



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

David Tuzin, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
Matthew Chattagnier
Natalie Pittman-Lirette, Alternate

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

DATE: Monday, July 19, 2021
TIME: 5:00 PM
PLACE: Government Tower, 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of June 22, 2021
5. Old Business:
 - a. Structure Variance: Side yard variance from required 5' to 0' for construction of a covered patio in an R-1 district. located at 816 Cottagemill Lane; (Council District 1; City of Houma Fire District), *Juan Fiscal, applicant.*
 - 1) Applicant present request
 - 2) Call for Public Hearing
 - 3) Staff report and recommendation
 - 4) Board discussion and action
6. New Business:
 - a. Structure Variance: Rear yard setback variance from required 25' to 5' for construction of an open carport and storage addition to a residence in a R-1 district located at 221 Inglewood Way; (Council District 6; City of Houma Fire Department), *Dwayne Bergeron, applicant.*
 - 1) Applicant present request
 - 2) Call for Public Hearing
 - 3) Staff report and recommendation
 - 4) Board discussion and action
 - b. Administrative Review: Approval of an on-premise consumption liquor license (New Orleans Original Daiquiris) located at 1798 Martin Luther King Blvd., Ste. B., within 1,000 feet from a recreation area in an Overlay District. (Council District 6; Bayou Cane Fire District. *Marks of Terrebonne, LLC., applicant.*
 - 1) Applicant present request
 - 2) Call for Public Hearing
 - 3) Staff report and recommendation
 - 4) Board discussion and action
 - c. Special Exception: for a self-storage facility in a C-3 district, located at 135 & 149 Valhi Lagoon Crossing; (Council District 6; City of Houma Fire Department); *Marlin Properties, LLC, applicant.*
 - 1) Applicant present request
 - 2) Call for Public Hearing
 - 3) Staff report and recommendation
 - 4) Board discussion and action
7. Next Meeting Date: August 16, 2021
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
June 22, 2021

Government Tower
Council Meeting Room

The Chairman, David Tauzin, called the June 22, 2021 meeting of the Houma Board of Adjustments to order at 5:05 p.m..

1. Pledge of Allegiance: Mr. Joe Harris
2. Upon Roll Call, those members present were Mr. Matthew Chattagnier, Mr. David Tauzin, Mr. Pete Konos, Mr. Willie Newton, Mr. Joe Harris and Mrs. Natalie Lirette.
Also present was Mr. Christopher Pulaski, TPCG Planning Director and Mr. Gary Williams, Assistant Parish Attorney..

3. ANNOUNCEMENTS: Mr. Pulaski reminded members of date changes necessary due to conflicts with Council meetings. September meeting will be Tuesday, September 21st and November's meeting will be Tuesday, the 16th of November.

4. Approval of Minutes of May 17, 2021.

MOTION was made by Mr. Matthew Chattagnier; **SECONDED** by Mr. Willie Newton to **APPROVE** the minutes of the May 17, 2021 meeting.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin, Lirette

5. Old Business:

Matt Chatagnier made a **MOTION** to take old business off the table, **SECONDED** by Willie Newton. **MOTION** passed unanimously.

a. Special Exception: Proposed 100' monopole cell tower and 40X40X 8 foot fence.
Chair recognized Mr. Jon Leyens, CellCo partnership d/b/a/Verizon Wireless who summarized the needs of the new tower in the area.

After discussion, **MOTION** to **APPROVE** was made by Mr. Willie Newton. Due to lack of a second, **MOTION FAILED**.

After a lengthy discussion, **MOTION** was made by Matt Chatagnier, **SECONDED** by Joe Harris to **DENY** request on the basis that the request does not meet review criteria identified in the standards and conditions as stated in Sec. 28-178(f)(3)(h) which states "that the exception will not adversely affect the public health, safety, or welfare, or the Master Plan".

ROLL CALL VOTE:

YEAS: Chatagnier, Harris, Tauzin

NAYS: Newton, Konos

ABSTAINED: None

NOT VOTING: Lirette

6. New Business:

a. Structure Variance: Side and rear yard setback variance from required 25' to 5' for proposed townhome P.U.D..

Chair recognized Mr. Henry Richard, 235 South Hollywood Road, Houma, who stated that they are asking for a variance because the zoning is C-2; but they are not developing C-2; but, rather residential and wish to have BOA consider allowing the residential zoning requirements.

Chair declared opening of Public Hearing.

Chair recognized Mr. Ken Crossland, 218 Bellaire Drive, who stated concerns of flooding
Chair recognized Mrs. Karen Pitre, 220 Bellaire Drive who stated her concerns with retention pond and flooding.

Chair recognized Mrs. Janelle Lirette, 110 Bellaire Drive who stated her concerns regarding flooding in the area.

Mr. Willie Newton made a **MOTION** to close public hearing, **SECONDED** by Pete Konos. **MOTION** passed unanimously.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a side and rear yard setback variances from required 25' to 5' for proposed townhome P.U.D. in a C-2 zoned district.

Sec. 28-117(c)(1)(g) of the Parish Zoning Code states that there shall be a 252' setback along the sides and rear of each building site wherever it adjoins any R-1, C-2, C-3, I-1, or I-2 zoning district. The proposed development and building sites adjoin R-1 on the north and south sides although it is worth noting that the actual land use for the property to the north is the Bayou Cane Fire Station. The properties to the south front Bellaire Drive and the single-family residential lots are relatively shallow at 82', but many of the homes are at a 25' setback although they pre-date zoning. There are a handful towards the east of Bellaire that back up to the S.E. area of the subject property for which this variance is being sought so there may be some privacy concerns. This does not appear to be the same situation in the NE corner since the adjacent use is the fire station which is likely to remain such for many years.

PUD regulations allow for higher density developments, but also have minimum recreation spaces required for each unit. These recreation area sizes may be in the form of individual private spaces or larger common recreational areas. The developer in this case has provided recreational areas that far exceed the minimums so it would seem like there is ample place within interior areas of the PUD to recreate versus in the proximity of the perimeter property line. Nonetheless, there may be an impact to approximately 5 homes along the Bellaire Drive unless a healthy buffer is put in place especially since two of the five do not currently have privacy fences. Section 28-117(c)(1)(k) of the Parish Zoning Code states that wherever the boundary of the development is conterminous with the boundary of an R-1, C-1, C-2, C-3, C-4, C-5, I-1 or I-2 zoning district, screen planting at least eight (8) feet in height in two (2) years and of density to afford protection from the glare of lights, from blowing papers, dust and debris, or a brick, perforated brick or wooden fence at least eight (8) feet in height shall be provided for buffer protection. As the proposed townhomes are single story, the 8' buffer height would seem to be sufficient, but there may be concerns in the future if the townhome design were to be modified to a two story.

Staff recommends **APPROVAL** on the **CONDITION** that the townhomes that are located between the interior road and the homes along Bellaire are to remain single story.

MOTION to DENY was made by Pete Konos. **Due to lack of SECOND, MOTION FAILED.**

MOTION to APPROVE with CONDITION that the townhomes that are located between the interior road and the homes along Bellaire are to remain single story was made by Matt Chatagnier, **SECONDED** by Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Chatagnier, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin, Lirette

b. Structure Variance: Side yard setback variance from 5' to 0' for construction of a covered patio addition at 816 Cottagemill Lane.

Chair recognized Mr. Juan Fiscal, applicant, who stated that he wants to put a patio and a fence on the side of his house.

Chair declared opening of the Public Hearing.

Chair recognized Mr. William Strassel, Quartermill Lane, who was speaking on behalf of the immediate adjacent neighbor, Georgia Jones, at 820 Cottagemill Lane, who stated that the neighbor is concerned that the applicant wants to close in the patio and to also encroach on to her property.

MOTION to close public hearing was made by Mr. Willie Newton, **SECONDED** by Pete Konos. **MOTION** passed unanimously.

Chair recognized Mr. Christopher Pulaski who stated Structure variance for a side yard setback from 5' to 0' for construction of a covered patio addition in an R-1 zoned district. Applicant received a stop order notice as he was beginning to form the wooden frame for a concrete foundation, and subsequently met with the Permit Office to discuss the type of building permit and code requirements. The property was approved as part of a Planned Unit Development (PUD) in Jan 2008, so the lot width is only 40'. As per the site plan submitted, the 8' wide proposed lean-to addition would result in the addition being placed up to the property line. If approved, the water runoff from the roof of the existing and proposed structure would fall directly onto the adjacent property so any addition should have gutters and downspouts to capture the roof runoff and direct it towards the street as per the approved subdivision drainage plans. All of the homes in this subdivision were built in 2008 or sooner so they all would have been required to meet zoning regulations so there should be no legal, non-conforming structures unless variances were approved or the structures or additions were built without permits. A site visit confirmed that the majority are compliant. There is a residential structure across the street from this subject property that has a similar addition, but Staff was unable to find any permit for this addition. The applicant could construct the fence and the concrete patio surface up to the property line, but it is the lean-to roof addition that is supported by the posts that is what the variance is sought. Although the lot width is very narrow, such is the nature of a PUD. There appears to be sufficient space to the rear to build a covered patio addition and the patio and fence can tie into it. The homes and lots are tight enough without encroaching further. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls regarding the request.

Staff recommends **DENIAL**.

Chair recognized Mr. Juan Fiscal who clarified that the scope of work is to construct a concrete patio slab with a 6' wooden privacy fence and have the fence posts extend to also support the patio cover attached to the soffits of the home and that it will not be an enclosed room.

After a brief discussion, Mr. Willie Newton made a **MOTION, SECONDED** by Matt Chatagnier, to **TABLE** in order to allow applicant time to present a revised plan which will include drawings to reflect the use of gutters and downspout(s) for appropriate drainage and the distance of the post to the property line.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin, Lirette

7. Next meeting date: July 19,2021 at the Government Tower, second floor Council Meeting Room.

8. BOA Member comments: NONE

9. Public Comments: NONE

10. Adjourn: **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Matt Chatagnier to adjourn. **MOTION** passed unanimously.

..

Mr. Willie Newton, Secretary

June 22, 2021

40-49

5:00 pm.

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

~~Monday~~ Tuesday
Council Meeting Room
2nd Floor

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

Linda Henderson
985-873-6567
lhenderson@tpeg.org

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception
- Structure Variance
- Administrative Review
- Interpretation
- Use Variance
- Non-Conforming Structure Variance

2. Applicant's Name:

Juan FISCAL

3. Applicant's Address:

816 Cottage Mill Lane

4. Applicant's Phone:

985-647-5885 *

5. Applicant's Email:

Jm.fiskal89@gmail.com

6. Physical Address Of Request:

Same

7. Interest in Ownership:

Full

7. Date of Application:

05-26-21

8. Explanation of Request:

Side yard variance from
req. 5' to 0' for addition-
patio and fence.

R-1

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Juan M Fiscal
Signature of Applicant or Agent

Juan Fiscal
Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Juan M Fiscal
Signature of Owner

Juan Fiscal
Printed Name of Owner

05-26-2021
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.

816 Cottagemill Lane

Legend

 816 Cottagemill Ln

816 Cottagemill Ln

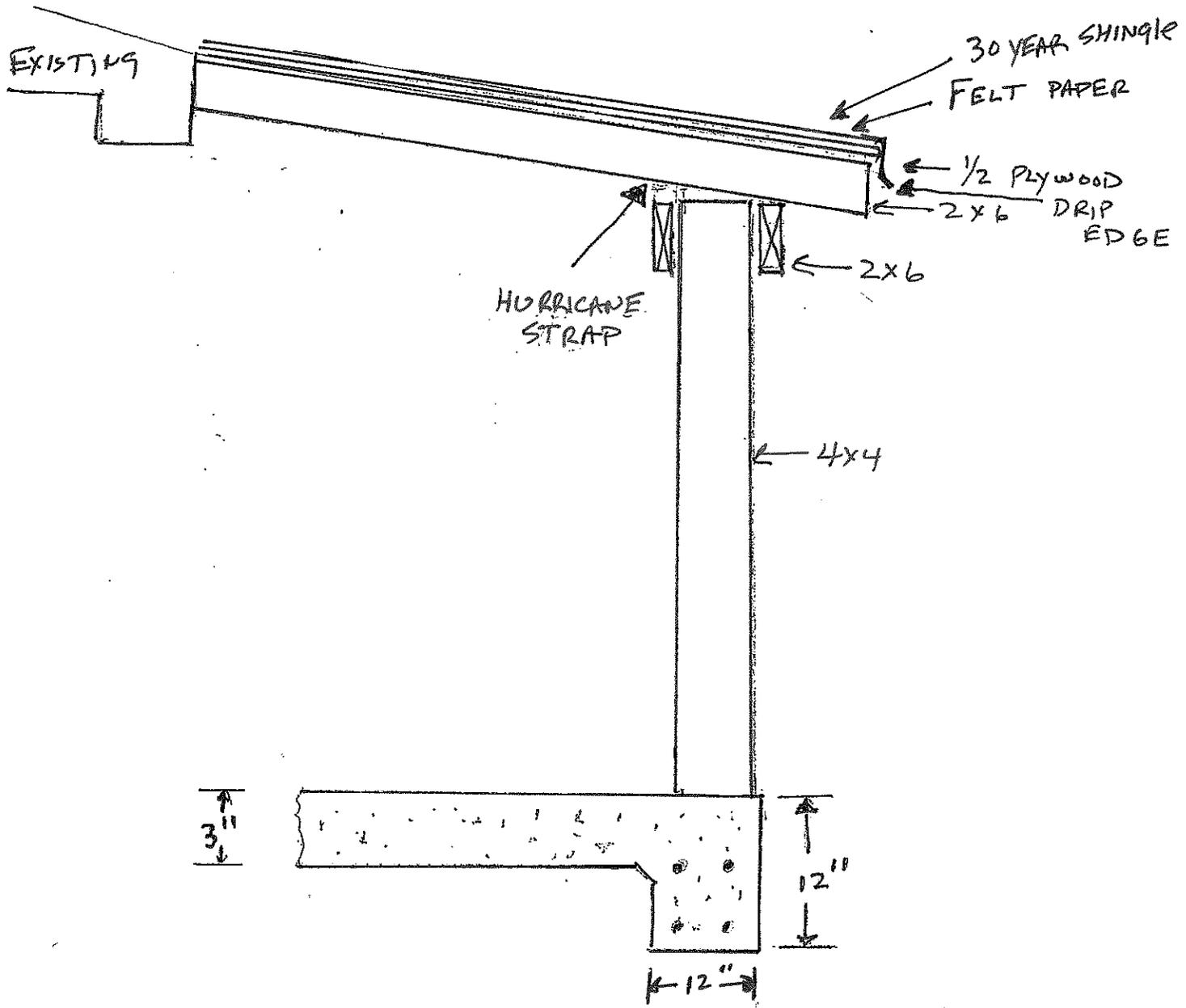
Google Earth

© 2021 Google

1000 ft

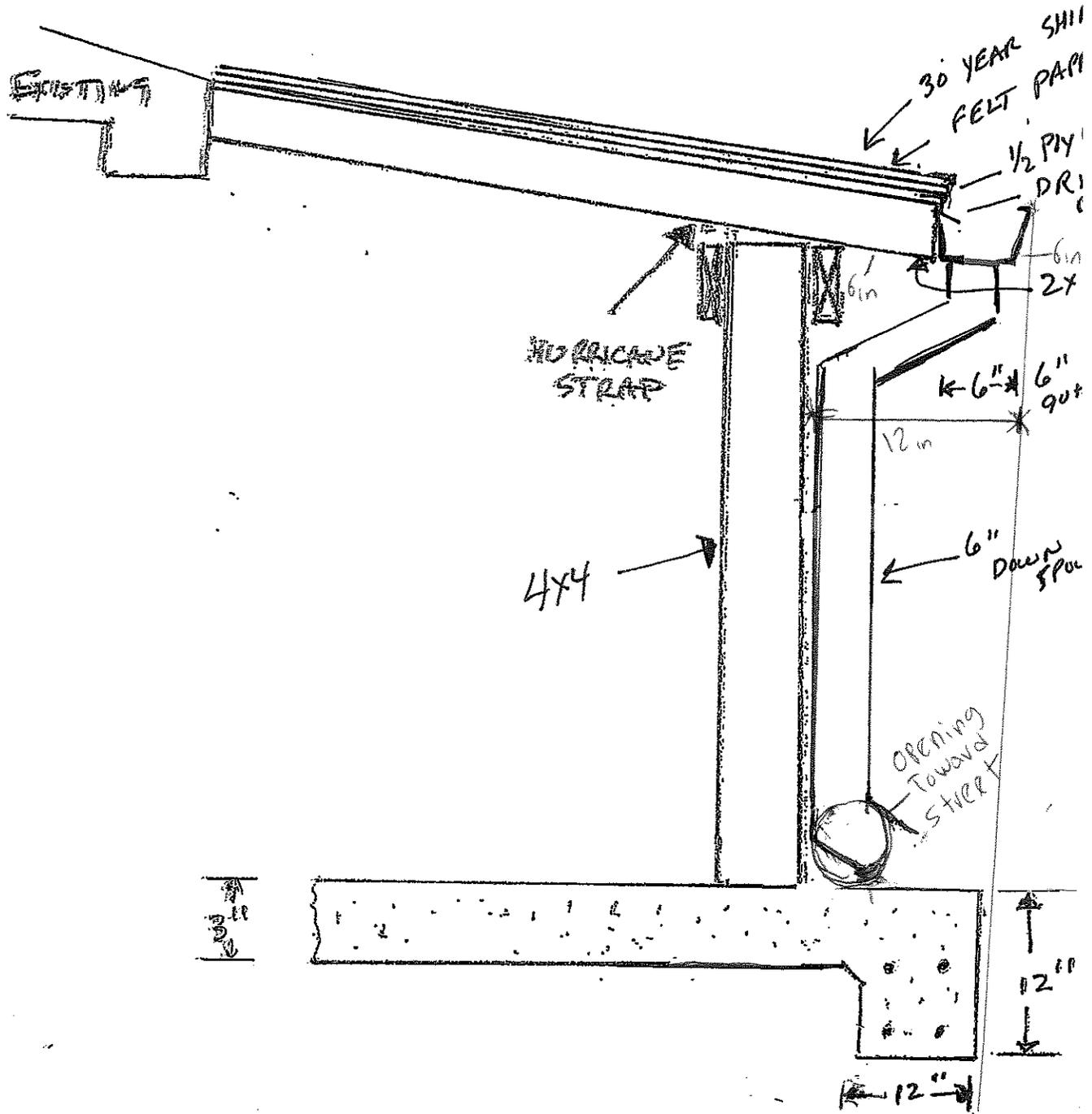


Add gutters



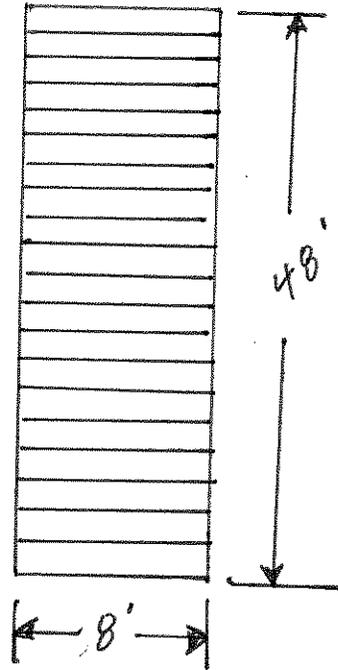
ELEVATION

PLAN OF MITRE



ELEVATION

PL



RAFTERS
16' ON CENTER

ROOF FRAMING PLAN

$$\frac{1}{16} = 1'$$

GENERAL NOTES

DOCUMENTS

1. ALL DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION IS TO BEGIN. WARRANTY IS LIMITED TO CORRECTIONS ONLY. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
2. IT IS RECOMMENDED THAT THESE DRAWINGS & SPECIFICATIONS BE REVIEWED BY AN ARCHITECT OR ENGINEER FOR STRUCTURAL INTEGRITY PRIOR TO CONSTRUCTION.
3. THESE DRAWINGS & SPECIFICATIONS HAVE BEEN PREPARED AS A DRAFTING SERVICE ONLY, FROM INSTRUCTIONS BY THE OWNERS, THEREFORE, IT IS THE SOLE RESPONSIBILITY OF THE OWNERS AND THEIR CONTRACTOR FOR ANY OMISSIONS OR ERRORS CONTAINED HEREIN.

CONCRETE

1. ALL CONCRETE SHALL BE 150 LBS. PER CUBIC FOOT DENSITY AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL SLABS SHALL HAVE 4" THICK CONCRETE WITH 6x6 #6 WIRE MESH OR #3 BARS 12" ON CENTER EACH WAY. ALL SLABS TO HAVE A 6 MIL. WATERPROOF MEMBRANE.
3. FOOTING SHALL BE REINFORCED WITH 2 #5 BARS EACH WAY 24" ON CENTER. REINFORCING SHALL BE PLACED 3" FROM THE BOTTOM.
4. OWNER IS RESPONSIBLE FOR FINAL DESIGN OF FOUNDATION.

FRAMING

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE STATE OF LOUISIANA.
2. ALL WALL COVERING TO BE 1/2" GWB. USE MOISTURE-RESISTANT GWB IN HIGH MOISTURE CONTACT AREAS NOT LESS THAN 6'-0" ABOVE FINISHED FLOOR.
3. ALL INTERIOR DOOR OPENING LESS THAN OR EQUAL TO 36" SHALL HAVE DBL. 2x4 HEADERS UNLESS NOTED OTHERWISE. ALL EXTERIOR DOOR OPENINGS SHALL HAVE DBL. 2x12 HEADERS UNLESS NOTED OTHERWISE.
4. ALL VERTICAL FRAMING MEMBERS TO BE STUD GRADE OR BETTER.
5. CUTS, NOTCHES, AND HOLES BORED IN LAMINATED VENEER LUMBER, GLUE LAMINATED MEMBERS OR JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.
6. PLYWOOD ROOF SHEATHING SHALL BE NO LESS THAN 5/8" THICK CDX.
7. 3/4" x 36" WIDE CDX PLYWOOD SHALL BE USED FOR ATTIC WALKWAY IN ORDER TO ACCESS THE HVAC UNIT.

MASONRY

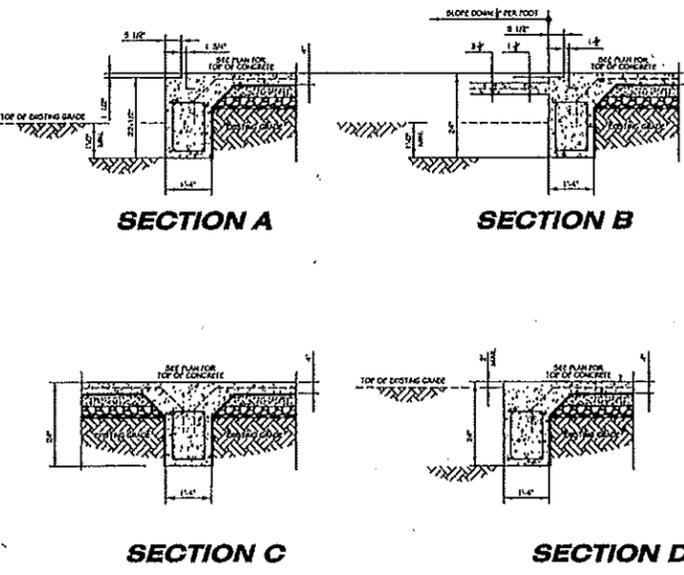
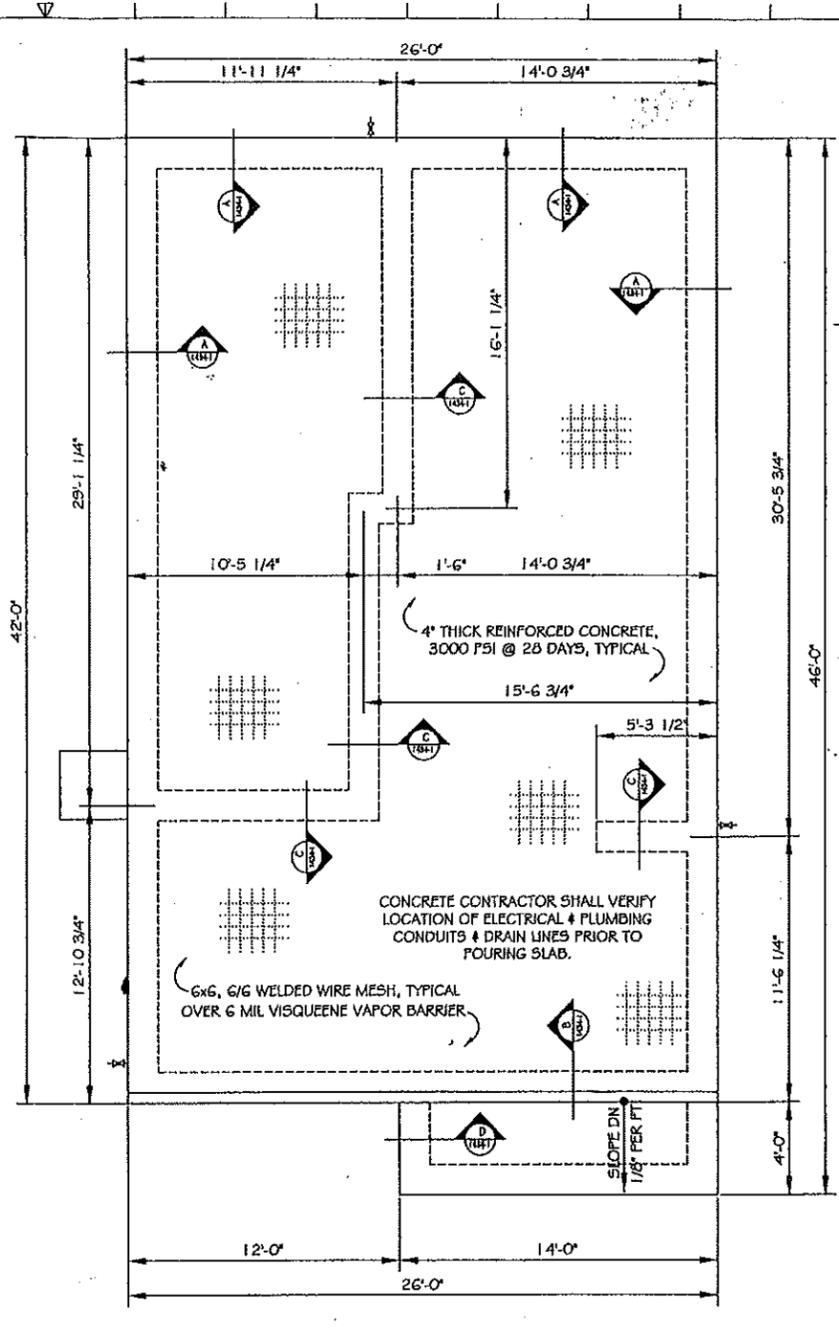
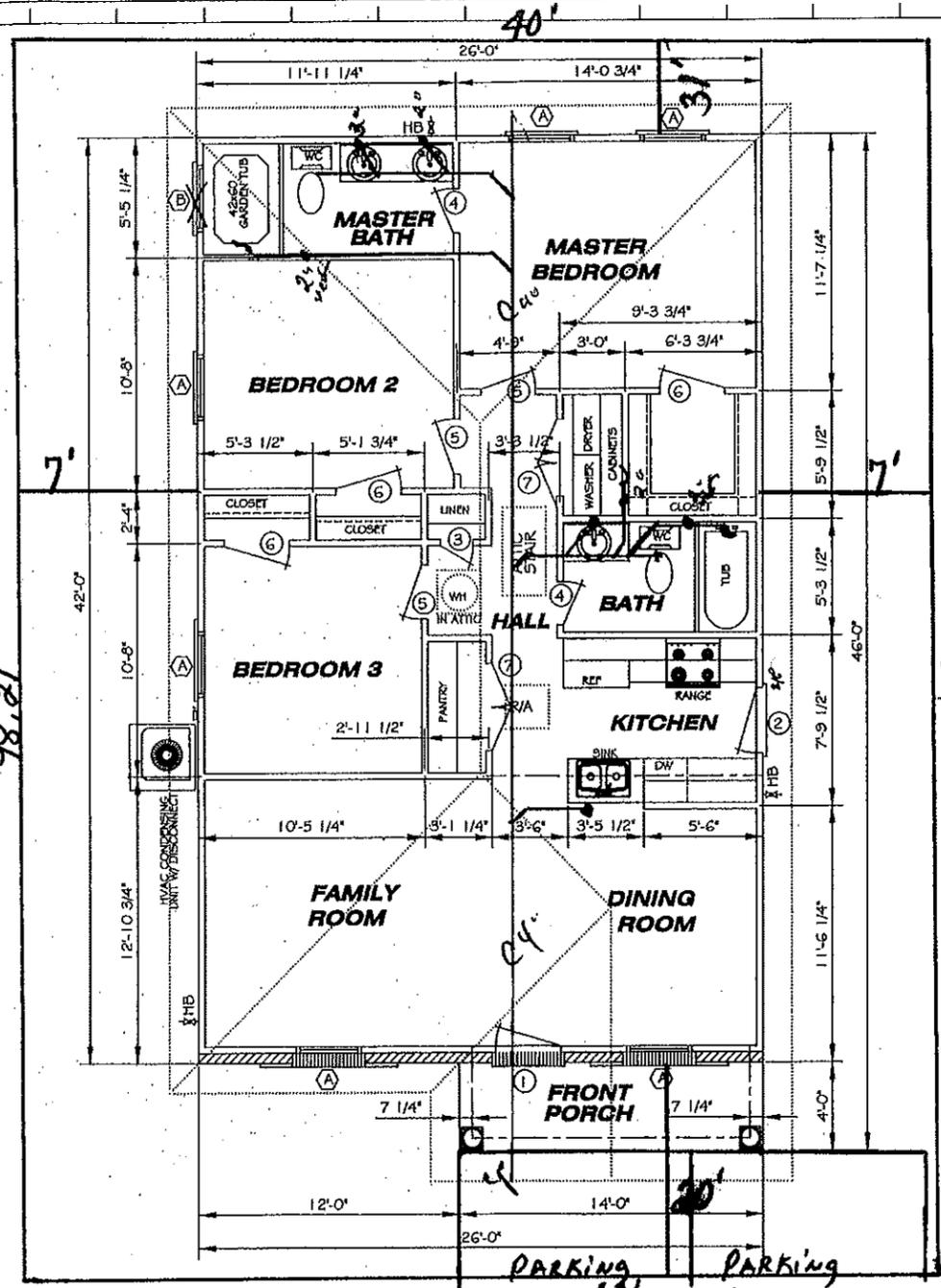
1. MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST GUIDELINES OF THE BRICK INSTITUTE OF AMERICA.
2. HORIZONTAL REINFORCEMENT SHALL BE AT ALL INTERSECTIONS A MINIMUM 3 GAUGE CORRUGATED WALL TIES GALVANIZED AND EXTENDING A MINIMUM OF 24" IN EACH DIRECTION.
3. MASONRY OVER ALL OPENINGS SHALL BE SUPPORTED BY STEEL UNTELS.
4. PLATE ANCHORS SHALL BE NO MORE THAN 6" FROM THE END OF PLATE AND NO MORE THAN 6" ON CENTER. CONCRETE SHALL BE REINFORCED IN NO LESS THAN 4" REINFORCING BEAM.

ELECTRICAL

1. ELECTRICAL INSTALLATION & PROCEDURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS WELL AS LOCAL CODES IN EFFECT AT TIME OF CONSTRUCTION.
2. LOCATION OF ELECTRIC METER & MAIN DISTRIBUTION PANEL SHALL BE DETERMINED DURING CONSTRUCTION AS PER LOCALLY ADOPTED BUILDING CODES.

PLUMBING

1. PLUMBING INSTALLATION & PROCEDURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL PLUMBING CODE IN EFFECT AT TIME OF CONSTRUCTION.
2. ALL VENT STACKS & PIPES EXITING THE RESIDENCE SHALL BE ROUTED AS TO EXIT FROM THE REAR ROOF AREA AND NOT BE VISIBLE FROM ANY OTHER EXTERIOR ELEVATION.



FOUNDATION MATERIAL REQUIREMENTS

#5 REBARS, CONTINUOUS, TYPICAL.
#3 REBAR TIES @ 30" OC, TYPICAL.
OVERLAP ALL #5 REBARS 36" BAR DIAMETERS.
#6x6 G6 WELDED WIRE MESH REINFORCEMENT
6 MIL VAPOR BARRIER, TYPICAL.
5/8" x 10" LG W/3" LEG BLACK ANCHOR BOLTS, 1" WITH OVERSIZED FLAT WASHER & HEX NUT
RIVER SAND FILL OVER COMPACTED EARTH BASE
(4" THICK SLAB) 3000 PSI CONCRETE @ 28 DAY

OPENING SCHEDULE

NO	SIZE	DESCRIPTION
1	30x6	6 RAISED PANEL STEEL EXTERIOR DOOR
2	30x6	9 LITE STEEL EXTERIOR DOOR UNIT
3	16x6	RAISED PANEL MASONITE DOOR UNIT
4	20x6	RAISED PANEL MASONITE DOOR UNIT
5	26x6	RAISED PANEL MASONITE DOOR UNIT
6	30x6	RAISED PANEL MASONITE DOOR UNIT
7	40x6	RAISED PANEL MASONITE DBL HUNG I
A	30x2	DBL INSULATED VINYL WINDOW WITH
B	30x30	GLASS BLOCK INSERT TRY-LITE SERIES

NOTE: OPERABLE SHUTTERS SHALL BE INCLUDED OPTION

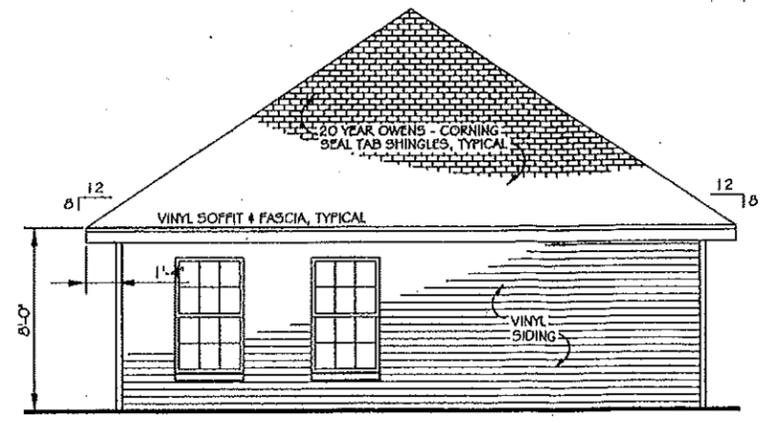
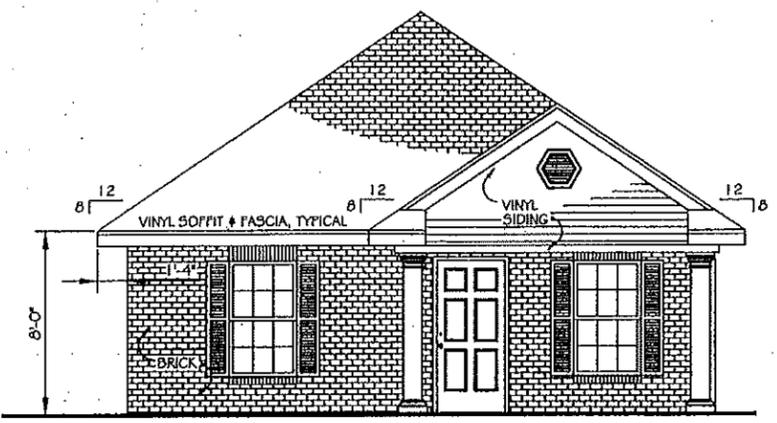
REVIEWED BY: _____
DATE: _____
ICC CERTIFICATE: _____
PHONE: (865) 866-0178

1148 SQUARE FEET

FRONT PORCH 56.9
LIVING AREA 1092.5

REVISIONS

REV	DATE	BY	DESCRIPTION
0	10-26-07	RJ1	FOR CONSTRUCTION



816 COTTAGEMILL LANE



812 Cottagemill Lane



113 Quatermill Lane

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

*July 19, 2021
5:00 pm.
Council Mtg Rm
2nd Floor
Linda Henderson
985-873-6567
lhenderson@tpcg.org*

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- | | | |
|--|--|--|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Use Variance | <input type="checkbox"/> Non-Conforming Structure Variance |

2. Applicant's Name:

Dwayne Bergeron

3. Applicant's Address:

*221 Inglewood Way
Houma, LA. 70360*

4. Applicant's Phone:

*985-852-9231 **

5. Applicant's Email:

dwaber2@yahoo.com

6. Physical Address Of Request:

Same

7. Interest in Ownership:

100%

7. Date of Application:

06-25-21

8. Explanation of Request:

*Rear yd. Setback variance from
reg. 25' to 5' for construction
of open carport + storage
shed.*

R-1

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
- That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

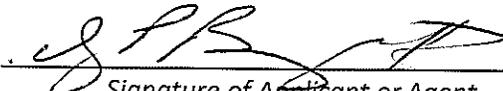
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

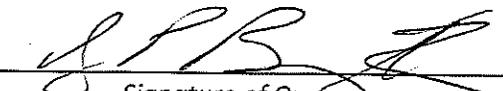

Signature of Applicant or Agent

DWAYNE BERGERON
Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

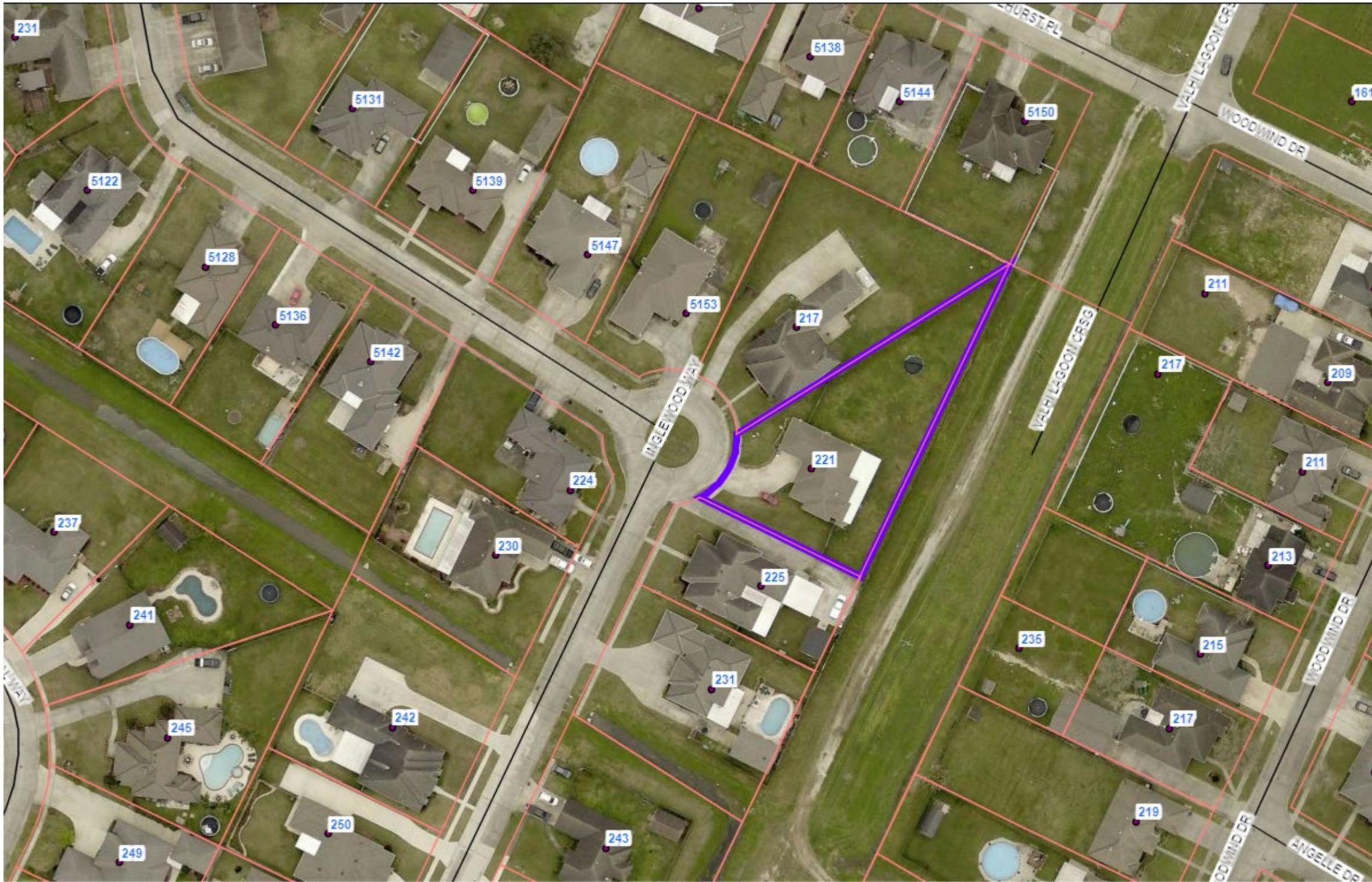

Signature of Owner

DWAYNE BERGERON
Printed Name of Owner

06-25-2021
Date

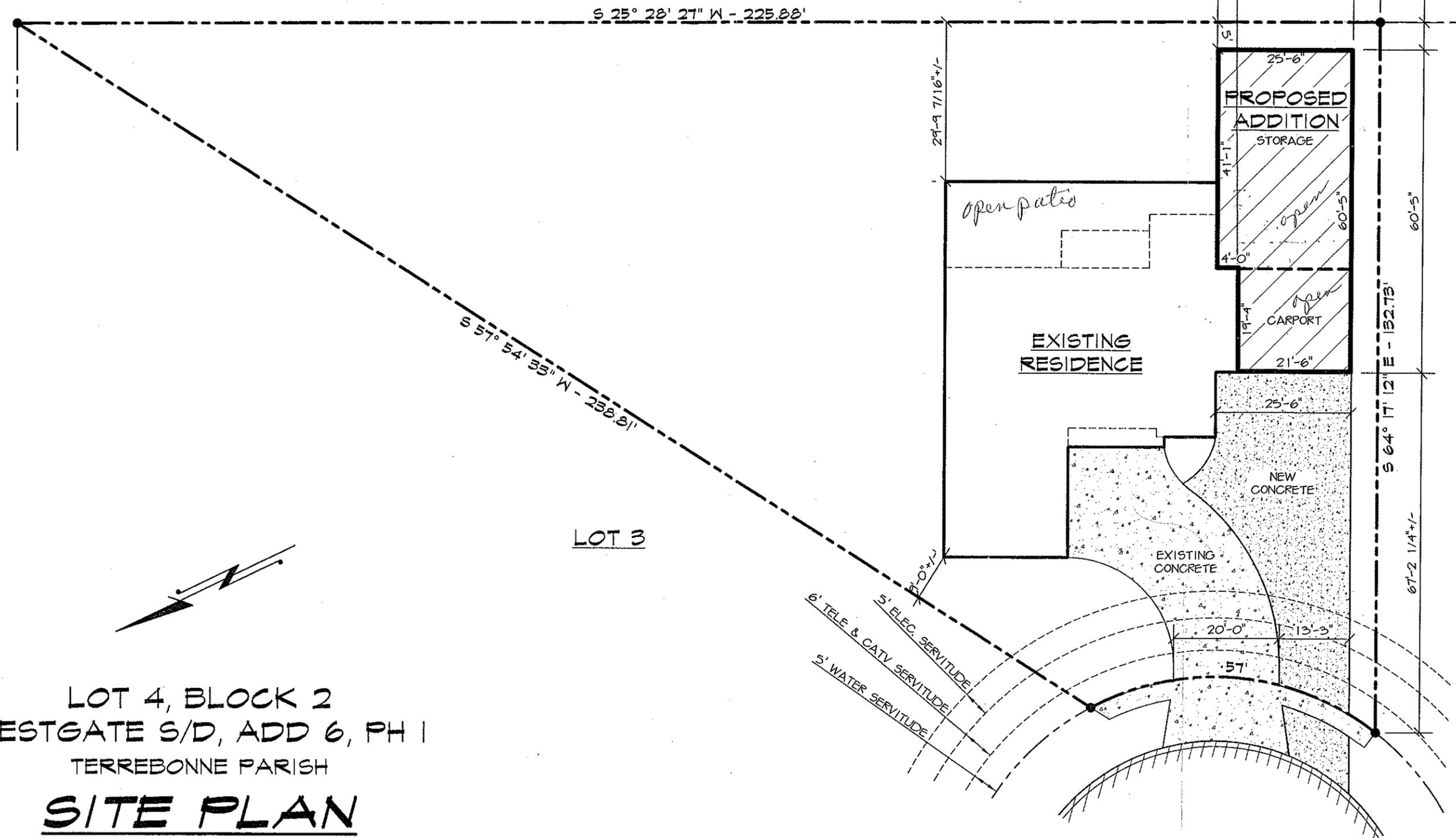
9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



VALHI LAGOON CROSSING

*detached pider only
roof
attachment*

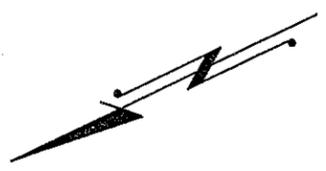


S 25° 28' 27" W - 225.88'

S 57° 54' 33" W - 238.81'

LOT 3

LOT 5



LOT 4, BLOCK 2
WESTGATE S/D, ADD 6, PH 1
TERREBONNE PARISH

SITE PLAN

SCALE: 1" = 20'-0"

BUILDING ADDITION PLANS TO A RESIDENCE FOR:
DWAYNE & KASILYN
BERGEION

221 INGLEWOOD WAY

221 Inglewood Way



TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
 Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Marks of Terrebonne, LLC
Scott Marks

3. Applicant's Address:

136 Sarah Drive
Belle Chasse, LA 70037

4. Applicant's Phone:

(504) 416-8172

5. Applicant's Email:

Smm1291@Comcast.net

6. Physical Address
Of Request:

1798 Martin Luther King Blvd Ste B.
Houma, LA 70360

7. Interest in Ownership:

Owner

7. Date of
Application:

6-28-21

8. Explanation of
Request:

See Attached!

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

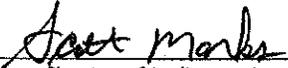
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
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- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

SCOTT MARKS

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:


_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.



Signature of Owner

Peter J. Vicari

Print Name of Owner

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.

**Scott Marks
136 Sarah Drive
Belle Chasse, LA 70037**

June 28, 2021

Dear Terrebonne Parish Board of Adjustments:

I am writing this letter to give the Board of Adjustments a brief overview of how we got to this point. My name is Scott Marks Sr., and I have been a franchisee with New Orleans Original Daiquiris for 27 years. We currently have a location in Houma, located on 1236 Grand Caillou Road, that was opened back in 2000. We have had very few issues in this area, and are ecstatic to bring our business to Martin Luther King Blvd. At New Orleans Original Daiquiris, we pride ourselves in great customer service along with serving frozen alcoholic beverages to the community in which we place each store. We carefully choose each location for our brand, and Houma, LA is no exception.

For the new Martin Luther King Blvd. site, we submitted plans for review via online application in March 2021. On the application provided by Terrebonne Parish, our contactor chose the only listed option applicable to our business category, which was "retail". As a result of the dilemma, we are now faced with, Terrebonne Parish has modified its application to add a "bar" category, which we would have selected had that category been listed on the application at the time we applied for our building permit. It was not an option at that time.

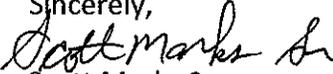
On March 24, 2021, our building permit was approved and issued. From that point forward, construction of the building commenced, and equipment needed for the business was ordered (see attached "expense report"). On June 16th, the application process for obtaining a local liquor permit was underway by my submission to pages 8 and 9 of the Terrebonne Parish Liquor License Application to Planning and Zoning Department. On June 21st, I got a phone call from Christopher Pualski, the Zoning Director, advising me for the first time that the property is in an overlay district, which imposes a 1,000-foot buffer zone from the nearby park. Our already substantially under construction building encroaches into this buffer zone. Because of the error in the building permit application, which Terrebonne Parish has since corrected, we were unaware of the overlay district. The issue at hand is a recreational ballpark named Girls Westside Softball Complex. To my knowledge, this ballpark serves the purpose of travel ball and practices during the summer months. On occasion, this ballpark is used as a softball field for surrounding schools.

I am certain that had the building application form included the category of "bar" at the time our application was filed, we would have been immediately alerted by Terrebonne Parish representatives that our property was in an overlay district and that the 1,000-foot buffer zone was in effect. Because we were granted a building permit, construction was commenced in good faith reliance on that permit. Now construction has been halted, and we are faced with a significant hardship, unless the Board of Adjustments grants us a variance.

Our success over the past 27 years proves that we have not had issues with surrounding areas. We provide quick and safe service to all communities. We follow all ATC's guidelines. Our staff is required by law to take a course to be ATC certified. The ATC certification course includes, but is not limited to, identification checked for age and validation and the responsibility of overseeing our customers to avoid being over the legal limit. New Orleans Original Daiquiris does not allow anyone on the premises under the age of 21. Furthermore, our drive thru is constructed to not cause any issues with traffic on Martin Luther King Blvd. Included with this letter, I have attached building plans and application submitted by our contractor, so you can have a full appreciation for the investment we have already made into this project.

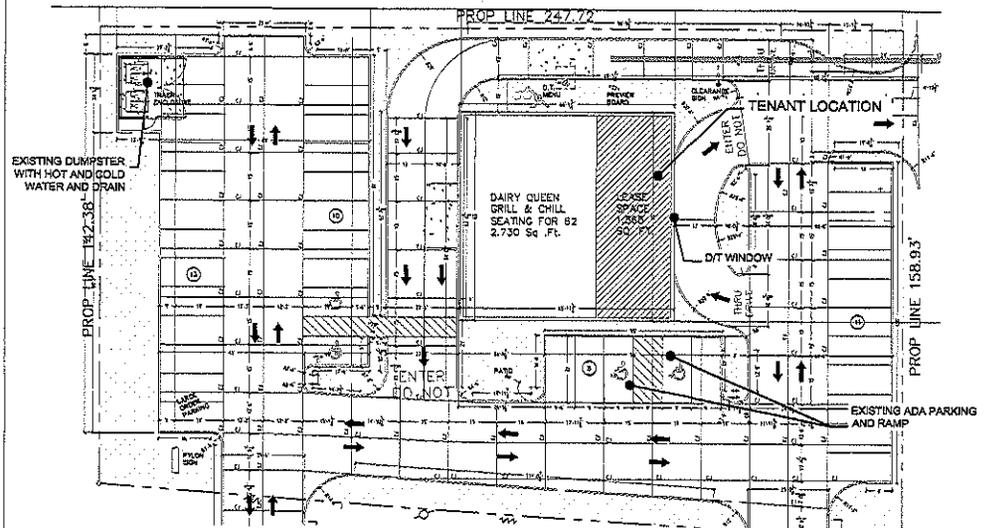
I appreciate your time and consideration of this request for a variance. I look forward to the opportunity of operating both of my locations in Terrebonne parish.

Sincerely,


Scott Marks Sr.



TENANT IMPROVEMENTS TO EXISTING BUILDING
1798 MARTIN LUTHER KING BLVD., HOUMA, LA



SITE PLAN
NO. REFERENCED DAILY
SCALE: 1/8"=1'-0"

PREPARATION AND SAFETY:

PERFORM ALL WORK IN A SAFE AND ORDERLY MANNER, AVOIDING HAZARDOUS CONDITIONS WHENEVER POSSIBLE.
PROVIDE ALL NECESSARY TEMPORARY SHIELDING AND BRACING REQUIRED TO MAINTAIN SAFE AND STRUCTURALLY SOUND DIRECTION OF THE REMOVAL AND PROTECTION OF EXISTING CONSTRUCTION TO REMAIN.
ERECT SUITABLE BARRIERS AROUND HAZARDOUS DEMOLITION AREAS TO DETOUR PEDESTRIAN TRAFFIC AND PREVENT NORMAL ACCESS TO SUCH AREAS BY UNAUTHORIZED PERSONS.
PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE SAFETY CODES AND STANDARDS.
THE CONTRACTOR SHALL KEEP PREMISES CLEAN DURING CONSTRUCTION. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE AT ON SITE DURING CONSTRUCTION. FINAL CLEAN UP AND REPAIR IS PART OF THIS WORK.

AS-BUILT VERIFICATION

THIS PROJECT INVOLVES WORKING WITH PREVIOUSLY CONSTRUCTED BUILDING COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, LOCATIONS AND CONDITION OF WALLS, COLUMNS, BEAMS, MECHANICAL, ELECTRICAL, PLUMBING, ETC. AND LAYOUT PLAN PRIOR TO PERFORMING ANY CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES AS TO ACTUAL CONDITIONS AS TO WHAT IS SHOWN HEREON OR IF PLAN DOES NOT PUT OUT AS AN INTENDED, CONTACT ARCHITECT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED.

GENERAL CONSTRUCTION NOTES:

- A. FIRE CODE
 - ALL SUSPENDED CEILING SHALL BE CLASS "1". ALL OTHER INTERIOR FINISHES SHALL BE CLASS "1" OR "2".
 - PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. SEE APPENDIX "D" OF NFPA 10 FOR DISTRIBUTION OF EXTINGUISHERS.
 - ALL INSULATION & INSULATION ASSEMBLIES SHALL HAVE A FLAME SPREAD OF 25 OR LESS & A SMOKE DEVELOPED FACTOR OF 450 OR LESS. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 450 AND A SMOKE DEVELOPED FACTOR OF 450 EXCEPT THAT IN COMBUSTIBLE WOOD FRAMED CONSTRUCTION, PACKING MAY COMPLY WITH TEST 260.
 - FIRE STOP AT FLOOR WALLS AT CEILING LINES SO THAT THE MAX. CONCEALED SPACE DOES NOT EXCEED 1/8" EITHER HORIZONTAL OR VERTICAL.
 - INTERIOR WALLS AND CEILING SHALL HAVE A FLAME SPREAD OF 0 TO 8 & A SMOKE DEVELOPMENT RATING OF 0-50.
- B. EXTERIOR
 - LANDINGS OUTSIDE EXTERIOR DOORS SHALL BE LEVEL WITH THE FLOOR WITH A LEVEL CHANGE OF 1/2" MAX. 1/8" MAX SLOPE.
 - THRESHOLDS SHALL NOT BE MORE THAN 1/2" HEIGHT AND DEVELOPED 3/4" OVER 1/4".
 - LOOKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL DEVICE, OR SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF FORCE.
 - EXIT SIGNS SHALL COMPLY WITH NFPA 101-4.9 AND SHALL DEFINE EXITS & ACCESS TO EXITS WHERE THE EXIT IS NOT IMMEDIATELY APPARENT.
 - MEANS OF EGRESS SHALL BE ADEQUATELY ILLUMINATED AS PER NFPA 101-7.2
 - EMERGENCY LIGHTING SHALL BE PROVIDED FOR A PERIOD OF TIME AND AT MINIMUM LEVELS AS PER IBC 705.2.1 AND NFPA 101-7.2
 - STAIRS AND RAMP SHALL HAVE HANDRAILS ON BOTH SIDES & SHALL BE PROVIDED WITH 3/4" REACH OF ALL PORTIONS OF THE HANDRAILS. INCLUDES ENDERS WITH 6" STAIR. (WHERE NOT REQUIRED)
 - HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE THE LEADING EDGE OF THE TREAD SURFACE.
 - GUARD RAILS SHALL BE AT LEAST 42" HIGH AND ARE REQUIRED WHEN A CHANGE IN ELEVATION EXCEEDS 3/4". PROVIDE AT THE OPEN EDGES OF STAIRS AND BALCONIES. (WHERE REQUIRED)
 - HANDROOF SHALL BE NOT LESS THAN 7/8" IN A MEANS OF EGRESS WITH NO PROJECTION LESS THAN 6/8" MINIMUM HEIGHT FROM THE FLOOR.
- C. ADA
 - PROVIDE ACCESSIBLE SERVICE/TELEPHONE COUNTERS. A PORTION OF THE MAIN COUNTER WHICH IS A MINIMUM OF 80" IN LENGTH SHALL BE PROVIDED WITH A MAXIMUM HEIGHT OF 34".
 - PROVIDE FOR WHEEL CHAIR TURNING BY A CLEAR SWAYE OF 60" DIAMETER ON A 1" SPACED AREA IN ACCORDANCE WITH ADA.
 - LAUNDRY SHALL COMPLY WITH THE FOLLOWING:
 1. LAUNDRYES SHALL BE LOCATED WITH A CLEARANCE OF AT LEAST 37" FROM THE FLOOR TO THE BOTTOM OF THE APRON.
 2. HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR COVERED.
 3. COUNTERS SHALL BE LOCATED WITH THE COUNTER TOPS NOT MORE THAN 47" FROM THE FLOOR.
 - D. GENERAL
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVE TREATED.
 - PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY LOCAL BUILDING CODE.
 - HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH 905.4.
 - ELECTRICAL WORK SHALL COMPLY WITH NFPA 70, NATIONAL ELECTRICAL CODE, (CURRENT EDITION)
 - GROUND AND FLOOR SURFACES (SLIP RESISTANT UNDER ALL WEATHER CONDITIONS).

CONSTRUCTION REGULATIONS:

THE O.C. SHALL OBTAIN A COPY OF THE LANDLORD CONSTRUCTION RULES AND REGULATIONS AND COMPLY WITH SUCH WITH REGARD TO HOURS OF CONSTRUCTION, OBLIGATION OF MATERIALS, SECURITY, ETC. ALL SUBCONTRACTORS AND SUPPLIERS ARE REQUIRED TO COMPLY WITH THIS RULES AND REGULATIONS AT ALL TIMES. THE O.C. WILL BE HELD RESPONSIBLE FOR THE CONDUCT OF ALL SUBCONTRACTORS, SUPPLIERS, AND TENANT AGENTS ON THE JOB SITE THROUGHOUT THE COURSE OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR DISRUPTION TO FACILITIES, ADJACENT TENANTS, OR CONSTRUCTION OPERATIONS.

SPECIAL CONDITIONS:

THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS & SECURE FROM THE ARCHITECT ADDITIONAL INFORMATION, IF NECESSARY, THAT MAY BE REQUIRED TO A CLEAR AND FULL UNDERSTANDING OF THE WORK.
ANY WORK OR MATERIAL WHICH IS NOT EXPLICITLY OR IMPLICITLY NOTED IN THE SPECIFICATIONS AND DRAWINGS, BUT IS NECESSARY FOR THE PROPER CARRYING OUT OF THE SPECIFIC INTENTIONS TO BE UNDERSTOOD AS "IMPLIED" AND IS TO BE PROVIDED BY THE CONTRACTOR IN HIS PROPOSAL AS FULLY AS IF SPECIFICALLY DESCRIBED OR DELINEATED. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS MUST BE REPORTED TO THE ARCHITECT FOR CORRECTION AND INTERPRETATION BEFORE THE WORK IS EXECUTED.
DURING THE BIDDING PERIOD, ANY DISCREPANCIES, COMPLEX, AND/OR QUESTIONS OF INTERPRETATION IN THE DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT PROMPTLY FOR CLARIFICATION. THE ARCHITECT SHALL ISSUE WRITTEN ADDENDUM TO BIDDERS CLARIFYING SUCH MATTERS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ORAL INSTRUCTIONS. IT SHALL BE HELD THAT ALL BIDDERS HAVE EXAMINED ALL DOCUMENTS FOR PROPER COMPREHENSION IN THE DIVISION OF THE WORK, AND THEIR RELATIONSHIP TO OTHER CONTRACTORS OR SECTIONS OF THE WORK. NO ALLOWANCE SHALL BE MADE, AFTER THE BIDDING PERIOD, FOR MISUNDERSTANDING ON THE PART OF THE CONTRACTOR.
UPON ORDERING ANY MATERIAL OR DOING ANY WORK, EACH CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF SAME. NO EXTRA CHARGE OR DISCOUNT WILL BE ALLOWED ON ACCOUNT OF DISCREPANCY BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL HAVE OBTAINED ALL REQUIRED PERMITS & APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS & OTHER DOCUMENTS APPROVED BY ALL OF THE PERTINENT AUTHORITIES.

RENOVATION NOTES:

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR COORDINATING NEW WORK WITH EXISTING AND TO REPAIR ANY PART OF THE BUILDING DAMAGED DUE TO DEMOLITION WITH MATERIALS AND METHOD TO MATCH EXISTING. WHERE EXISTING REPAIRS WOULD BE NECESSARY FOR THE PROPER SUPPORT OF THE EXISTING BUILDING IS BEING REMOVED, CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY CHANGING, INSTALLING UNDERPINNING, ETC. AS REQUIRED TO MAINTAIN THE SAFETY OF THE STRUCTURE, WEAPONS, AND THE GENERAL PUBLIC. NO STRUCTURAL MEMBERS SHALL BE CUT WITHOUT PRIOR APPROVAL.
WHERE ANY PART OF THE STRUCTURE IS OPEN TO THE EXTERIOR, PROTECT INTERIOR FROM WIND, STORM, RAIN, AND OTHER WEATHER.
USE ONLY NEW MATERIALS WITH U.L. LABEL WHERE APPLICABLE, (EXCEPT AS NOTED)

PROJECT DATA:

1. SUBMITTOR	MOULTON LONG TURNER ARCHITECTS
2. SUBMITTOR ADDRESS	821 PAPERWORTH AVENUE, SUITE 200 METairie, LA 70005 (504) 885-0501
3. PROJECT DESCRIPTION	WHOLE STORY TENANT BUILD-OUT 150 (MERCANTILE)
4. OWNER NAME	NEW ORLEANS ORIGINAL DAQUIRIS
7. OWNER ADDRESS	139 BARBAR DRIVE BELLE CHASSE, LA
5. TENANT LEASE AREA (NEEDS ROOM)	1585 S.F.

CODE ANALYSIS:

BUILDING CODE INFORMATION	
1. BUILDING CODE	IRC 2018 NFPA 101 (2015) AS 1015 IFC 2015 IRC 2015 NEC 2014
2. CONSTRUCTION TYPE	V-4, UNFURNISHED
3. OCCUPANCY USE	MERCANTILE - CLASS C
4. GROSS INTERIOR AREA	1,585 S.F.
5. BUILDING HEIGHT	1 STORY

OCCUPANCY LOAD CRITERIA					
USE	IFC	IFC	IFC	IFC	
CLUSTER AREA	12	16	210	342	342
PREP AREA/SQ. FT.	100	200	250	42	24
TOTAL		960	362	364	

EGRESS CODE DATA		
TRAFFIC DISTANCE TO EXIT	IFC	IFC
CONCOURSE WIDTH	7'6" MAX.	7'6" MAX.
CEILING HGT.	8'0" MAX.	8'0" MAX.
CONCOURSE HGT. OF TRAVEL	10'0" MAX.	10'0" MAX.
NUMBER OF EXITS	1 EXIT + 0	1 EXIT + 0
	COULD NOT MEET IFC TRAVEL DISTANCE	COULD NOT MEET IFC TRAVEL DISTANCE

RESTROOM CALCULATIONS - RESTROOM PROVIDED IN TABLE 509.0.1				
OCCUPANT TOTAL	OCCUPANT LOAD FACTOR (PERSONS)	OCCUPANT TRAFFIC	RESTROOM PER PERSON	
WATER CLOSETS	37	16.5	1 PER 200	0.2
LAUNDRY	37	16.5	1 PER 200	0.2

RESTROOM CALCULATIONS				
RESTAURANT	W/M	W/MEN	W/M	W/MEN
	1	1	1	1
LAV	1	1	1	1

SHEET INDEX:

SHEET	DESCRIPTION
ARCHITECTURAL	
CV	COVER
A1.0	FLOOR PLAN, DOOR SCHEDULE, FINISHES
A2.0	EXTERIOR ELEVATIONS
A3.0	REFLECTED CEILING/ LIGHTING PLAN
A4.0	SECTIONS & DETAILS
A4.1	ENLARGED RESTROOM, SECTIONS, & DETAILS
A4.2	ENLARGED RESTROOM PLAN & A4 DETAILS
A4.3	FINISH PLAN & SCHEDULE
A4.4	INTERIOR ELEVATIONS
A4.5	INTERIOR RENDERINGS
MECHANICAL & PLUMBING	
ME1.0	EQUIPMENT PLAN AND SCHEDULE
M1.0	PLUMBING FLOOR PLAN
M1.1	COOLING TOWER PLAN & DIAGRAM
M2.0	HVAC FLOOR PLAN
M3.0	MECHANICAL SCHEDULES AND NOTES
M4.0	MECHANICAL DETAILS
ELECTRICAL	
E1.0	LIGHTING PLAN
E2.0	POWER & SPECIAL SYSTEMS PLAN
E3.0	ELECTRICAL SCHEDULES
E4.0	ELECTRICAL DETAILS

HEALTH NOTES:

PERFORM ALL WORK IN COMPLIANCE WITH LOCAL HEALTH CODES.
A THREE-COMPARTMENT SINK OF ADEQUATE SIZE WITH HOT AND COLD RUNNING WATER THROUGH A HAND THERMOPHORETIC PALETTE AND DOUBLE DRAIN BOARDS SHALL BE PROVIDED.
A MOP SINK OR CURVED CLEANING FACILITY WITH A FLOOR DRAIN SHALL BE PROVIDED.
A SMOOTH AND EASILY CLEANABLE PARTITION SHALL BE PROVIDED BETWEEN THE THREE-COMPARTMENT SINKS AND THE MOP SINK TO PREVENT POSSIBLE CONTAMINATION OF EQUIPMENT AND/OR UTENSILS DUE TO SPLASH IF THEY ARE ADJACENT TO EACH OTHER.
A NEW GREASE TRAP SHALL BE PROVIDED, SEE PLUMBING SHEETS.
THERE SHALL BE NO MECHANICAL DRY WASHING MACHINES, OTHERWISE PROVIDE SPECIFICATIONS OF THE DISHWASHER MANUFACTURER, NUMBER TO THE STATE HEALTH DEPARTMENT.
THE FOLLOWING DRAIN LINES SHALL BE AIR CAPPED: (1) MECHANICAL SINK, FLOOR DRAIN, SINK, 3-COMPARTMENT SINKS, SIFT DRINK OVERFLOW, REFRIGERATOR DRAINWALKS, COOLER CONDENSATION DRAINS, AND DRY MACHINE.
IF A FLOOR DRAIN IS NOT LOCATED WITHIN FIVE FEET OF THE DISHWASHER, THE DRAIN LINE FROM THE DISHWASHER SHALL BE INDIRECTLY CONNECTED TO THE SANITARY HAND WASHING SINKS WITH HOT AND COLD RUNNING WATER DELIVERED THROUGH A MOPPING SINK. SINKS SHALL BE LOCATED TO BE READILY ACCESSIBLE TO MENSTRUATING WOMEN, FOOD PREPARATION AREAS, UTENSIL WASHING AREAS, AND IN TOILET ROOMS USED BY FOOD SERVICE WORKERS.
TOILET ROOMS SHALL HAVE MECHANICAL VENTILATION TO THE OUTSIDE, FLOOR SINKS AND SINKS, ITS FOLLOWING CODES.
PERMANENTLY FIXED ARTIFICIAL LIGHT SOURCES SHALL BE INSTALLED AND PROVIDED AT LEAST FIFTY (50) FOOT CANDLES OF LIGHT ON ALL FOOD PREPARATION SURFACES AND AT EQUIPMENT ON UTENSIL WASHING AREAS.
SHIELDING OR SHATTER PROOF GLASS TO PROTECT AGAINST BROKEN GLASS FALLING ONTO FOOD SHALL BE PROVIDED FOR ALL ARTIFICIAL LIGHTING FIXTURES LOCATED OVER, IN, OR WITHIN FOOD SERVICE, PREPARATION SERVICE, DISPLAY FACILITIES, AND FACILITIES WHERE UTENSILS AND EQUIPMENT ARE STORED.
FOOD ON DISPLAY SHALL BE PROTECTED FROM CONSUMER CONTAMINATION BY THE USE OF PROTECTIVE OR BY THE USE OF GASKETED CHAMBER SERVING LINES. SINKS AND HOT FOOD OR BEVERAGES, DISPLAY CASES, OR BY OTHER EFFECTIVE MEANS. GREENE GLASSES SHALL BE USED IN DISPLAY CASES.
FLOOR DRAINS SHALL BE INSTALLED AND MAINTAINED IN OPERABLE CONDITION IN PUBLIC RESTROOMS WHERE A THREAT TO PUBLIC HEALTH AS A LIKELIHOOD IN ALL PUBLIC BUILDINGS AND INSTITUTIONS INCLUDING BUT NOT LIMITED TO OFFICE BUILDINGS, MULTIFAMILY HOUSING, AND HOSPITALS UNLESS SHOWN OTHERWISE.
TOILET ROOMS SHALL BE PROVIDED IN ALL PUBLIC BUILDINGS FOR USE BY THE GENERAL PUBLIC. ALL PLACES WHERE FOOD IS SOLD ARE REQUIRED TO PROVIDE TOILET FOR THE GENERAL PUBLIC. NOTE: APPROACH TO PUBLIC RESTROOMS CAN NOT BE THROUGH FOOD PREPARATION OR STOCK ROOM AREAS OR RESTROOMS.
RESTROOMS MUST BE ACCESSIBLE TO THE PUBLIC WITHOUT PASSING THROUGH KITCHENS, FOOD PREPARATION OR STORAGE STORAGE AREAS.
PROVIDE SCHEDULING FACILITY REQUIRED FOR ALL RESTROOMS BEHIND THE TRANSPARENT FLOOR.
PROVIDE SCALD PREVENTION DEVICES FOR 1) MULTIPLE (GANG) SHOWERS, 2) INDIVIDUAL SHOWERS AND SHOWERBATH COMBINATIONS, 3) PUBLIC LAVATORIES, 4) BATH TUBS AND WHIRLPOOLS.
THE WALLS AND CEILING IN THE FOOD PREPARATION AREAS, OF WALK IN REFRIGERATION UNITS, EQUIPMENT WASHING AREAS, UTENSIL WASHING AREAS, TOILET ROOMS AND VESTIBULES SHALL BE LIGHT COLORED, SMOOTH NON-POROUS AND ROOM AND WALL SHALL BE LIGHT COLORED, SMOOTH NON-POROUS AND SHALL BE EASILY CLEANABLE. CONCRETE ON WHICH FLOORS SHALL BE FINISHED AND SEALED TO PROVIDE AN EASILY CLEANABLE SURFACE FOR THE INTERIOR WALLS.
FLOOR AND FLOOR COVERINGS OF ALL FLOOR PLAN, FOOD STORAGE, AND UTENSIL WASHING AREAS AND THE FLOOR OF ALL WALK IN REFRIGERATION UNITS, DRESSING ROOMS, TOILET ROOMS, AND VESTIBULES SHALL BE CONSTRUCTED OF SMOOTH, DURABLE, NON-POROUS, NON-ABSORBENT, NON-FRAGILE, NON-SLIP, NON-SCOURING, NON-FLAMMABLE, NON-TOXIC, AND NON-CONTAMINATING MATERIALS.
WATER HEATER DETAILS SHALL BE LISTED ON THE MECHANICAL PLUMBING DRAWINGS OR THE EQUIPMENT PLAN.
BROWNFLOW PREVENTER ASSEMBLIES MUST BE ACCESSIBLE.
VENTILATION HANDS AND FEET SHALL BE OF ADEQUATE SIZE AND NUMBER AS TO PREVENT THE ACCUMULATION OF GREASE ON WALLS AND CEILING. THEY SHALL BE PROVIDED WITH FILTERS TO PREVENT THE ESCAPE OF GREASE INTO THE ATMOSPHERE.
LOCKERS OR OTHER STORAGE FACILITIES SHALL BE PROVIDED FOR THE STORAGE OF EMPLOYEES' PERSONAL BELONGINGS.
OUTSIDE OPENINGS SHALL BE PROTECTED AGAINST ENTRANCE OF INSECTS BY AIR CURTAINS, SELF-CLOSING DOORS, CLOSED WINDOWS, SCREENING, CONTROLLED AIR CURTAINS, SCREENING, AND NON-OPERATING HOURS.
ALL DOORS LEADING TO THE OUTSIDE SHALL BE SELF-CLOSING.
THERE SHALL BE A SQUID CLOSURE OF ESTABLISHMENT DURING NON-OPERATING HOURS.
A PROPERLY LOCATED DUMPSTER PAD OF ADEQUATE SIZE SLOPING TOWARDS A FLOOR DRAIN CONNECTED TO THE SANITARY SEWER SHALL BE PROVIDED. THE PAD SHALL BE CONFINED TO WATER FROM SURROUNDING AREAS SHALL NOT ENTER THE DRAIN. HOT AND COLD RUNNING WATER SHALL ALSO BE PROVIDED TO THIS AREA AND ALL TRASHED WARE BINS SHALL BE EQUIPPED WITH WHEELS.
AN INSPECTION AND POSSESSION OF A HEALTH PERMIT IS NEEDED BEFORE FINAL APPROVAL OF THE USE AND OCCUPANCY CERTIFICATE. PLEASE CONTACT THE STATE HEALTH DEPARTMENT FOR MORE INFORMATION.



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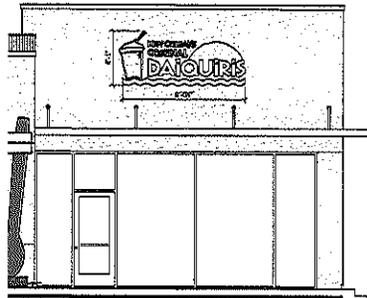


TENANT IMPROVEMENTS
TO EXISTING BUILDING
1798 MARTIN LUTHER KING BLVD.,
HOUMA, LA

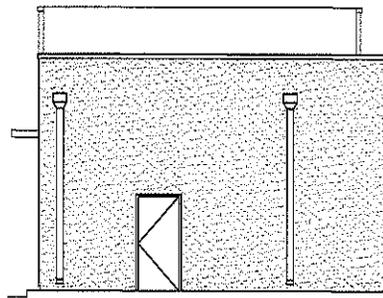


DATE	BY	REVISION

Revised:
1. APPROVED PROGRAM
2. MARK TO D.L.
3. LAYOUT REVISION COMMENTS & CONSTRUCTION

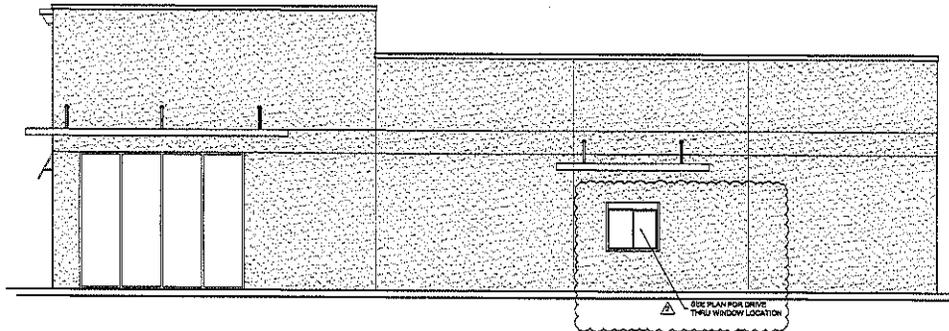


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

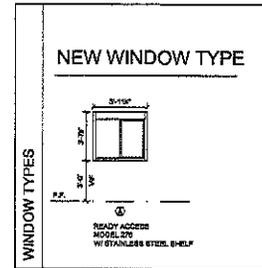
NOTE: ALL SHOWN IS EXISTING EXCEPT AS SPECIFICALLY NOTED AS 'NEW.'



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

KEYED CONSTRUCTION NOTES

NEW SIGN - PERMIT BY OTHERS, COORDINATE EXACT SIZE WITH OWNER.



MOULTON LONG TURNER ARCHITECTS
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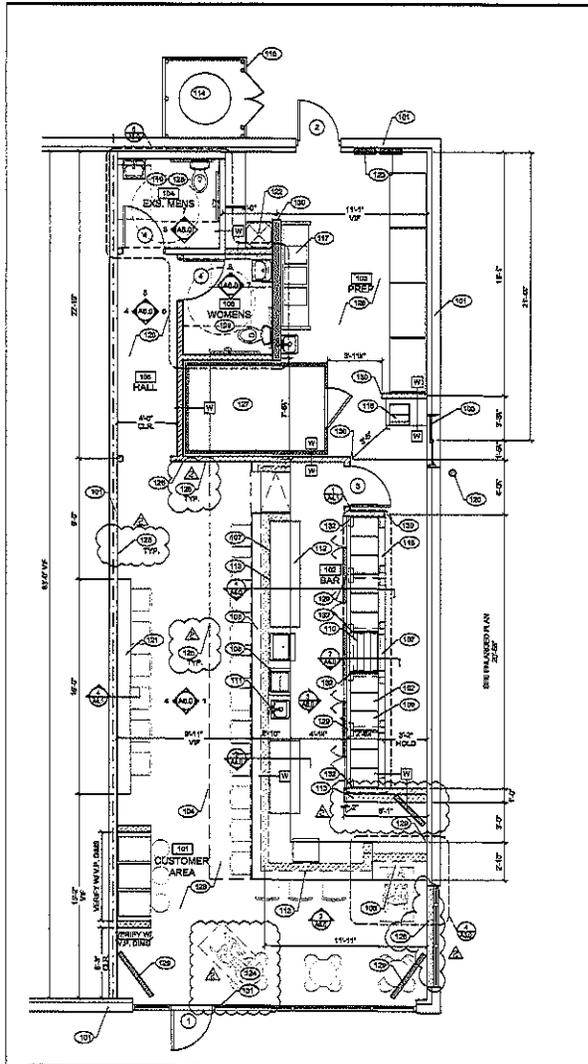
TEENANT IMPROVEMENTS
TO EXISTING BUILDING
1728 MARTIN LUTHER KING BLVD.
HOUMA, LA



Revised	
NO.	DATE

09/18/20 20-1814

A2.0



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

DOOR SCHEDULE

DOOR TYPES:		HARDWARE:	
	EXISTING DOOR		NOT USED
	LOCK PLATE		LOCK PLATE
	EXISTING DOOR		LOCK PLATE
	WALK OR STAIR HOLE		F.A.D.A. DOOR
	WALK OR STAIR HOLE		WALK OR STAIR HOLE
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DOOR NOTES:

1. ALL DOORS TO OCCUPABLE ROOMS SHALL HAVE PASSAGE HARDWARE AS PER NFPA 101 6-2.1.2.3, 4.5.
2. HARDWARE TO BE SLASGE, LEVER HANDLE TO BE BRUSHED STAINLESS STEEL.
3. DOORS W/ CLOSERS TO HAVE BALL BEARING HINGERS.
4. KEY LOCKS AS PER OWNER'S REQUIREMENTS.
5. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED.
6. DOOR OPENING WIDTH SHALL BE CENTERED BETWEEN 30" & 44" ABOVE THE FINISH FL. DOR.
7. MAINTAIN MINIMUM CLEAR WIDTH AT STAIR SIDS OF DOORS IN ACCORDANCE WITH DRAWING ADA-03.
8. MAXIMUM EFFORT REQUIRED TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
 EXTERIOR DOORS 8.0 LBS.
 INTERIOR DOORS 5.0 LBS.
 FIRE DOORS 15.0 LBS.
9. BOTT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY, SPECIAL DEVICE, OR SPECIAL KNOWLEDGE.
10. DOORS LEADING TO ACCESSIBLE RESTROOMS SHALL BE IDENTIFIED AS PER ADA PERMANENT SIGNAGE TO COMPLY W/ 4.30.
11. AS PER SEC SECTION 1001.2.2: APPROVED LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXIST:
 1. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCC. LOAD OF 500 OR LESS THE MAIN EXTERIOR DOOR ON DOOR OR DENIES FROM THE CORNER SEE PROJECTS.
 2. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
 3. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EXTERIOR SIDE ON OR ADJACENT TO THE DOOR STATING THE DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
 12. FINISH HARDWARE NOT REQUIRED AS PER NFPA 101.2.2.2.3 (OCCUPANT LOAD < 100)

KEYED CONSTRUCTION NOTES

101. EXISTING WALLS TO REMAIN (AS PER LEGEND).
102. FABRICATED GALVANIZED SHEET METAL PAN UNDER DAQUIRI MACHINES, TURN UP AT DAQUIRI WALL. SEE SECTIONS AND ELEVATIONS.
103. DRIVE THRU WINDOW IS EXISTING BY LANDLORD.
104. LINE OF FUR DOWN ABOVE.
105. NEW SERVICE COUNTER. SEE COUNTER PLAN, DETAILS AND ELEVATIONS FOR BAR FRONT AND COUNTER TOP.
106. NEW ADA BAR SECTION THIS AREA, 36" MIN. WIDE & 36" H. MAX., W/ MIN. CLEARANCE 27" AFF. SEE DETAIL.
107. NEW CONCRETE CURB UNDER BAR & MACHINE CABINETS- SEE SECTIONS AND CURB PLAN.
108. RECESS REGISTER IN DASH TOP- SEE DETAIL.
109. DAQUIRI MACHINES ON CABINETS- SEE SECTION.
110. STYPPED LOGOOR DISPLAY- SEE SECTION AND INTERIOR ELEVATIONS.
111. BLOCK OUT WALL 8" FOR HANDING.
112. UNDER-COUNTER BAR EQUIPMENT. SEE SHEET EQ FOR REQUIREMENTS.
113. PARTIAL HEIGHT WALL.
114. REMOVE COOLING TOWER FOR DAQUIRI MACHINES.
115. PROVIDE 8" HIGH MAX. 8" TALL BARRETT WOODEN FENCE, W/ 60# 40 GALVANIZED FENCE POSTS, PROVIDE (2) 2" WIDE GATES W/ LOCKABLE LATCH. PAINT FINISH TO MATCH EXISTING BASE BUILDING COLOR, COORDINATE COLOR WITH LANDSCAPE.
116. BUILT-IN COOLER AT D-S WINDOW- SEE SECTION.
117. WIRE SHELVES ABOVE- PROVIDE BLOCKS IN WALL.
118. WIRE SHELVES ABOVE- PROVIDE BLOCKS IN WALL.
119. EXISTING MESH RESTROOM, BY LANDLORD. SEE FINISH PLAN FOR FINISHES.
120. NEW CONCRETE BOLLARD.
121. NEW 1" DEEP DRAIN RAIL AS PER DETAILS.
122. WATER HEATER ABOVE HOP SINK- SEE DETAIL.
123. ELECTRICAL PANEL LOCATION.
124. ADA SEATING, SEE ACCESSIBILITY NOTES THIS SHEET FOR ADA SEATING REQUIREMENTS.
125. RUN DRYWALL TO DECK.
126. PARTIAL HEIGHT WALL, W/ SOLID SURFACE TOP CAP. COORDINATE EXACT HEIGHT W/ OWNER. PROVIDE (2) 2" OPAQUE FLAM DN BACKSIDE OF EXISTING WINDOW.
127. WALKWAY COOLER BY OTHERS. MAINTAIN 2" MIN. CLEAR AIRSPACE ON ALL SIDES.
128. CLEAN AND RESEAL EXISTING CONCRETE FLOOR.
129. TV ON BRACKET, SUPPLIED BY OWNER, INSTALLED BY G.C. CONTRACTOR TO PROVIDE BLOCKING, COORDINATE W/ OWNERS.
130. D.S. CORNER GUARDS, 4'-0" HIGH TYP. ALL CORNERS IN PREP AREA.
131. SIGN- SEE DOOR NOTE #12.
132. PROVIDE MAJORITY WOOD TRIM FILLER AS REQUIRED BETWEEN MACHINES AND PLASTER WALLS.

GENERAL FLOOR PLAN NOTES:

1. SEE SHEET EQ FOR EQUIPMENT LAYOUT AND SCHEDULE.
2. ALL FINISHES TO BE SELECTED BY OWNER. UNLESS SPECIFIED, VERIFY ALL EQUIPMENT TO BE SELECTED AND LOCATIONS.
3. VERIFY REQUIREMENTS FOR PLUMBING VENTING, EQUIPMENT, STRUCTURAL MEMBERS, ETC AT ALL APPLICABLE WET LOCATIONS AND MAKE ADJUSTMENTS TO WALL THICKNESS AS NECESSARY.
4. CONTRACTOR TO VERIFY AND FUR OUT WALLS CONTAINING PLUMBING FIXTURES AS NECESSARY.
5. G.C. SHALL COORDINATE W/ OWNER AND EQUIPMENT SUPPLIER LOCATIONS OF BLOCKING AND BACKUP SUPPORTS AND PROVIDE SAME FOR WALL MOUNTED EQUIPMENT, SHELVS, AND FIXTURES.
6. ROOF NOTES REAL ALL NEW ROOF PENETRATIONS AND OPENINGS TO MATCH EXISTING ROOFING SYSTEM TO BE WATERPROOFED.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO CENTER OF STUD. FACE OF FINISHED WALL OR AS NOTED. "OLEAF" DENOTES FINISH TO FINISH DIMENSIONS. "HOLD" DENOTES CRITICAL FRAMING DIMENSIONS.
2. ALL INTERIOR WALLS SHALL BE METAL STUDS PER THE SPECIFIED WIDTH AT 16" O.C. UNLESS OTHERWISE NOTED.
3. MOUNT FIRE EXTINGUISHERS LISTED IN SPECIFICATIONS AT LOCATIONS SHOWN OR DIRECTED BY FIRE DEPT. PROVIDE ADDL. IF REQD BY FIRE DEPT.
4. FIRST OCCUPANT LOAD SHOWN LISTED IN SPECIFICATIONS. G.C. SHALL ACQUIRE APPROPRIATE WORKING FOR POSTING OF ROOM CAPACITY FROM PRESSING AGENCY AND FABRICATE SIGN ACCORDINGLY.
5. SEE EQUIPMENT DRAWINGS FOR FURNITURE AND EQUIPMENT LOCATIONS. FIELD MEASURE ALL DIMENSIONS PRIOR TO ORDERING OF ANY EQUIPMENT. NOTIFY OWNER/ARCHITECT/SUPPLIER OF ANY DISCREPANCIES.
6. TOILET ROOM AND OFFICE WALLS TO HAVE FULL SOUND BATTI.
7. FURNISH AND INSTALL SOLID BLOCKING FOR ALL FIXTURES AND EQUIPMENT AS REQUIRED. COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER, OWNER, RESTROOM ACCESSIBILITY.
8. ALL EXTERIOR WALLS TO HAVE INSULATION AS PER SPECIFICATIONS.
9. REFER TO EQ. SHEETS FOR CRITICAL CLEAR FINISH TO FINISH DIMENSIONS.
10. SEE EQ. DRAWINGS FOR ADDL. INFORMATION AND REQUIREMENTS.
11. SEE NOTES FOR WALLS TO BE BUILT WITH WATERPROOF BASE.
12. COORDINATE LOCATION AND ROUTING OF BEER AND BODA LINES WITH OWNER & VENDOR (UNDER FLOOR AND/OR OVERHEAD).
13. USE MOISTURE RESISTANT DRY WALL IN ALL WET AREAS (DITCHES, RESTROOMS, BATH, MECHANICAL, DRAINWASH AREAS).
14. ALL INTERIOR WALLS SHALL EXTEND A MIN OF 2" ABOVE CEILING AND BE BRACED TO STRUCTURE ABOVE AS REQUIRED TO INSURE STABILITY, UNLESS NOTED OTHERWISE.

FIRE EXTINGUISHER NOTE:

PROVIDE PORTABLE FIRE EXTINGUISHERS (PER NFPA) RECESSED CABINETS IN ACCORDANCE W/ LOCAL CODES, MOUNT AT TOP OF FIRE EXTINGUISHER CABINET. ADJUST EXACT LOCATION OF FIRE EXTINGUISHER TO AVOID CONFLICTS W/ EQUIPMENT, BUILT-IN FURNITURE, AND DECOR ITEMS.

RESTAURANT DINING AREAS: ADOPTIVE HAZARD 1A:
 (1) TYPE SA FIRE EXTINGUISHERS PROVIDED
 (2) TYPE ABC FIRE EXTINGUISHERS PROVIDED
 (3) TYPE K FIRE EXTINGUISHERS PROVIDED

ACCESSIBILITY NOTES:

DINING SURFACES AND WORK SURFACES
 1. AT LEAST 5% PORTION OF DINING SPACES AND STANDING SPACES PROVIDED FOR THE COMBINATION OF WOOD OR DRINK SHALL COMPLY WITH ADA SECTION 901.
 2. REQUIRED ACCESSIBLE DINING SURFACES SHALL BE DISPENSER THROUGHOUT THE SPACE CONTAINING DINING SURFACES.
 3. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28" MIN. AND 34" MAX. A.P.F.

SEMI-PUBLIC USE COUNTERTOP
 1. AT LEAST ONE OF EACH TYPE OF WORK SURFACES COUNTER SHALL COMPLY WITH ADA SECTION 904.4.

SEMI-PUBLIC USE AREAS
 1. AS PER ADA 202 ONLY WET WORK AREAS ARE NOT REQUIRED TO BE FULLY ACCESSIBLE.

GENERAL FRAMING NOTES

IN GENERAL, FOLLOW CONSTRUCTION DETAILS AS OUTLINED BY U.S.G. (OR EQLV) STEEL FRAMING SYSTEMS GUIDELINES AND IN PARTICULAR:
 1. USE 2" X 4" X 14 GA ZED CUPS AT ALL LOCATIONS WHERE JOISTS BUFT LINTELS AND TOP PLATES AND TYPE (C) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

LEGEND
(SEE SECTIONS FOR ADDITIONAL DETAILS)

	EXISTING 14-G GIBBSING WALL		PARTIAL HEIGHT WALL: 3 8" METAL STUDS @ 16" O.C. U.O.N. BE INT. SLVS. FOR HEIGHT
	2" METAL STUDS @ 16" O.C.		WALK IN COOLER WALL
	EXISTING EXTERIOR WALL		METAL STUDS @ 16" O.C. BELOW COUNTER TOP
	3 8" METAL STUDS @ 16" O.C. U.O.N.		DENOTES WATER PROOF BASE DETAIL DN SIDE (IF NOTED, SEE DETAIL 404.0)

MOTION LONG TURNER
ARCHITECTS

801 FRENCH AVENUE
SUITE 200
HOUMA, LA 70005
504-833-2001
www.motionlong.com

NEW GLENN'S GENERAL DAQUIRI

TEENANT IMPROVEMENTS
TO EXISTING BUILDING
1788 MARTIN LUTHER KING BLVD.
HOUMA, LA

Project No. _____
 Date: _____
 Scale: _____
 Sheet: _____ of _____
 Revision: _____
 09/18/20 20-1614
 A1.0

1798 MARTIN LUTHER KING BLVD.





TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
 Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Marlin Properties LLC

3. Applicant's Address:

P.O. Box 4035
Houma, La 70361

4. Applicant's Phone:

985-856-5299

5. Applicant's Email:

dustin@galley.com

6. Physical Address
Of Request:

135,149 Valhi Lagoon Crossing

7. Interest in Ownership:

100%

7. Date of
Application:

6/30/21

8. Explanation of
Request:

Build Boat & RV Storage

2-1
File - City
Council - 6

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

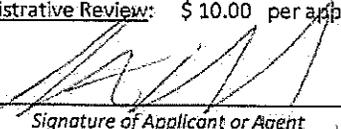
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



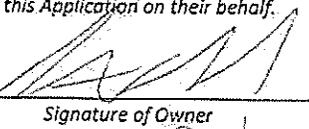
Signature of Applicant or Agent
Dustin Richard

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

DR 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.



Signature of Owner
Dustin Richard

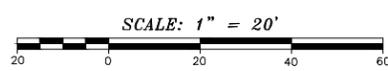
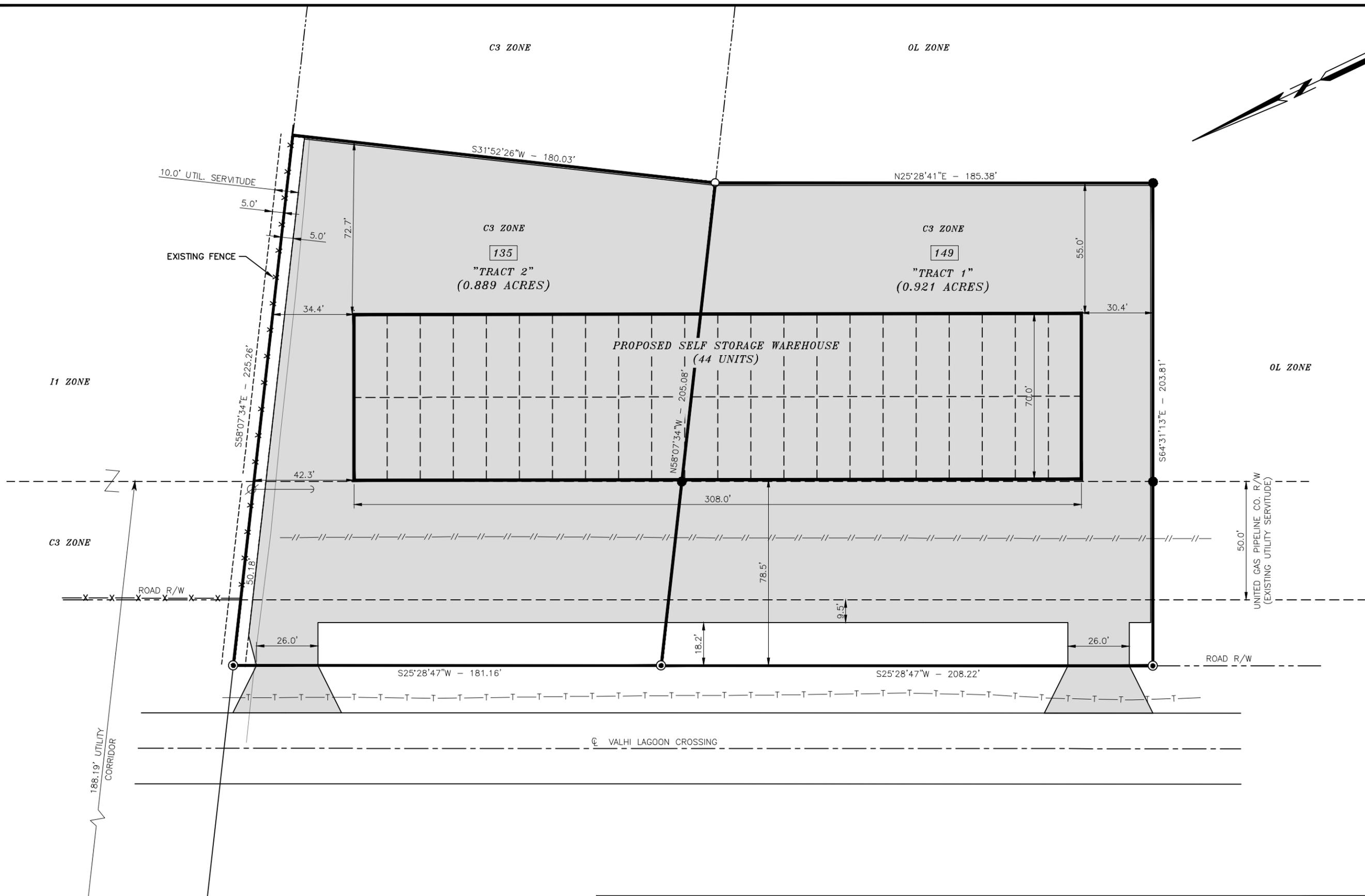
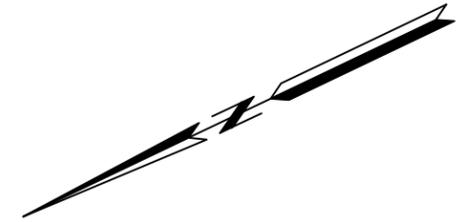
Printed Name of Owner
6/30/21

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.





NO.	REVISION	DATE



DELTA COAST CONSULTANTS, LLC
 631 S. HOLLYWOOD RD.
 HOUMA, LA 70360
 PHONE: 985-655-3100 www.deltacoastllc.com

DESIGNED BY KPR	DRAWN BY KSP	CHECKED BY KPR
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SCALE 1" = 20'
DATE 6/22/21
PROJECT 21.029
FIELD BOOK

PRELIMINARY SITE PLAN

VALHI LAGOON CROSSING SELF STORAGE
FOR
MARLIN PROPERTIES, LLC

HOUMA, LOUISIANA TERREBONNE PARISH

SHEET NO.
1
OF
1

135, 149 Valhi Lagoon Crossing

