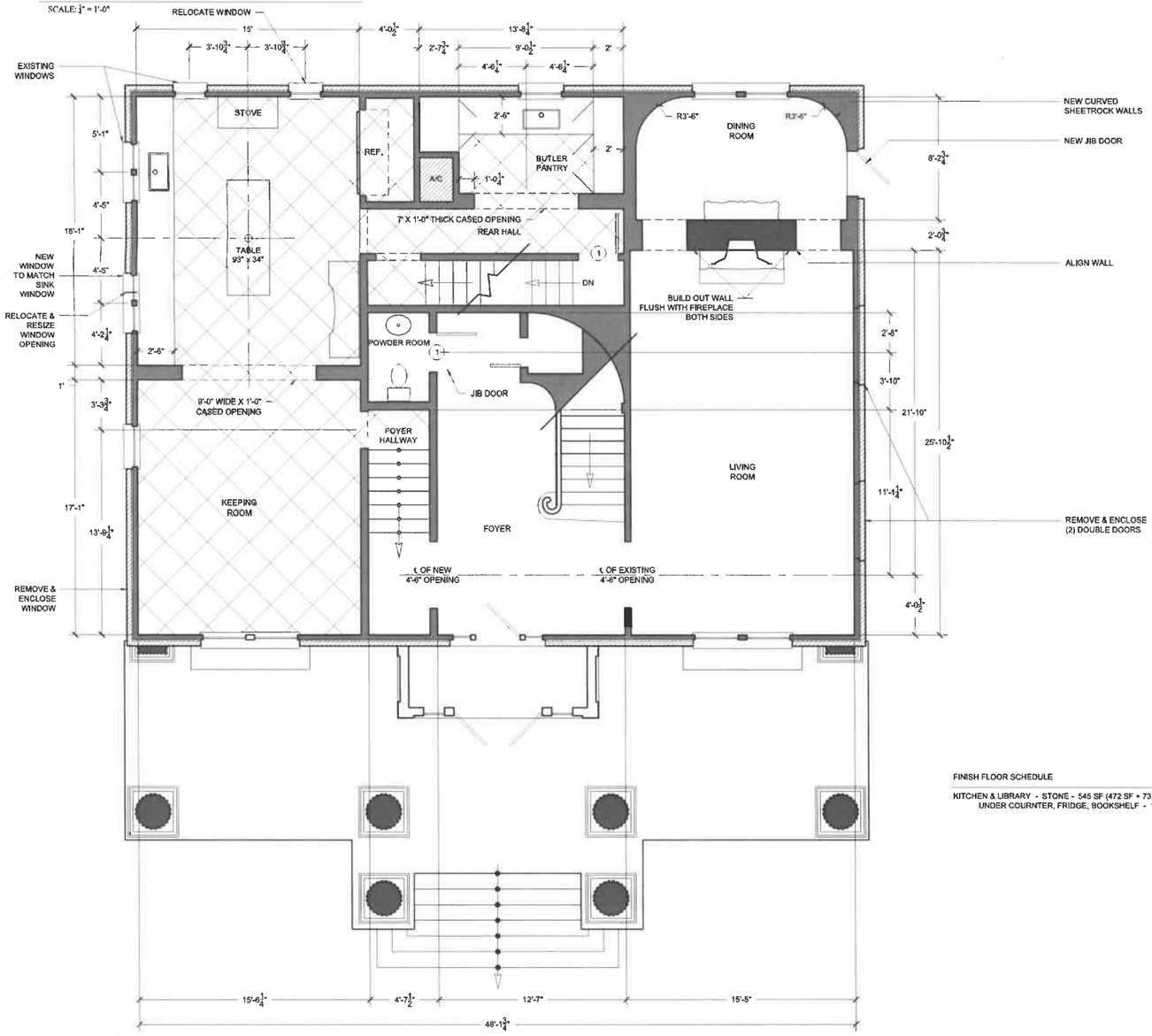
L1

NUMBER: 1 OF 10



SECOND FLOOR

SCALE: ¼" = 1'-0"



FINISH FLOOR SCHEDULE

KITCHEN & LIBRARY - STONE - 545 SF (472 SF + 73 SF WASTE)
UNDER COURNTER, FRIDGE, BOOKSHELF - 105 SF (91 SF + 14 SF WASTE)

MAIN FLOOR

SCALE: ¼" = 1'-0"

SHEET NUMBER: L2

NUMBER: 2 OF 10

PROPOSED FLOOR PLAN

SCALE: ¼" = 1'-0"

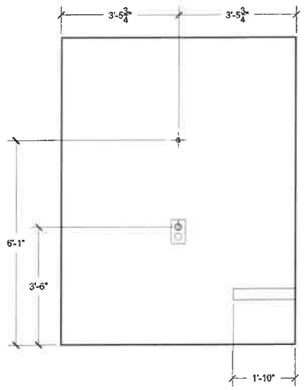
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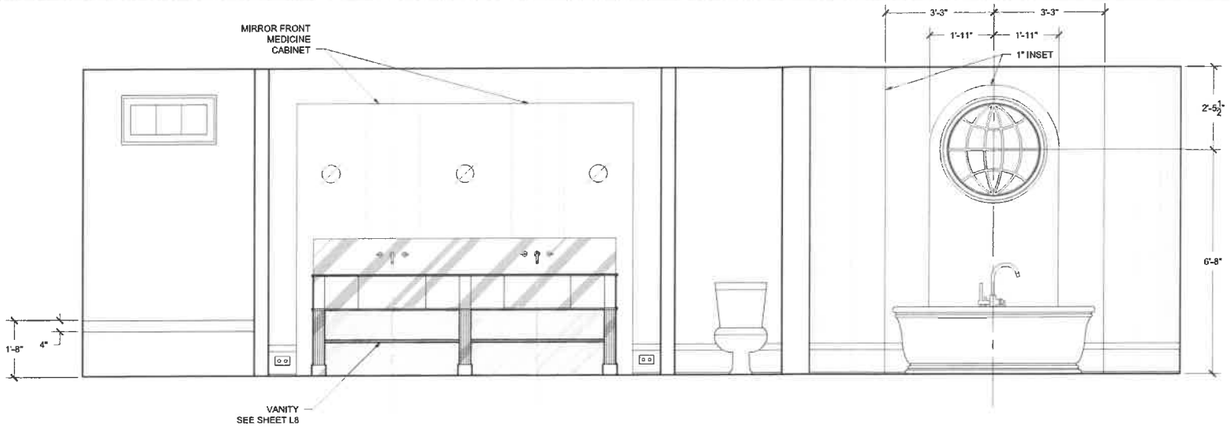
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Gretna, Louisiana 70053

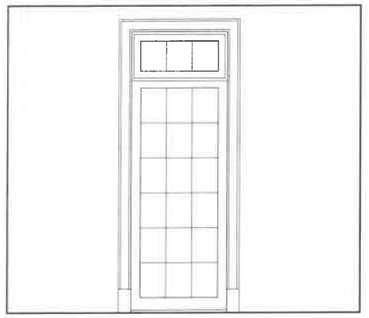
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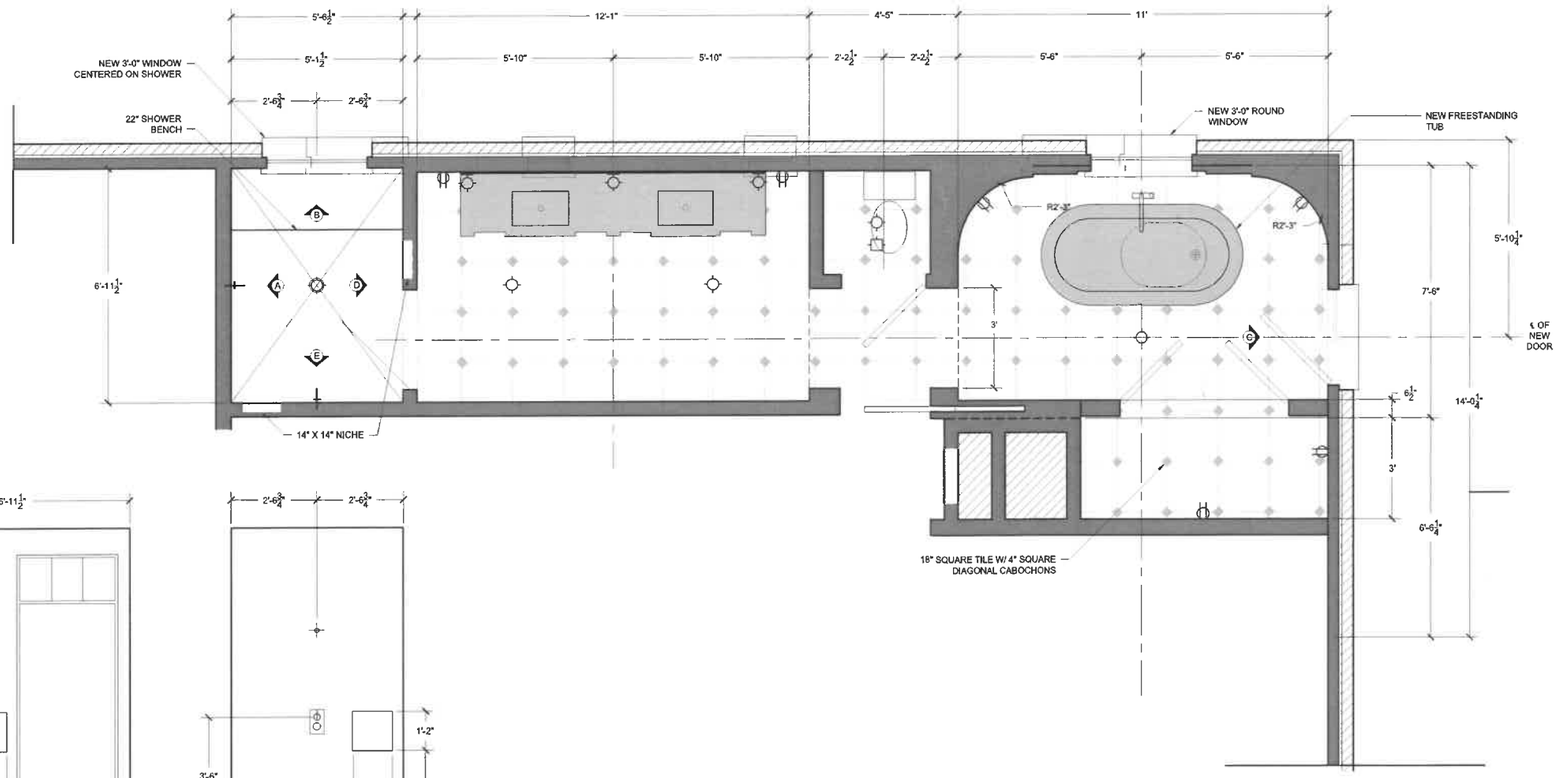
A SHOWER WALL
SCALE: ½" = 1'-0"



B EXTERIOR BATHROOM WALL
SCALE: ½" = 1'-0"

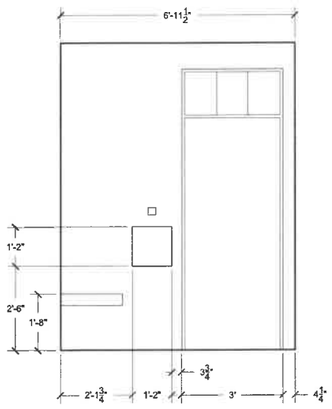


C BATHROOM WALL
SCALE: ½" = 1'-0"



LEGEND

- SINGLE POLE SWITCH
- 3 - WAY SWITCH
- SWITCH W/ DIMMER
- DUPLEX OUTLET
- FLOOR OUTLET
- RECESSED LIGHT FIXTURE
- CHANDELIER
- HANGING ELECTRIC LANTERN
- WALL MOUNTED LIGHT FIXTURE
- RECESSED SHOWER LIGHT
- CEILING MOUNTED EXHAUST
- CEILING MOUNTED EXHAUST / HEATER



D SHOWER WALL
SCALE: ½" = 1'-0"

E SHOWER WALL
SCALE: ½" = 1'-0"

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SCALE: ½" = 1'-0"

PROPOSED PRIMARY BATH

SHEET NUMBER:

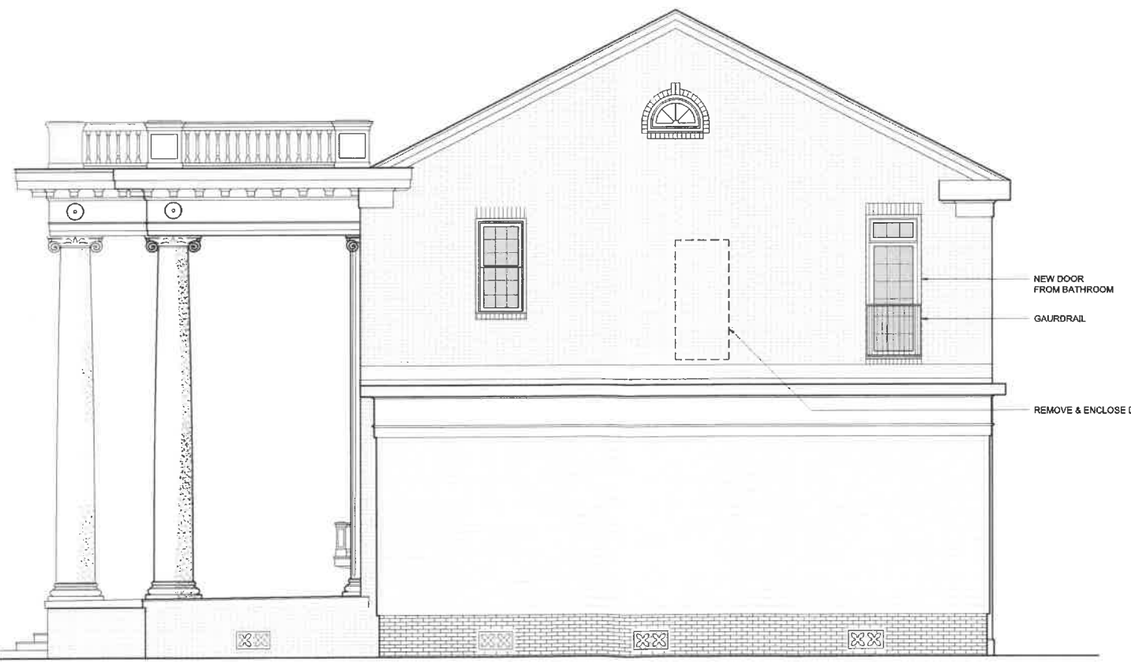
L3

NUMBER: 3 OF 10



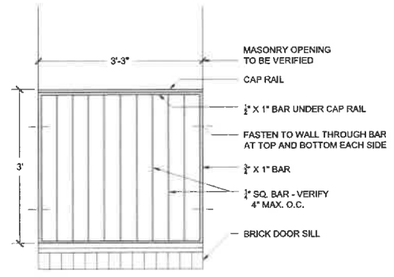
FRONT ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



RIGHT ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



GAURDRAIL

SCALE: $\frac{1}{2}$" = 1'-0"

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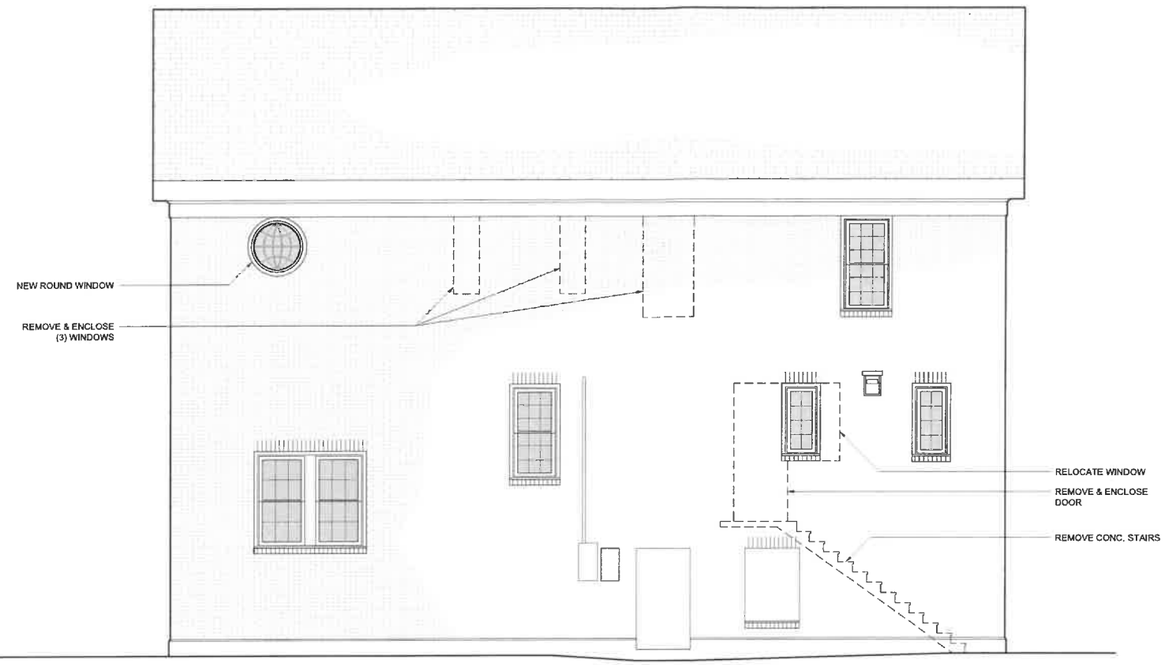
SCALE: $\frac{1}{4}$" = 1'-0"

PROPOSED
ELEVATIONS

SHEET NUMBER:

L4

NUMBER: 4 OF 10



REAR ELEVATION

SCALE: ¼" = 1'-0"



LEFT ELEVATION

SCALE: ¼" = 1'-0"

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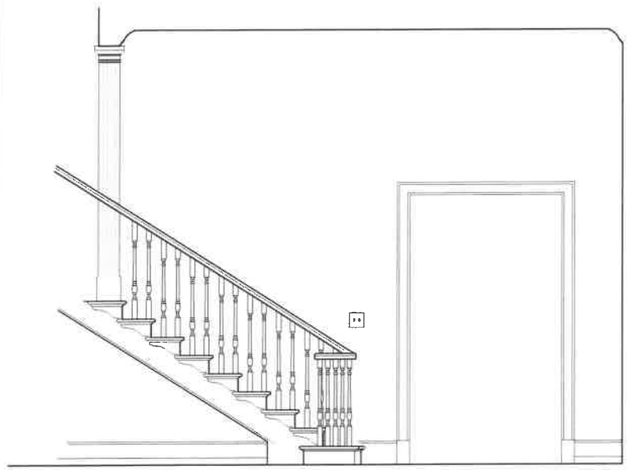
SCALE: ¼" = 1'-0"

PROPOSED ELEVATIONS

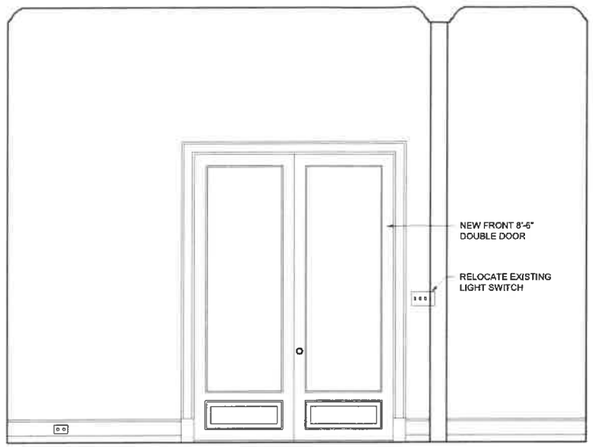
SHEET NUMBER:

L5

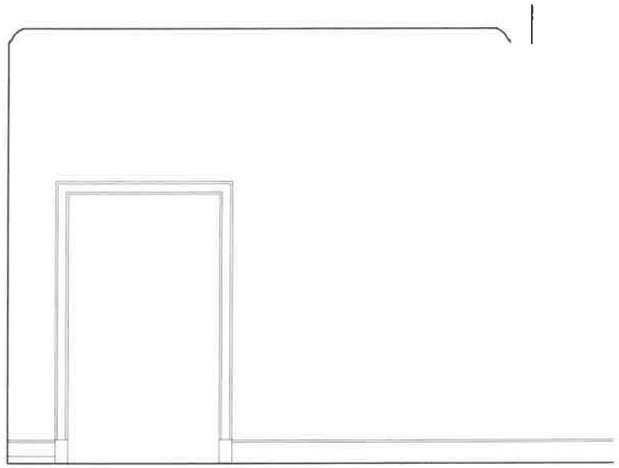
NUMBER: 5 OF 10



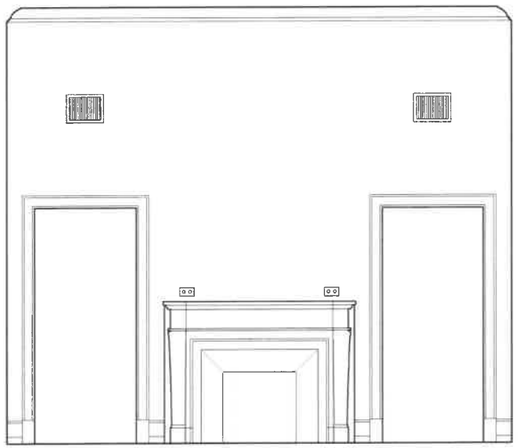
F FOYER WALL
SCALE: $\frac{1}{2}$" = 1'-0"



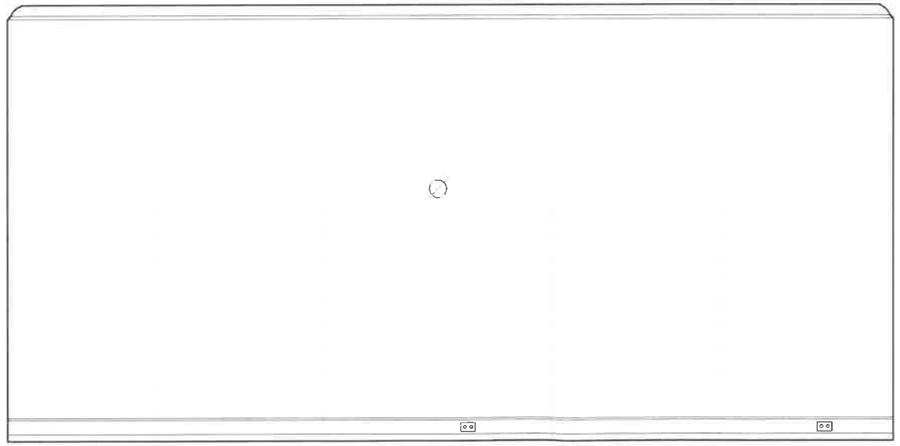
G FOYER WALL
SCALE: $\frac{1}{2}$" = 1'-0"



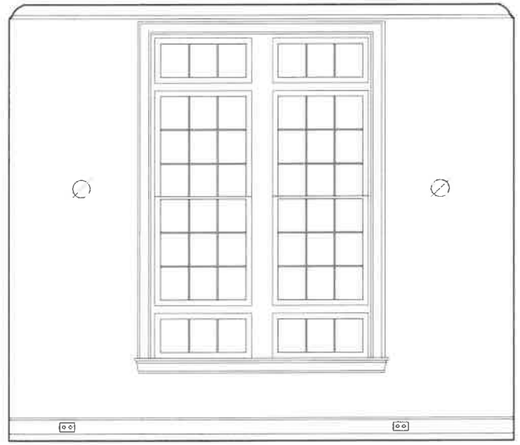
H FOYER WALL
SCALE: $\frac{1}{2}$" = 1'-0"



I LIVING ROOM
SCALE: $\frac{1}{2}$" = 1'-0"



J LIVING ROOM
SCALE: $\frac{1}{2}$" = 1'-0"



K LIVING ROOM
SCALE: $\frac{1}{2}$" = 1'-0"

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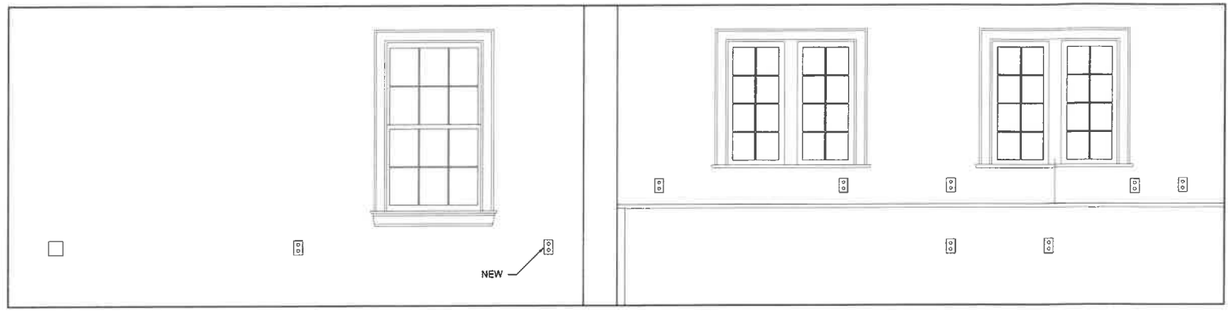
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PROPOSED INTERIOR ELEVATIONS

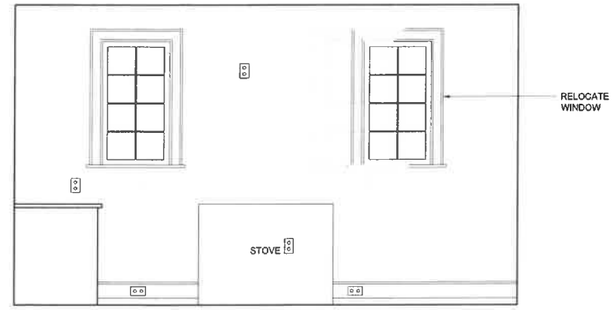
SHEET NUMBER:

L6

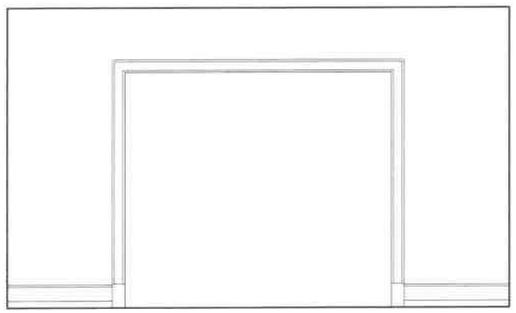
NUMBER: 6 OF 10



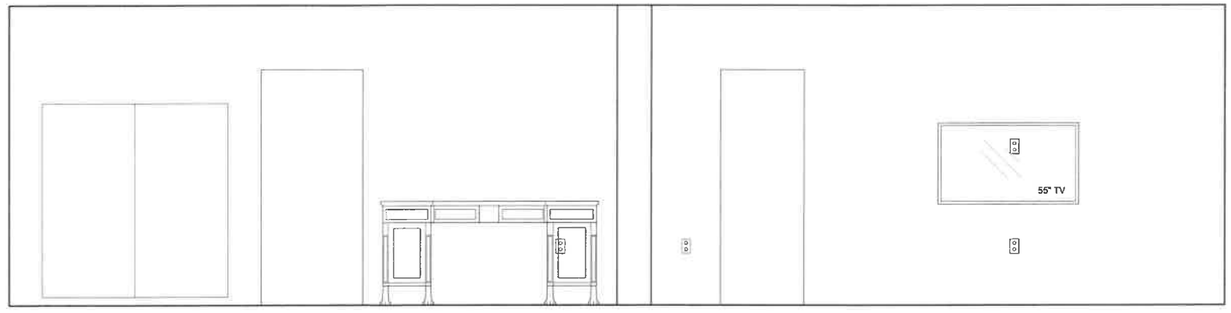
(L) KITCHEN / KEEPING ROOM WALL
SCALE: ¼" = 1'-0"



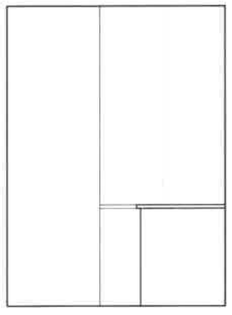
(M) KITCHEN WALL
SCALE: ¼" = 1'-0"



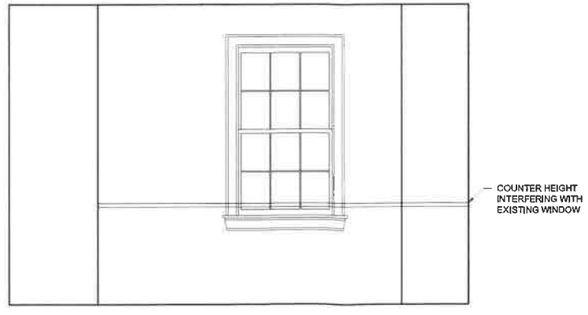
(N) KEEPING ROOM WALL TO KITCHEN
SCALE: ¼" = 1'-0"



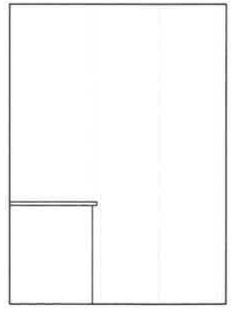
(O) KITCHEN / KEEPING ROOM WALL
SCALE: ¼" = 1'-0"



(P) BUTLER PANTRY - LEFT
SCALE: ¼" = 1'-0"



(Q) BUTLER PANTRY - CENTER
SCALE: ¼" = 1'-0"



(R) BUTLER PANTRY - RIGHT
SCALE: ¼" = 1'-0"

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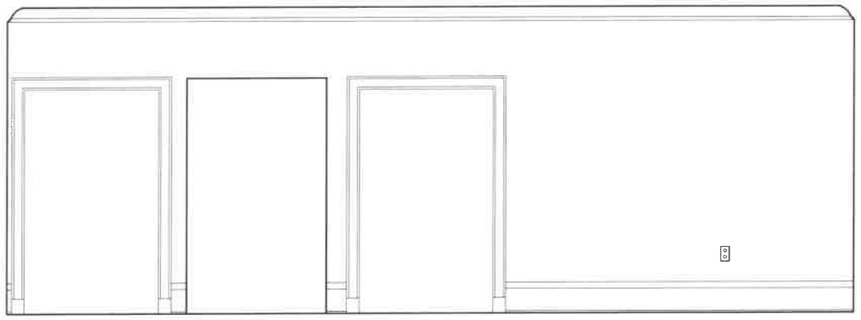
SCALE: ¼" = 1'-0"

PROPOSED INTERIOR ELEVATIONS

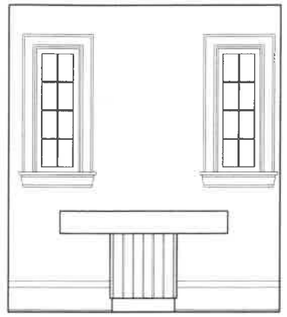
SHEET NUMBER:

L7

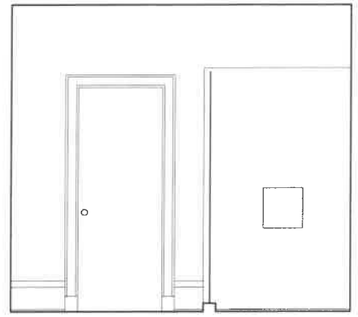
NUMBER: 7 OF 10



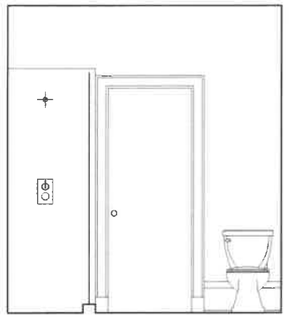
S PRIMARY CLOSET
SCALE: $\frac{1}{2}$" = 1'-0"



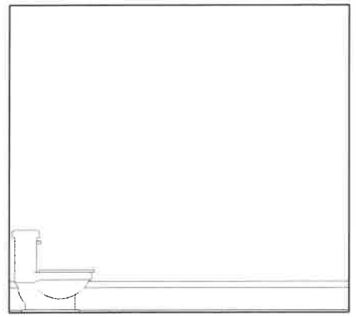
T HALL BATH
SCALE: $\frac{1}{2}$" = 1'-0"



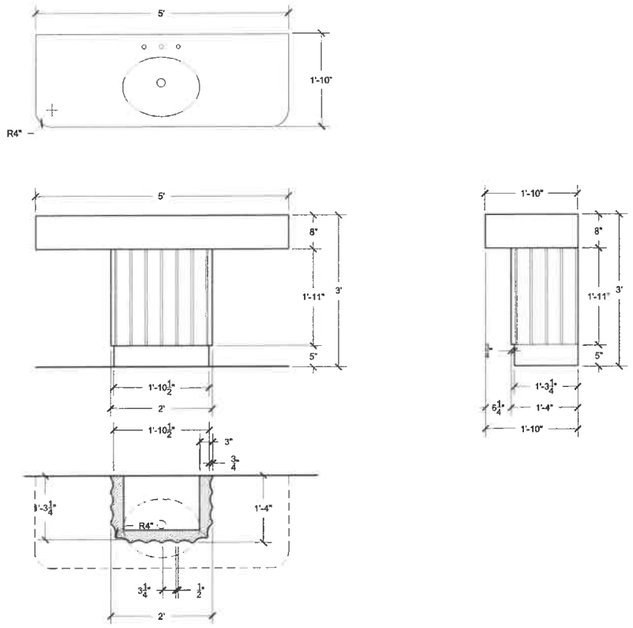
U HALL BATH
SCALE: $\frac{1}{2}$" = 1'-0"



V HALL BATH
SCALE: $\frac{1}{2}$" = 1'-0"



W HALL BATH
SCALE: $\frac{1}{2}$" = 1'-0"



HALL BATH - VANITY
SCALE: $\frac{1}{2}$" = 1'-0"

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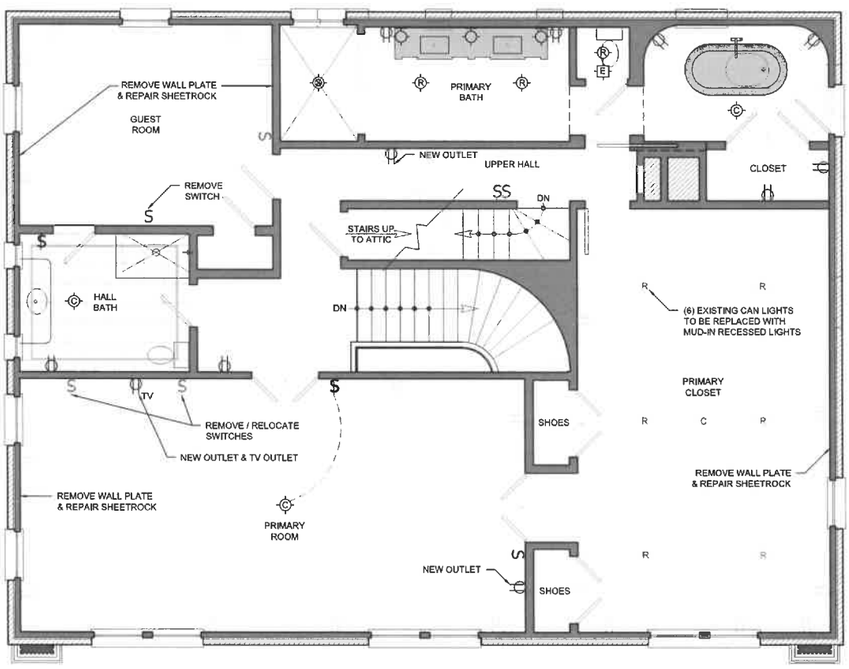
SCALE: $\frac{1}{2}$" = 1'-0"

PROPOSED
INTERIOR
ELEVATIONS

SHEET NUMBER:

L8

NUMBER: 8 OF 10

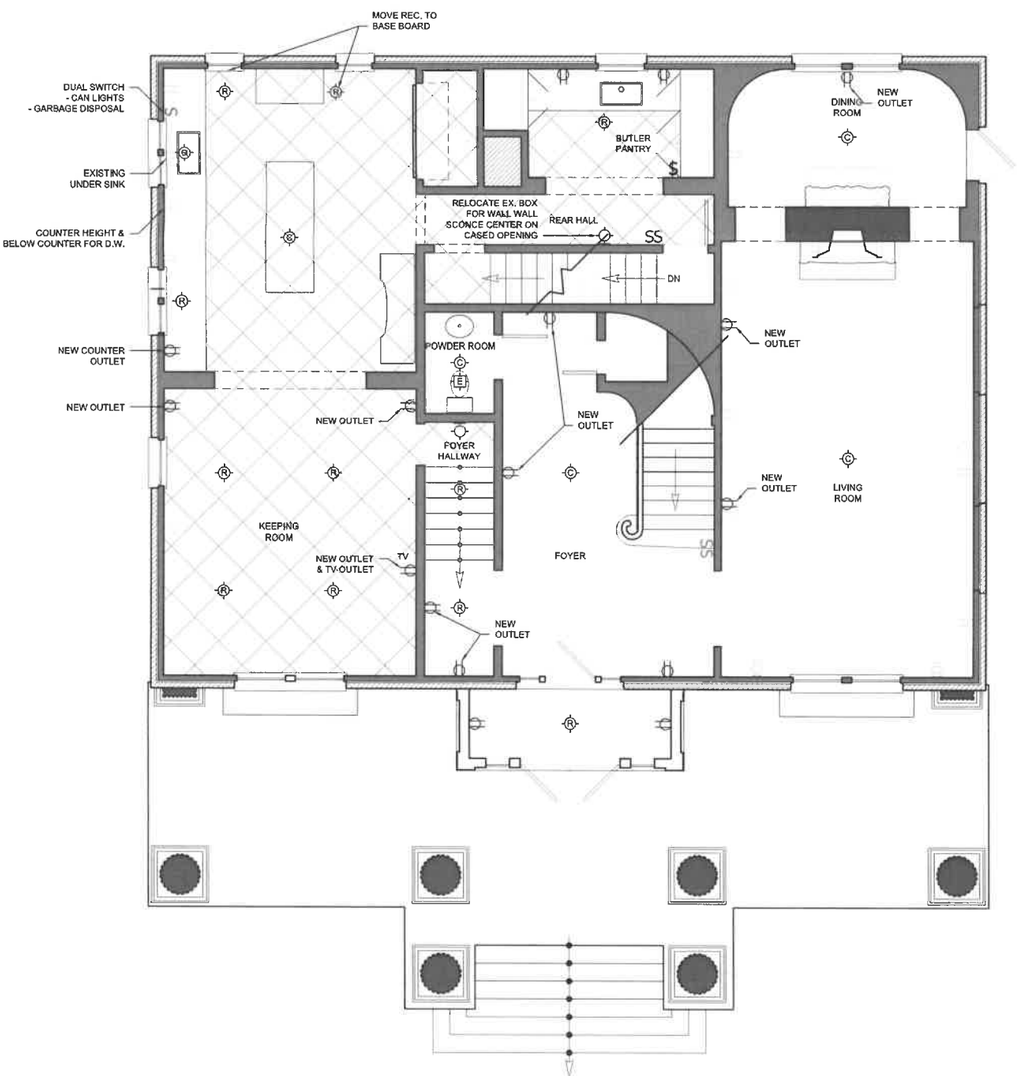


LEGEND

- SINGLE POLE SWITCH
- 3 - WAY SWITCH
- SWITCH W/ DIMMER
- DUPLEX OUTLET
- FLOOR OUTLET
- RECESSED MUD -IN LIGHT FIXTURE
- CHANDELIER
- HANGING ELECTRIC LANTERN
- WALL MOUNTED LIGHT FIXTURE
- RECESSED SHOWER LIGHT
- CEILING MOUNTED EXHAUST
- CEILING MOUNTED EXHAUST / HEATER
- FLOOD LIGHT FIXTURE

SECOND FLOOR

SCALE: $\frac{1}{4}$" = 1'-0"



MAIN FLOOR

SCALE: $\frac{1}{4}$" = 1'-0"

SHEET NUMBER: L9

NUMBER: 9 OF 10

PROPOSED ELECTRICAL

SCALE: $\frac{1}{4}$" = 1'-0"

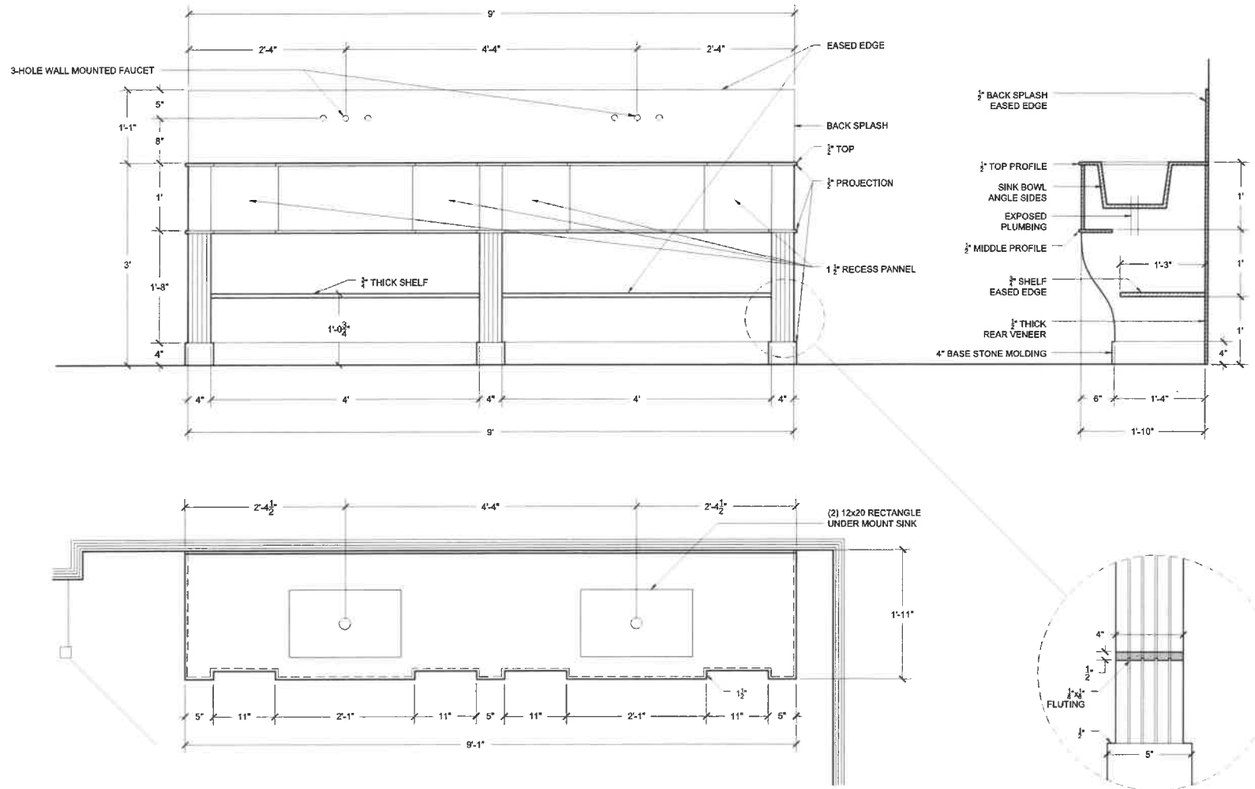
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New Orleans, Louisiana 70053



PRIMARY BATH - VANITY

SCALE: 1" = 1'-0"



PROFILE - EASED EDGE

SCALE: 1 = 1



PROFILE - MIDDLE

SCALE: 1 = 1



PROFILE - TOP

SCALE: 1 = 1

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SCALE: VARIES

PROPOSED VANITY

SHEET NUMBER:

L10

NUMBER: 10 OF 10

Historic District Commission

Meeting: November 2, 2026

129 Ocean Avenue

(District 2)

For: Residential Renovations

Applicant:
Lance Arcement

PROJECT SUMMARY	
Meeting Date:	**2026-11-02**
Property:	**129 Ocean Ave, Gretna LA 70053**
Council District:	**District 2**
Applicant:	**Lance Arcement**
Project Type:	**Residential Renovations**

~~#~~ 9180

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 u'ithin the Mechanickham - *Gretna Historic District.*

☐ ***McDonoehville Historic District*** - area bounded by the east side of Ocean Avenue from the river to the Foulth 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 Older to restore same as nearly as practical to it s 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 haunony 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: 129 Ocean Ave, Gretna LA 70053

Renovation: _____ New Construction: _____

Age of Structure: 50 Demolition: _____

Building Type:

Creole Cottage ✓

Shotgun ✓

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake ✓

Colonial Revival _____

Other _____

Exterior materials proposed:

Roof _____ Soffit Hardy/Wood

Fascia Hardy/Wood Siding Hardy

Masonry Brick Porches Hardy/Wood

Balconies N/A Handrails Wood

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: Wood/Fiberglass

Describe any ornamental woodwork: Repair to match existing

Elevations:

Front Space: 3.5 ft. Side Space 3.5 ft.

Rear Space: 3.5 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: Lance M. Arcement Date: 10/22/2026

Applicant's Name: Lance Arcement

Applicant's Address: 7444 Barataria Blvd, MARRERO, 70072-7543

Phone No: _____ Cell No: _____

For Office Use Only:

Application date: 2026-10-22

Substantive Change: Yes ☐ No ☑ Inventory Number: 26-02172

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

Historic District Commission meeting date: 2026-11-02

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 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor
Belinda Cambre Constant
Councilmembers
Wayne A. Rav
Councilman-at-Large
Rudy S. Smith
District One
Michael A. Hinyub
District Two
Mark K. Miller
District Three
Randy S. Carr
District Four

Departments
Building
Donika E. Gorrondona
Citizens Affairs
Rachel Stanley
City Clerk
Norma J. Cruz
City Development
Amellia Pellegrin
Code Enforcement
Angel L. Gonzales
Finance & Tax
Raylyn C. Stevens
Human Resources
Gwen Turner
Information Technology
Michael T. Wesley
Operations
Eric Stahl
Parks & Parkways
Amie L. Hebert
Project Manager
Edwin Batiste
Public Services
Madason Priore
Recreation
Kirk Lepine
Tourism
Summer Cook

I, _____ the undersigned, have been informed of the historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on November 2, 2026 at 4:00 p.m., in the 2nd floor Council Chambers at Gretna City Hall, 740 2nd street, Gretna, LA 70053.

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's 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

Lance Arcement
_____
Name of Applicant (Please Print)

7444 Barataria Blvd, MARRERO, 70072-7543
_____
Applicant's Address

_____
Address under HDC review

Date: 10/22/2026

SHEET SIZE: 22X34

GRAPHIC SYMBOLS

ROOM + AREA TAG — ROOM NAME / 101 / 150 SF

ELEVATION MARKER — Ref / 1 / A101

SECTION MARKER — SIM / 1 / A101

CALLOUT TAG — SIM / 1 / A101

CEILING TAG — CEILING TYPE / 1'-0" A.F.F.

MATERIAL TAG — 9

LEVEL TAG — Name / Elevation

SPOT ELEVATION

CENTERLINE — ℄

WINDOW TAG — A

DOOR TAG — 101

LIGHTING FIXTURE TAG — F1

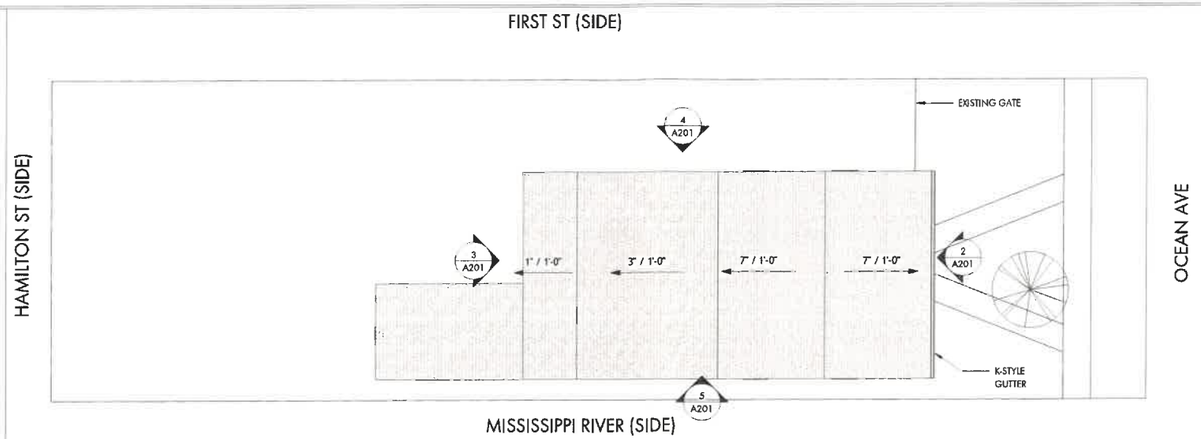
COLUMN GRID BUBBLE — 0

REF KEYNOTE — ?

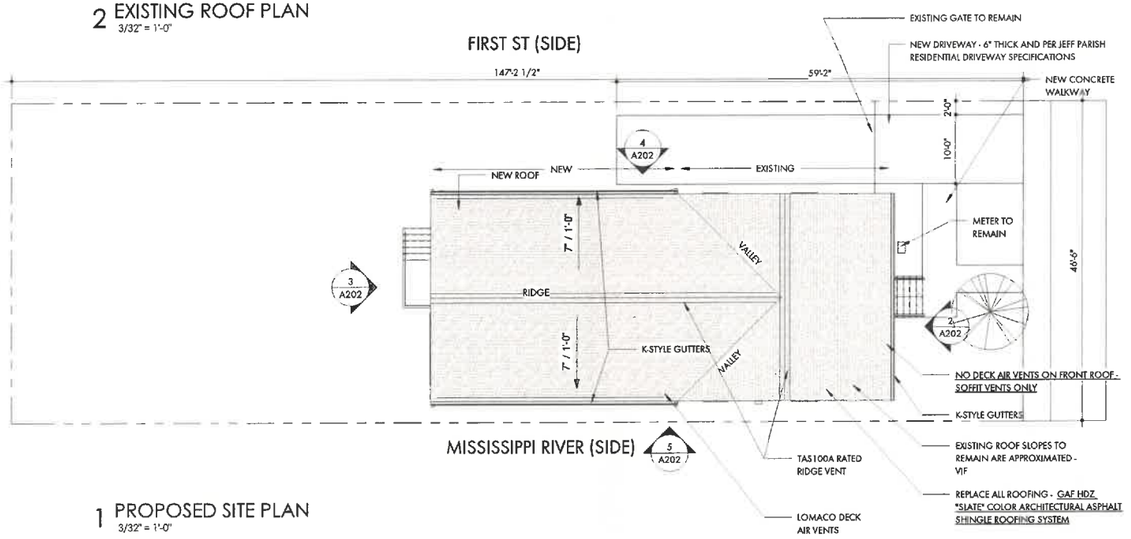
SHEET NOTE — D1

ABBREVIATIONS

APPROX	APPROXIMATELY
AFF	ABOVE FINISHED FLOOR
AHJ	AGENCY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
BFE	BASE FLOOD ELEVATION
BFF	BELOW FINISHED FLOOR
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
DW	DISHWASHER
EA	EACH
ELEV	ELEVATION
EQ	EQUAL / EQUALS
EXT	EXTERIOR
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	CLEAR FINISHED DIMENSION
FL	FLOOR
FDC	FIRE DEPARTMENT CONNECTION
FOF	FACE OF FINISH
FOS	FACE OF STUD
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GYP BD	GYPSUM BOARD
GWB	GYPSUM BOARD
H	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
INT	INTERIOR
MAX	MAXIMUM
MIN	MINIMUM
M.O.	MASONRY OPENING
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NPS	NATIONAL PARK SERVICE
NTS	NOT TO SCALE
OC	ON CENTER
OSFM	OFFICE OF STATE FIRE MARSHAL
OFCI	OWNER PROVIDED, CONTRACTOR INSTALLED
OFOI	OWNER PROVIDED, OWNER INSTALLED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
RO	ROUGH OPENING
RD	ROOF DRAIN
RE:	REFER TO
REBAR	REINFORCING STEEL
REF	REFRIGERATOR
REQ	REQUIRED
RTU	ROOF TOP MECHANICAL UNIT
SAFF	SELF-ADHERED FLEXIBLE FLASHING
SPEC	SPECIFICATION[S]
SIM	SIMILAR
SHPO	STATE HISTORIC PRESERVATION OFFICE
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TO	TOP OF
TOS	TOP OF STEEL
TOFF	TOP OF FINISHED FLOOR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VPAB	VAPOR PERMEABLE AIR BARRIER
W	WIDTH
WD	WOOD
WRB	WATER RESISTIVE AIR BARRIER



2 EXISTING ROOF PLAN
3/32" = 1'-0"



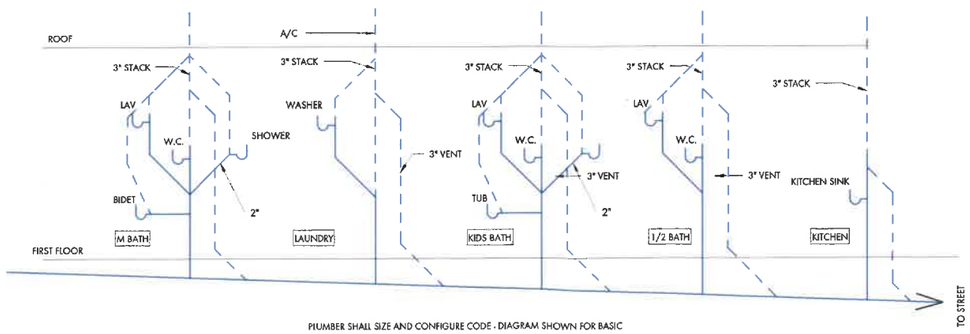
1 PROPOSED SITE PLAN
3/32" = 1'-0"

ENERGY + CODE COMPLIANCE

1. WHERE IMPACT RATED OPENINGS ARE NOT PROVIDED, PRECUT STORM PANELS IN COMPLIANCE WITH IRC 2021 FOR OPENING PROTECTION SHALL BE PROVIDED IRC 301.2.1.2
2. CHEMICAL SOIL TREATMENT BY A LICENSED APPLICATOR SHALL BE PROVIDED AT ALL FOUNDATIONS AND SLABS, AND PIERS SHALL BE PROVIDED WITH TERMITE SHIELDS PER IRC R318
3. VENTED CRAWL SPACES SHALL HAVE OPENINGS TO COMPLY WITH IRC R408.1
4. ATTIC VENTILATION SHALL COMPLY WITH IRC R806.1, UNVENTED ATTICS WITH R806.5
5. PROJECT IS DESIGNED FOR 136 MPH WIND SPEED IN ACCORDANCE WITH THE GREATER OF EXPOSURE CATEGORY B IBC R201.2.1 AND ASCE 7 RISK CATEGORY II REQUIREMENTS.
6. ENERGY NOTES:
   - A. ALTERATIONS TO THE EXISTING STRUCTURE SHALL COMPLY WITH CHAPTER 11 OF THE IRC ONLY WHEN THE AHJ REQUIRES IT BASED ON SCOPE OF WORK. COMPLIANCE IF REQUIRED SHALL BE ACHIEVED THROUGH THE PRESCRIPTIVE METHOD WITH THE FOLLOWING MINIMUM VALUES PER IRC TABLE N1102.1.3:
     - a. NEW FENESTRATION — U-.40
     - b. GLAZING — .25 SHGC
     - c. CEILING — R-38
     - d. WOOD FRAMED WALLS — R-13
     - e. FLOOR — R-13

APPLICABLE CODES - ALL WORK PERFORMED SHALL COMPLY WITH CODES AND REGULATIONS ADOPTED BY JURISDICTION

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE [2021]
LIFE SAFETY CODE: N/A
FUEL GAS: INTERNATIONAL FUEL GAS CODE [2021]
MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE [2021]
PLUMBING CODE: INTERNATIONAL PLUMBING CODE [2021]
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE [2021]
EXIST. BUILDING: INTERNATIONAL EXISTING BUILDING CODE [2021]
ZONING: JEFFERSON PARISH CODE OF ORDINANCES



PLUMBER SHALL SIZE AND CONFIGURE CODE - DIAGRAM SHOWN FOR BASIC CONFIGURATION

3 PLUMBING RISER
3/4" = 1'-0"

SHEET INDEX

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A101	EXISTING PLANS
A102	DEMOLITION PLAN
A103	PROPOSED PLANS
A201	EXISTING BUILDING ELEVATIONS
A202	PROPOSED BUILDING ELEVATIONS
A301	WALL SECTIONS & DETAILS
A601	SCHEDULES
A602	DETAILS
A701	REFLECTED CEILING + POWER PLAN

DESCRIPTION OF WORK

DOUBLE CREOLE COTTAGE CONVERSION TO SINGLE FAMILY DWELLING. REAR LOWERED PORTION DEMOLISHED AND REBUILT ON MODIFIED PIERS TO ELEVATION TO MATCH HISTORIC FRONT OF HOUSE. SMALL ADDITION/EXTENSION AT REAR. REPAIRED FRONT PORCH AND MODIFIED FRONT PORCH STAIR

SITE INFORMATION

PROJECT LOCATION: 129 OCEAN AVE, GRETNA LA 70053

BUILDING TYPE:	SINGLE FAMILY DWELLING
SQUARE:	X
LOT INFORMATION:	X
TOTAL BUILDING AREA:	1,600 SF APPROX
NUMBER OF STORIES:	1
SPRINKLER:	NONE
SITE AREA	6,845 SF

ZONING INFORMATION

ZONING NOTES

ZONING DESIGNATION	R1-A
HDC	GRETNA - MCDONOUGHVILLE
MAX HEIGHT	35'
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	15'
CORNER SIDE YARD	N/A
BFE	N/A - EXISTING



PROJECT DIRECTORY

OWNER:
LANCE ARCEMENT
129 OCEAN AVE
GRETNA LA 70053

ARCHITECT:
KARSEN ARCHITECTURE LLC
3429 BURGUNDY ST
NEW ORLEANS LA 70117

ROSS KARSEN
ROSS@KARSENARCHITECTURE.COM
847-826-0728

ARCHITECT'S STATEMENT

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY CLOSE AND PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEVE THEY COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS.

ROSS KARSEN LA #7652

KARSEN ARCHITECTURE LLC
3429 BURGUNDY STREET
NEW ORLEANS, LOUISIANA 70117

RENOVATION
129-31 OCEAN AVE
GRETNA LOUISIANA 70053

HISTORIC CONCEPTUAL REVIEW
21 OCTOBER 2026

REV #	ISSUE PURPOSE	DATE

A001

PROJECT INFORMATION

As indicated

PROJECT #: 2620

10/21/2026 1:27:15 PM

SHEET SIZE: 22X34

DIVISION 01 GENERAL NOTES

1. GENERAL
   - A. ALL WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, AND ALL OTHER CODES ADOPTED BY THE JURISDICTION.
   - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS REQUIRED BY AHJ AND NOT CONCEAL WORK UNTIL APPROVED.
   - C. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL TAXES AND LICENSES AS A RESULT OF THIS WORK.
   - D. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS AND NOTES, AND WILL BE EXPECTED TO COMPLY WITH THE INTENT IN WHICH THEY WERE WRITTEN. CRAFTSMANSHIP IS EXPECTED TO BE OF THE HIGHEST LEVEL BASED ON BEST PRACTICES, INDUSTRY AND MANUFACTURER'S STANDARDS.
   - E. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF THEIR SUBS TO ACHIEVE THE INTENT OF THE DRAWINGS. ANY CONFLICTS WITH EQUIPMENT PLACEMENT ARE TO BE RESOLVED PRIOR TO INSTALLATION.
   - F. THE CONTRACTOR SHALL GUARANTEE ALL THE WORK AND THE WORK OF THEIR SUB-CONTRACTORS FOR ONE (1) FULL CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED IN WRITING.
   - G. ALL SUBCONTRACTORS SHALL BECOME FAMILIAR WITH ALL SHEETS OF DRAWINGS AND NOT SIMPLY THEIR OWN WORK IN ORDER TO FULLY UNDERSTAND AND DEVELOP THE CONSTRUCTION.
   - H. ALL EXISTING ITEMS TO REMAIN UNLESS OTHERWISE NOTED.
   - I. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
   - J. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ITEMS SHOWN IN ANY ONE LOCATION SHALL BE REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WILL THE SATISFACTORY COMPLETION OF THE WORK.
   - K. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION OF AREA IN QUESTION.
   - L. WHERE THE WORD "TYPICAL" IS USED IN THE DRAWING NOTES, THE NOTE IS INTENDED TO APPLY TO ALL MATCHING CONDITIONS. WHERE THERE IS AMBIGUITY REGARDING WHERE THE NOTE APPLIES, COORDINATE WITH THE ARCHITECT.
   - M. THE ARCHITECT AND ARCHITECTS CONSULTANTS SHALL HAVE NO RESPONSIBILITY OR LIABILITY REGARDING THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.
2. PRICE & PAYMENT PROCDEURES
   - A. CONTRACTOR SHALL PROVIDE A SCHEDULE OF VALUES BASED ON AIA G703. APPLICATIONS FOR PAYMENT SHALL BE BASED ON AIA G702 & G703.
   - B. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY MECHANICS LIENS
3. SUBSTITUTIONS
   - A. SUBSTITUTIONS BY THE CONTRACTOR MUST BE APPROVED BY THE ARCHITECT OR OWNER PRIOR TO PURCHASE OR INSTALLATION, AND MAY BE REJECTED ON ANY GROUNDS REGARDLESS OF QUALITY OR APPLICABILITY.
4. ADMINISTRATIVE REQUIREMENTS
   - A. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT A PRE-CONSTRUCTION MEETING TO REVIEW THE FULL SCOPE OF THE WORK, SCHEDULE, AND ANY OWNER REQUIREMENTS REQUIRED TO COMPLETE THE PROJECT.
   - B. PREPARE AN RFI IMMEDIATELY UPON DISCOVERY OF A NEED FOR CLARIFICATION OF THE CONSTRUCTION DOCUMENTS. ARCHITECT SHALL HAVE 4 WORKING DAYS TO RESPOND.
   - C. THE CONTRACTOR SHALL PROVIDE A DETAILED SCHEDULE UPON AWARD OF THE CONTRACT.
   - D. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES OR REQUESTS THROUGH THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES OR QUESTIONS TO THE ARCHITECT IN WRITING SUBMITTED ELECTRONICALLY.
   - E. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY DEFECTS AND/OR DAMAGED/ DECAYING MATERIALS FOUND IN THE EXISTING STRUCTURE OR WORK PRIOR TO ENCLOSING NEW CONSTRUCTION.
   - F. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK AFFECTING COST OR SCHEDULE TO THE ARCHITECT FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED PROPOSAL IS RETURNED TO THE GENERAL CONTRACTOR.
   - G. SHOP DRAWINGS AND SUBMITTALS - THE ARCHITECT OR OWNER SHALL HAVE 10 CALENDAR DAYS TO REVIEW AND RESPOND TO SUBMITTALS. SHOP DRAWINGS, DESIGN DATA, TESTING DATA AND SAMPLES IF REQUESTED SHALL BE PROVIDED FOR AT LEAST THE FOLLOWING: CASEWORK, CUSTOM FABRICATIONS, ENGINEERED FRAMING, FIXTURES, HARDWARE.
   - H. MOCKUPS OR IN FIELD SAMPLES SHALL BE PROVIDED FOR AT LEAST THE FOLLOWING:
     - a. PAINT MOCKUPS IN FIELD PRIOR TO PAINTING - EACH COLOR
   - I. THE FOLLOWING ITEMS WILL BE PROVIDED BY THE OWNERS AND SHALL BE INSTALLED BY THE CONTRACTOR:
     - a. FIXTURES WHERE NOTED AS "OWNER PROVIDED" OR "OFCI" IN PLANS OR SPECIFICATIONS.
   - J. WHERE NOT SPECIFIED LINE ITEM ALLOWANCES SHALL BE PROVIDED IN BID FOR BUT NOT LIMITED TO THE FOLLOWING: PLUMBING FIXTURES, HARDWARE, CASEWORK, ELECTRICAL FIXTURES
5. QUALITY REQUIREMENTS
   - A. STORAGE AND HANDLING
     - a. SHALL BE IN CONDITIONED SPACE FOR ALL PRODUCTS AND FIXTURES
     - b. FOR LUMBER OR OTHER BULK MATERIALS, SHALL BE STORED IN DRY SPACE, AND ACCLIMATED TO 15-19% MOISTURE CONTENT AT THE TIME OF INSTALLATION
     - c. ALL ITEMS DELIVERED TO THE CONTRACTOR OR TO THE SITE ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT FROM DAMAGE OR THEFT.
6. TEMPORARY FACILITIES & CONTROLS
   - A. ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO ASSURE WEATHER TIGHT CONDITION. CONTRACTOR SHALL PROVIDE ALL CAULKING AND WEATHER BARRIER MATERIALS REQUIRED FOR WEATHER TIGHT CONDITIONS.
   - B. THE CONTRACTOR SHALL PROVIDE BUILDING AND AREA SECURITY AT ALL TIMES DURING CONSTRUCTION.
   - C. CONTRACTOR SHALL COOORDINATE ALL SHUT DOWNS OR INTERRUPTIONS IN ANY SERVICE WITH THE OWNER PRIOR TO PROCEEDING WITH WORK.
   - D. CONTRACTOR IS RESPONSIBLE FOR TERMITE TREATMENT + PROTECTION AND CONTRACT TO BE IN PLACE THROUGHOUT CONSTRUCTION.
   - E. CONTRACTOR WILL COORDINATE WITH OWNER PARKING ON OR OFF SITE. ONLY EQUIPMENT FOR CONSTRUCTION MAY BE PARKED ON SITE.
   - F. THE CONTRACTOR SHALL ERECT ALL SUCH TEMPORARY DOORS AND CLOSURES AS REQUIRED.
   - G. THE CONTRACTOR SHALL PROTECT ALL ADJOINING PROPERTIES AND THE NEW CONSTRUCTION.
   - H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, REPLACE OR REPAIR, AT THEIR OWN EXPENSE, ANY AND ALL CONSTRUCTION THAT IS DAMAGED BY THEIR WORK. THIS NEW REPAIR OR REPLACEMENT WORK SHALL BE DONE TO THE OWNER'S SATISFACTION, OR THE OWNER SHALL HAVE THE RIGHT TO REPAIR, OR REPLACE DAMAGED CONSTRUCTION ON THEIR OWN AT THE CONTRACTOR'S EXPENSE.
7. PRODUCT REQUIREMENTS
   - A. INSTALL ALL MANUFACTURING ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
8. EXECUTION AND CLOSEOUT
   - A. CONTRACTOR SHALL SCHEDULE WALK THROUGH OF THE SITE WITH ARCHITECT AND OWNER:
     - a. PRIOR TO CLOSING IN WALLS TO CONFIRM ALL FIXTURE LOCATIONS
     - b. PUNCHLIST WALK THROUGH UPON SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL FIRST PREPARE A PUNCHLIST AND SHARE WITH THE ARCHITECT AND OWNER PRIOR TO THE WALK THROUGH.
     - c. UPON COMPLETION OF THE PUNCHLIST, AND AFTER ALL OF THE FOLLOWING HAVE BEEN DELIVERED TO THE OWNER:
       - WARRANTIES, KEYS, OPERATING MANUALS OR DOCUMENTS, MAINTENANCE SERVICE AGREEMENTS, SPARE PARTS, OR OTHER AGREED UPON CLOSE OUT ITEMS.
   - B. CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL CHANGES AND SHALL MARK SAME IN INK ON A SEPARATE, CLEAN SET OF THESE DRAWINGS DURING THE CONSTRUCTION, INCLUDING LOCATION OF ALL UNDERGROUND UTILITIES AND MAKE AVAILABLE TO OWNER AND ARCHITECT AT ALL TIMES. CONTRACTOR SHALL FURNISH OWNER AND ARCHITECT EACH A COPY OF THIS RECORD BEFORE FINAL COMPLETION AND ACCEPTANCE IS RECORDED.
   - C. CONTRACTOR SHALL AT ALL TIMES KEEP PREMISES FREE FROM ACCUMULATION OF DUST AND DEBRIS, WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATION AND SHALL REMOVE NO LESS THAN DAILY ALL DEBRIS FROM AND ABOUT THE PROJECT.
   - D. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FOR THEIR OWN TRASH REMOVAL.
   - E. CONTRACTOR SHALL INSTALL AND PROVIDE ALL SAFETY BARRIERS DURING CONSTRUCTION AS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ACCESS TO THE BUILDING OR ADJACENT FLOORS WHEN ALL OR PART OF THIS STRUCTURE IS OPEN TO THE EXTERIOR, PROTECT INTERIOR FROM WIND, STORM, RAIN AND VANDALISM.
   - F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PLACEMENT, MAINTENANCE, ETC. OF ANY AND ALL SHORING, BRACING, TIE BACKS, ETC. NEEDED TO SUPPORT ANY PART OF THE STRUCTURE DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL NECESSARY PERMANENT ELEMENTS ARE IN PLACE.
   - G. BEFORE SUBSTANTIAL COMPLETION, ALL LABELS, STICKERS AND PROTECTIVE FILM SHALL BE REMOVED FROM NEW BUILDING MATERIALS. GUARANTEES FOR PRODUCTS, WARRANTIES, AND INSTRUCTION MANUALS SHALL BE DELIVERED TO OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINAL AND THOROUGH CLEANING OF ALL SURFACES, FINISHES AND EQUIPMENT AND SHALL DELIVER THE PREMISES IN "MOVE-IN" CONDITION.

DIVISION 02 SITE CONSTRUCTION

1. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL. RECYCLE OF MATERIALS IS ENCOURAGED.
2. VERIFY ALL SITE UTILITIES, DIMENSIONS AND PROPERTY LINE LOCATIONS PRIOR TO BEGINNING THE WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL GRADE THE SITE AS REQUIRED TO ENSURE PROPER RAIN WATER DRAINAGE AND RUNOFF. NO PART OF THE SITE SHALL BE ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES, NOR SHALL RUNOFF BE ALLOWED TO ACCUMULATE NEXT TO THE EXISTING OR PROPOSED STRUCTURE.
4. ALL CONSTRUCTION BELOW THE BASE FLOOD ELEVATION PER THE AHJ SHALL BE OF FLOOD RESISTANT MATERIALS AS DEFINED IN THE INTERNATIONAL RESIDENTIAL CODE.

DIVISION 03 CONCRETE

1. ALL CONCRETE TO DEVELOP 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS UNLESS NOTED OTHERWISE.
2. ALL CONCRETE TO CONFIRM WITH THE LATEST ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)
3. ALL REINFORCING STEEL TO CONFORM WITH REQUIREMENTS OF ASTM A-615 GRADE 60
4. SLAB FLATNESS: FIRST FLOOR SLAB POLISHED CONCRETE = OVERALL: FF50 , FL35 ; LOCAL: FF40 ; FL25
5. NEW SIDEWALK PER CITY OF NEW ORLEANS DPW STANDARDS
6. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, LATEST EDITION.
7. ALL CONCRETE SHALL BE NORMAL WEIGHT (APPROXIMATELY 150 LBS. PER CUBIC FT.) AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
8. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615 GRADE 60.
9. ALL REINFORCING SHALL BE SPLICED WITH A CLASS "B" SPLICE IN ACCORDANCE WITH ACI 318-LATEST EDITION.
10. WELDED WIRE FABRIC (WWF) SHALL BE IN ACCORDANCE WITH ASTM A-185. WIRE SHALL CONFORM TO ASTM A82. LAP ALL FABRIC ONE WIRE SPACING PLUS 2 INCHES.
11. 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.
12. INSTALL CORNER BARS IN THE OUTSIDE FACE OF EDGE BEAMS AT EVERY CORNER ONE TOP AND ONE BOTTOM. BAR SHALL BE THE SAME SIZE AS THE LARGEST BEAM BAR.
13. SITE FLATWORK (WALKS, DRIVES, ETC.,) TO BE 3,000 P.S.I. CONCRETE, 4" TO 6" THICK, WITH 6/6 WELDED WIRE MESH OR AS PER ENGINEER'S DRAWINGS / SPECIFICATIONS.

DIVISION 04 MASONRY

1. CONCRETE MASONRY UNITS
   - A. ALL FILLED VERTICAL CELLS OR CAVITIES IN MASONRY UNITS SHALL BE FILLED CONTINUOUSLY WITH COARSE GROUT IN ACCORDANCE WITH ACI 530.95 AND ASTM C476 OR WITH PEA GRAVEL CONCRETE. NO VOIDS, HONEYCOMBS, OR GAPS WILL BE ALLOWED.
   - B. PLACE CONTINUOUS "DUR-O-WALL" JOINT REINFORCING IN EVERY OTHER HORIZONTAL JOINT (16" O.C. VERTICALLY) IN ALL CMU WALLS.
   - C. REFER TO STRUCTURAL SPECIFICATIONS. FINISHES PER DIV 09
     - A. ASTM C90, NORMAL WEIGHT, TYPE I, CONCRETE MASONRY UNITS. MORTAR ASTM C270. GROUT ASTM C476, 2000 PSI. REINFORCING ASTM A615, GRADE 60.

DIVISION 05 METALS

1. PROVIDE SEPARATION AT METALS TO PREVENT GALVANIC CORROSION.
2. STRUCTURAL STEEL FRAME (BEAMS AND COLUMNS) AND MISCELLANEOUS MEMBERS TO CONFORM TO ASTM A992, 50 KSI. BOLTS TO CONFORM TO EITHER ASTM A307 OR A325. PAINTING TO CONSIST OF 1-COAT OF RUST-INHIBITIVE PRIMER.
3. STEEL FABRICATIONS
   - A. INTERIOR FABRICATIONS WITH RUST INHIBITIVE PRIMER
   - B. EXTERIOR FABRICATIONS WITH DIRECT TO METAL PRIMER AND FIELD PAINTING UNO.
4. METAL EXPOSED TO THE WEATHER, INCLUDING NAILS, FLASHING, AND DRIP EDGES SHALL BE GALVANIZED UNLESS OTHERWISE NOTED.
5. ALL SHEET METAL GUTTERS, DOWNSPOUTS, COPINGS, GRAVEL STOPS, AND OTHER ROOF ELEMENTS TO BE GALVALUME - UNFINISHED OR PREFINISHED AAMA 2605 KYNAR COLOR TBD BY ARCHITECT, AND AS NOTED ON PLANS. SIZINGS OF THESE COMPONENTS SHOULD BE CONFIRMED BY GC TO MEET DRAINAGE REQUIREMENTS.
6. ALL GUTTERS TO BE STRAPPED AS REQUIRED TO MEET WIND LOADS.
7. ALL DOWNSPOUTS TO TERMINATE AT SUB-SURFACE DRAINAGE, PAVING OR SPLASH BLOCKS AS REQUIRED.
8. SMACNA GUIDELINES AND DETAILS SHALL BE REFERENCED FOR ALL FLASHING, GUTTER, DOWNSPOUT, AND EXTERIOR DRAINAGE COMPONENTS.
9. ALL STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.

DIVISION 06 WOOD, PLASTICS AND COMPOSITES

1. ROUGH FRAMING
   - A. ALL WOOD FRAMING WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE.
   - B. FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2. ALL MEMBER PIECE ENDS, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS UNLESS NOTED OTHERWISE.
   - C. ALL SHEATHING, SUB-FLOORING, OR DECKING SHALL BE PLYWOOD MANUFACTURED IN ACCORDANCE WITH APA. USE OF OSB WILL NOT BE ALLOWED FOR WALL OR ROOF SHEATHING.
   - D. ALL PLYWOOD SHEATHING SHALL BE FASTENED WITH 8D RING SHANK NAILS (.131" MIN, DIAMETER) OR #10 SCREWS (.19 NOMINAL DIAMETER) SPACE AT 6" O.C. MAXIMUM ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET AND SPACED AT 4" O.C. MAXIMUM ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET. ALL PLYWOOD SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS. VERTICAL JOINTS OF PLYWOOD ROOF SHEATHING SHALL BE STAGGERED EVERY FOUR FEET OR LESS.
   - E. UNLESS NOTED OTHERWISE MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH 4 ROWS OF 16d NAILS SPACED AT 16" FOR PIECES UP TO 12" DEEP, 5 ROWS OF 16d NAILS AT 16" FOR PIECES 14" AND 16" DEEP AND 6 ROWS OF 16d NAILS SPACED AT 16" FOR PIECES 18" DEEP.
   - F. ALL LUMBER, PLYWOOD, PSL OR OTHER STRUCTURAL WOOD ELEMENTS IN CONTACT WITH MASONRY OR EXPOSED TO EARTH OR WEATHER SHALL BE PRESSURE TREATED WITH CCA TO A MINIMUM RETENTION OF 0.80 LBS/CU. FT. IN ACCORDANCE WITH AWPA. ACQ TREATMENT IS NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OR ARCHITECT.
   - G. ALL TREATED WOOD MEMBERS SHALL BE CONNECTED OR FASTENED WITH GALVANIZED NAILS, SCREWS, OR BOLTS. THE COATING MUST BE HOT-DIPPED TO AN EQUIVALENT OF G-90 RATING OR GREATER.
   - H. JOIST AND BEAM HANGERS, HURRICANE CLIPS, AND OTHER TIES, ANCHORS, OR CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. AND SHALL BE ATTACHED WITH NAILS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. ROOFING NAILS MAY NOT BE USED. ALL HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED OR STAINLESS STEEL. ALL SUCH UNITS THAT WILL BE EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FIRST FLOOR LEVEL SHALL BE STAINLESS OR MEET G-185 RATING.
   - I. ALL MEMBERS DESIGNATED AS "LVL" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE TRUS JOIST MACMILLAN COMPANY'S "MICROLLAM".
   - J. WOOD OUTSIDE THE WATER AND AIR BARRIER MEMBRANE SHALL BE PRESSURE TREATED KDAT #2 PINE OR APPROVED EQUAL.
   - K. PROVIDE BLOCKING FOR ALL SURFACE MOUNTED, SEMI-RECESSED OR RECESSED ITEMS SUCH AS ACCESSORIES, GRAB BARS, CLOSET RODS AND SHELVES, DRAPERY RODS, SHOWER CURTAIN RODS, COUNTERTOPS, WALL MOUNTED TVS, ETC.
   - L. PROVIDE METAL "SHOES" IN FRAMING TO PROTECT PLUMBING AND ELECTRICAL.
   - M. PROVIDE (2) 2X10 HEADERS FOR ALL NEW OPENINGS BETWEEN 3'-0" AND 5'-0" WIDE. PROVIDE (2) 2X8 HEADERS TO ALL NEW OPENINGS LESS THAT 3'-0" WIDE.
   - N. PROVIDE 3/4" PLYWOOD SUBFLOORING IN ATTIC FROM ACCESS LADDER TO ALL EQUIPMENT LOCATIONS
2. FINISH CARPENTRY
   - A. MILLWORK TO MEET CURRENT AWMAC STANDARDS. MILLWORK TO BE SANDED SMOOTH AND ALL JOINTS FLUSH.
   - B. SAMPLES OF STAINS AND ALL FINISHES SHALL BE SUBMITTED TO ARCHITECT ALONG WITH PRODUCT INFORMATION AND SHOP DRAWINGS.
   - C. EXTERIOR CASEWORK OR CASEWORK BELOW THE BFE TO HAVE MARINE GRADE PLYWOOD CARCASS OR APPROVED ALTERNATIVE.
   - D. ALL INTERIOR PAINTED TRIM TO BE GRADE #1 POPLAR UNLESS NOTED OTHERWISE.
   - E. STAINS: PROVIDE SAMPLE MIN 8" X 8" ON SPECIFIED WOOD SPECIES FOR ARCHITECT APPROVAL. BASIS OF DESIGN: RUBIOMONO COAT HYBRID WOOD PROTECTOR SYSTEM.
   - F. EXTERIOR PAINTED TRIM. NO RADIUS CORNER. FULLY PRIMED AND PAINTED ON ALL SIDES INCLUDING CUT EDGES. ACCEPTABLE MATERIALS: PT KILN DRIED SELECT GRADE PINE, ACCOYA WOOD, THERMALLY MODIFIED ASH OR PINE WOOD. HARDIE TRIM NOT PERMITTED IN ANY VISIBLE LOCATIONS PER HDLC
   - G. ALL CABINET CONSTRUCTION TO BE SOLID PLYWOOD OR SOLID WOOD, AND FORMALDEHYDE-FREE. PANELED CABINET DOORS OF SOLID WOOD. CARCASSES IN MAPLE PLYWOOD OR APPROVED EQUAL. SEE DIV 12.

DIVISION 07 THERMAL + MOISTURE PROTECTION

1. WATER AND VAPOR BARRIERS
   - A. AT HOOD DECKING WOOD APPLICATIONS, APPLY "DECKWISE" "WISETAPE" TO ALL JOIST TOPS, SILL TOPS, AND AT ANY TREATED WOOD SURFACE IN DIRECT CONTACT WITH METAL FLASHING, OR SHEET METAL COMPONENTS.
   - B. OVER SHEATHING APPLY TYVEK DRAINWRAP PER MANUFACTURERS SPECIFICATIONS TO PROVIDE COMPLETE AIR AND WATER RESISTIVE BARRIER SYSTEM.
     - a. ALT: ZIP SHEATHING SYSTEM
2. THERMAL INSULATION
   - A. ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING AND FLOOR SURFACES.
     - a. EXTERIOR WALLS: DO NOT ADD INSULATION UNLESS FULL HOUSE SHEATHING AND HOUSEWRAP AIR BARRIER SYSTEM IS INSTALLED
     - b. ROOF: R-38 MIN LOOSE FILL FIBERGLASS OR CELLULOSE IN ATTIC FLOOR (VENTED ATTIC)
     - c. FLOOR: NONE
     - d. ACOUSTIC INSULATION
       - ALL NEW WALLS TO RECEIVE ACOUSTIC FIBERGLASS BATT INSULATION FULL DEPTH OF WALL UNLESS NOT SEPERATING ROOMS
3. FIBER CEMENT CLADDING
   - A. BASIS OF DESIGN: HARDIE LAP SIDING WITH 6" EXPOSURE. SMOOTH PRIMED BOARDS. PAINT WITH 2 COATS ACRYLIC LATEX EXTERIOR PAINT - SEE DIV 09.
     - a. ALT: INSTALL OVER 7/16" CORAVENT FURRING STRIPS OR APPROVED EQUAL (RAINSCREEN TYPE SYSTEM - CAN USE TYVEK HOUSEWRAP WITH THIS SYSTEM).

1. ROOF SYSTEM: BASIS OF DESIGN: GAF ARCHITECTURAL SHINGLES. FULLY ADHERED GRACE HIGH-TEMP ICE AND WATER SHIELD UNDERLAYMENT. SELECT COLOR WITH ARCHITECT AND OWNER. SYSTEM SHALL BE TESTED AND LABELED TO COMPLY WITH ASTM D7158 FOR THE DESIGN WIND SPEED.
   - A. ALL FLASHING AT PENETRATIONS PER ROOFING MANUFACTURER SPECIFICATIONS.
   - B. IF ATTIC IS VENTED, INSTALL TAS 100A COMPLIANT RIDGE VENTS, DECK AIR VENTS, AND/OR NON-POWERED VENTS TO MEET IRC R806.
   - C. IF ATTIC IS VENTED, CEILING SHALL BE AIR BARRIER - SEAL ALL PENETRATIONS THROUGH CEILINGS NOT LIMITED TO: DUCT GRILLS, RECESSED LIGHTING.
   - D. IF INSULATION IS INSTALLED AT THE ROOFLINE, ATTIC CAN BE UNVENTED. AIR BARRIER SHALL BE CONTINUOUS.
2. JOINT SEALANTS:
   - A. JOINT SEALANTS MUST MEET OR EXCEED ALL APPLICABLE GOVERNMENTAL AND INDUSTRIAL SAFETY AND PERFORMANCE STANDARDS, UL APPROVED WHERE REQUIRED.
   - B. USE SILICONE OR POLYURETHANE SEALANTS IN COLOR TO MATCH ADJACENT SURFACES.
   - C. SILICONE SANITARY SEALANT OR SILICONE RUBBER BATHTUB CAULK AT SANITARY LOCATIONS.
   - D. EXTERIOR: LOW OR NO VOC
   - E. INSULATE, CAULK, OR FOAM BETWEEN WINDOW/DOOR
   - F. JAMBS AND FRAMING.
   - G. INTERIOR: LOW OR NO VOC
   - H. CAULK/FOAM ALL ELECTRICAL, PLUMBING, HEATING PENETRATIONS BETWEEN FLOORS AND TO EXTERIOR.
   - I. CAULK/FOAM HVAC REGISTER BOOTS TO SUBFLOOR OR DRYWALL

DIVISION 08 WINDOWS + DOORS

1. WINDOWS: SEE SCHEDULE
2. EXTERIOR PATIO DOOR: SEE SCHEDULES
3. GLAZING: GLAZING SHALL BE LARGE MISSILE IMPACT RATED, 1 3/16" TOTAL THICKNESS. LOW E WITH ARGON FILL UNLESS NOTED OTHERWISE.
4. WHERE IMPACT RATED OPENINGS ARE NOT PROVIDED, PRECUT STORM PANELS IN COMPLIANCE WITH IRC 2021 FOR OPENING PROTECTION SHALL BE PROVIDED IRC 301.2.1.2
5. INSECT SCREENING: BETTERVUE FROM PFIFER. COORDINATE W ARCHITECT.
6. INSECT SCREEN FRAMING SYSTEM: BY WINDOW OR DOOR PROVIDER
7. SAFETY GLAZING AS REQUIRED IN HAZARDOUS LOCATIONS PER IRC R308.4
8. WOOD SPECIES FOR NEW EXTERIOR MILLED DOORS & WINDOWS: SPANISH CEDAR, MAHOGANY, RED GRANDIS, APPROVED EQUAL

DIVISION 09 FINISHES

1. STAINS - SEE DIV 06
2. PAINTING
   - A. ALL SURFACES TO RECEIVE PAINT SHALL BE PRIMED FIRST INCLUDING BUT NOT LIMITED TO EDGES OF DOORS, FACES, ALL 6 SIDES OF EXTERIOR TRIM
   - B. APPLICATION BY BRUSH OR ROLLER, ON WOOD AND TREX ONE COAT ACRYLIC BASED SUPER SPEC MILDEW RESISTANT PRIMER AND TWO COATS LATEX BASED TOP COATS.
   - C. BACK PRIME ALL EXTERIOR TRIM PRIOR TO INSTALLATION. PRIME ALL CUT EDGES PRIOR TO INSTALLATION.
   - D. SEALANTS TO BE SILICONE BASED, PAINTABLE OF A COLOR TO MATCH ADJACENT MATERIALS.
   - E. CAREFULLY CAULK WITH SEALANT ALL JOINTS, CRACKS, VOIDS SURFACE DEFECTS AND GAPS IN SIMILAR MATERIALS, IN ALL EXTERIOR MILLWORK AND TRIM AND BETWEEN WOOD WORK AND DISSIMILAR MATERIALS. APPLY SEALANT AFTER PRIME COAT AND PRIOR TO FINISH COATS.
   - F. INTERIOR PAINT: PRIMER + 2 COATS , PREMIUM INTERIOR ACRYLIC PAINT SUCH AS BENJAMIN MOORE; AURA OR APPROVED EQUAL.
   - G. EXTERIOR PAINT: PRIMER + 2 COATS, PREMIUM EXTERIOR ACRYLIC SUCH AS BENJAMIN MOORE; AURA OR APPROVED EQUAL. ALL CUTS IN FIELD SHALL BE REPRIMED AND PAINTED BEFORE INSTALLATION.
   - H. INTERIOR WOOD DOORS: : PRIMER + 2 COATS, PREMIUM ENAMEL SUCH AS BENJAMIN MOORE; MOORE GUARD OR APPROVED EQUAL.
   - I. UTILIZE LOW VOC PAINTS, AND MEET STATE VOC REQUIREMENTS.
3. GYP BOARD
   - A. ALL GYPSUM WALL BOARD TO BE NATIONAL GYPSUM; GOLD BOND XP GYPSUM BOARD; "PURPLE BOARD" OR APPROVED EQUAL, 5/8" THICKNESS UNO
   - B. ALL GYPSUM WALL BOARD BELOW THE BFE TO BE FIBERGLASS FACED (PAPERLESS) - GOLD BOND EXP INTERIOR GYPSUM PANEL OR APPROVED EQUAL TO MEET IRC REQUIREMENT FOR FLOOD RESISTANT MATERIAL.
   - C. ALL GYPSUM SOUND BOARD TO BE NATIONAL GYPSUM; GOLD BOND XP GYPSUM BOARD; "PURPLE BOARD" OR APPROVED EQUAL, 1/2" THICKNESS.
   - D. UTILIZE CORNER GUARDS AND OTHER GYPSUM BOARD ACCESSORIES SUCH AS TRIM TEX OR FRY REGLET AT ALL OUTSIDE CORNERS, AND WHERE SHOWN IN DRAWINGS.
   - E. MOISTURE RESISTANT BOARD AT ALL WET LOCATIONS (WALLS AND CEILINGS)
   - F. ALL WALLS TO BE FINISHED TO LEVEL 4 OR BETTER. WALLS SHALL BE FLUSH AND LEVEL.
4. COUNTERTOPS
   - A. BASIS OF DESIGN: BY OWNER
5. WOOD FLOORING
   - A. INSTALL OVER VAPOR BARRIER - AQUABAR OR SIM APPROVED BY FLOORING MANUFACTURER
   - B. PATTERN AND DIRECTION AS SHOWN ON PLANS
   - C. NO LENGTHS LESS THAN 4' IN THE FIELD OF THE FLOOR
   - D. PREFINISHED OR BONA FLOOR FINISH TBD

DIVISION 10 SPECIALTIES

1. N\A

DIVISION 11 EQUIPMENT

1. RESIDENTIAL APPLIANCES PER SCHEDULES
2. ALL APPLIANCES SHALL BE SELECTED AND PROVIDED BY OWNER AND INSTALLED CONTRACTOR
   CONTRACTOR SHALL COORDINATE UTILITY ROUGH INS FROM INFORMATION PROVIDED BY OWNER.

DIVISION 12 FURNISHINGS

1. CABINET PULLS AND KNOBS - TO BE SELECTED WITH OWNER.

DIVISION 22 PLUMBING

1. ALL PLUMING WORK IS COMPLY WITH CURRENT PLUMBING CODES AS

SHEET SIZE: 22X34



















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KARSEN ARCHITECTURE LLC
3429 BURGUNDY STREET
NEW ORLEANS, LOUISIANA 70117

RENOVATION

129-31 OCEAN AVE
GRETNA LOUISIANA 70053

HISTORIC CONCEPTUAL REVIEW

21 OCTOBER 2026

REV #	ISSUE PURPOSE	DATE

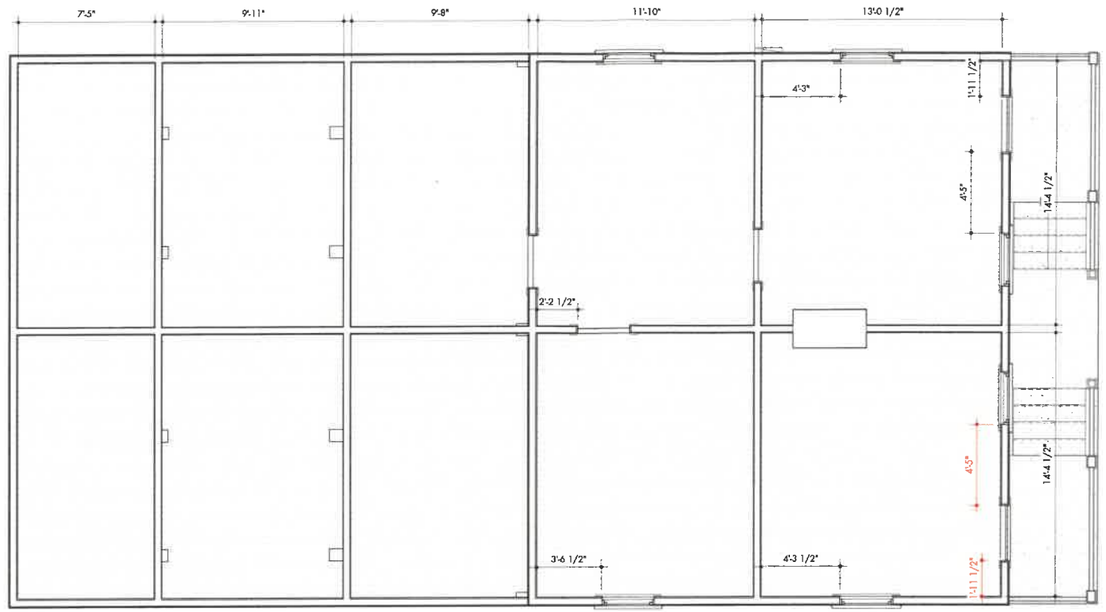
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EXISTING
CONDITIONS
PHOTOGRAPHS

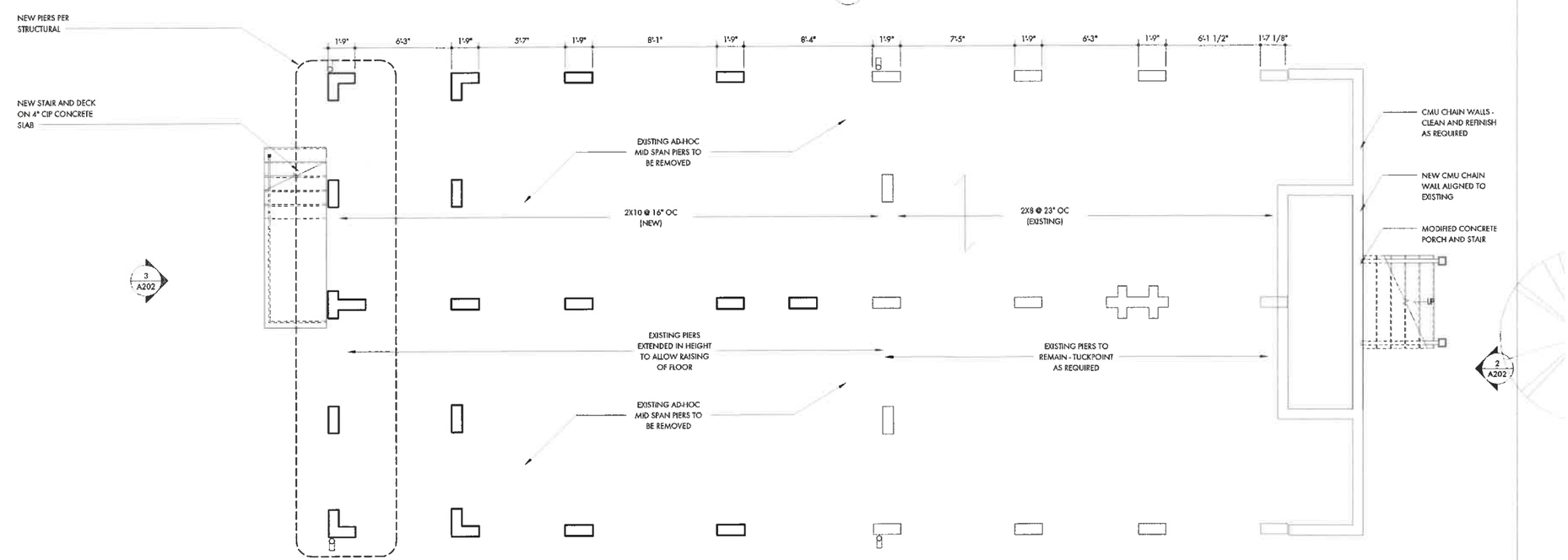
PROJECT #: 2620

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SHEET SIZE: 22X34



3 EXISTING FIRST FLOOR
1/4" = 1'-0"



1 PIER PLAN - EXISTING & PROPOSED
1/4" = 1'-0"

GENERAL NOTES

1. EXISTING DIMENSIONS SHOWN FOR REFERENCE - VIF ALL DIMENSIONS.

SHEET NOTES

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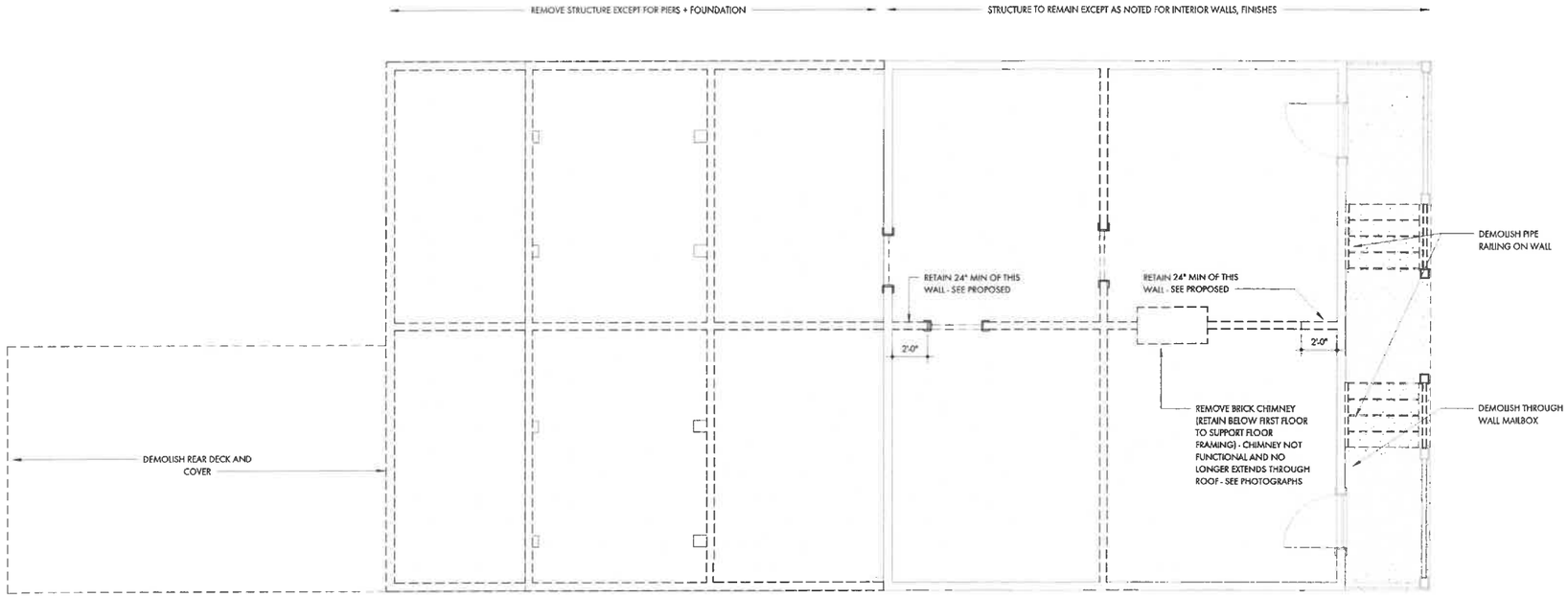
EXISTING PLANS

1/4" = 1'-0"

PROJECT #: 2620

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SHEET SIZE: 22X34



1 DEMOLITION PLAN
1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE DURING CONSTRUCTION NOT LIMITED TO:
   A. TEMPORARY SHORING AND BRACING OF STRUCTURE AS NEEDED
   B. TEMPORARY WATERPROOFING AND PROTECTION OF STRUCTURE IF REQUIRED
   C. PROTECTION OF STREET TREES WITHIN THE ROW PER CITY REQUIREMENTS
   D. LEGAL AND PROPER REMOVAL OF LEAD BASED PAINT OR OTHER PROHIBITED BUILDING MATERIALS

SHEET NOTES

GRAPHIC LEGEND

- 2X4 WALL STUDS ON FLAT W GWB
- 2X4 WALL @ 16" W GWB EACH SIDE, 4 1/2"
- 2X6 WALL @ 16" OC W GWB EACH SIDE, 6 1/2"
- 2X4 HISTORIC WALL @ 16" OC W GWB EACH SIDE, 5"
- WALL OR ASSEMBLY TO BE DEMOLISHED

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A102

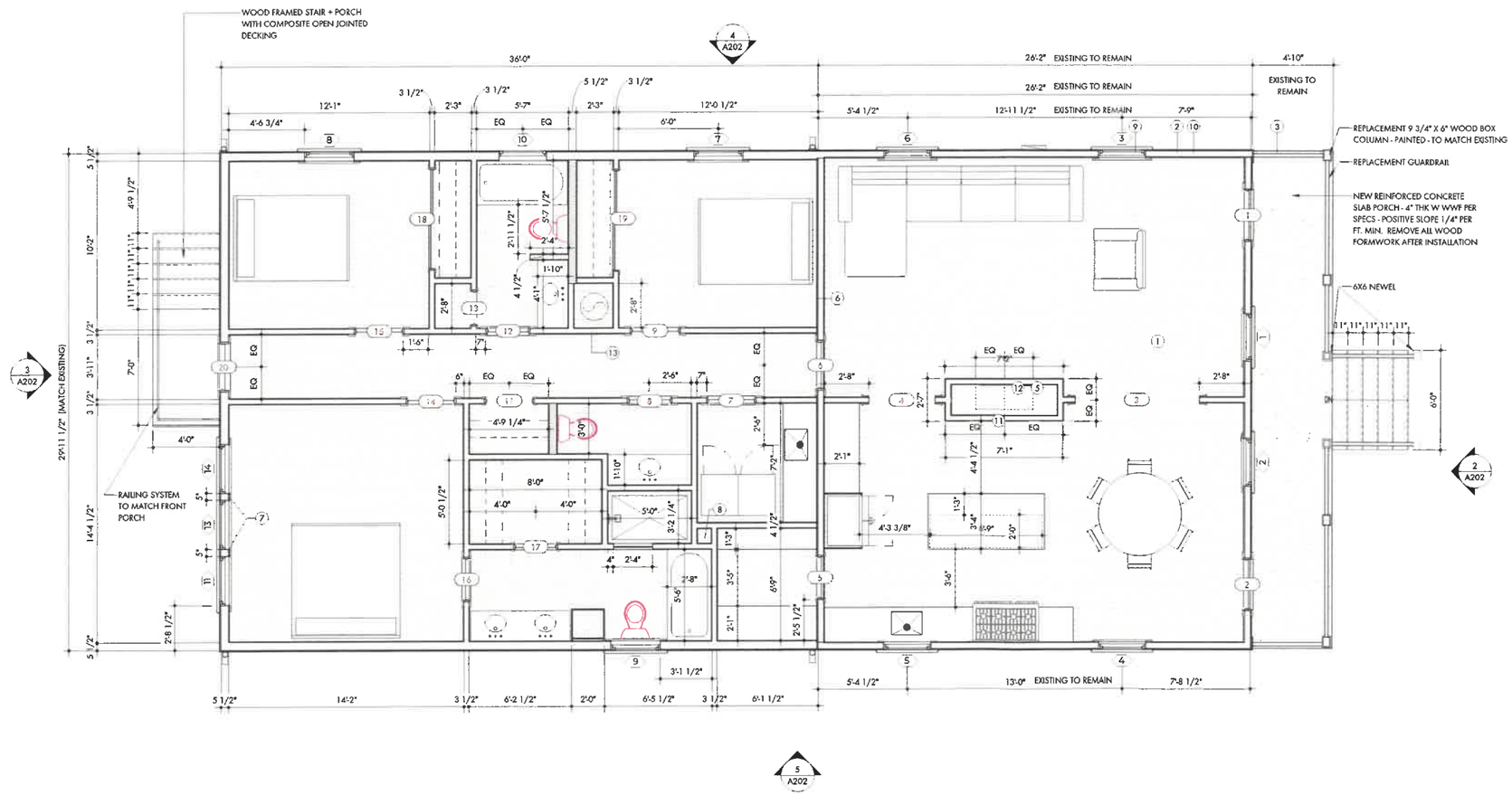
DEMOLITION PLAN

1/4" = 1'-0"

PROJECT #: 2620

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SHEET SIZE 22X34



GENERAL NOTES

1. ALL DIMENSIONS TO FACE OF FRAMING UNLESS NOTED OTHERWISE
2. PROVIDED FOR REFERENCE ONLY. DEMOLITION PERFORMED UNDER SEPARATE DEMOLITION PERMIT.
3. PROTECT EXISTING FINISHES THROUGHOUT UNO AND NOT LIMITED TO:
   A. FLOORING
   B. WALL AND CEILING FINISHES INCLUDING WAINSCOTTING
4. COORDINATE WITH OWNER AS REQUIRED FOR INTERIORS FINISHES.
   A. TILE: IN BATHROOMS AT SHOWER AND BATH WALLS, AND FLOOR. USE SCHLUTER WATERPROOFING SYSTEM OR APPROVED EQUAL
   B. WOOD: REFINISH EXISTING FLOORS, AND REPAIR IN KIND AS REQUIRED WHERE WOOD FLOORING IS INDICATED ON PLAN.

GRAPHIC LEGEND

- 2X4 WALL STUDS ON FLAT W GWB
- 2X4 WALL @ 16" W GWB EACH SIDE, 4 1/2"
- 2X6 WALL @ 16" OC W GWB EACH SIDE, 6 1/2"
- 2X4 HISTORIC WALL @ 16" OC W GWB EACH SIDE, 5"
- WALL OR ASSEMBLY TO BE DEMOLISHED

SHEET NOTES

1 REFINISH OR INSTALL NEW FLOORING OVER EXISTING
2 RETAIN FRAMING AT EXISTING FRONT OF HOUSE NOTED AS "TO REMAIN". IF FRAMING REQUIRES REMOVAL, COORDINATE WITH HISTORIC OFFICE PRIOR TO REMOVAL. SISTER FRAMING WHEREVER POSSIBLE INSTEAD OF REMOVAL
3 STOOP AND RAILINGS TO REMAIN - REPAIR IN KIND AS REQUIRED. REPAINT ALL
5 VENTLESS GAS FIREPLACE
6 REMOVE EXTERIOR CLADDING SYSTEM - INSTALL GWB AFTER CLEANING OUT OF WALL CAVITY - TYP
7 2 FULL STUDS BTWN EACH WINDOW. ALT: MULLED UNIT WITH STRUCTURAL HEADER PER STRUCTURAL DWGS
8 RECESSED DRYER VENT (LOW) - NICHE FOR TUB ABOVE
9 MOVE EXISTING WINDOWS OUT OF WALL PLANE 1/2" TO ACCOMODATE NEW SHEATHING - SEE WALL SECTION
10 ALL EXISTING EXTERIOR WALLS: REMOVE CLADDING. INSTALL NEW 1/2" CDX PLYWOOD + BUILDING WRAP - SEE WALL SECTIONS
11 BUILT IN SHELVING NICHE ABOVE FIREPLACE BOX
12 RECESSED NICHE SIZED TO TV - 1" REVEAL AND BLOCKING FOR WALL MOUNT
13 RETURN AIR GRILL

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PROPOSED PLANS

1/4" = 1'-0"

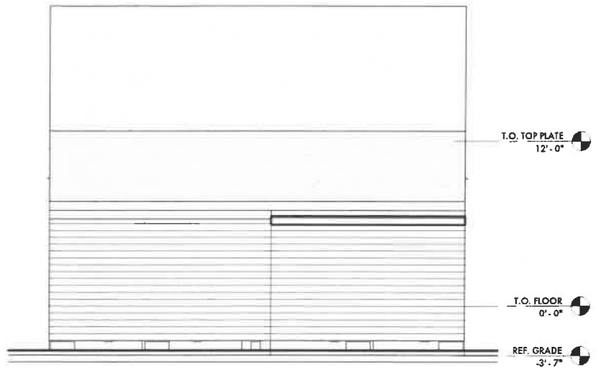
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SHEET SIZE: 22X34



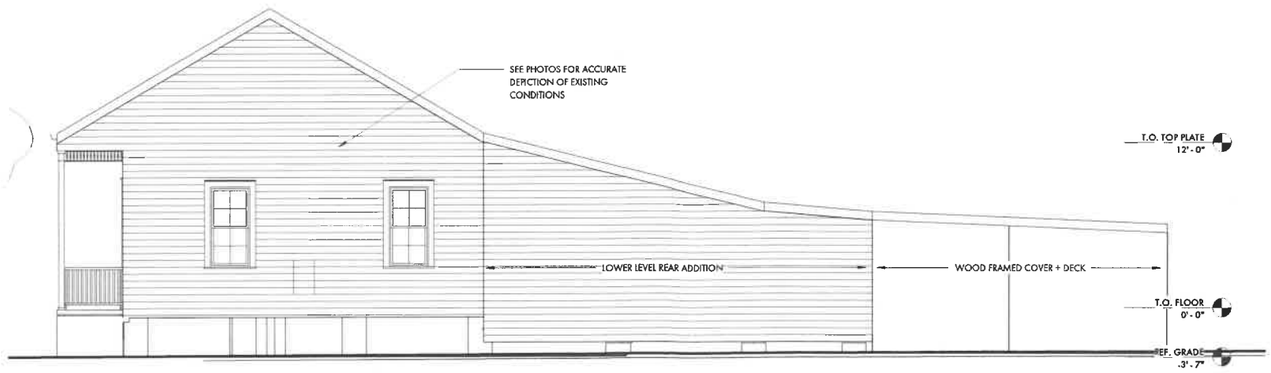
2 BUILDING ELEVATION
3/16" = 1'-0"



3 BUILDING ELEVATION
3/16" = 1'-0"



5 BUILDING ELEVATION
3/16" = 1'-0"



4 BUILDING ELEVATION
3/16" = 1'-0"

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A201

EXISTING BUILDING ELEVATIONS

3/16" = 1'-0"

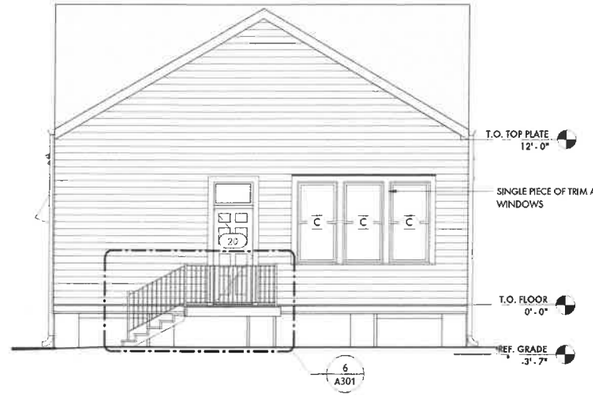
PROJECT #: 2620

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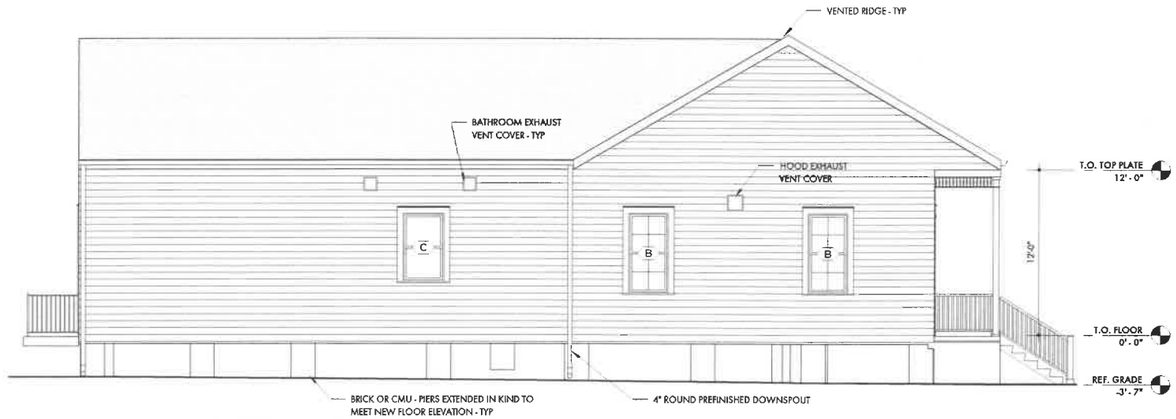
SHEET SIZE: 22X34



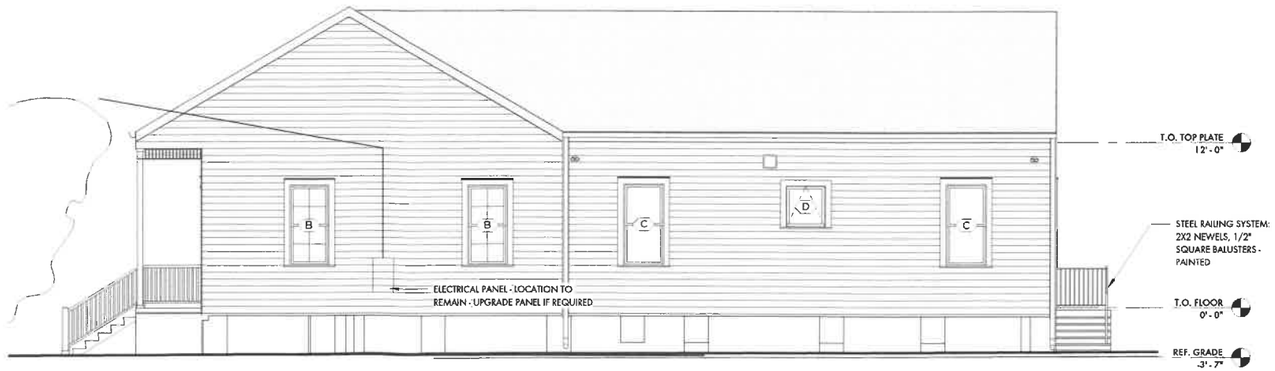
2 BUILDING ELEVATION
3/16" = 1'-0"



3 BUILDING ELEVATION
3/16" = 1'-0"



5 BUILDING ELEVATION
3/16" = 1'-0"



4 BUILDING ELEVATION
3/16" = 1'-0"

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KARSEN ARCHITECTURE LLC
3429 BURGUNDY STREET
NEW ORLEANS, LOUISIANA 70117

RENOVATION

129-31 OCEAN AVE
GRETNA LOUISIANA 70053

HISTORIC CONCEPTUAL REVIEW

21 OCTOBER 2026

REV #	ISSUE PURPOSE	DATE

A202

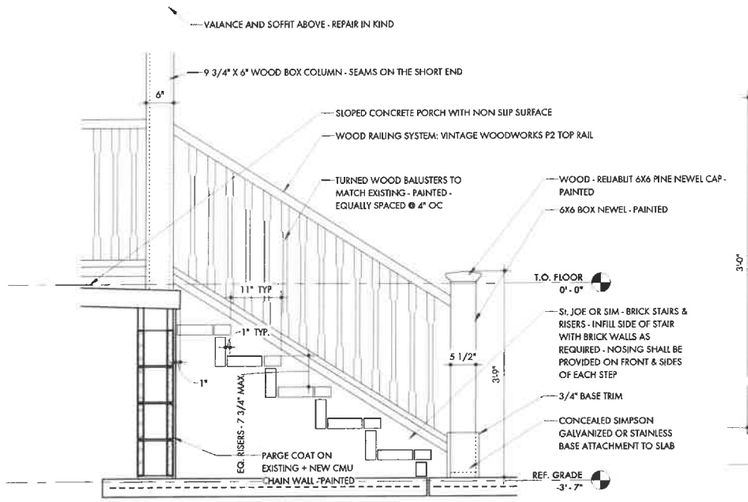
PROPOSED BUILDING ELEVATIONS

3/16" = 1'-0"

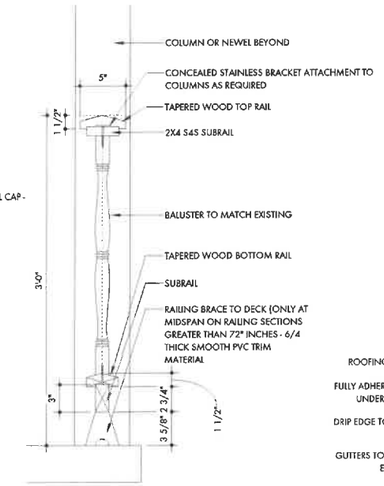
PROJECT #: 2620

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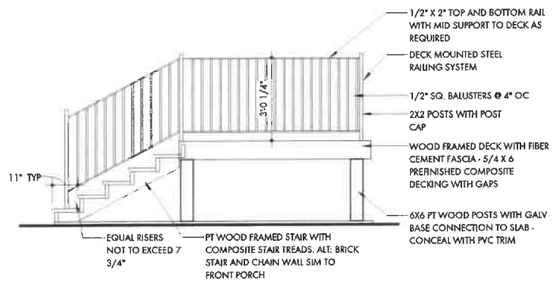
SHEET SIZE: 22X34



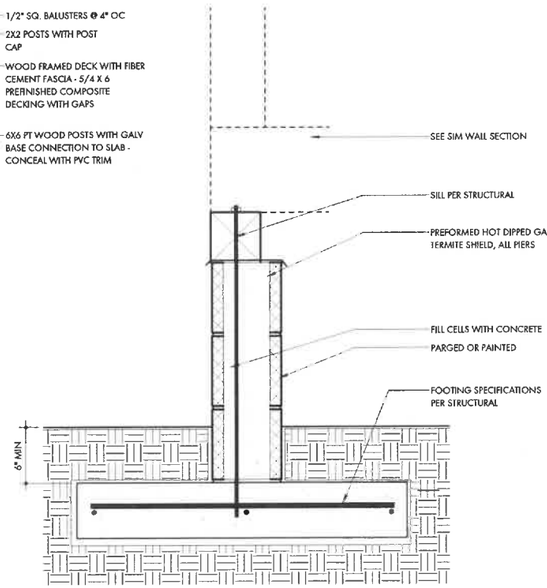
4 FRONT PORCH STAIR
3/4" = 1'-0"



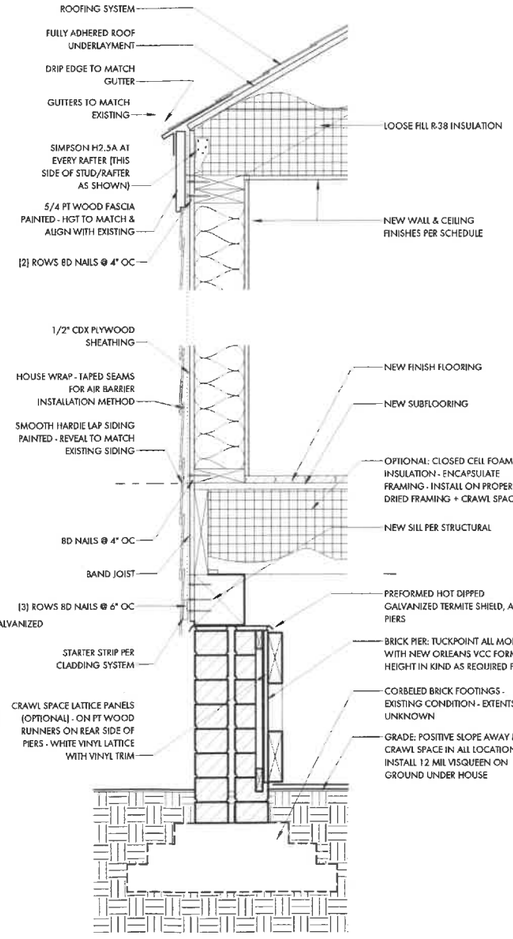
5 RAILING SECTION DETAIL
1 1/2" = 1'-0"



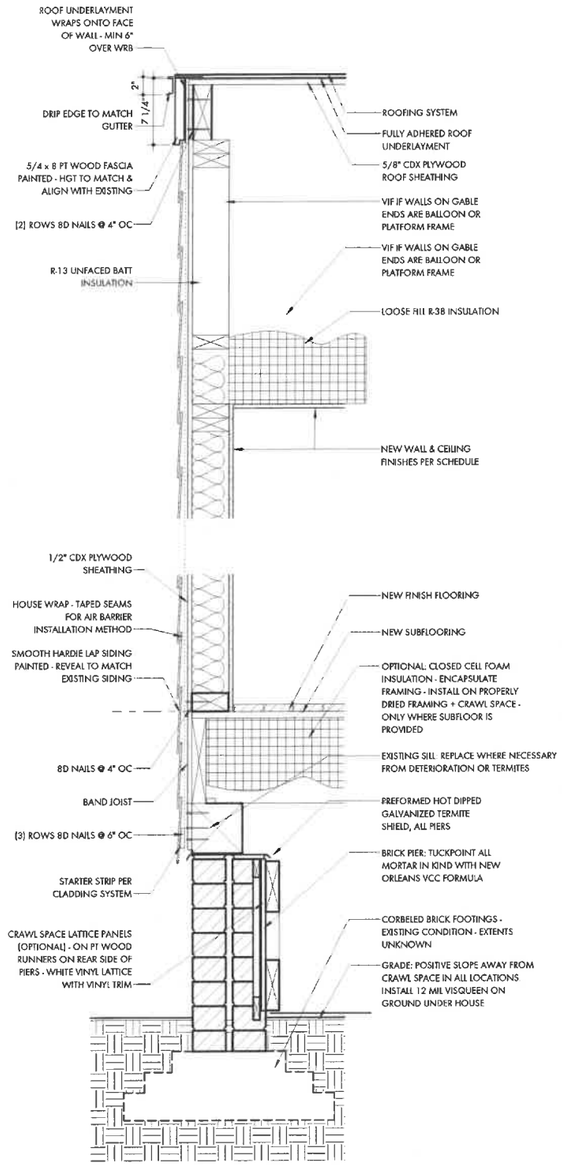
6 REAR STAIR ELEVATION
3/8" = 1'-0"



3 NEW PIER & FOOTING
1 1/2" = 1'-0"



2 WALL SECTION @ NEW EXTERIOR WALL
1 1/2" = 1'-0"



1 WALL SECTION @ HISTORIC GABLE WALL
1 1/2" = 1'-0"

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21 OCTOBER 2026

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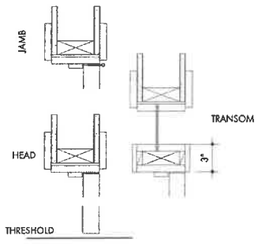
A301

WALL SECTIONS & DETAILS

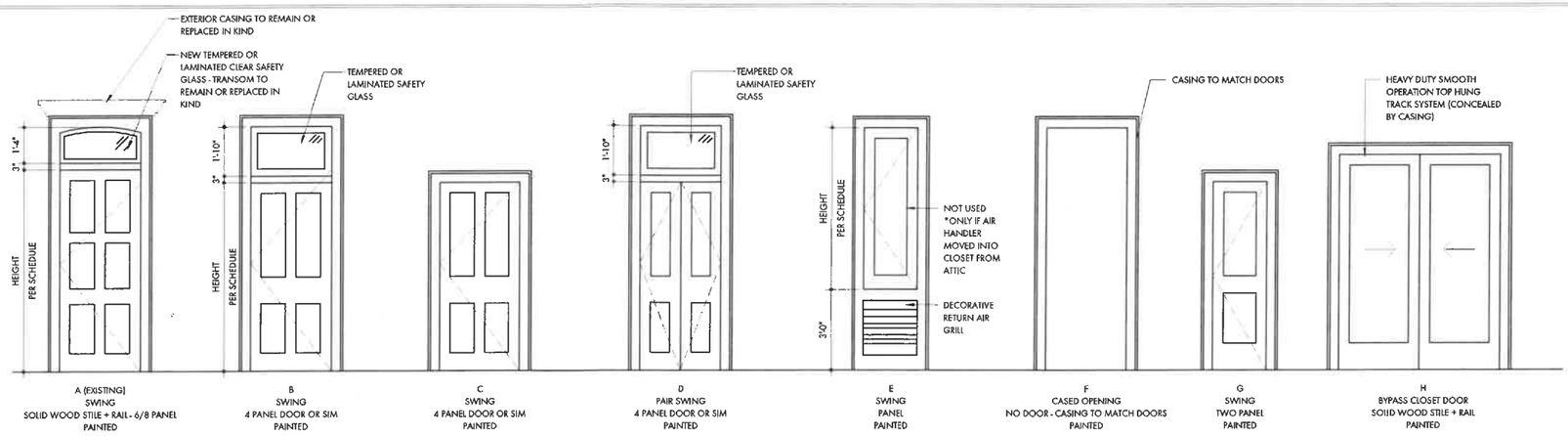
As indicated

PROJECT #: 2620

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7 INTERIOR TYPICAL DOOR DETAIL
1 1/2" = 1'-0"



10 DOOR TYPES
3/8" = 1'-0"

WINDOW SCHEDULE

Mark	Type Mark	Sill Height	Width	Height	Operation	Description	Comments	SCREEN
1	A	3' - 0"	2' - 10 1/2"	6' - 0"	DOUBLE HUNG	ALUM CLAD	ARCH TOP	N
2	A	3' - 0"	2' - 10 1/2"	6' - 0"	DOUBLE HUNG	ALUM CLAD	ARCH TOP	N
3	B	3' - 0"	2' - 10 1/2"	5' - 10"	DOUBLE HUNG	ALUM CLAD		N
4	B	3' - 0"	2' - 10 1/2"	5' - 10"	DOUBLE HUNG	ALUM CLAD		N
5	B	3' - 0"	2' - 10 1/2"	5' - 10"	DOUBLE HUNG	ALUM CLAD		N
6	B	3' - 0"	2' - 10 1/2"	5' - 10"	DOUBLE HUNG	ALUM CLAD		N
7	C	3' - 0"	2' - 11 1/2"	5' - 11 1/2"	DOUBLE HUNG	FIBERGLASS		N
8	C	3' - 0"	2' - 11 1/2"	5' - 11 1/2"	DOUBLE HUNG	FIBERGLASS		N
9	C	3' - 10"	2' - 11 1/2"	4' - 11 1/2"	DOUBLE HUNG	FIBERGLASS		N
10	D	5' - 10"	2' - 10 1/2"	3' - 0"	AWNING	FIBERGLASS		N
11	C	3' - 0"	2' - 11 1/2"	5' - 11 1/2"	DOUBLE HUNG	FIBERGLASS		N
13	C	3' - 0"	2' - 11 1/2"	5' - 11 1/2"	DOUBLE HUNG	FIBERGLASS		N
14	C	3' - 0"	2' - 11 1/2"	5' - 11 1/2"	DOUBLE HUNG	FIBERGLASS		N

DOOR SCHEDULE

MARK	TYPE	DOOR WIDTH	DOOR HEIGHT	MANUFACTURER	COMMENTS
1	A	3' - 0"	7' - 6"		
2	A	3' - 0"	7' - 6"		
3	F	7' - 6"	7' - 0"		
4	F	4' - 0"	7' - 0"		
5	D	2' - 6"	7' - 0"		
6	B	2' - 10"	7' - 0"		
7	B	2' - 10"	7' - 0"		
8	B	2' - 6"	7' - 0"		
9	B	2' - 10"	7' - 0"		
11	C	2' - 10"	7' - 0"		
12	B	2' - 6"	7' - 0"		
13	G	2' - 0"	7' - 6"		
14	B	2' - 10"	7' - 0"		
15	B	2' - 10"	7' - 0"		
16	B	2' - 6"	7' - 0"		
17	D	2' - 6"	7' - 0"		TRANSOM WITHOUT GLASS - FRAME ONLY
18	H	6' - 0"	6' - 8"		
19	H	6' - 0"	6' - 8"		
20	B	2' - 10"	7' - 0"		

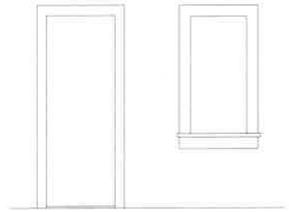
ROOM FINISH NOTES:

FLOOR
1. WOOD FLOORING OVER NEW SUBFLOOR - ALL LOCATIONS
2. TILE IN BATHROOMS WHERE SHOWN ON PLAN. USE WATERPROOFING SYSTEM AS SHOWERS & TUBS

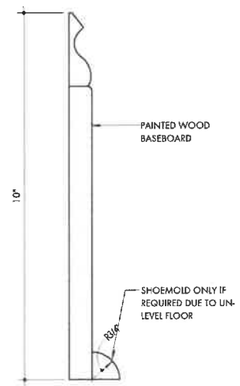
WALL/CEILINGS
GWB 1/2" GYPSUM WALL BOARD. USE MOISTURE RESISTANT TYPE IN WET AREAS

BASE
B1 IN ALL ROOMS PER DETAIL ON THIS SHEET
B2 IN CLOSETS THAT CANNOT BE WALKED IN OR SIM

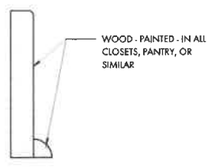
CROWN
C1 CROWN MOULDING - BY OWNER



8 INTERIOR CASING - TYP
3/8" = 1'-0"

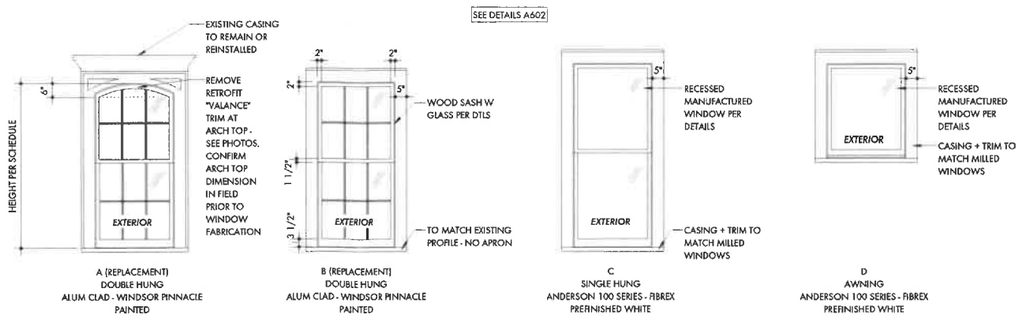


3 BASEBOARD (B1)
6" = 1'-0"



4 BASEBOARD (B2)
6" = 1'-0"

1. ALL WINDOWS, NEW AND EXISTING, SHALL:
   A. BE WEATHERTIGHT. PROVIDE GLAZING REPAIR AS NEEDED
   B. PROVIDE REPLACEMENT GLASS AS NEEDED IF CRACKED, DAMAGED, OR UNFIT FOR SASH
   C. REPAIR ALL ROPES AND WEIGHTS ON LOWER SASHES FOR PROPER OPERATION. UPPER SASHES SHOULD BE CAULKED AND PAINTED - FIXED IN PLACE
   D. BOTTOM SEAL WEATHERSTRIPPING WHERE LOWER SASH MEETS SILL
   E. REPAIR ANY BROKEN OR ROTTING STOPS OR OTHER COMPONENTS OF THE WOOD FRAME FOR TIGHT FIT TO SASHES
2. WHERE WINDOWS ARE LOCATED IN BEDROOMS WITHOUT A DOOR TO THE EXTERIOR, AT LEAST ONE WINDOW PER BEDROOM SHALL MEET THE EMERGENCY RESCUE OPENING REQUIREMENTS PER IRC 2021
3. PROVIDE NEW SILICONE CONSERVATION TECHNOLOGIES WEATHERSTRIPPING AT NEW EXTERIORS DOORS OR APPROVED EQUAL
4. NEW MILLED WINDOWS AND EXTERIOR DOORS TO BE SAPELE, SPANISH CEDAR, OR OTHER APPROVED SPECIES.
5. ALL CUTS IN THE FIELD SHALL BE PRIMED AND SEALED PRIOR TO INSTALLATION.
6. NEW WINDOWS AND DOORS SHALL HAVE TEMPERED GLASS
7. NEW DOUBLE HUNG WINDOWS WITH SASH WEIGHTS AND PULLEYS TO MATCH EXISTING. ALTERNATE IF APPROVED BY ARCHITECT: "CONSTANT FORCE" TYPE BALANCES. PROVIDE 2 SASH LIFTS AND SASH LOCK
8. NEW INTERIOR BATHROOM + BEDROOM DOORS SHALL HAVE PRIVACY LEVER SET AND MATCHING HINGES
9. NEW EXTERIOR DOORS SHALL HAVE DEADBOLT AND LEVER SET, HINGES TO MATCH. ALL EXTERIOR DOORS SHALL BE KEYED ALIKE
10. EXISTING OR NEW WINDOWS IN BEDROOMS SHALL MEET EMERGENCY EGRESS REQUIREMENTS OF IRC 2021 IN ALL ASPECTS NOT LIMITED TO: SIZE, OPERATION, LOCATION.
11. CASING MATERIAL SHALL BE SOLID OR FINGER JOINTED POPLAR OR SIM. WITHIN SHOWER OR TUB ENCLOSURES, USE EXTERIOR GRADE WOOD TRIM AND SMOOTH PVC FOR WINDOW STOOL



A (REPLACEMENT) DOUBLE HUNG ALUM CLAD - WINDSOR PINNACLE PAINTED

B (REPLACEMENT) DOUBLE HUNG ALUM CLAD - WINDSOR PINNACLE PAINTED

C SINGLE HUNG ANDERSON 100 SERIES - FIBREX PREFINISHED WHITE

D AWNING ANDERSON 100 SERIES - FIBREX PREFINISHED WHITE

1 DOUBLE HUNG WINDOW ELEVATION - TYP
3/8" = 1'-0"

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HISTORIC CONCEPTUAL REVIEW
21 OCTOBER 2026

REV #	ISSUE PURPOSE	DATE

A601

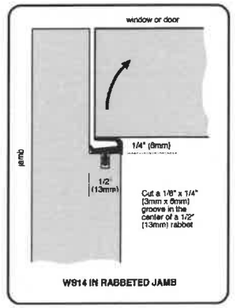
SCHEDULES

As indicated

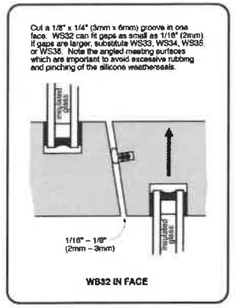
PROJECT #: 2620

WEATHERSTRIPPING - FOR MILLED WINDOWS & DOORS (OPTIONAL)

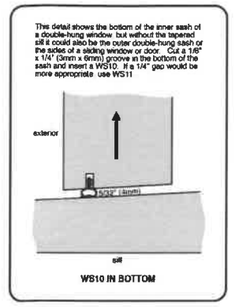
1. WEATHERSTRIPPING DETAILS AND PROFILES FROM CONSERVATION TECHNOLOGIES. COORDINATE WITH VCC FOR APPROVAL IF USING ALTERNATIVE PRODUCTS. ALL WEATHERSTRIPPING TO BE GRAY COLOR.



@ DOOR JAMB/HEAD



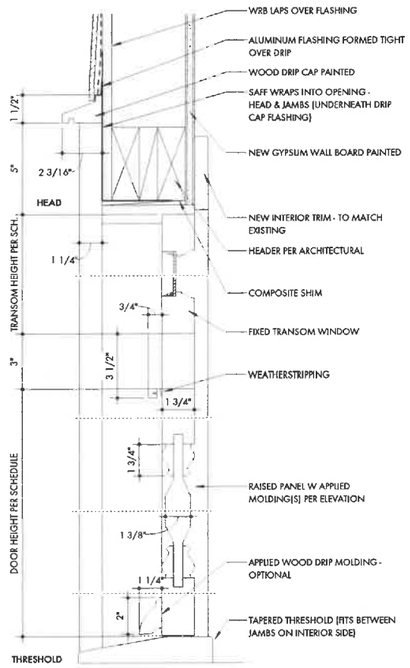
@ MEETING RAILS OF DOUBLE HUNG SASHES

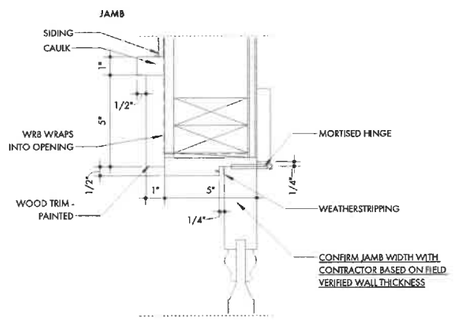


UNDERSIDE OF DOUBLE HUNG LOWER SASH

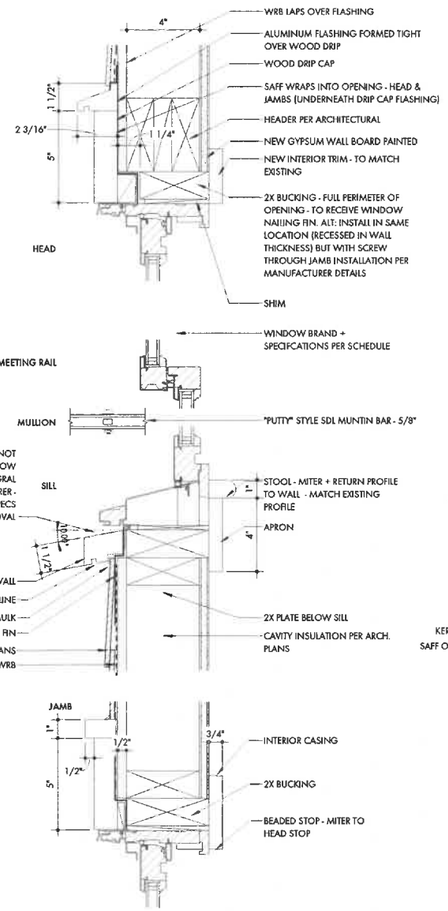
GENERAL NOTES

1. ALL EXTERIOR WOOD FABRICATIONS SHALL BE SPANISH CEDAR OR APPROVED EQUAL.
2. ALL WOOD SHALL BE PRIMED ON ALL SIDES FOR FIELD PAINTING BY CONTRACTOR.
3. IF SHEATHING IS NOT PRESENT IN THE FIELD AT OPENING LOCATIONS, CONSULT WITH ARCHITECT FOR FLASHING REQUIREMENTS.
4. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL NOTES AND REQUIREMENTS.
5. FOR MANUFACTURED WINDOWS, SUBMIT FOR APPROVAL BY HDC ANY REVISIONS TO SPECIFICATIONS IF REQUIRED PRIOR TO PURCHASE AND INSTALLATION.

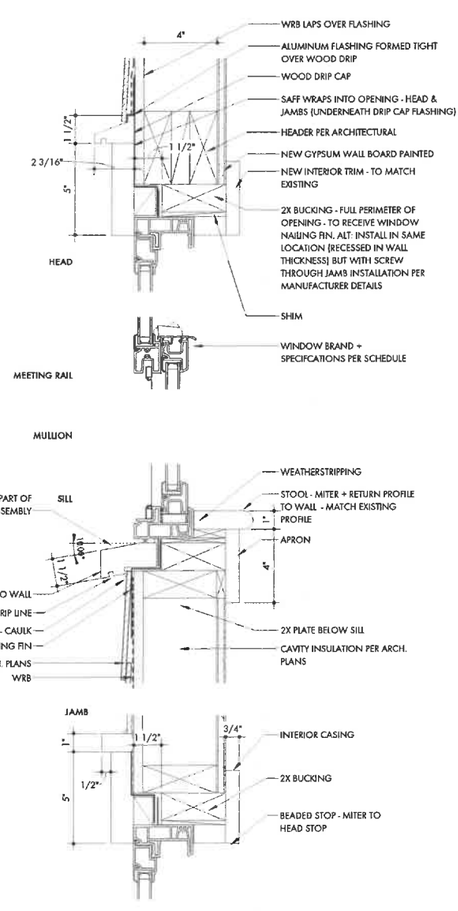




1 EXTERIOR DOOR WITH TRANSOM
3" = 1'-0"



3 SINGLE/DOUBLE HUNG - ALUM CLAD
3" = 1'-0"



4 SINGLE/DOUBLE HUNG - FIBREX
3" = 1'-0"

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RENOVATION

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21 OCTOBER 2026

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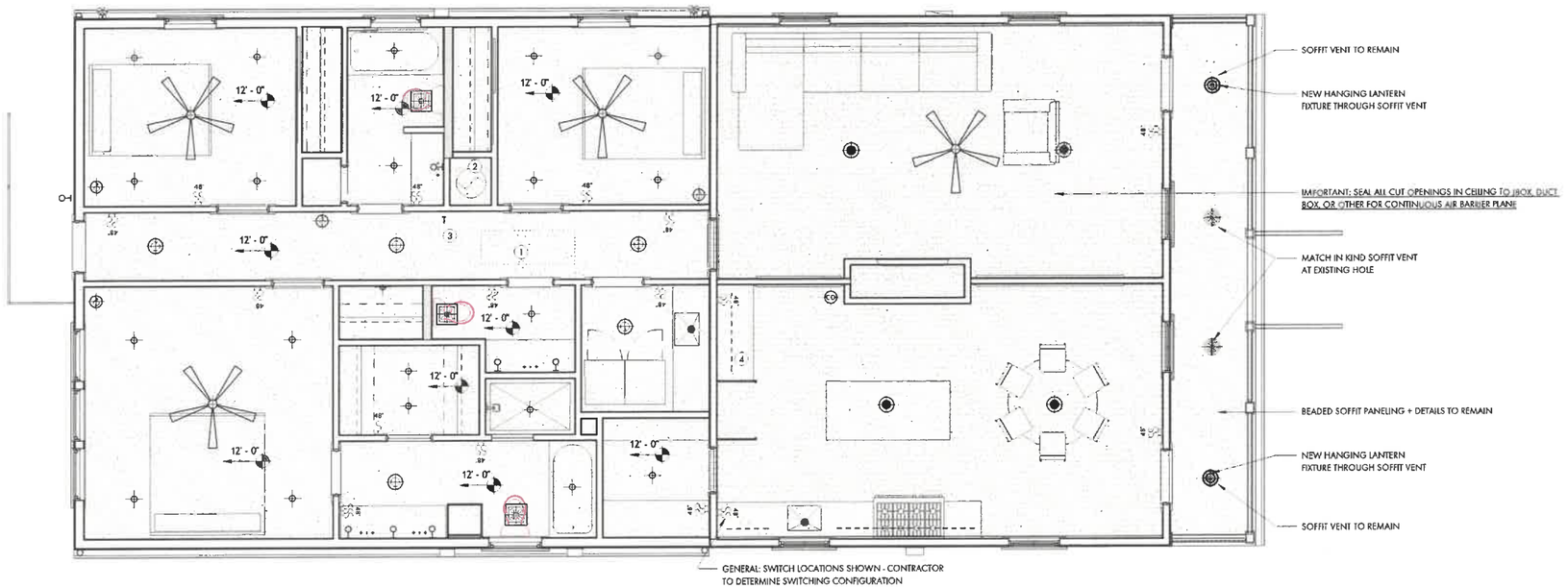
A602

DETAILS

3" = 1'-0"

PROJECT #: 2620

SHEET SIZE: 22X34



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

MECHANICAL NARRATIVE

1. ALL SYSTEMS SHALL BE SIZED AND DESIGN BY OTHERS
2. PROVIDE J LOAD CALCULATIONS FOR NEW SYSTEMS
3. RELOCATE CONDENSERS ALUMINUM STAND ON PRECAST CONCRETE BASE IN REAR OR SIDE YARD - MINIMUM 2' FROM PROPERTY LINE. STAND SHALL BE SET TO MINIMUM FLOOR ELEVATION.
4. NEW SYSTEMS SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO PURCHASE
5. NEW FORCED AIR HEAT PUMP SYSTEM WITH DUCTWORK IN ATTIC.
   A. ALL DUCTWORK SHALL BE SEALED + INSULATED
   B. SEER 16 MIN
6. EXHAUST SYSTEMS SHALL TERMINATE THROUGH WALL WHERE POSSIBLE. SEAL ALL PENETRATIONS TO SHEATHING OR AIR BARRIER SYSTEM. CAP WITH WEATHER RESISTANT EXTERIOR WALL CAP. ALL CAPS SHALL BE STAINLESS, COPPER, OR PAINTED TO MATCH CLADDING

GRAPHIC LEGEND

- HARDWIRED + INTERCONNECTED CARBON MONOXIDE + SMOKE ALARM
- HARDWIRED + INTERCONNECTED SMOKE ALARM
- WALL SWITCH (# INDICATES HEIGHT AFF TO CL OF FIXTURE) - ROCKER STYLE WHITE PLATE
- DUPLEX RECEPTACLE (# INDICATES HEIGHT AFF TO CL OF FIXTURE) - WHITE PLATE
- 4" LED RECESSED LIGHT
- 4" LED RECESSED LIGHT - WALL WASHER
- WALL LIGHT
- OUTDOOR SECURITY LIGHT
- CEILING FAN W LIGHT KIT
- RETURN AIR
- EXHAUST FAN - PANASONIC WHISPER WARM (SELECTABLE CFM) - VENT TO SIDEWALL WHERE FEASIBLE
- SUPPLY AIR GRILL
- WALL MOUNTED EXHAUST FAN + HEATER
- PENDANT LIGHT
- SURFACE MOUNTED CEILING LIGHT
- WALL MOUNTED CLOSET LIGHT
- SMOKE
- CO + SMOKE
- (4'-12" BELOW HIGHEST PART OF CEILING)
- T THERMOSTAT

SHEET NOTES

1 LOUISVILLE ALUMINUM ATTIC LADDER - INSULATED - VERFIY FLOOR TO FLOOR HEIGHT WITH PRODUCT SELECTION - PROVIDE PAINTED COVER AND TRIM AT EDGE. INSTALL "TENT" COVER IN ATTIC OVER OPENING
2 AHU IN ATTIC - RETURN AIR DUCT CHASE TO SPACE AS SHOWN
3 VENTED GAS WATER HEATER - TANKED OR TANKLESS - IN ATTIC - VENT TO ROOF WITH WATER TIGHT BOOT ASSEMBLY
4 UNDERCABINET TAPE LIGHTING - COORDINATE LENGTHS WITH KITCHEN CASEWORK SHOP DRAWINGS

GENERAL NOTES

1. SWITCHING TO BE CONFIRMED WITH CONTRACTOR AT WALK THROUGH AFTER FRAMING
2. PROVIDE MIN OF (1) SWITCHED LIGHT IN ATTIC SPACE AT TOP OF ATTIC LADDER.

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HISTORIC CONCEPTUAL REVIEW
21 OCTOBER 2026

REV #	ISSUE PURPOSE	DATE

A701

REFLECTED CEILING + POWER PLAN

1/4" = 1'-0"

PROJECT #: 2620

10/21/2026 1:27:22 PM

Historic District Commission

Meeting: November 2, 2026

405 Huey P Long Avenue

(District 2)

For: Commercial Sign

Applicant:
Deborah Weiser

#9787

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 it s 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: 405 Huey P Long Ave Gretna LA 70053

Renovation: Sign on door

New Construction: Sign in front of building

Demolition: N/A

Age of Structure: _____

Building Type:

Creole Cottage _____

Shotgun X

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: Deborah C Weiser Date: 10/26/2026

Applicant's Name: DEBORAH C WEISER

Applicant's Address: 1014 HUDSON ST KENNER LA 70062

Phone No: (504) 258-6708 Cell No: (504) 258-6708

For Office Use Only:

Application date: October 26, 26

Substantive Change: Yes ☐ No ☐

Inventory Number: 307

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

Historic District Commission meeting date: November 2, 2026 @ 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 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor
Belinda Cambre Constant

Councilmembers
Wayne A. Rau

Councilman-at-Large
Rudy S. Smith

District One
Michael A. Hinyub

District Two
Mark K. Miller

District Three
Randy S. Carr

District Four

Departments

Building
Danika E. Garrandona

Citizens Affairs
Rachael Stanley

City Clerk
Norma J. Cruz

City Development
Amelia Pellegrin

Code Enforcement
Angel L. Gonzales

Finance & Tax
Raylyn C. Stevens

Human Resources
Gwen Turner

Information Technology
Michael T. Wesley

Operations
Eric Stahl

Parks & Parkways
Amie L. Hebert

Project Manager
Edwin Batiste

Public Services
Madison Priore

Recreation
Kirk Lepine

Tourism
Summer Cook

I, DEBORAH C WEISER the undersigned, have been informed of the Historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on 11/2/2024 at 4:00 p.m., in the 2nd floor Council Chambers at Gretna City Hall, 740 2nd Street, Gretna, LA 70053.

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's 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.

Deborah C Weiser

Signature of Applicant

DEBORAH C WEISER

Name of Applicant (Please Print)

1014 HUDSON ST KENNER LA 70062

Applicant's Address

405 HUEY P LONG AVE GRETNA LA 70053

Address under HDC review

Date 10/20/2024

SOUTHERN CHARM ART & BOUTIQUE

DIMENSIONED DOOR ELEVATION | DOOR: 36" W x 80" H



405 - 9" from top
centered; approx. 4.0 in wide

Fleur-de-lis divider - 12.5" from top
centered; approx. 19.0 in wide

Southern Charm lettering - 20" from top
centered; approx. 29.0 in wide

Art & Boutique lettering - 35.5" from top
centered; approx. 29.0 in wide

Magnolia / scrollwork - 41" from top
centered; approx. 30.0 in wide

INSTALLATION REFERENCE

All offsets measured down from top of door.
All elements centered on 18" door centerline.
Measurements are estimated from the saved design image, not measured production artwork.
Verify visible glass and handle clearance.
Sign maker should confirm vinyl dimensions.

Concept layout for sign maker review | Dimensions in inches | Print at 100% on US Letter landscape | Not a full-size vinyl cutting template


405
Southern
Charm
Art & Boutique



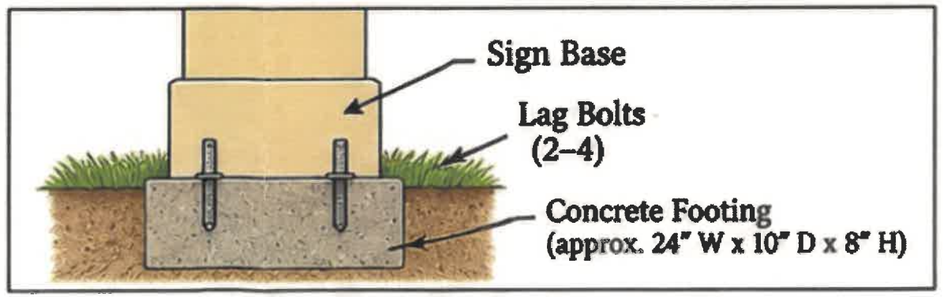
Front View



Side View

Specifications

- Overall Size: 36″ W x 36″ H x 10″ D
- Sign Section: 36″ W x 24″ H
- Base: 36″ W x 12″ H
- Materials: Exterior-grade wood (cedar or pressure-treated), paint, and trim
- Finish: Cream with dark green trim and lettering
- Mounting: Secure to a concrete footing (recommended 4″–6″ high, below grade) with galvanized lag bolts or anchors



Foundation / Mounting Detail

Historic District Commission

Meeting: November 2, 2026

534 4th Street

(District 2)

For: Residential Renovations

Deferred 10/5/26

Applicant:

Ludwign Caside

Historic District Commission

Meeting: October 5, 2026

Defer

10/5/26

6-0

534 4th Street

(District 2)

For: Renovations

Applicant:
Ludwign Caside

PROJECT SUMMARY	
Meeting Date:	
Property:	**534 4TH ST., GRETNA LA 70053**
Council District:	**District 2**
Applicant:	**LUDWIGN CASIDE**
Project Type:	

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 u'ithin the Mechanickham - *Gretna Historic District.*

☐ ***McDonoehville Historic District*** - area bounded by the east side of Ocean Avenue from the river to the Foulth 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 Older to restore same as nearly as practical to it s 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 haunony 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: 534 4TH ST., GRETNA LA 70053

Renovation: _____ New Construction: _____

Age of Structure: _____ Demolition: _____

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: _____ Date: 9/1/2026

Applicant's Name: LUDWIGN CASIDE

Applicant's Address: 2785 Long Branch Dr, Marrero, LA 70072

Phone No: (504) 884-6131 Cell No: _____

For Office Use Only:

Application date: September 1 2026

Substantive Change: Yes ☐ No ☑ Inventory Number: N/A

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

Historic District Commission meeting date: October 5 2026 @ 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):

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Mark K. Miller
District Three
Randy S. Carr
District Four

Departments
Building
Donika E. Gorrondona
Citizens Affairs
Rachel Stanley
City Clerk
Norma J. Cruz
City Development
Amellia Pellegrin
Code Enforcement
Angel L. Gonzales
Finance & Tax
Raylyn C. Stevens
Human Resources
Gwen Turner
Information Technology
Michael T. Wesley
Operations
Eric Stahl
Parks & Parkways
Amie L. Hebert
Project Manager
Edwin Batiste
Public Services
Madason Priore
Recreation
Kirk Lepine
Tourism
Summer Cook

I, Ludwign Caside the undersigned, have been informed of the historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on _____ at 4:00 p.m., in the 2nd floor Council Chambers at Gretna City Hall, 740 2nd street, Gretna, LA 70053.

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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

LUDWIGN CASIDE

Name of Applicant (Please Print)

2785 Long Branch Dr, Marrero, LA 70072

Applicant's Address

534 4th St Gretna, LA 70053

Address under HDC review

Date: 9/1/2026

ADDITIONS & ALTERATIONS AT

534 4TH STREET
GRETNA, LA. 70053

BUILDING INFORMATION

PROJECT NAME:

ADDITIONS AND ALTERATIONS TO SINGLE-FAMILY HOUSE

ADDRESS:

534 4TH STREET
GRETNA, LA. 70053

APPLICABLE CODES:

BUILDING CODE.....2021 INTERNATIONAL RESIDENTIAL CODE
MUNICIPAL CODE.....CITY OF GRETNA
STATE CODE.....LOUISIANA UNIFORM RESIDENTIAL BUILDING CODE

BUILDING INFORMATION

LOT SQUARE FOOTAGE	3,884 SF
YARD SETBACKS	
A) REQUIRED FRONT YARD	EXISTING
B) REQUIRED INTERIOR SIDE YARD	3'-0"
C) REQUIRED REAR YARD	15'-0"
HOUSE SQUARE FOOTAGE	
A) CONDITIONED/LIVABLE	1,444 SF
B) PORCHES/PATIOS	109 SF
C) TOTAL BUILDABLE	1,793 SF

INDEX OF DRAWINGS

ARCHITECTURAL

A-1.1 COVER PAGE, GENERAL NOTES, CODE INFORMATION, & SITE PLAN
A-2.1 PLANS & SCHEDULES
A-3.1 EXTERIOR ELEVATIONS
A-4.1 WALL SECTIONS & ROOF EAVE DETAILS
A-5.1 SECTION DETAILS

STRUCTURAL

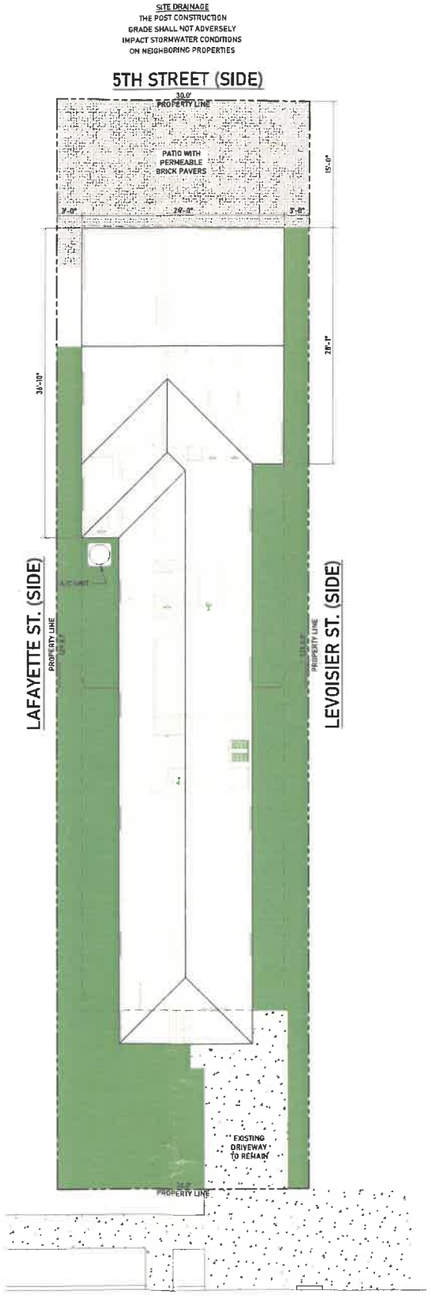
S-1.1 GENERAL NOTES, HEADER & BEAM SCHEDULES, & DETAILS
S-2.1 FOUNDATION PLAN, FRAMING PLAN, & SECTION DETAILS
S-2.2 CEILING FRAMING, ROOF FRAMING, & SECTION DETAILS
S-3.1 FRAMING CONNECTION DETAILS

GENERAL NOTES

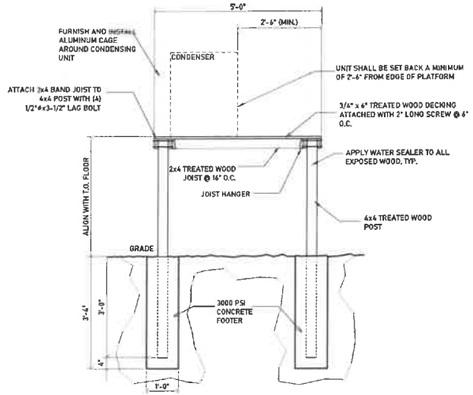
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPENCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTIVES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERING THE USE OF UNION LABOR.
4. EACH TRADE SHALL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.
5. CONTRACTORS SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THERE JURISDICTION.
6. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
7. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
8. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
9. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST (1)ONE YEAR FROM WHEN THE CERTIFICATE OF OCCUPANCY IS GRANTED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR THE WORK.
11. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS, AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
12. PRIOR TO THE INSTALLATION OF FLOORING PATCH ALL AREAS WHERE THE SUB-FLOOR IS NOT LEVEL OR TRUE.
13. TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINETRY WORK SHALL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.

GENERAL SITE DEVELOPMENT NOTES:

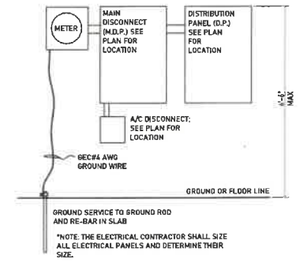
1. LOT SHALL BE FILLED AND GRADED AS NECESSARY SO THAT THE ENTIRE SITE DRAINS FORWARD TOWARD CATCH BASINS AT STREET RAIN RUNOFF SHALL BE DIVERTED AROUND AND AWAY FROM ANY STRUCTURES AND SHALL NOT DRAIN ONTO ANY ABUTTING PROPERTIES, IF SUBSURFACE DRAINAGE IS SPECIFIED, RAIN RUNOFF SHALL BE DIRECTED TO ADEQUATE AND EFFECTIVE SUBSURFACE DRAINAGE SYSTEMS AS SHOWN IN THESE DOCUMENTS. SITE SHALL BE GRADED SO THAT RUNOFF DOES NOT DRAIN ONTO ABUTTING PROPERTIES EVEN IF THE SUBSURFACE DRAINAGE SYSTEM FAILS. CONTRACTOR SHALL OBSERVE MINIMUM MANDATED FLOOD ELEVATIONS.
2. VERIFY REQUIRED ELEVATION OF A/C CONDENSING UNITS W/PARISH BEFORE POURING CONCRETE.
3. OWNER SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF AN ARBORIST TO DETERMINE POTENTIAL DAMAGE TO EXISTING TREES. OWNER SHALL PROTECT TREES IN ACCORDANCE WITH ARBORIST'S RECOMMENDATIONS.



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



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



3 ELECTRICAL PANEL DIAGRAM
SCALE: N.T.S.

KENNER, LA. 70065
(E)AXELARCHITECTS@GMAIL.COM
(P)985.212.9649

PROJECT TITLE
ADDITIONS & ALTERATIONS TO EXISTING SINGLE-FAMILY HOUSE

PROJECT ADDRESS
534 4TH STREET
GRETNA, LA. 70053

REVISION HISTORY

#	DATE

PROJECT NO 2224
ISSUED DATE 11.13.2023
USE
FOR REVIEW
FOR PRICING
X FOR PERMIT
FOR CONSTRUCTION

DESIGN PHASE
PERMITTING

STAMP

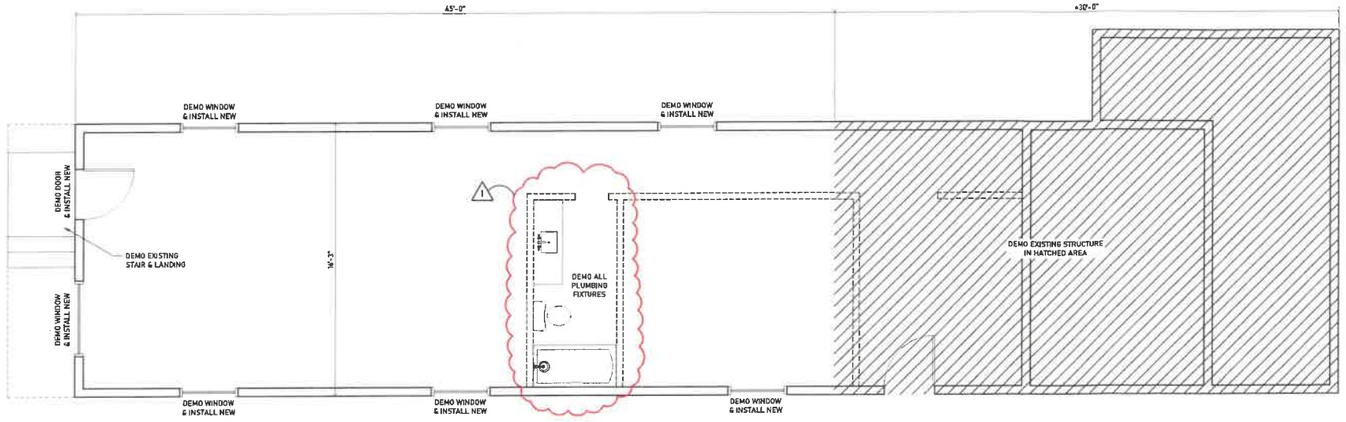
THIS DRAWING HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND COMPLIES WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. AND I AM NOT PROVIDING CONTRACT ADMINISTRATION.
CERTIFIED CORRECT

JOSEPH AXEL CARLSON REG. NO. 40220 11.13.2023 STATE OF LOUISIANA REGISTERED ARCHITECT

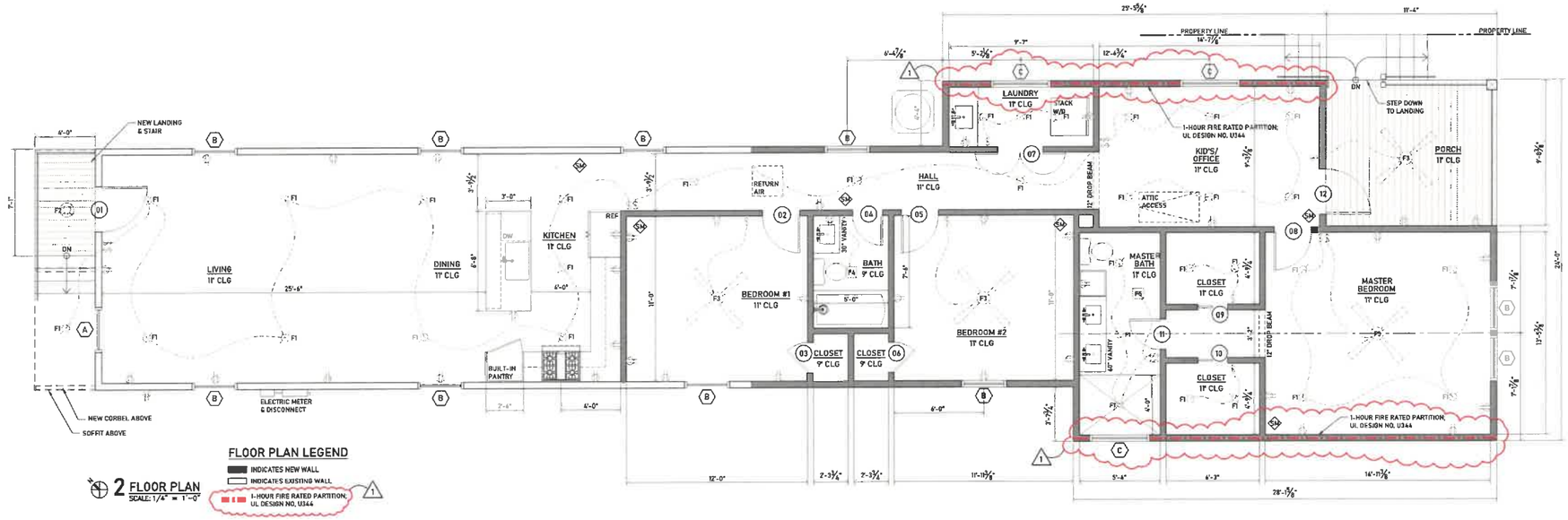
THIS DRAWING IS CONFIDENTIAL AND MAY NOT BE LOANED, REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR MADE PUBLIC WITHOUT THE WRITTEN CONSENT OF JOSEPH AXEL CARLSON. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED AND WILL REMAIN THE SOLE PROPERTY OF JOSEPH AXEL CARLSON. LEGAL DISCLAIMER: IN NO EVENT SHALL THE ARCHITECT BE LIABLE FOR ANY DIRECT INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF THE USE OF OR INABILITY TO USE THE DRAWINGS. THE USER AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS, LOSSES, OR DAMAGES, INCLUDING ATTORNEY FEES ARISING OUT OF OR RELATED TO THE USE OF THE DRAWINGS

SHEET TITLE & NUMBER
SITE PLAN

A-1.1



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



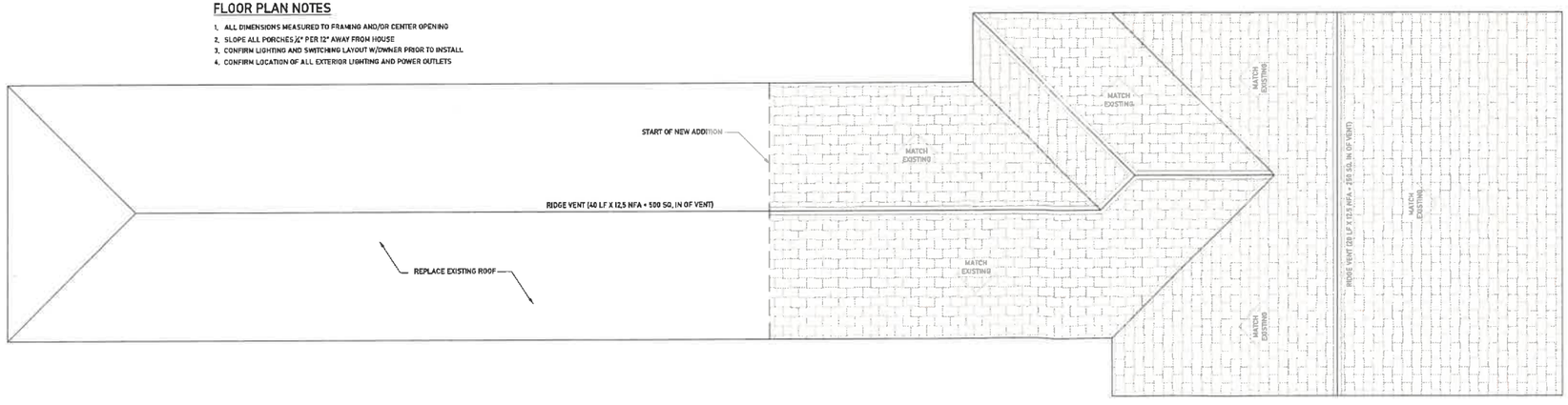
2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- INDICATES NEW WALL
- INDICATES EXISTING WALL
- 1-HOUR FIRE RATED PARTITION, UL DESIGN NO. U344

FLOOR PLAN NOTES

1. ALL DIMENSIONS MEASURED TO FRAMING AND/OR CENTER OPENING
2. SLOPE ALL PORCHES ¼" PER 12" AWAY FROM HOUSE
3. CONFIRM LIGHTING AND SWITCHING LAYOUT W/OWNER PRIOR TO INSTALL
4. CONFIRM LOCATION OF ALL EXTERIOR LIGHTING AND POWER OUTLETS



3 ROOF PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

*ALL DOOR WIDTHS & HEIGHTS ARE LEAF SIZES & DO NOT INCLUDE THE FRAME

MARK	LOCATION	DOOR SIZE WIDTH	HEIGHT	THRESH.	# OF LEAVES	REMARKS
01	FRONT ENTRY	3'-0"	7'-6"	1-3/4"	1	36" X 16" TRANSOM WINDOW
02	HALL TO BEDROOM #1	2'-6"	8'-0"	1-3/8"	1	
03	BEDROOM #1 TO CLOSET	2'-0"	8'-0"	1-3/8"	1	
04	HALL TO BATHROOM	2'-0"	8'-0"	1-3/8"	1	
05	HALL TO BEDROOM #2	2'-6"	8'-0"	1-3/8"	1	
06	BEDROOM #2 TO CLOSET	2'-0"	8'-0"	1-3/8"	1	
07	HALL TO LAUNDRY	3'-6"	8'-0"	1-3/8"	2	
08	KIDS/OFFICE TO M. BEDROOM	2'-6"	8'-0"	1-3/8"	1	
09	HALL TO M. CLOSET	2'-0"	8'-0"	1-3/8"	1	
10	HALL TO M. CLOSET	2'-0"	8'-0"	1-3/8"	1	
11	HALL TO M. BATH	2'-0"	8'-0"	1-3/8"	1	
12	KIDS/OFFICE TO REAR PORCH	3'-0"	7'-6"	1-3/4"	1	36" X 16" TRANSOM WINDOW

WINDOW SCHEDULE

MARK	SIZE WIDTH	HEIGHT	TYPE	GLAZING	NOTES
A	3'-0"	9'-0"	FIXED	DOUBLE PANE; LOW-E, TEMPERED	SEE ELEVATION ON SHEET A3.1
B	3'-0"	4'-0"	SINGLE HUNG	DOUBLE PANE; LOW-E	
C	4'-0"	2'-0"	FIXED	DOUBLE PANE; LOW-E	

WINDOW NOTES:

1. PRIOR TO ORDERING AND INSTALLATION THE CONTRACTOR SHALL SUBMIT WINDOW SUBMITTAL THAT CONSISTS OF PRODUCT DATA, CUT SHEETS, PRODUCT INFORMATION, ETC., FOR THE ARCHITECT'S REVIEW.
2. WINDOWS MUST HAVE A MINIMUM U-FACTOR OF 0.30
3. CONFIRM WITH WINDOW MANUFACTURER THAT BEDROOM WINDOWS MEET EGRESS PROVISIONS
4. ALL WIND BORNE DEBRIS PROTECTION SHALL COMPLY WITH IRC 2015 R301.2.1.2 PROTECTION OF OPENINGS; EXCEPTION
5. INSTALLATION OF EXTERIOR WINDOWS AND DOORS SHALL COMPLY WITH ASTM E2112-07 "STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS".

ROOF NOTES & VENTILATION

1. ATTIC VENTILATION DESIGN CRITERIA IS AS FOLLOWS:
   A) MAIN ROOF AREA = 1,818 SF
      INTAKE = 440 SQ. IN. REQD. (USE COR-A-VENT S400 STRIP AT FASCIA)
      EXHAUST = 440 SQ. IN. REQD. (USE RIDGE VENT & ATTIC POWERED EXHAUST FAN)
2. LOCATE ALL ROOF EXHAUST VENTS 24 INCHES MIN. FROM THE ROOF RIDGE.
3. INSTALL ICE & WATER SHIELD AT ALL ROOF VALLEYS, HIPS, RIDGES, & WALL TO ROOF INTERSECTIONS.

LIGHT FIXTURE SCHEDULE & NOTES

NOTES:
1) ALL SWITCHES TO BE LOCATED 36" ABOVE FINISHED FLOOR
2) ALL WALL MOUNTED ELECTRICAL OUTLETS IN BATHROOMS TO BE LOCATED 36" ABOVE FINISHED FLOOR, AND ALL OTHER OUTLETS 16" ABOVE FINISHED FLOOR.
3) OWNER TO SELECT ALL LIGHTING FIXTURE TYPES AND SWITCHES, AND VERIFY THEIR LOCATION
4) PROVIDE WIRING FOR TELEPHONE AND CABLE SERVICE, CONFIRM LOCATION WITH OWNER
5) PROVIDE DIMMERS IN ALL ROOMS EXCEPT CLOSETS AND EXTERIOR

- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- DUPLEX RECEPTACLE OUTLET
- 240V/220V RECEPTACLE OUTLET, GFI
- GAS HOOKUP
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

LIGHT FIXTURE SCHEDULE

- F1 RECESSED LED DOWNLIGHT
- F2 HANGING GAS LANTERN WITH YOKE
- F3 CEILING FAN WITH LIGHT KIT
- F4 HEATER/VENT/LIGHT COMBO (VENT DIRECTLY OUTSIDE)
- F5 HEATER/VENT COMBO (VENT DIRECTLY OUTSIDE)

AXEL
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FOR REVIEW
FOR PRICING
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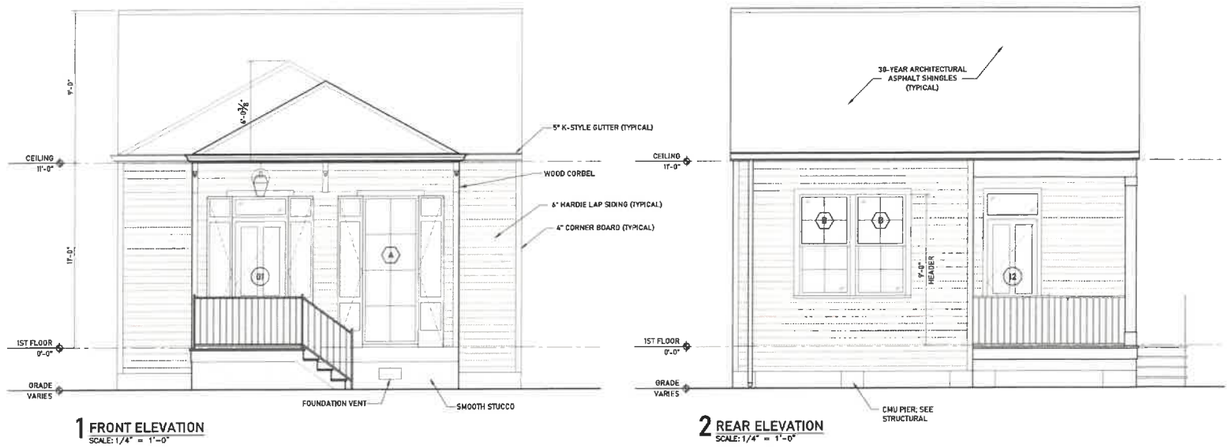
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JOSEPH AXEL CARLSON REG. NO. 42,406 STATE OF LOUISIANA REGISTERED ARCHITECT

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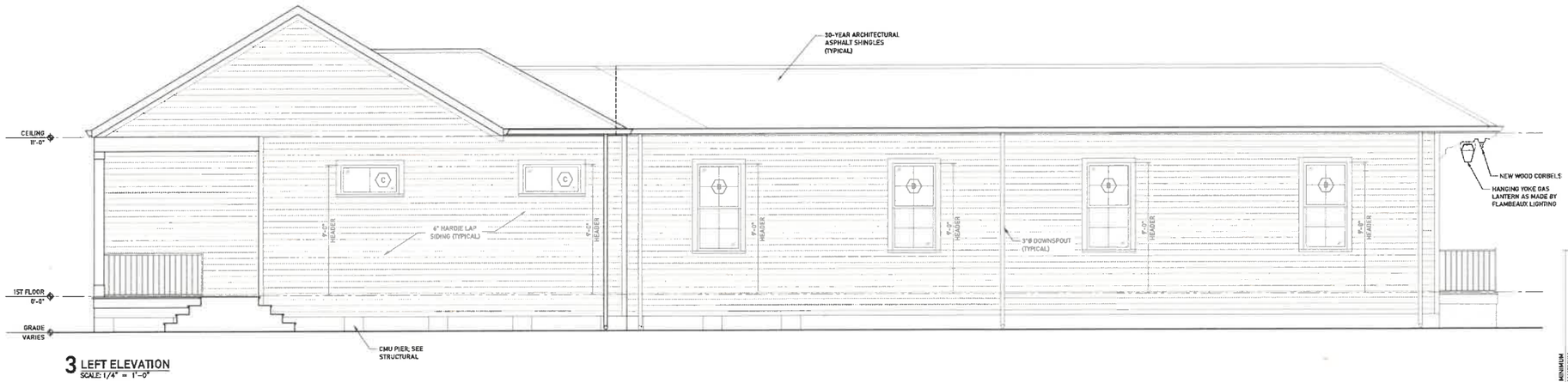
SHEET TITLE & NUMBER
PLANS

A-2.1

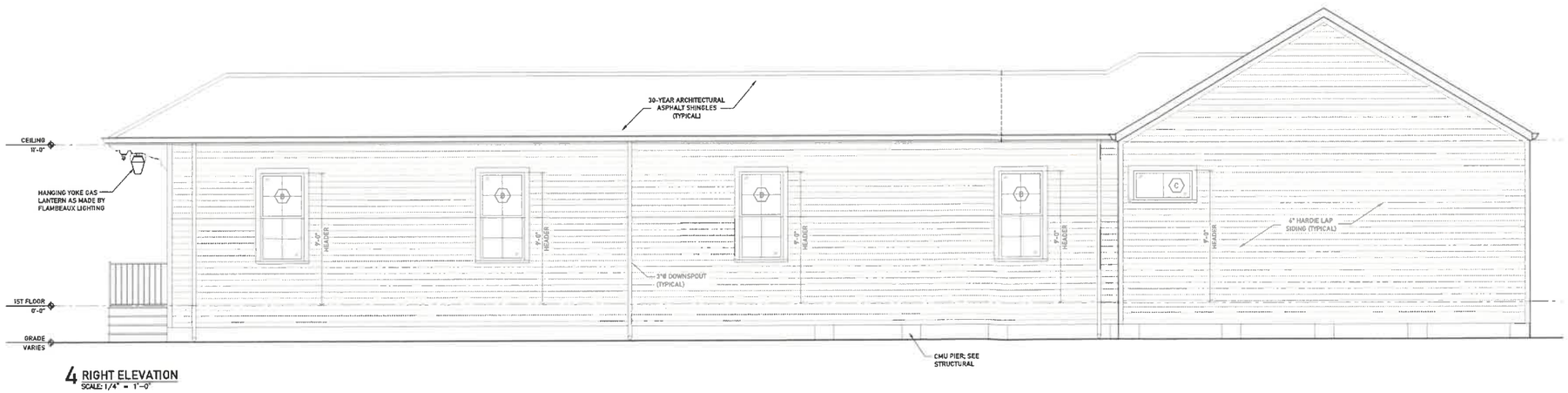


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

STAIR NOTES

1. HANDRAILS:
   A. PROVIDE HANDRAIL- MINIMUM ON ONE SIDE
   B. HANDRAILS 34"(MIN) TO 36"(MAX)
   C. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST
   D. PROVIDE 1-1/2" CLEAR BETWEEN HANDRAIL AND WALL
   E. CROSS- SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS: 1-1/4" TO 2" DIAMETER.

2. TREADS:
   A. ALL TREADS SURFACES ARE TO BE SLIP RESISTANT.
   B. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING.

3. NOSING
   A. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE MIN. 1"

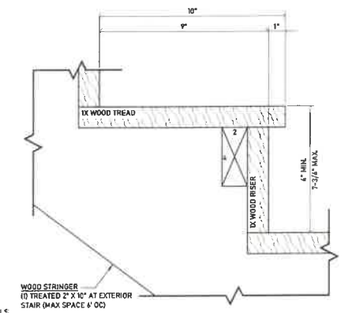
4. RISERS:
   A. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN 1/4".

5. DIMENSIONS (UNLESS NOTED OTHERWISE):
   A. RISERS: 7-3/4" MAX W/ 4" MIN.
   B. TREADS: 10" MINIMUM W/ 1" NOSING
   C. MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT EQUALS 1/4"

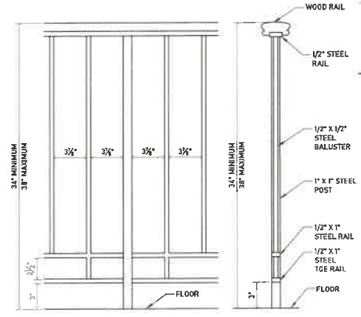
6. CLEARANCES:
   A. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MINIMUM CLEARANCE
   B. MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS: 12'-4"

7. LANDINGS:
   A. STAIR LANDINGS SHALL BE THE SAME WIDTH AND DEPTH AS THE STAIR IT SERVES WITH MINIMUM DIMENSIONS OF 36" EACH WAY.
   B. PROVIDE HANDRAIL AT STAIRS AND 36" HIGH GUARD RAIL (42" HIGH MINIMUM IF OCCUPANCY LOAD IS HIGHER THAN 10) AT STAIR LANDINGS WITH CLEAR SPACE BETWEEN BALUSTERS AND HORIZONTAL TOP RAIL AT 4" MINIMUM CLEARANCE. TYPICAL

8. ENCLOSED USABLE SPACE UNDER STAIRS:
   A. INSTALL 1/2" TYPE-X FIRE-RATED GYPSUM BOARD FOR REQUIRED FIRE RATING.



5 STAIR/TREAD RISER DIAGRAM
SCALE: N.T.S.



6 RAILING DETAIL
SCALE: N.T.S.

AXEL
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(P)985.212.9649

PROJECT TITLE
ADDITIONS & ALTERATIONS TO EXISTING SINGLE-FAMILY HOUSE

PROJECT ADDRESS
534 4TH STREET
GRETNA, LA. 70053

REVISION HISTORY

#	DATE

PROJECT NO 2224
ISSUED DATE 11.13.2023

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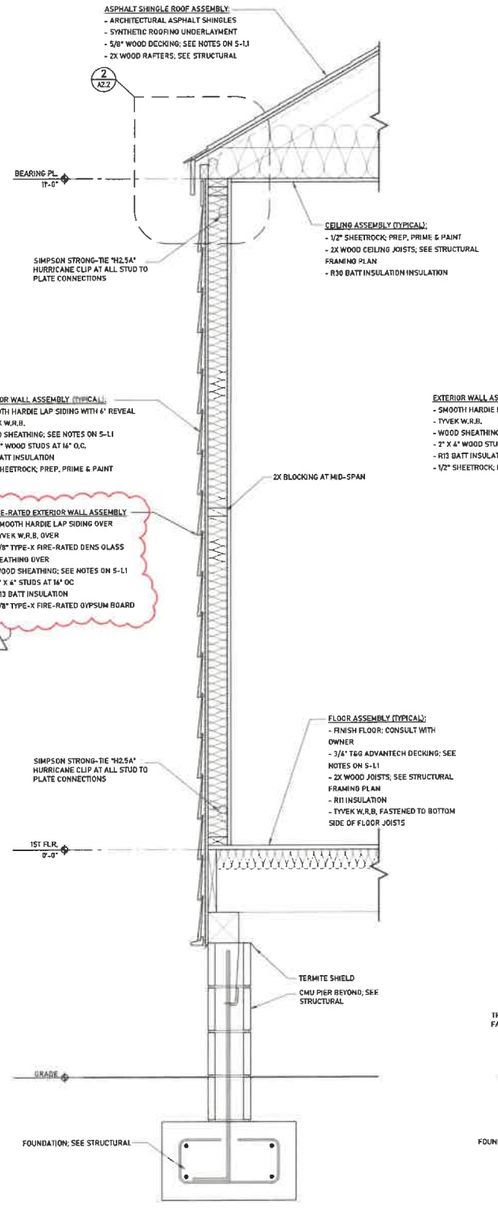
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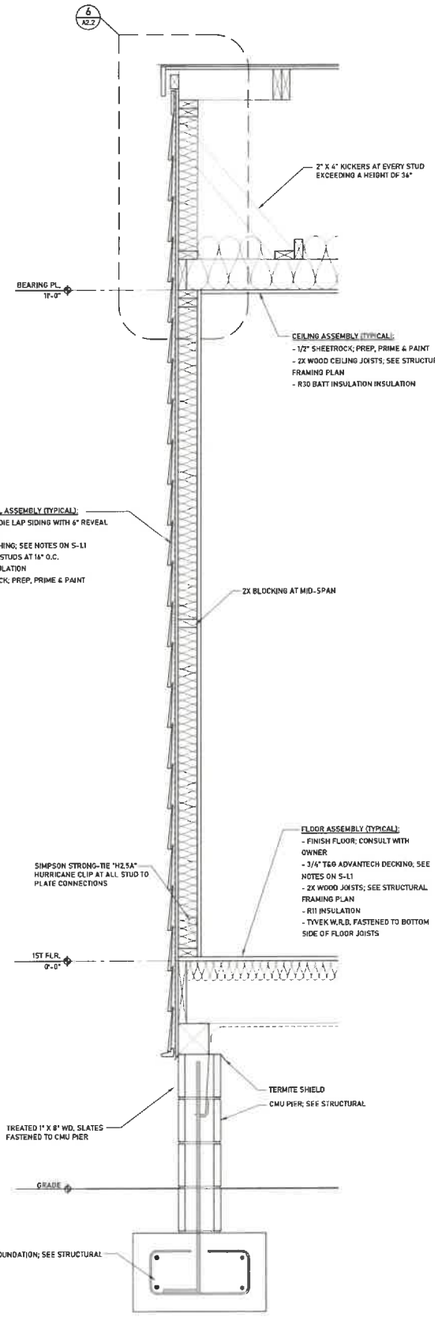
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SHEET TITLE & NUMBER
ELEVATIONS

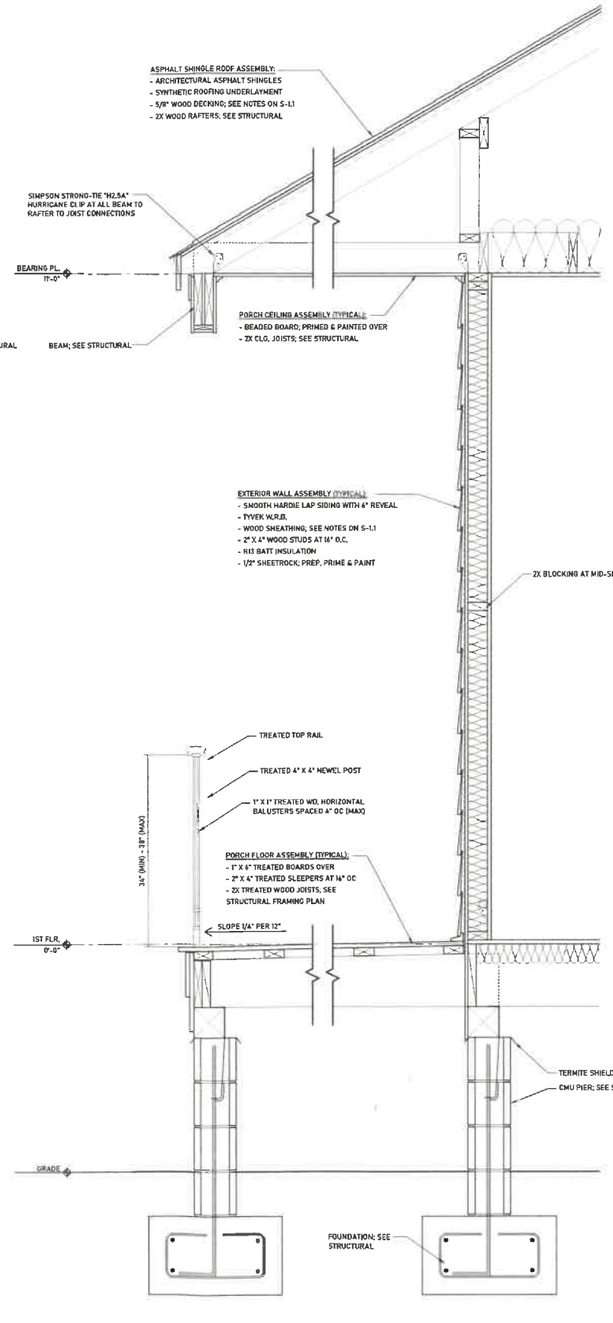
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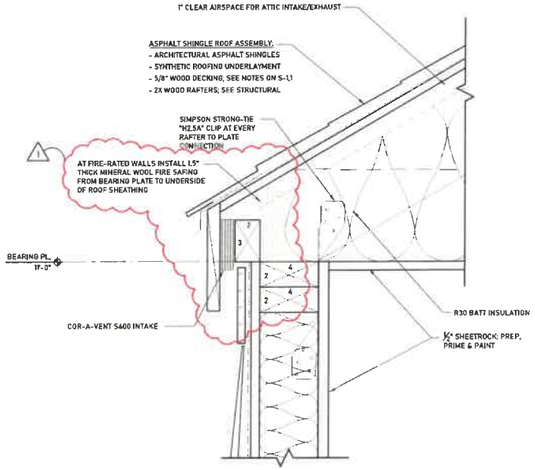
1 WALL SECTION (TYPICAL)
SCALE: 1" = 1'-0"



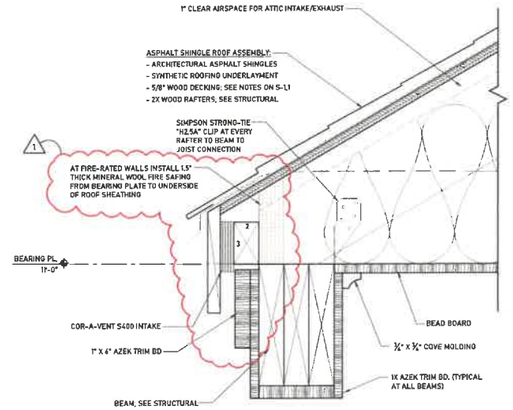
2 WALL SECTION AT GABLE END WALL
SCALE: 1" = 1'-0"



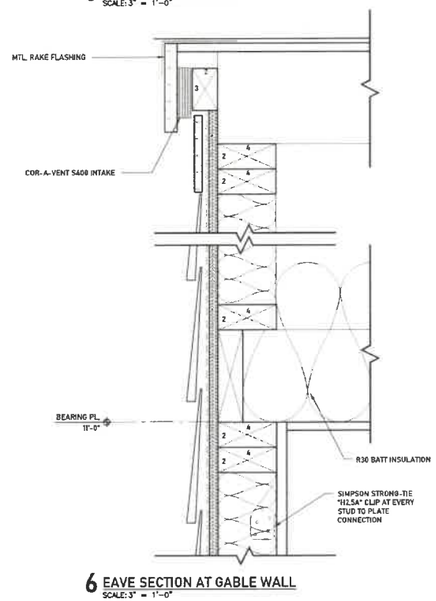
3 WALL SECTION AT PORCH
SCALE: 1" = 1'-0"



4 EAVE SECTION DETAIL (TYPICAL)
SCALE: 3" = 1'-0"



5 EAVE SECTION AT PORCH
SCALE: 3" = 1'-0"



6 EAVE SECTION AT GABLE WALL
SCALE: 3" = 1'-0"

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PROJECT TITLE
ADDITIONS & ALTERATIONS TO EXISTING SINGLE-FAMILY HOUSE

PROJECT ADDRESS
534 4TH STREET
GRETNA, LA. 70053

REVISION HISTORY

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1	11.21.2023

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ISSUED DATE 11.13.2023
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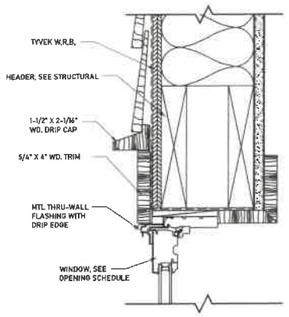
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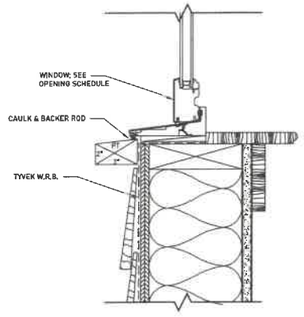
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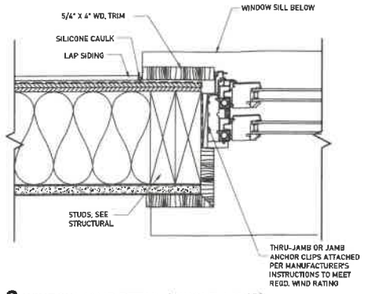
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SECTIONS
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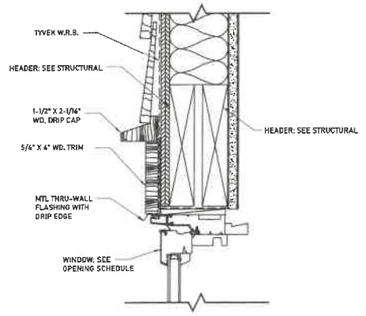
1 WINDOW HEAD DETAIL (SINGLE-HUNG)
SCALE: N.T.S.



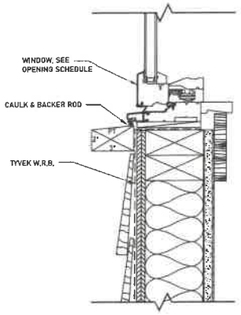
2 WINDOW SILL DETAIL (SINGLE-HUNG)
SCALE: N.T.S.



3 WINDOW JAMB DETAIL (SINGLE-HUNG)
SCALE: N.T.S.



4 WINDOW HEAD DETAIL (FIXED)
SCALE: N.T.S.

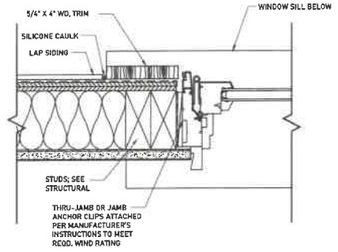


5 WINDOW SILL DETAIL (FIXED)
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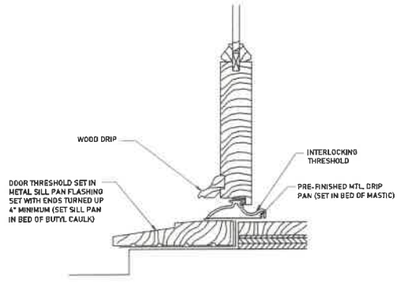
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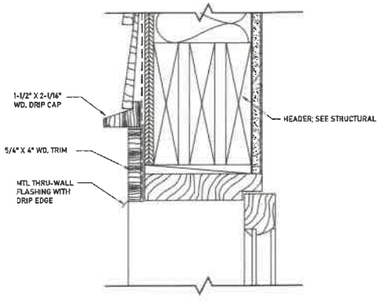
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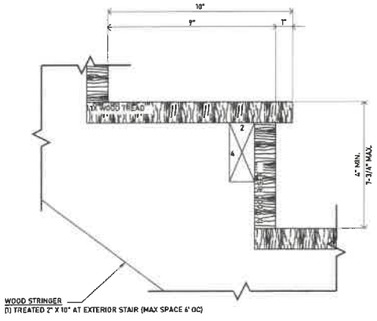
6 WINDOW JAMB DETAIL (FIXED)
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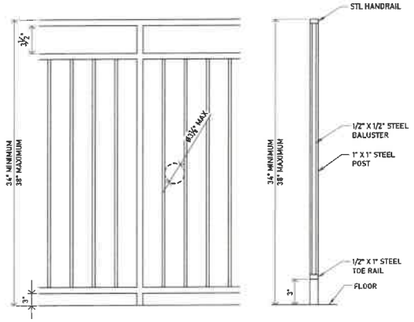
7 DOOR THRESHOLD DETAIL (FIXED)
SCALE: N.T.S.



8 DOOR HEAD DETAIL (FIXED)
SCALE: N.T.S.



9 STAIR/TREAD RISER DIAGRAM
SCALE: N.T.S.



10 RAILING DETAIL
SCALE: N.T.S.

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14 NOT USED
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SECTION DETAILS

A-5.1

16 NOT USED
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17 NOT USED
SCALE: N.T.S.

18 NOT USED
SCALE: N.T.S.

19 NOT USED
SCALE: N.T.S.

20 NOT USED
SCALE: N.T.S.

DESIGN LOADS AND CODE INFORMATION

ROOF
A) LIVE LOAD 20 PSF
B) DEAD LOAD 10 PSF

ATTIC (UNINHABITABLE W/LIMITED STORAGE)
A) LIVE LOAD 20 PSF
B) DEAD LOAD 10 PSF

1ST FLOOR
A) LIVE LOAD 40 PSF
B) DEAD LOAD 15 PSF

WIND SPEED VALUES

ULTIMATE DESIGN WIND SPEED	165 MPH(Vult)
NOMINAL DESIGN WIND SPEED	112 MPH(Vnom)
EXPOSURE CATEGORY	B
IMPORTANCE FACTOR	1
RISK CATEGORY	II

FOUNDATION PREPARATION

1. SUITABLE FILL SHALL BE FREE OF TRASH, LUMPS, HUMUS, PIECES OF WOOD OR ANY OTHER DELETERIOUS MATERIAL.
2. CONTRACTOR SHALL REMOVE EXISTING SLAB(S), FOUNDATIONS, AND SUBSOIL AND COMPACT NEW SUITABLE FILL.
3. EXCAVATION DEPTHS SHOWN ON THE DRAWINGS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING GROUNDWATER CONTROL SYSTEM (PUMPS, SHORING, ETC.)
4. PLACE FOOTINGS ON UNDISTURBED SOIL; NOTIFY THE ARCHITECT OF "SOFT SPOTS" UNDERGROUND OBSTRUCTIONS, OR ANY UNUSUAL CONDITION IS ENCOUNTERED DURING STRIPPING, EXCAVATION OR FILLING. ALL FILL SHALL HAVE 95% COMPACTIONS AND BE SELECT STRUCTURAL FILL.
5. DUE TO THE LACK OF SPECIFIC GEOTECHNICAL INFORMATION, THE FOUNDATION HAS BEEN DESIGNED USING A SUBGRADE MODULUS OF k=75 PCI AND ESTIMATED DESIGN LOADING CAPACITY OF 1,000 PSF. THE DESIGNER AND/OR P.O.R. IS NOT RESPONSIBLE FOR DIFFERENTIAL SETTLEMENT, CRACKING, OR OTHER FUTURE DEFECTS RESULTING FROM UNREPORTED CONDITIONS MITIGATING THE ABOVE ASSUMPTIONS.

CONCRETE WORK

1. LAP SPLICES AND EMBEDMENT LENGTHS 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, 315, AND IN ACCORDANCE WITH CRSI STANDARDS.
   A.) CONTINUOUS TOP BARS: HOOK AT NON-CONTINUOUS ENDS. LAP 30 DIAS. AT MID-SPAN
   B.) CONTINUOUS BOTTOM BARS. LAP 6" AT CENTER OF SUPPORT TEMPERATURE BARS IN SLAB AND INTERMEDIATE HORIZONTAL BARS IN BEAMS: TENSION LAP SPLICES, SEE TABLE BELOW.
   C.) SLAB TOP REINFORCING SUPPORT BARS: SLAB TO REINFORCING BARS LESS THAN 6 FEET IN LENGTH SHALL HAVE 2-#4 CONT. SUPPORT BARS AND SLAB TO REINFORCING BARS GREATER THAN 6 FEET IN LENGTH SHALL HAVE #4 SUPPORT BARS EQUALLY SPACED AT NO MORE THAN 48 INCHES O.C.
   D.) CORNER BARS: PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN, CORNER BARS SHALL LAP WITH HORIZONTAL BARS.
   E.) LAP SPLICE TABLE:

LAP SPLICES (INCHES)

		BAR SIZE					
	LOCATION	#3	#4	#5	#6	#7	#8
SLABS	TOP	15	24	36	48	78	98
	OTHER	12	19	28	37	60	74

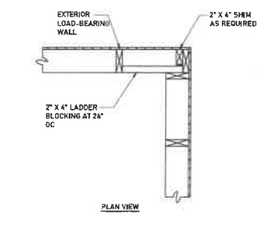
3. SUBJECT TO THE APPROVAL OF THE ENGINEER, BARS MAY BE SHIFTED SLIGHTLY OR BENT IN THE FIELD WHERE NECESSARY TO AVOID OPENINGS, PIPES, EMBEDDED ITEMS AND OTHER OBSTRUCTIONS.
4. HOOKS AND BENDS IN REINFORCEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 318-89
5. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE:
   A.) BEAMS: 1-1/2" CLEAR BOTTOM FORMED, 3" CLEAR BOTTOM CAST ON EARTH, 1-1/2" CLEAR SIDES AND TOP FORMED, 3" CLEAR SIDES EARTH FORMED, 1-1/2" CLEAR TOP.
   B.) SLABS: 3/4" CLEAR TOP AND BOTTOM FORMED, 1" CLEAR BOTTOM, 3/4" CLEAR TOP ON GRADE.
6. CAST-IN-PLACE CONCRETE LOCATED AT FOUNDATION SHALL HAVE A F'c AT 28 DAYS EQUAL TO 3,000 PSI WITH MAXIMUM W/C RATIO EQUAL TO 0.60 WITH A MAX SLUMP EQUAL TO 5-INCHES; ALL CONCRETE SHALL BE NORMAL WEIGHT EQUAL TO 150 PCF.
7. CAST-IN-PLACE CONCRETE LOCATED AT DRIVEWAYS, SIDEWALKS & OTHER RELATED FLATWORK SHALL HAVE A F'c AT 28 DAYS EQUAL TO 4,000 PSI WITH MAXIMUM W/C RATIO EQUAL TO 0.40 WITH A MAX SLUMP EQUAL TO 5-INCHES. CONCRETE SHALL BE NORMAL WEIGHT EQUAL TO 150 PCF.
8. CONCRETE JOINT DETAILS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE INDICATED.
9. INSTALL 10 MIL. VAPOR BARRIER ON GRADE BENEATH THE BUILDING. ALL TEARS AND/OR PENETRATIONS IN VAPOR BARRIER MUST BE REPAIRED WITH WATERPROOF DUCT TAPE OR APPROVED EQUAL.
10. CONCRETE MATERIALS:
    - PORTLAND CEMENT — ASTM C150, TYPE I (5-1/2" SACKS/CY (MIN.)
    - NORM. WT. AGGREGATE — ASTM C33
    - FINE AGGREGATE — CLEAN, SHARP, NATURAL SAND
    - COARSE AGGREGATE — CLEAN, UNCOATED, PROCESSED (NO CLAY)
    - WATER — CLEAN & POTABLE
    - ADMIXTURES — NONE WITHOUT WRITTEN APPROVAL OF ENGINEER
    - JOINT SEALANT — PECORA, THIOKOL, THORO, SONNEBORN, (OR APPROVED EQUAL)
11. REINFORCING STEEL MATERIALS:
    - BARS — ASTM A-615, GRADE 60 (BILLET STEEL)
    - STEEL WIRE — ASTM A82, PLAIN, COLD-DRAWN STEEL
    - WELDED WIRE FABRIC — ASTM A-185
    - SUPPORTS — BOLSTERS, CHAIRS, SPACERS EITHER PRE-GALV., PLASTIC, STAINLESS STEEL, OR CERAMIC (NO BRICKS NOR BLOCKS ALLOWED IN SLABS)
12. KEEP ALL EXCAVATED AREAS FREE OF STANDING WATER DURING FOUNDATION WORK.
13. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
14. BEAM REINFORCEMENT SHALL BE CONTINUOUS AT CROSSINGS AND UNDER RECESSES.

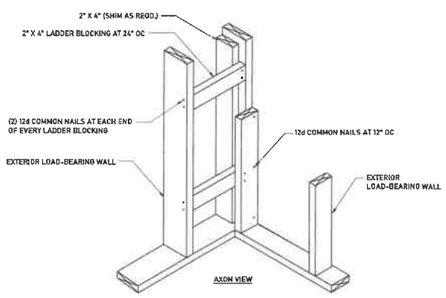
MASONRY

1. MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-05)" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE.
2. HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C-90, GRADE N-1 AND BE MADE WITH LIGHTWEIGHT AGGREGATE. THE MINIMUM PRISM COMPRESSIVE STRENGTH (f'm) SHALL BE 1,550 PSI AT AN AGE OF 28 DAYS, AS DETERMINED BY THE UNIT STRENGTH METHOD OF ACI 530.1.
3. FILL ALL REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. PROVIDE A MINIMUM LAP OF 48 X BAR DIAMETERS AT ALL SPLICES.
5. THE USE OF MASONRY-CEMENT MORTAR IS STRICTLY PROHIBITED. MORTAR SHALL CONFORM TO ASTM C-270, TYPE M OR S. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND BE MADE WITH PORTLAND CEMENT/LIME (NON AIR-ENTRAINED)
6. PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED.
7. PROVIDE REBAR DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCING SIZE AND SPACING. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAP WITH THE FIRST LIFT OF REINFORCING.

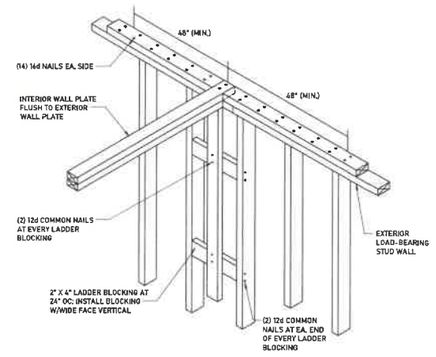
FRAMING LUMBER

1. ALL FRAMING SHOWN ON FRAMING PLANS ARE ONLY FOR DESIGN INTENT PURPOSES. ALL WOOD FRAMING, FABRICATION, CONNECTIONS, AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION, THE PLYWOOD DESIGN SPECIFICATION BY AMERICAN PLYWOOD ASSOCIATION, WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS BY THE AMERICAN FOREST AND PAPER ASSOCIATION, AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
2. JOIST WHICH FRAME INTO SUPPORTING BEAMS AT THE SAME ELEVATION SHALL BE CONNECTED WITH MBA TOP FLANGE JOIST HANGERS. USE LASS JOIST HANGERS AT RIDGE AND HIP LOCATIONS. USE CP CONNECTORS AT ALL HIP BEARING LOCATIONS. USE HPC44 TYPICALLY AT RIDGE AND HIP INTERSECTIONS. USE CC & EEC COLUMN CAPS AND ABU BASES AS REQ'D. ALL CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. OR AN APPROVED EQUAL. HANGERS/CONNECTORS SHALL BE SIZED FOR THE MEMBER SUPPORTED.
3. WOOD FRAMING ADJACENT TO STEEL CONSTRUCTION SHALL BE FASTENED TO STEEL FRAMING WITH POWER ACTUATED FASTENERS.
4. UNLESS OTHERWISE NOTED, ALL LUMBER PERMANENTLY EXPOSED TO WEATHER OR BELOW THE BASE FLOOD ELEVATION SHALL BE PRESSURE TREATED WITH COPPER ZOLE-TYPE B (CA-B) IN ACCORDANCE WITH CURRENT AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARDS P5 AND SECTION U1 FOR RETENTION OF PRESERVATIVES AND SECTION T1, TABLE 12-SAWN PRODUCTS FOR PENETRATION OF PRESERVATIVE OR APPROVED EQUAL.
5. ALL HARDWARE IN CONTACT W/TREATED LUMBER SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A653, CLASS G185 WITH 1.85 OZ OF ZINC COATING PER SQUARE FOOT, MINIMUM. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A153. STAINLESS STEEL FASTENERS MAY BE EMPLOYED AT CONTRACTOR'S OPTION.
6. FRAMING LUMBER TO BE SOUTHERN YELLOW PINE, S4S, NO. 2 KILN DRIED WITH MAXIMUM MOISTURE CONTENT AT 19%.
7. FLOOR FRAMING PROVIDE BRIDGING FOR ALL FLOOR JOISTS AT MID-SPAN & 8'-0" O.C. OR AS NOTED OTHERWISE.
8. PLYWOOD FLOORING TO BE APA RATED 48/24, 3/4" T&G ADVAN-TECH DECKING. NAIL WITH 8D NAILS SPACED 6" O.C. AT PANEL ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS. IN ADDITION, APPLY LIQUID NAIL AND 2X SOLID BLOCKING AT ALL PANEL EDGES.
9. PLYWOOD ROOFING TO BE APA RATED 32/16, 5/8" THICK, NAIL WITH 8D NAILS SPACED 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. SIMPSON STRONG-TIE "PSCL/PSCA" PANEL SHEATHING CLIPS CAN BE USED AT UNSUPPORTED PANEL EDGES IN LIEU OF 2X SOLID BLOCKING.
10. PLYWOOD WALL SHEATHING TO BE APA RATED 32/16, 7/16" WINDSTORM SHEATHING. NAIL PLYWOOD EDGES WITH 8D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. ALL WOOD SHEATHING BELOW THE BASE FLOOD ELEVATION SHALL BE PRESSURE TREATED OR MARINE PLYWOOD.
11. BORED HOLES SHALL BE 2" CLEAR FROM TOP AND/OR BOTTOM EDGE OF JOIST AND SHALL NOT BE LARGER THAN 1-1/4" IN DIAMETER AND SHALL NOT BE LOCATED IN THE MIDDLE OF A SPAN.





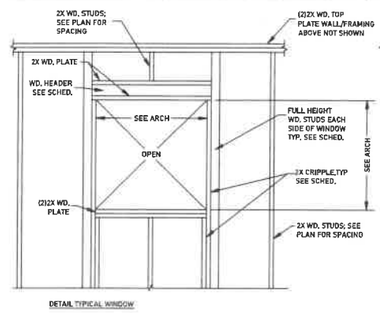
1 THREE STUD CORNER DETAIL
SCALE: 3/4" = 1'-0"



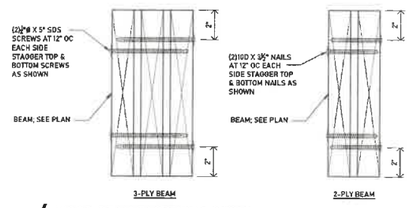
2 INTERIOR WALL INTERSECTION DETAIL
SCALE: 3/4" = 1'-0"

HEADER NOTES:
1. HEADER SIZES SHOWN TO BE USED FOR ALL WINDOW & DOOR OPENINGS TYPICAL UNLESS OTHERWISE NOTED.
2. OPENING SIZES IN SCHEDULE ARE UP TO AND INCLUDING DIMENSIONS SHOWN.
3. SEE ARCHITECTURAL FOR ALL WINDOW & DOOR OPENING SIZES AND LOCATIONS
4. CONTACT ARCHITECT/ENGINEER FOR CONDITIONS NOT LISTED IN SCHEDULE OR DETAILED OTHERWISE.
5. SEE GENERAL NOTES FOR FRAMING STANDARDS, CONNECTION STANDARDS, ETC...

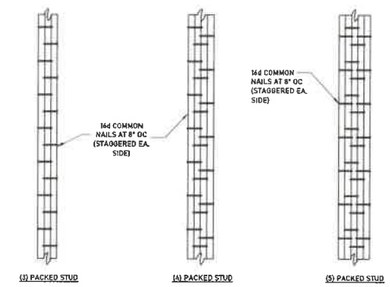
WALL DESCRIPTION	HEADER FOR OPENING SIZE (INSTALL 1/2" OSB AT HEADER SPANS OVER 5')				JAMBS FOR OPENING SIZE							
					CRIPPLE STUDS				FULL HEIGHT STUDS			
	4'-0"	6'-0"	8'-0"	10'-0"	4'-0"	6'-0"	8'-0"	10'-0"	4'-0"	6'-0"	8'-0"	10'-0"
INTERIOR LB WALL	2-2X6	2-2X8	2-2X12	3-2X12	2	2	2	2	2	2	2	3
INTERIOR NLB WALL	2-2X4	2-2X6	2-2X10	2-2X12	1	1	1	2	1	1	2	2
EXTERIOR LB WALL	2-2X6	2-2X8	2-2X12	3-2X12	2	2	2	2	2	2	2	3
EXTERIOR NLB WALL	2-2X4	2-2X6	2-2X10	2-2X12	1	1	1	2	1	2	2	2



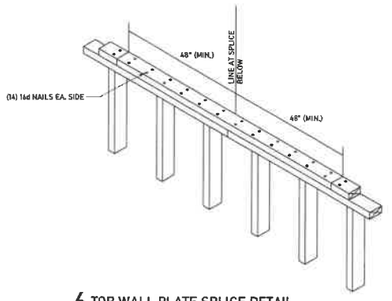
3 OPENING HEADER SCHEDULE
SCALE: N.T.S.



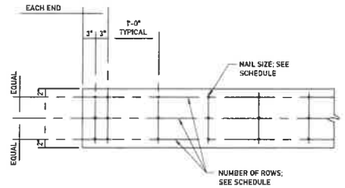
4 WOOD BEAM FASTENING DETAIL
SCALE: N.T.S.



5 PACKED STUD DETAIL
SCALE: 3/4" = 1'-0"



6 TOP WALL PLATE SPLICE DETAIL
SCALE: 3/4" = 1'-0"



BEAM & HEADER MEMBER SIZE	NUMBER OF ROWS	NAIL SIZE (COMMON SIZE)
(2)2" X 8"	2	12d
(2)2" X 10"	2	12d
(2)2" X 12"	2	12d
(3)2" X 8"	3	16d
(3)2" X 10"	3	16d
(3)2" X 12"	3	16d
(2) 1 3/4" X 11 7/8" LVL	3	10d

NOTE:
ALL BEAM AND HEADER MEMBERS SHALL BE PROPERLY SHORED BY CONTRACTOR PRIOR TO NAILING MEMBERS TOGETHER.

7 BEAM & HEADER FASTENING DETAIL
SCALE: N.T.S.

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PROJECT TITLE
ADDITIONS & ALTERATIONS TO EXISTING SINGLE-FAMILY HOUSE

PROJECT ADDRESS
534 4TH STREET
GRETNA, LA. 70053

REVISION HISTORY

#	DATE

PROJECT NO 2224
ISSUED DATE 11.13.2023
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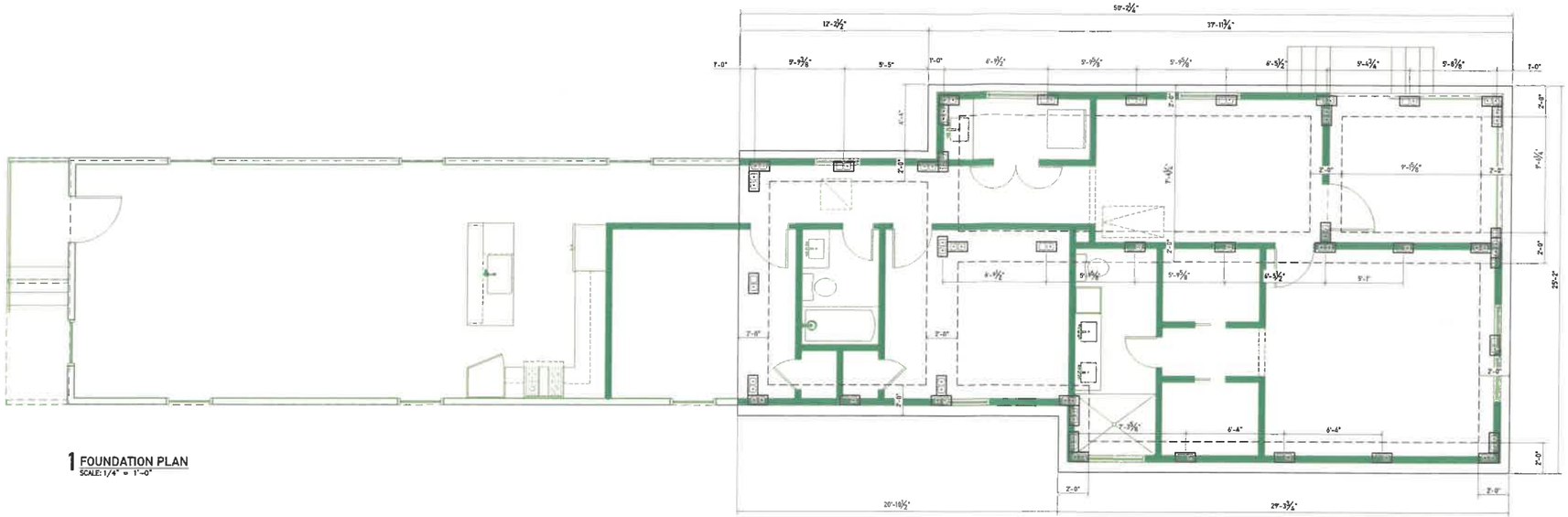
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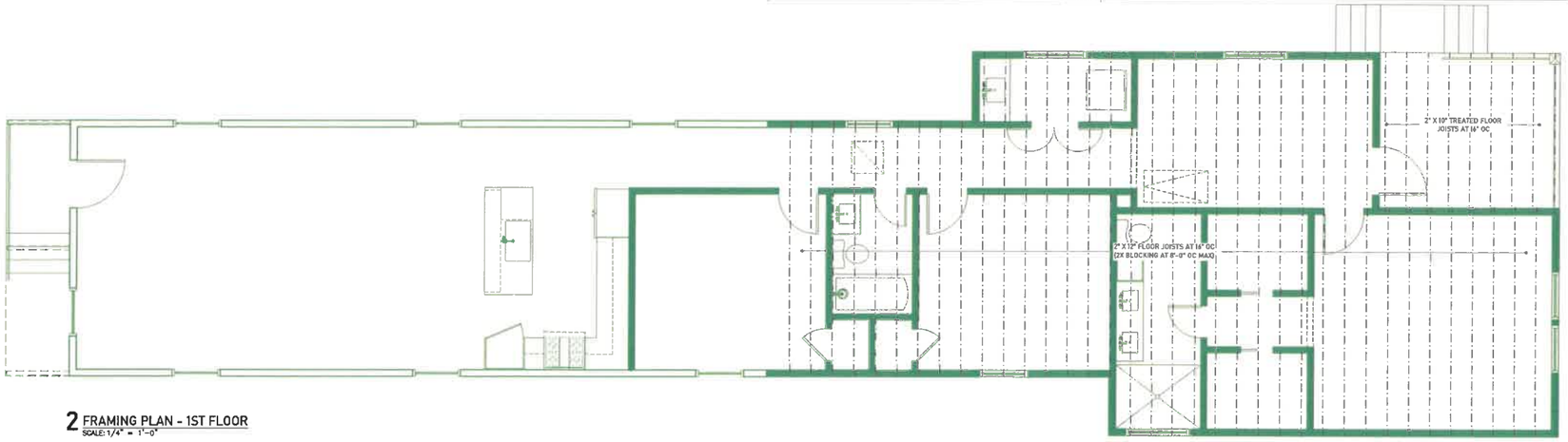
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STRUCTURAL NOTES

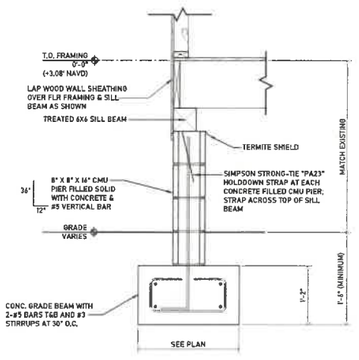
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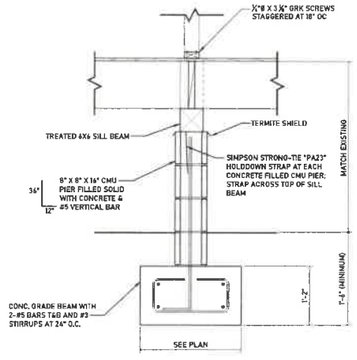
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



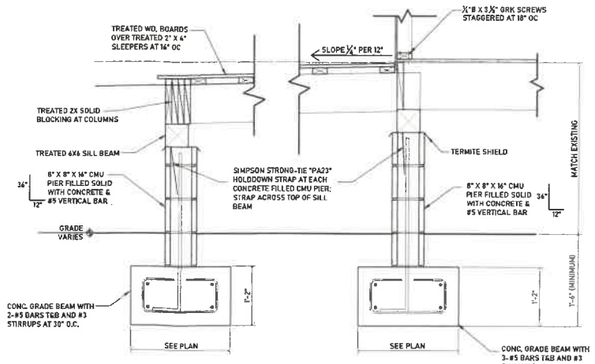
2 FRAMING PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



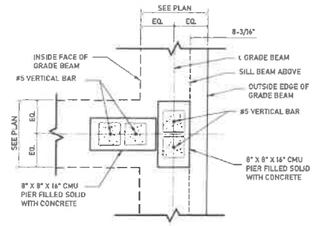
3 SECTION DETAIL AT PERIMETER
SCALE: 3/4" = 1'-0"



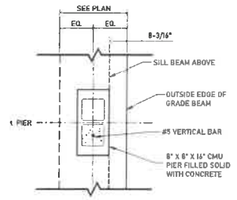
4 SECTION DETAIL AT INTERIOR
SCALE: 3/4" = 1'-0"



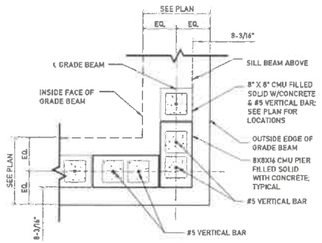
5 SECTION DETAIL AT PORCH
SCALE: 3/4" = 1'-0"



6 CMU PIER PLAN
SCALE: 3/4" = 1'-0"



7 CMU PIER PLAN
SCALE: 3/4" = 1'-0"



8 CMU PIER PLAN
SCALE: 3/4" = 1'-0"

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GRETNA, LA. 70053

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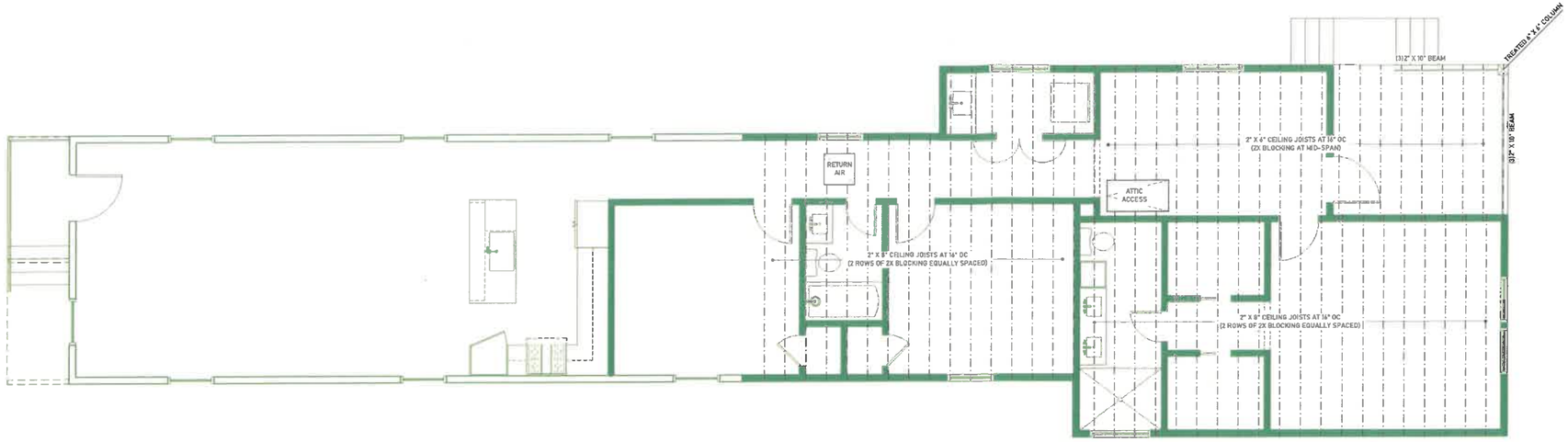
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JOSEPH AXEL CARLSON
REG. NO. 37
11.13.2023
STATE OF LOUISIANA
REGISTERED ARCHITECT

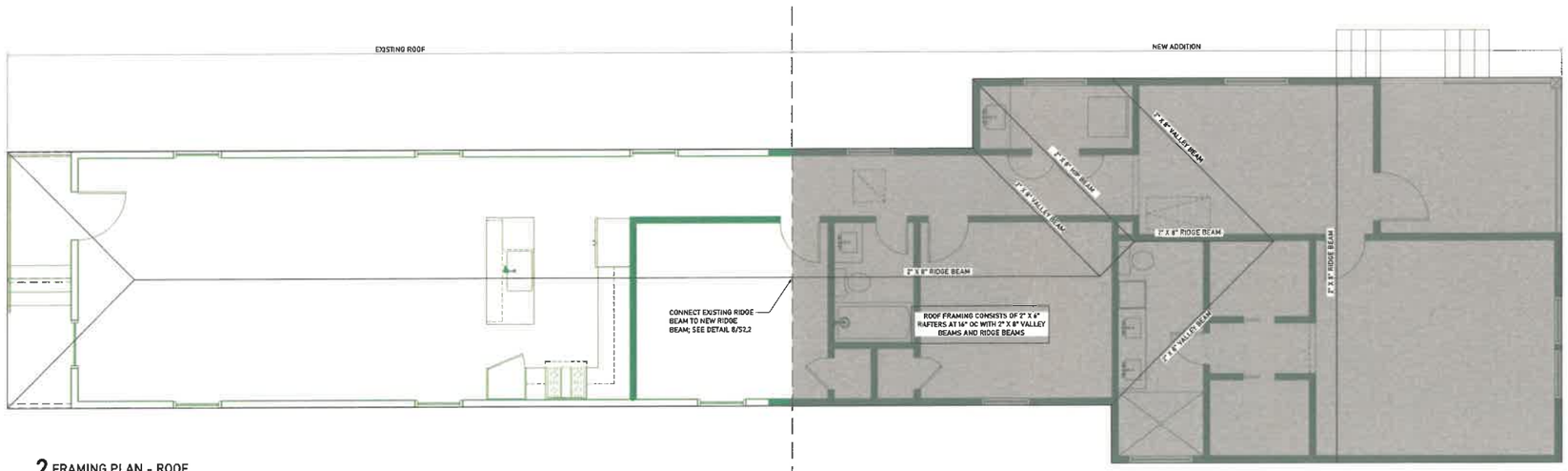
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FOUNDATION

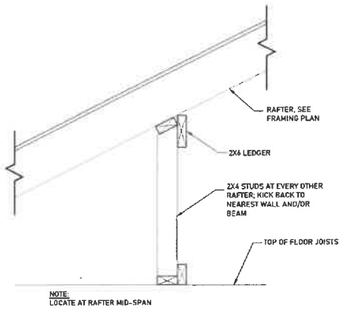
S-2.1



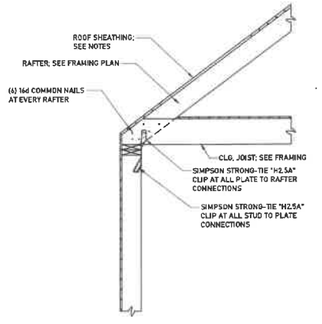
1 FRAMING PLAN - CEILING
SCALE: 1/4" = 1'-0"



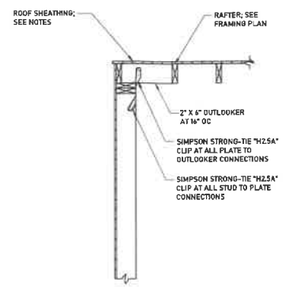
2 FRAMING PLAN - ROOF
SCALE: 1/4" = 1'-0"



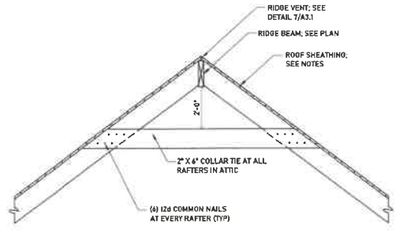
3 RAFTER SUPPORT WALL DETAIL
SCALE: 3/4" = 1'-0"



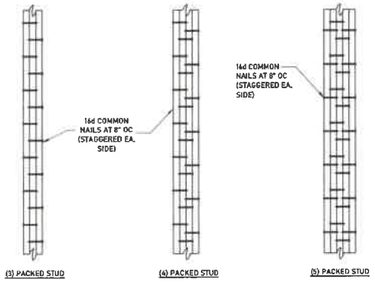
4 SECTION DETAIL
SCALE: 3/4" = 1'-0"



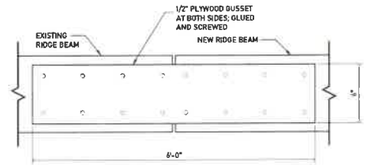
5 SECTION DETAIL
SCALE: 3/4" = 1'-0"



6 SECTION DETAIL
SCALE: 3/4" = 1'-0"



7 PACKED STUD DETAIL
SCALE: 3/4" = 1'-0"



8 RIDGE BEAM DETAIL
SCALE: N.T.S

AXEL
KENNER, LA. 70065
(E)AXELARCHITECTS@GMAIL.COM
(P)985.212.9649

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JOSEPH AXEL CARLSON REG. NO. 37888 11.13.2023 STATE OF LOUISIANA REGISTERED ARCHITECT

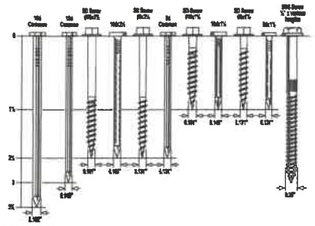
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FRAMING

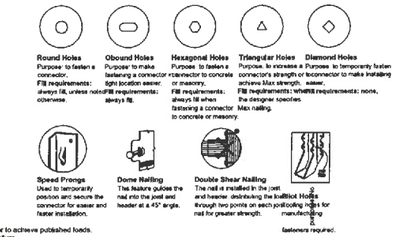
S-2.2

General Notes:

1. Outdoor environments are generally more corrosive to steel. If you choose to use ZMAX® or HDG finish or stainless steel material on an outdoor project, you should periodically inspect your connectors and fasteners or have a professional inspection performed. Regular maintenance, including water-proofing of the wood used in your outdoor project is also a good practice.
2. Coatings Available:
   2.1. ZMAX: Galvanized (G185) 1.85 oz. of zinc per square foot of surface area. (hot-dip galvanized per ASTM A653 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
   2.2. HDG - Hot Dip Galvanized: Products are hot-dip galvanized after fabrication (14 ga. and thicker). The coating weight increases with material thickness. The minimum specified coating weight is 2.0 oz. per square foot, (per ASTM A123 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
   2.3. SS - Stainless Steel: Connectors are manufactured from Type 316L stainless steel, and provide greater durability against corrosion. Stainless-steel nails are required with stainless-steel products, and are available from Simpson Strong-Tie.
3. When using stainless steel connectors, use stainless steel fasteners. When applications allow the use of ZMAX/HDG galvanized connectors, use HDG fasteners that meet the specifications of ASTM A153 or equivalent coating offered on Simpson Strong-Tie fasteners.
4. Due to many variables involved with outdoor construction, Simpson Strong-Tie cannot provide estimates on service life of connectors, anchors or fasteners.
5. To obtain optimal performance from Simpson Strong-Tie products, the products must be installed properly and used in accordance with the installation instructions and design limits provided by Simpson Strong-Tie.
6. All installation notes and guidelines within the current Wood Construction Connectors catalog shall apply for the connectors, anchors, and fasteners shown.
7. Simpson Strong-Tie reserves the right to change the specifications, design and models shown without notice or liability for such changes.
8. Simpson Strong-Tie does not guarantee the performance or safety of products that are modified, improperly installed or not used in accordance with the design.
9. All references to bolts or machine bolts (MB) are structural quality through bolts (not lag screws or carriage bolts) equal to or better than ASTM A307, grade A. Bolt holes shall be at least a minimum 1/32" and no more than a maximum of 1/16" larger than the bolt diameter per 2005 NDS Section 11.1.2.
10. Unless noted otherwise, all references to standard cut washers refer to Type A plain washers (W) conforming to the dimensions shown in ASME B18.22.1 for the appropriate rod sizes.
11. Unless stated otherwise, Simpson Strong-Tie cannot and does not make any representation regarding the suitability of use or load-carrying capacities of connectors installed with improper fasteners.

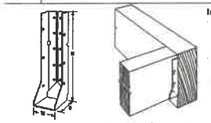


Fastener Notes:
1. The specified quantity, type and size of fastener must be installed in the correct holes on the connector to achieve published loads. Incorrect fastener selection or installation can compromise connector performance and could lead to failure.
2. Nail diameter assumes no coating. See technical bulletin T-NAILGUIDE for more information.
3. The Simpson Strong-Drive® SD structural-connector screw is the only screw approved for use with our connectors.
4. NAIL reference in tables: 16d = 16d common, 10d = 10d common



Fastening Identification

D01 General Notes



Installation:
For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed fill both holes).
For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
- 10dx1½ nails for installations with Nails
- SD #9x1½ for LUC26Z and LUC210Z installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10dx1½	6-SD #9x2½	4-SD #9x1½
LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10dx1½	10-SD #9x2½	6-SD #9x1½
HUC26-2Z	3 1/8	5 3/8	2 1/2	12-10d	5-10d	-	-
HUC28-2Z	3 1/8	7	2 1/2	14-10d	6-10d	-	-
HUC210-2Z	3 1/8	9 13/16	2 1/2	18-10d	10-10d	-	-

ind Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

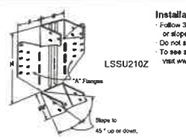
D02 Fasteners

Installation:
- Field skewable, bend one time only.
- Joist must be constrained against rotation (for example, with *solid blocking*) when using a single LS per connection.



Model No.	L (in)	Fasteners
LS30Z	3 3/8	6-10d
LS50Z	4 7/8	8-10d
LS70Z	6 3/8	10-10d

ind Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.



Installation:
- Follow 3-step installation sequence for skewed or sloped/skewed applications.
- Do not substitute 10dx1½ nails for face nails.
- To see an installation video on this product, visit www.strongtie.com



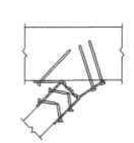
STEP 1
Nail hanger to slope-cut carried member, installing seat nail first. No bevel necessary for skewed installation. Install joist nails at 45 ° angle.



STEP 2
Skew flange from 0-45 °. Bend other flange back along centerline of slots until it meets the header. Bend one time only.

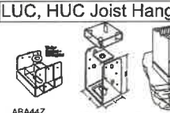
Model No.	Dimensions (in.)			Fasteners	
	W	H	A	Header	Joist
LSU26Z	1 9/16	4 7/8	1 1/2	6-10d	5-10dx1 1/2
LSSU210Z	1 9/16	9 1/2	1 5/8	10-10d	7-10dx1 1/2

1. For skewed LSSU, the inner most face fasteners on the acute angle side are not installed.
2. Refer to current Wood Construction Connectors catalog for additional information.



STEP 3
Attach hanger to the carrying member, acute angle side first (see footnote 1). Install nails at an angle.

D04 LUC, HUC Joist Hangers

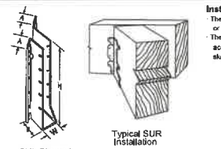


Installation:
- ABA, ABU - for pre-pour installed anchors. For Simpson Strong-Tie epoxy or mechanical anchors, select and install in accordance with www.strongtie.com.
- Products require washers between the nut and the base. Washers are supplied with the ABU but not the ABA, which requires a standard cut washer.

Model No.	Post Size	Dimensions (in.)				Anchor Dia.	Post Fasteners			
		W	L	H	MB		Nails	SD Screws	Machine Bolts	
									Qty.	Dia.
ABA44Z	4x4	3 9/16	3 1/8	3 1/16	-	1/2	8-16d	6-SD #9x1½	-	-
ABU44Z	4x4	3 9/16	3	5 1/2	1 3/4	5/8	12-16d	12-SD #9x1¼	2	1/2
ABA46Z	4x6	3 9/16	5 5/16	3 1/8	-	5/8	8-16d	8-SD #9x1½	-	-
ABU46Z	4x6	3 9/16	5	7	2 5/8	5/8	12-16d		2	1/2
ABA66Z	6x6	5 1/2	5 1/4	3 1/8	-	5/8	8-16d	8-SD #9x1½	-	-
ABU66Z	6x6	5 1/2	5	8 1/16	1 3/4	5/8	12-16d		2	1/2
ABU86Z	6x6	7 1/2	7	7	-	2 - 5/8	18-16d	-	-	-

ind Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
1. Refer to current Wood Construction Connectors catalog for additional information.

D05 SUR/SUL 45° Skewed Joist Hangers

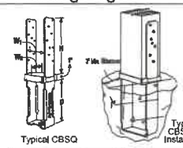


Installation:
- The joist may be square cut or bevel cut.
- These hangers will normally accommodate a 45° to 50° skew.

Model No.	Joist Size	Dimensions (in.)					Fasteners	
		W	H	B	A1	A2	Header	Joist
SUHL26Z	2x6, 8	1 9/16	5	2	1 1/8	1 5/16	6-10d	6-10dx1½
SUHL210Z	2x10, 12	1 9/16	8 1/8	2	1 1/8	1 5/16	10-10d	10-10dx1½
SUHL210-2Z	(2) 2x10, 12	3 1/8	8 11/16	2 5/8	1 7/16	2 3/8	14-10d	6-10dx2½

ind Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D06 LS Framing Angles

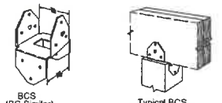


Installation:
- Install Simpson Strong-Tie SDS ¼" x 2" wood screws, which are provided with the column base, with a 5/8" hex head driver. (Lag screws will not achieve the same load.)
- Allow concrete to cure before installation of the post.
- For full loads, a minimum of 3" side cover shall be provided.

Model No.	Post Size	Dimensions (in.)				Number of SDS Screws
		W1	W2	D	H	
CBSQ44-SDS2HDG	4x4	3 9/16	5 1/2	7 1/8	8 3/8	14-SDS ¼"x2"
CBSQ46-SDS2HDG	4x6	3 9/16	5 5/16	7 13/16	8 11/16	14-SDS ¼"x2"
CBSQ66-SDS2HDG	6x6	5 1/2	5 1/2	8 7/8	9 3/4	14-SDS ¼"x2"
CBSQ86-SDS2HDG	6x8	7 1/2	5 3/8	8 1/8	8 11/16	12-SDS ¼"x2"
CBSQ88-SDS2HDG	8x8	7 1/2	7 3/8	8 1/8	8 11/16	12-SDS ¼"x2"

ind Indicates connector is available in stainless steel. Replace -SDS2HDG in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D07 LSU, LSSU Adjustable Joist Hangers

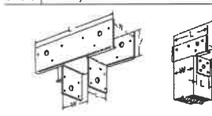


Installation:
BCS: Install dome nails on beam, drive nails at an angle through the beam into the post below.
BC: Do not install bolts into pilot holes.

Model No.	Dimensions (in.)						Fasteners			
	W1	W2	L1	L2	B1	B2	Nails		SD Screws	
							Beam Flange	Post Flange	Beam Flange	Post Flange
BCSZ	3 9/16	3 9/16	2 7/8	2 7/8	3	3	8-16d	6-16d	8-SD #10x1½	6-SD #10x1½
BCZ	5 1/8	5 1/2	4 3/8	4 3/8	3 3/8	3 3/8	12-16d	12-16d	-	-
BCS5.5/8Z	5 1/8	5 9/16	2 7/8	2 7/8	2 15/16	2 15/16	8-16d	6-16d	8-SD #8x2½	6-SD #8x2½
BCS5.5/8Z	4 3/8	5 9/16	4 3/8	2 7/8	3 5/16	2 15/16	12-16d	8-16d	-	-

ind Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D08 ABA, ABU Post Bases

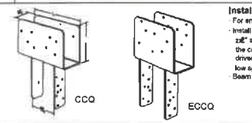


Installation:
- For end condition, specify EPC. Use all specified fasteners.
- Do not install bolts into pilot holes.

Model No.	Post Size	Dimensions (in.)					Fasteners				
		W1	W2	L1	L2	L3	Nails		SD Screws		
							Post	Beam	Post	Beam	
								PC EPC		PC	EPC
PC44-NZ	4x4	3 9/16	3 9/16	2 5/8	11	7 9/16	8-16d	12-16d	8-16d	12-SD #10x1½	8-SD #10x1½
PC46-NZ	4x6	3 9/16	5 1/2	2 5/8	13	9 1/4	8-16d	12-16d	8-16d	-	-
PC66-NZ	6x6	5 1/2	5 1/2	4 9/16	13	9 1/4	8-16d	12-16d	8-16d	-	-

1. Refer to current Wood Construction Connectors catalog for additional information.

D09 PBS Post Bases

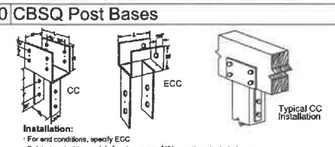


Installation:
- For end conditions, specify ECCQ
- Install Simpson Strong-Tie SDS ¼ x 3" screws, which are provided with the column cap, with hex head driver. SDS screws install best with a low speed drill.
- Beam depth must be a minimum 7"

Model No.	Beam Width	Dimensions (in.)					No. of SDS ¼"x 3½" Screws	
		W1	W2	L1		H		
				CCQ	ECCQ		Beam	Post
CCQ3-HDG	3 1/8	3 1/4	5 1/2	11	8 1/2	7	10	14
CCQ4-HDG	4x	3 5/8	5 5/8	11	8 1/2	7	10	14
CCQ6-HDG	4x	3 5/8	5 1/2	11	8 1/2	7	10	14
CCQ8-HDG	4x	3 5/8	7 1/2	11	8 1/2	7	10	14
CCQ8HDG	6x	5 1/2	5 1/2	11	8 1/2	7	10	14
CCQ8HDG	6x	5 1/2	7 1/2	11	8 1/2	7	10	14

ind Indicates connector is available in stainless steel. Replace HDG in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D10 CBSQ Post Bases

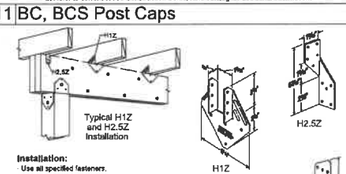


Installation:
- For end conditions, specify ECC
- Bolt holes shall be a minimum of ⅛ a maximum of ¼" larger than the bolt diameter.
- Contact engineered wood manufacturers for connections that are not through the wide face.
- Beam depth must be at least as tall as H1.

Model No.	Beam Width	Dimensions (in.)					Machine Bolts			
		W1	W2	L		H1	Dia.	Beam		
				CC	ECC			CC	ECC	Post
CC4-SK4HDG	3 1/8	3 1/4	3 5/8	11	7 1/2	6 1/2	5/8	4	2	2
CC4-SK4HDG	3 1/8	3 1/4	5 1/2	11	7 1/2	6 1/2	5/8	4	2	2
CC4HDG	4x	3 5/8	3 5/8	7	5 1/2	4	5/8	2	1	2
CC6HDG	6x	5 1/2	5 1/2	11	7 1/2	6 1/2	5/8	6	2	2

ind Indicates connector is available in stainless steel. Replace HDG in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D11 BC, BCS Post Caps

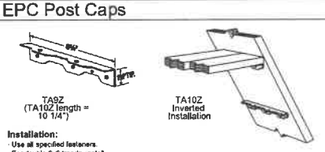


Installation:
Use all specified fasteners.

Model No.	Fasteners			
	Nails		SD Screws	
	To Joist	To Beam	To Joist	To Beam
H1Z	6-8dx1½	4-8dx1½	6-SD #9x1½	4-SD #9x1½
H2.5Z	5-8dx1½	3-8dx1½	5-SD #9x1½	3-SD #9x1½
H5Z	5-10dx1½	5-10dx1½	5-SD #9x1½	5-SD #9x1½

Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D13 PC, EPC Post Caps

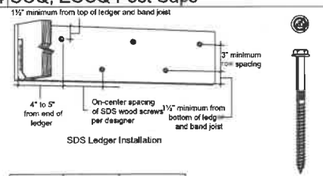


Installation:
- Use all specified fasteners. For double 2x6 treads, install TA10Z inverted with 4 screws installed into the treads.

Model No.	Fasteners	
	Stringer	Tread
TA9Z	3-SDS ¼"x1½"	2-SDS ¼"x1½"
TA10Z	3-SDS ¼"x1½"	4-SDS ¼"x1½"
TA10Z	4-SDS ¼"x1½"	3-SDS ¼"x1½"

ind Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D14 CCQ, ECCQ Post Caps

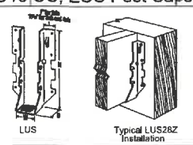


Size (in.)	Model No.	Thread Length (in.)
14" x 310"	SDS25312	2½
16" x 9"	SDS25900	2½

ind Indicates connector is available in stainless steel. Add SS to model number when ordering.
2. Refer to current F-SDSLDGR for spacing and additional information.
3. The screws shall be staggered from the top to the bottom along the horizontal run of the deck ledger per IRC 2009 Section R502.2.2.1.1.

Installation:
- Install Simpson Strong-Tie SDS wood screws with a ½ hex head driver. SDS screws install best with a low speed drill.

D15 CC, ECC Post Caps

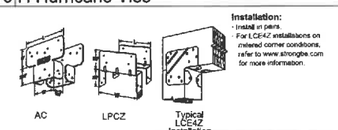


Installation:
- LUS hangers install with double shear nailing.
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
  - 10dx1½ nails for installations with Nails
  - SD #9x1½ for LUS28Z and LUS210Z installations with SD Screws
  - SD #10x1½ for LUS26-2Z and LUS210-2Z installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Nails		SD Screws	
				Header	Joist	Header	Joist
LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2½	4-SD #9x2½
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2½	4-SD #9x2½
LUS26-2Z	3 1/8	4 7/8	2	4-10d	4-10d	4-SD #10x2½	4-SD #10x2½
LUS28-2Z	3 1/8	9	2	8-10d	8-10d	8-SD #10x2½	8-SD #10x2½

ind Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D16 H Hurricane Ties



Installation:
- Install in pairs.
- For LCE4Z installations on inclined corner conditions, refer to www.strongtie.com for more information.

Model No.	Dimensions (in.)		Fasteners			
	W	L	Nails		SD Screws	
			Beam	Post	Beam	Post
ACZ	3 9/16	8 1/2	14-10d	14-10d	14-SD #10x1½	14-SD #10x1½
AC8Z	5 1/2	8 1/2	14-10d	14-10d	14-SD #10x1½	14-SD #10x1½
LPCZ	3 9/16	3 1/2	8-10d	8-10d	8-SD #8x1½	8-SD #8x1½
LPC8Z	5 9/16	5 1/2	8-10d	8-10d	-	-
LCE4Z	-	5 3/8	14-10d	10-10d	14-SD #10x1½	10-SD #10x1½

ind Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D18 TA Tread Angle

D19 SDS Screws

D03 LUS Joist Hangers

D12 AC, LPC, LCE Post Caps

AXEL
KENNER, LA. 70065
(E)AXELARCHITECTS@GMAIL.COM
(P)985.212.9649

PROJECT TITLE
ADDITIONS & ALTERATIONS TO EXISTING SINGLE-FAMILY HOUSE

PROJECT ADDRESS
534 4TH STREET
GRETNA, LA. 70053

REVISION HISTORY

#	DATE

PROJECT NO 2224
ISSUED DATE 11.13.2023
USE
FOR REVIEW
FOR PRICING
X FOR PERMIT
FOR CONSTRUCTION

DESIGN PHASE
PERMITTING

STAMP
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SHEET TITLE & NUMBER
FRAMING DETAILS
S-3.1

Historic District Commission

Meeting: November 2, 2026

534 4th Street

(District 2)

For: Demolition renewal of COA 23-034 Deferred 10/5/26

Applicant:
Ludwign Caside

Historic District Commission

Meeting: October 5, 2026

534 4th Street

(District 2)

For: Demolition renewal of COA 23-034

Defer

JR/SB

11111 6-0

Applicant:
Ludwign Caside

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 it s 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: 534 4th Street, Gretna, La 70053

Renovation: _____

New Construction: _____

Demolition: Accesory building

Age of Structure: _____

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: Jacqueline Caside Date: 09/29/2026

Applicant's Name: Jacqueline Caside

Applicant's Address: 2185 Longbranch dr.

Phone No: (504) 884-6131 Cell No: (504) 621-2349

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 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor
Belinda Cambre Constant

Councilmembers
Wayne A. Rau

Councilman-at-Large
Rudy S. Smith

District One
Michael A. Hinyub

District Two
Mark K. Miller

District Three
Randy S. Carr

District Four

Departments

Building
Danika E. Gorrondona

Citizens Affairs
Rachael Stanley

City Clerk
Norma J. Cruz

City Development
Amelia Pellegrin

Code Enforcement
Angel L. Gonzales

Finance & Tax
Raylyn C. Stevens

Human Resources
Gwen Turner

Information Technology
Michael T. Wesley

Operations
Eric Stahl

Parks & Parkways
Amie L. Hebert

Project Manager
Edwin Batiste

Public Services
Madason Priore

Recreation
Kirk Lepine

Tourism
Summer Cook

I, Jaclyn Caside the undersigned, have been informed of the Historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on _____ at 4:00 p.m., in the 2nd floor Council Chambers at Gretna City Hall, 740 2nd Street, Gretna, LA 70053.

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's 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.

Caside
Signature of Applicant

Jaclyn Caside
Name of Applicant (Please Print)

2785 Long Branch Dr. Marrero, LA 70072
Applicant's Address

534 4th Street Gretna, LA 70053
Address under HDC review

Date: 09/29/2024


534



CITY OF GRETNA
HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

534 4th Street

PROPERTY ADDRESS

Ludwig Caside

NAME OF APPLICANT

Work Approved: Demolition of non inventoried accessory residential Structure.

Signature of HDC Chairperson

9/13/2021
Date

Signature of Applicant

09/14/2021
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-21-0091

CITY OF GRETNA
HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

534 4th Street

PROPERTY ADDRESS

Ludwign Caside

NAME OF APPLICANT

Work Approved: Demolition of existing accessory structure. Addition and renovations to existing historic residence. Approved as submitted with modifications: handrails may be iron or wood, addition of yoked gas lantern centered with front door, single glass transom over front door, front facade window to be single unit - not window with transom.

Signature of HDC Chairperson

5/1/2023
Date

Caside
Signature of Applicant

05/03/2023
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

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740 2nd Street, Room 111, Gretna, LA, 70053
(504) 363-1563 - www.gretnala.com

COA-23-034

Historic District Commission

Meeting: August 30, 2021

534 4th Street

(District 2)

PP/DR 1111 4-0 Approved

For: Demolition of secondary apartment structure

Applicant:
Ludwign Caside

GRETNA HISTORIC DISTRICT COMMISSION
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1913
CERTIFICATE OF APPROPIATENESS

Demolished

HISTORIC DISTRICT PERMIT

APPLICATION FOR DEMOLITION

Section 32-9.- Historic preservation, of the Gretna Code of Ordinances 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 per Section 32-9(4):

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.

The Historic District Commission (HDC) shall review all applications for demolition and report its recommendations to the 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: 534 4th Street, Gretna, Louisiana 70053

Name of applicant: Ludwign Caside

Address of applicant: 5822 Catina St. (Street) New Orleans (City), LA (State) 70124 (Zip Code)

Contact Phone(s): 504 621-2349 (___) _____

E-Mail address: LCASIDE@GMAIL.COM

Signature: _____ **Dated:** 08/23/2021

GRETNA HISTORIC DISTRICT COMMISSION
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CERTIFICATE OF APPROPIATENESS

Reason for Demolition Permit: Foundation issues for back structure which is unsafe that is not part of main house.

Age of structure: unknown

Site's future use: We would like to extend back of the home to increase the square footage.

Regarding the costs of restoration it is recommended that the applicant attach the following items:

1. An appraisal of the structure, photographs of exterior and interior, engineering or structural reports, written repair / renovation estimates with detailed costs.
2. Inspection report for termites.
3. Any other documents related to the costs of restoration.

FOR OFFICE USE ONLY:

Contributing element to Gretna National Register Historic District? YES_____ NO_____

Inventory Number:_____

Architectural description / comments:_____

Application date: Aug. 23, 2021

Historic District Commission meeting date: Aug. 30, 2021

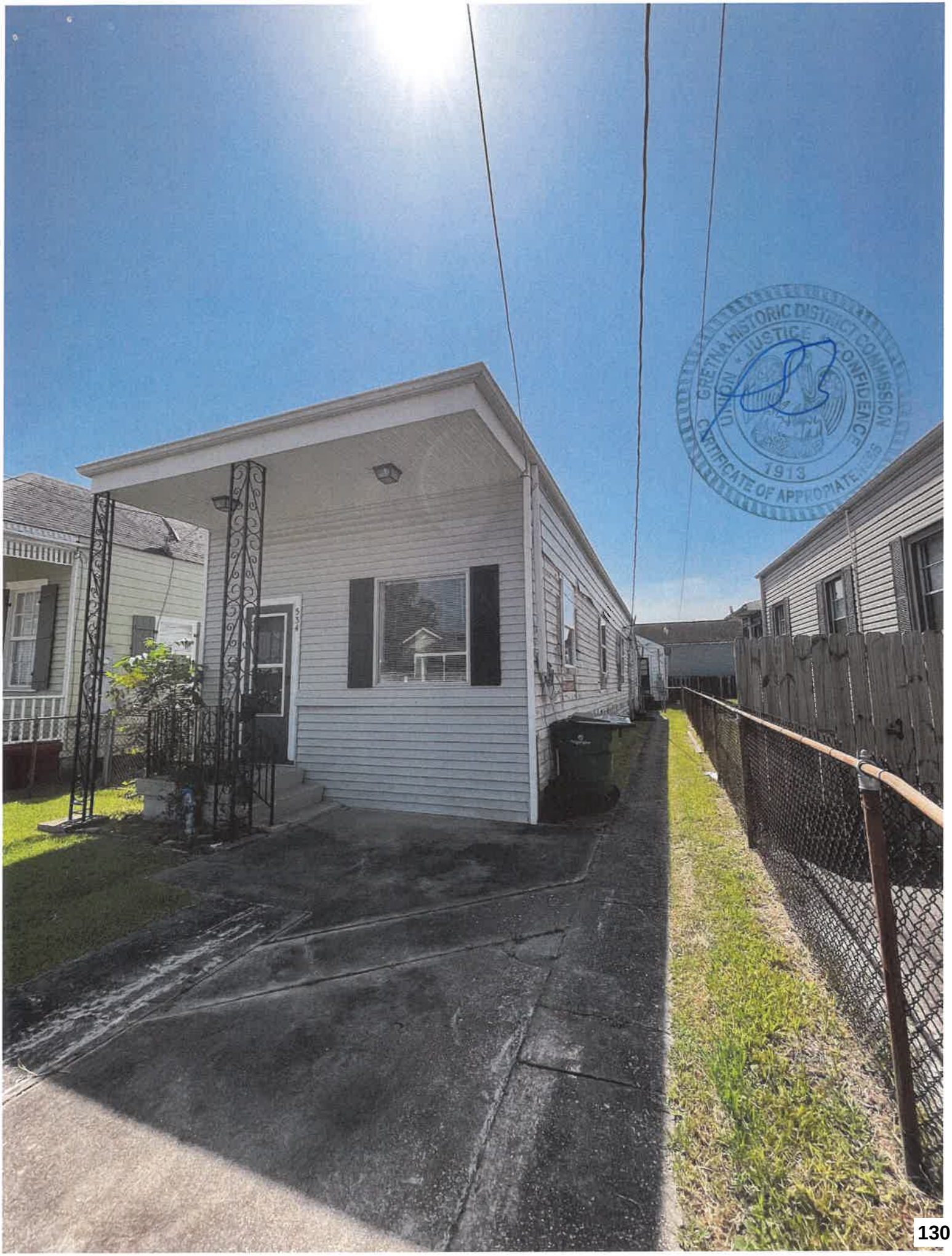
Gretna Council public hearing meeting date:_____

GRETNA HISTORIC DISTRICT COMMISSION
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Google Maps 535 4th St



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