

PALAZZO RESIDENCE

SCHEMATIC DESIGN

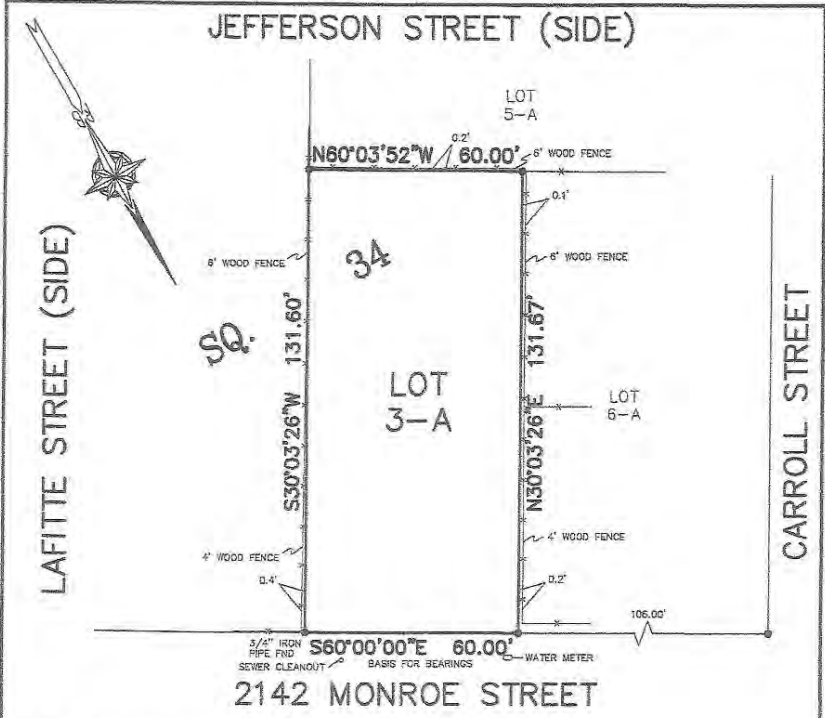
DESIGN REVIEW COMMITTEE PACKAGE
MANDEVILLE, LOUISIANA 5.02.2022



Google



GROUND FLOOR PLAN



REFERENCE 1:
 Resub. By Randall W. Brown & Assoc., INC.
 Map File No.: 5642A
 Date Filed: 05-24-2017

REFERENCE 2:
 Survey By John G. Cummings & Assoc.
 Job No.: 18183
 Dated: 7-15-2018

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone AE.

FIRM Panel# 2202020427D Rev. 05-16-2012

NOTE:
 OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.
 ● DENOTES 1/2" IRON PIPE FND UNLESS OTHERWISE NOTED

Survey of
LOT 3-A * SQUARE 34 * TOWN OF MANDEVILLE
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 DAVID & MELISSA FALCONE

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICES, ENCUMBRANCES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 info@brownnsurveys.com

Date: SEPTEMBER 1, 2020
 Survey No. 20547
 Project No. (CRS) .

Scale: 1" = 30' ±
 Drawn By: J.E.D.
 Revised: 12-2-2020/J.E.D./CERTS. ONLY

MOST RECENT SURVEY



GOOGLE AERIAL VIEW

SITE

PLANS



ENLARGED GROUND
FLOOR PLAN

PALAZZO RESIDENCE
PRELIMINARY - FOR REVIEW ONLY

5.2.2022



PLANS



ENLARGED FIRST FLOOR PLAN

PLANS



ENLARGED SECOND FLOOR PLAN

FRONT ELEVATION



12'-0"

5'-0"
SIDE YARD

50'-0" BUILDABLE AREA

5'-0"
SIDE YARD

PALAZZO RESIDENCE
PRELIMINARY - FOR REVIEW ONLY

5.2.2022

SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION



3'-0"
SIDE YARD

50'-0" BUILDABLE AREA

3'-0"
SIDE YARD

10'-0"

12'-0"

PRECEDENTS

EXTERIOR



MATERIALS

EXTERIOR INSPIRATION

STUCCO
METAL ROOFING
ASPHALT SHINGLE ROOFING
WOOD/TRELLIS ACCENTS
FIBER CEMENT SIDING
(LAPPED AND BOARD AND BATTEN MIX)
BRICK (PAINTED OR LIGHT COLOR)
CONCRETE
CRUSHED GRAVEL
BRICK PERMEABLE PAVERS
SHUTTERS
WOOD OR COMPOSITE DECKING

DARK COLORS W/ LIGHTER TRIM AND
WINDOWS

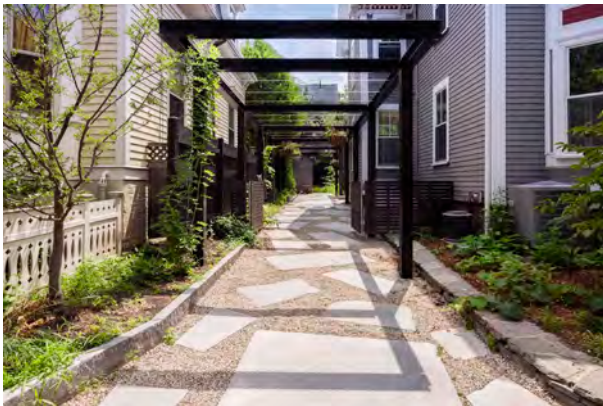


MATERIALS

EXTERIOR INSPIRATION



MODERN
EXTERIOR PRODUCT INFORMATION



THANK YOU!

DEPARTMENT OF HOMELAND SECURITY
 FEDERAL EMERGENCY MANAGEMENT AGENCY
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

Cust Num: 88588
 Cost Cent:

OMB Control No. 1660-0040
 Expires: 10/31/18

SECTION I

1. LENDER/SERVICER NAME AND ADDRESS WRIGHT NATIONAL FLOOD INSURANCE SERVICES, LLC PO BOX 33003 SAINT PETERSBURG, FL 33733		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) FALCONE, DAVID 2142 MONROE ST MANDEVILLE, LA 70448-5836	
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER DRP00000000010929319	5. AMOUNT OF FLOOD INSURANCE REQUIRED	

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP community name TOWN OF MANDEVILLE	2. County(ies) ST. TAMMANY PARISH	3. State LA	4. NFIP community number 220202
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B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING / MOBILE HOME

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A"). 220202-0427D	2. NFIP Map Panel Effective/ Revised Date 05/16/2012	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
4. Flood Zone AE BFE: 10	5. No NFIP map	(If yes, and LOMC date/no. is available, enter date and case no. below). Date: Case No:	

C. FEDERAL FLOOD INSURANCE AVAILABILITY (check all that apply)

1. Flood insurance is available (community participates in NFIP). Regular Program Emergency Program of NFIP

2. Federal Flood insurance is not available because community is not participating in the NFIP.

3. Building/Mobile home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA), Federal Flood insurance may not be available.
 CBRA/OPA designation date: _____

D. DETERMINATION

IS BUILDING / MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? Yes No

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
 If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

E. COMMENTS (optional):


Request Date: 08/26/2020 Service Type: Basic Request Program Status Date: 09/28/1979
 Requested By: Distance To Waterway: 2314 ft.

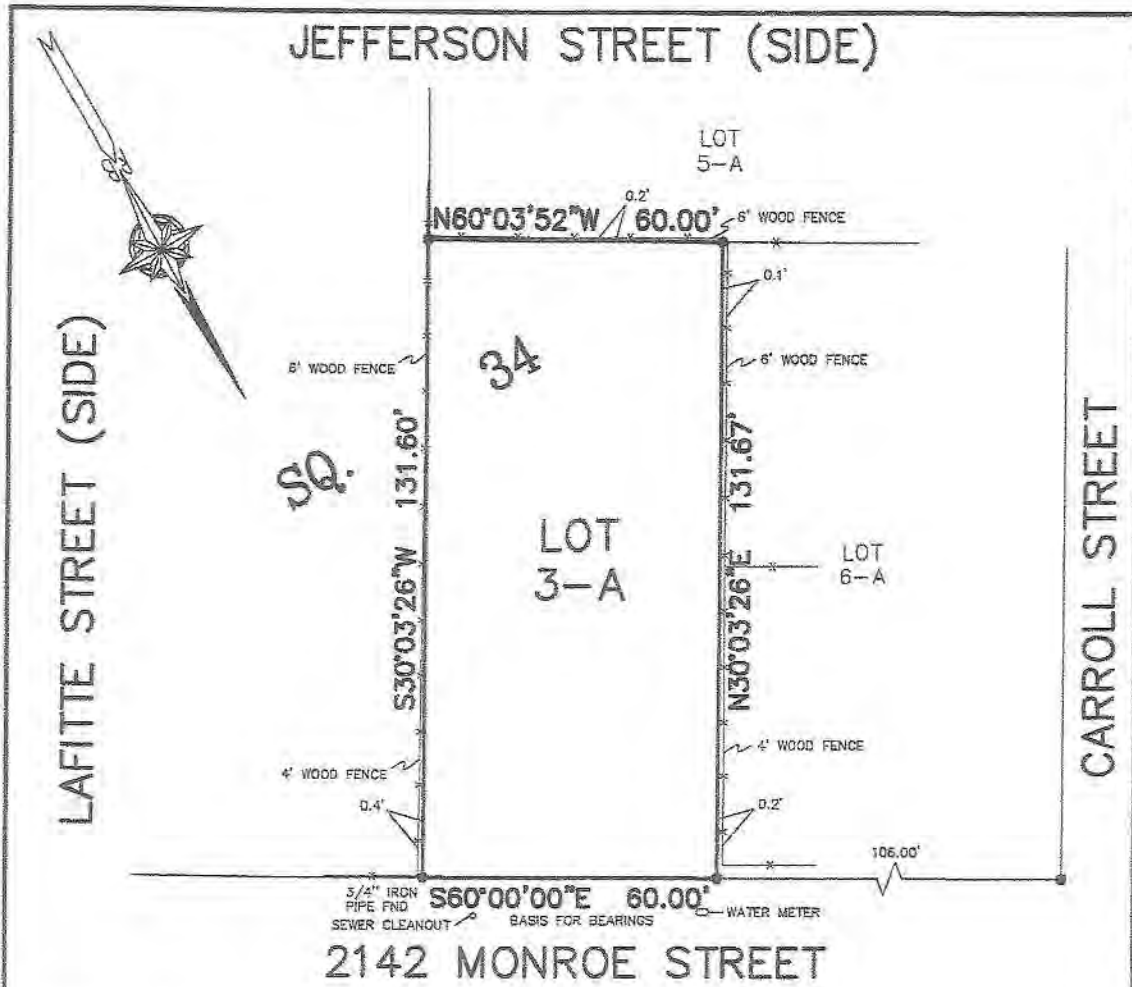
Input address: 2142 MONROE ST, MANDEVILLE, LA 704485836
 HMDA Information: MSA/MD: 35380 NECTA: State: 22 County: 103 Census Tract: 0413.00
 Additional Information : Previous community: TOWN OF MANDEVILLE, Previous CMP: 220202 2202020002C, Previous panel date: 04/04/1983,
 Previous zone: A10.
 BFE Datum: NAVD88

This flood determination is provided solely for the use and benefit of the entity named in Section 1, Box 1 in order to comply with the 1994 Reform Act and may not be used for or relied upon by any other entity or individual for any purpose, including, but not limited to deciding whether to purchase a property or determining the value of a property.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

F. PREPARER'S INFORMATION

Name, address, telephone number (if other than lender)	Certificate: 75577820-0
	DATE OF DETERMINATION
 LERETA, LLC 901 Corporate Center Dr Pomona, CA 91768 (800) 736 - 3109	08/26/2020



REFERENCE 1:
 Resub. By Randall W. Brown & Assoc., INC.
 Map File No.: 5642A
 Date Filed: 05-24-2017

REFERENCE 2:
 Survey By John G. Cummings & Assoc.
 Job No.: 18163
 Dated: 7-16-2018

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in a special flood hazard area, it is located in Flood Zone AE.

FIRM Panel# 2202020427D Rev. 05-16-2012

NOTE:
 OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON PIPE FND UNLESS OTHERWISE NOTED

Survey of
 LOT 3-A * SQUARE 34 * TOWN OF MANDEVILLE
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 DAVID & MELISSA FALCONE

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SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDALL W. BROWN
 REG. NO. 0450

 Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown
 & Associates, Inc.

Professional Land Surveyors

228 W. Causeway Approach, Mandeville, LA 70448

(985) 624-5368 FAX (985) 624-5309

info@brownssurveys.com

Date: SEPTEMBER 1, 2020
 Survey No. 20547
 Project No. (CRS).

Scale: 1" = 30'±
 Drawn By: J.E.D.
 Revised:
 12-2-2020/J.E.D./CERTS. ONLY

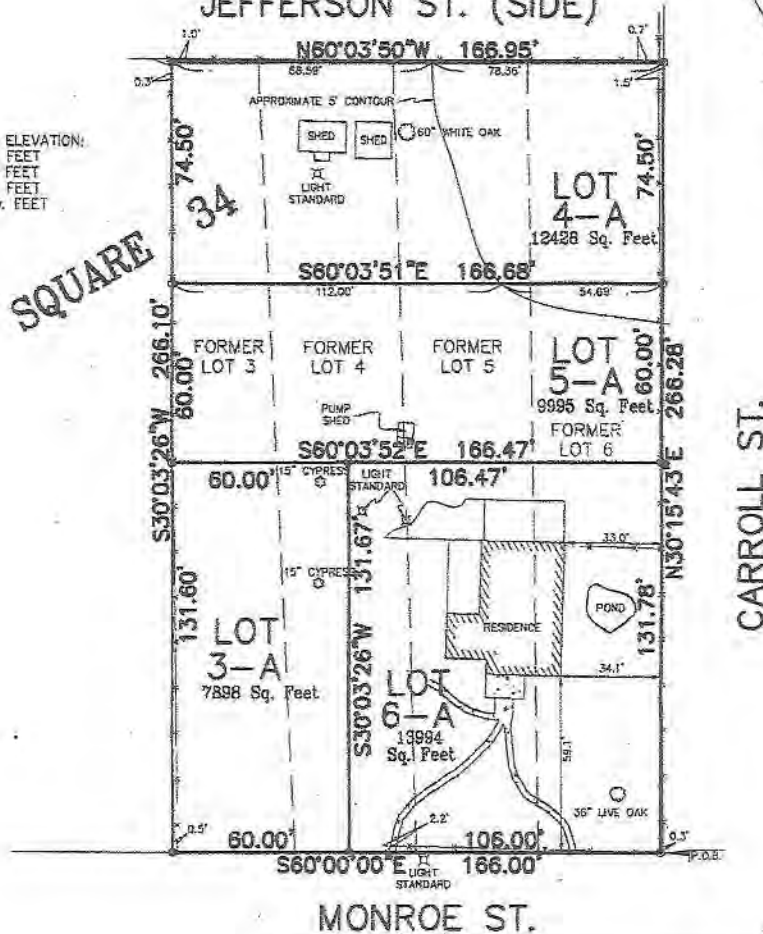
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Resubdivision of
LOTS 6, 5, 4 & PART OF LOT 3 * SQUARE 34
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
 INTO
LOTS 3-A, 4-A, 5-A & 6-A
JEFFERSON ST. (SIDE)

LAND AREA ABOVE 5' ELEVATION:
 LOT 3-A: 7,898 SQ. FEET
 LOT 4-A: 7,212 SQ. FEET
 LOT 5-A: 9,506 SQ. FEET
 LOT 6-A: 13,994 SQ. FEET

SQUARE 34

LAFITTE ST. (SIDE)



CARROLL ST.

MONROE ST.

APPROVED:

Monroe Williams
 MAYOR OF THE CITY OF MANDEVILLE

[Signature]
 CHAIRMAN OF PLANNING COMMISSION

[Signature] 5/2/17
 CITY ENGINEER OR PUBLIC WORKS DIRECTOR

[Signature] 4/26/17
 PLANNING DIRECTOR

[Signature]
 CLERK OF COURT

05-24-2017 5642A
 DATE FILED FILE NO.

PROPERTY DESCRIPTION * LOT 6-A
 Commence from the intersection of the Eastern right of way line of Carroll Street and the Southern right of way line of Monroe Street which is also the Point of Beginning.
 From the Point of Beginning go along said right of way line having a bearing of South 60 degrees 00 minutes 00 seconds East a distance of 106.00 feet; thence leaving said right of way line go South 30 degrees 03 minutes 26 seconds West a distance of 131.67 feet; thence North 60 degrees 03 minutes 52 seconds West a distance of 106.47 feet to a pole on the Eastern right of way line of Carroll Street; thence go along said right of way line having a bearing of North 30 degrees 15 minutes 43 seconds East a distance of 131.78 feet back to the Point of Beginning.
 Said parcel contains 13,994 Sq. Ft. of land more or less.

PROPERTY DESCRIPTION * LOT 5-A
 Commence from the intersection of the Eastern right of way line of Carroll Street and the Southern right of way line of Monroe Street and go along said right of way line of Carroll Street having a bearing of South 30 degrees 15 minutes 43 seconds West a distance of 191.78 feet to a point which is also the Point of Beginning.
 From the Point of Beginning leave said right of way line and go South 60 degrees 03 minutes 52 seconds East a distance of 166.47 feet; thence go South 30 degrees 03 minutes 26 seconds West a distance of 60.00 feet; thence go North 60 degrees 03 minutes 51 seconds West a distance of 166.65 feet to the Eastern right of way line of Carroll Street; thence go along said right of way line having a bearing of North 30 degrees 15 minutes 43 seconds East a distance of 60.00 feet back to the Point of Beginning.
 Said parcel contains 9,995 Sq. Ft. of land more or less.

PROPERTY DESCRIPTION * LOT 4-A
 Commence from the intersection of the Eastern right of way line of Carroll Street and the Southern right of way line of Monroe Street and go along said right of way line of Carroll Street having a bearing of South 30 degrees 15 minutes 43 seconds West a distance of 191.78 feet to a point which is also the Point of Beginning.
 From the Point of Beginning leave said right of way line and go South 60 degrees 03 minutes 51 seconds East a distance of 166.68 feet; thence go South 30 degrees 03 minutes 26 seconds West a distance of 74.50 feet; thence go North 60 degrees 03 minutes 51 seconds West a distance of 166.95 feet to the Eastern right of way line of Carroll Street; thence go along said right of way line having a bearing of North 30 degrees 15 minutes 43 seconds East a distance of 74.50 feet back to the Point of Beginning.
 Said parcel contains 12,428 Sq. Ft. of land more or less.

PROPERTY DESCRIPTION * LOT 3-A
 Commence from the intersection of the Eastern right of way line of Carroll Street and the Southern right of way line of Monroe Street and go along said right of way line of Monroe Street having a bearing of South 60 degrees 00 minutes 00 seconds East a distance of 106.00 feet; thence leaving said right of way line go South 30 degrees 03 minutes 26 seconds West a distance of 131.67 feet; thence go North 60 degrees 03 minutes 52 seconds West a distance of 106.47 feet; thence go North 30 degrees 15 minutes 43 seconds East a distance of 131.78 feet back to the Point of Beginning.
 Said parcel contains 7,898 Sq. Ft. of land more or less.

- NOTES:
 1. ALL IMPROVEMENTS SHOWN HEREON WERE LOCATED ON 10-4-2013.
 2. 1/2" IRON PIPES TO BE SET UPON RECORDATION

- DENOTES 3/4" IRON PIPE FND
- UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE
- TO BE SET UPON RECORDATION

THE REPRESENTATIONS, RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL OTHER RIGHTS, EASEMENTS, AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE A DILIGENT SEARCH OF PUBLIC RECORDS IN COMPILING THE DATA FOR THIS SURVEY.

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Geodetic • Forensic • Consultants
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 824-5368 FAX (985) 624-5309
 E-MAIL: info@brownsurveys.com

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

Date: FEBRUARY 27, 2014
 Survey No. 14015

Scale: 1"=40'±
 Drawn By: RJB
 Reduced 2"=1" // A.E.D./UPDATED IMPROVEMENTS ONLY

Adm 17-03-02

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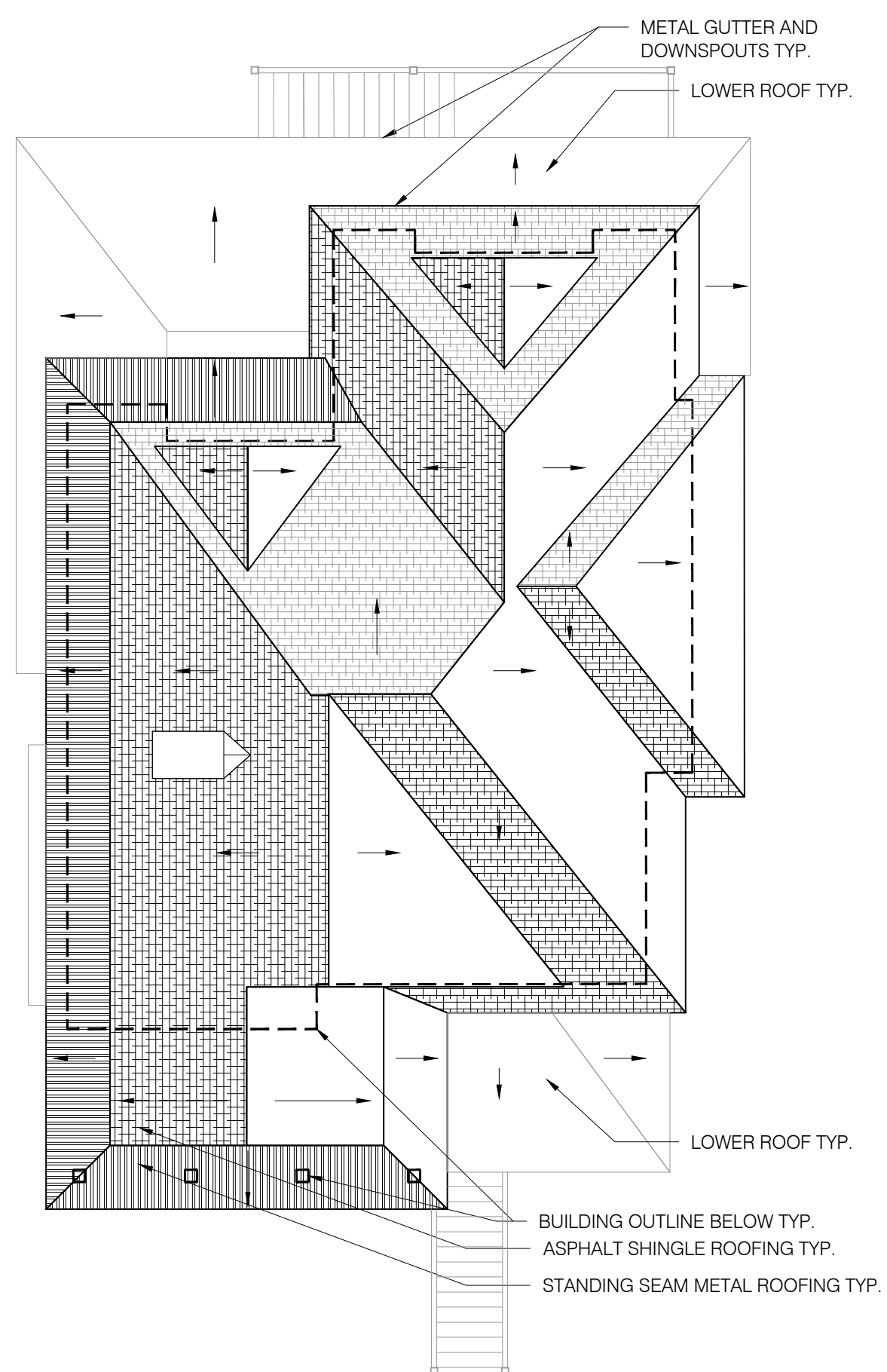
SCOPE OF WORK:
 NEW 2-STORY, ELEVATED 4500SF CONDITIONED HOUSE W/ PARKING BELOW
 CODES ENFORCED:
 WIND SPEED: ???MPH
 EXPOSURE: B
 BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION
 RESIDENTIAL CODE: INTERNATIONAL RESIDENTIAL CODE (IRC), 2015 EDITION
 MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE (IMC), 2015 EDITION
 ELECTRICAL CODE: NATIONAL ELECTRICAL CODE (NEC), 2014 EDITION

LIFE SAFETY CODE INFORMATION:
 BUILDING CONSTRUCTION TYPE: WOOD FRAMED WALLS AND ROOF

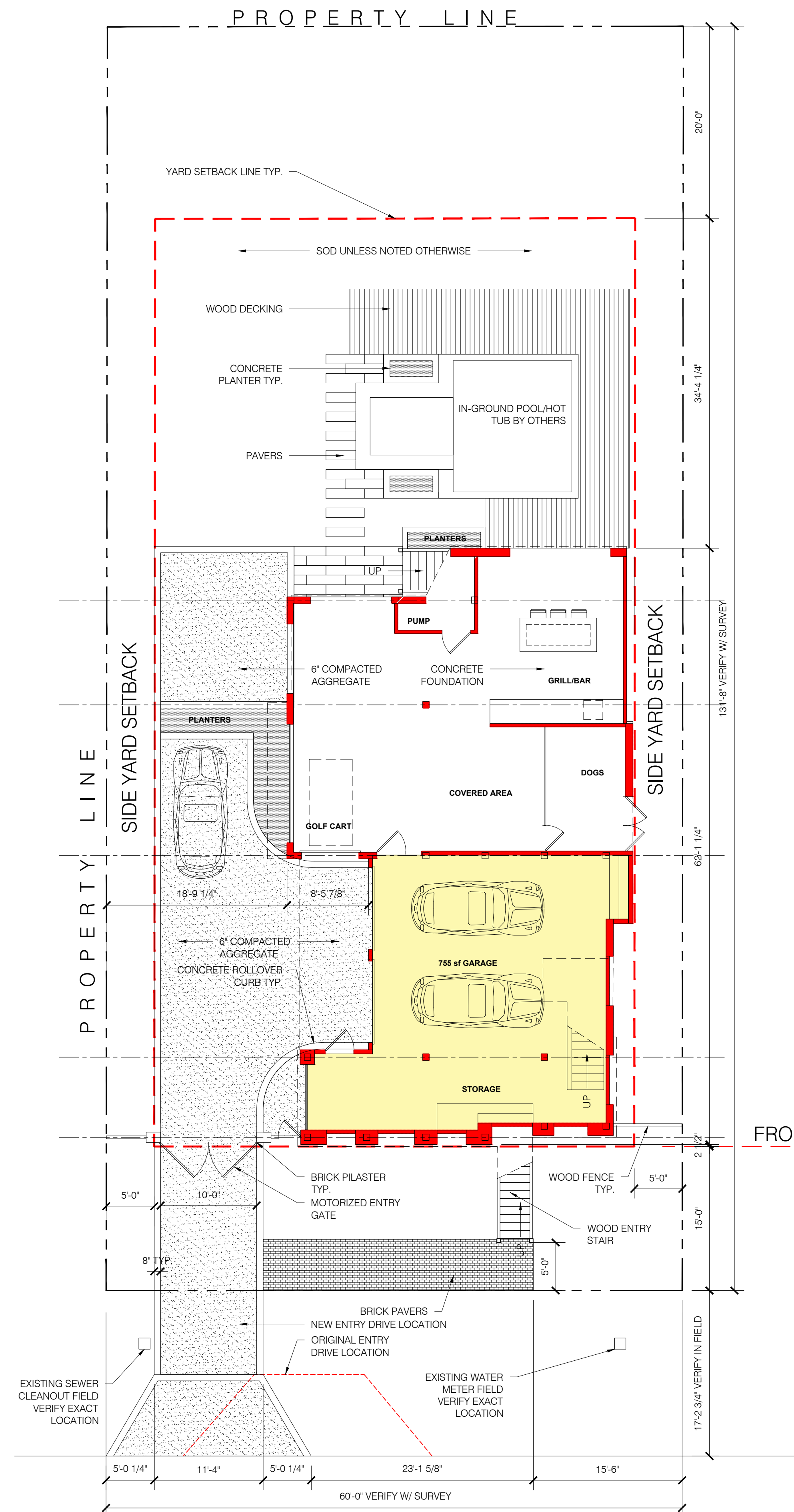
ZONING CODE COMPARISON CHART

ZONING REQUIREMENT	CITY OF MANDEVILLE CLURO (6-25-15):	B-3 OLD MANDEVILLE BUSINESS DISTRICT AREA PLAN (2-13-20):
MIN. LOT AREA	7,200SF	
LOT AREA PER PRINCIPAL DWELLING UNIT:	5,500SF	5,500SF
MIN. PRINCIPAL DWELLING UNIT SIZE:	800SF	800SF
MAX. BUILDING GROUND FLOOR AREA:	5000SF	
MIN. LOT WIDTH:	60 FEET	60 FEET
MIN. LOT DEPTH:	120 FEET	120 FEET
MINIMUM SET BACKS		
FRONT YARD:	15 FEET OR AVG OF NEAREST TWO ADJACENT LOTS	15 FEET OR AVG OF NEAREST TWO ADJACENT LOTS
INTERIOR RESIDENTIAL SIDE YARD:	10 FEET (FRONTAGE 51'-100')	5 FEET
INTERIOR REAR YARD:	20 FEET	20 FEET
MAX IMPERVIOUS SITE COVERAGE	75%	75%
MAX BUILDING HEIGHT:	35 FEET	35 FEET
PARKING:	2	-
DWELLING UNITS/ACRE:	1	1

**SEE SITE PLAN FOR ADDITIONAL INFORMATION.



A1 NEW WORK ROOF PLAN
 SCALE: 1/8" = 1'-0"



A3 NEW WORK SITE PLAN
 SCALE: 1/8" = 1'-0"

travis jore architect
 2528 destin street
 mandeville, la 70448
 ph: 504-251-4631
 travisjorearchitect@gmail.com

PALAZZO RESIDENCE
 2142 MONROE ST.
 MANDEVILLE, LA 70448

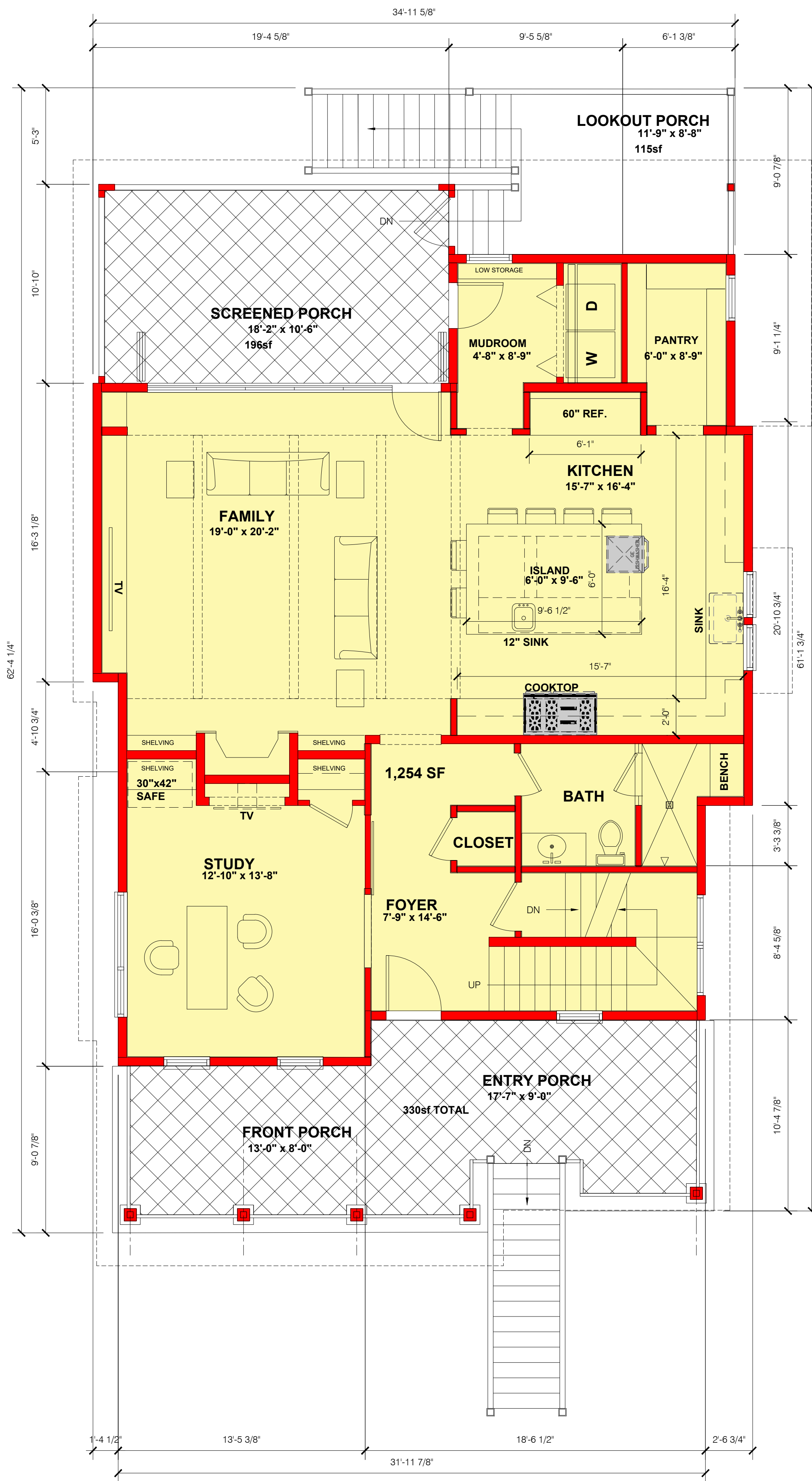
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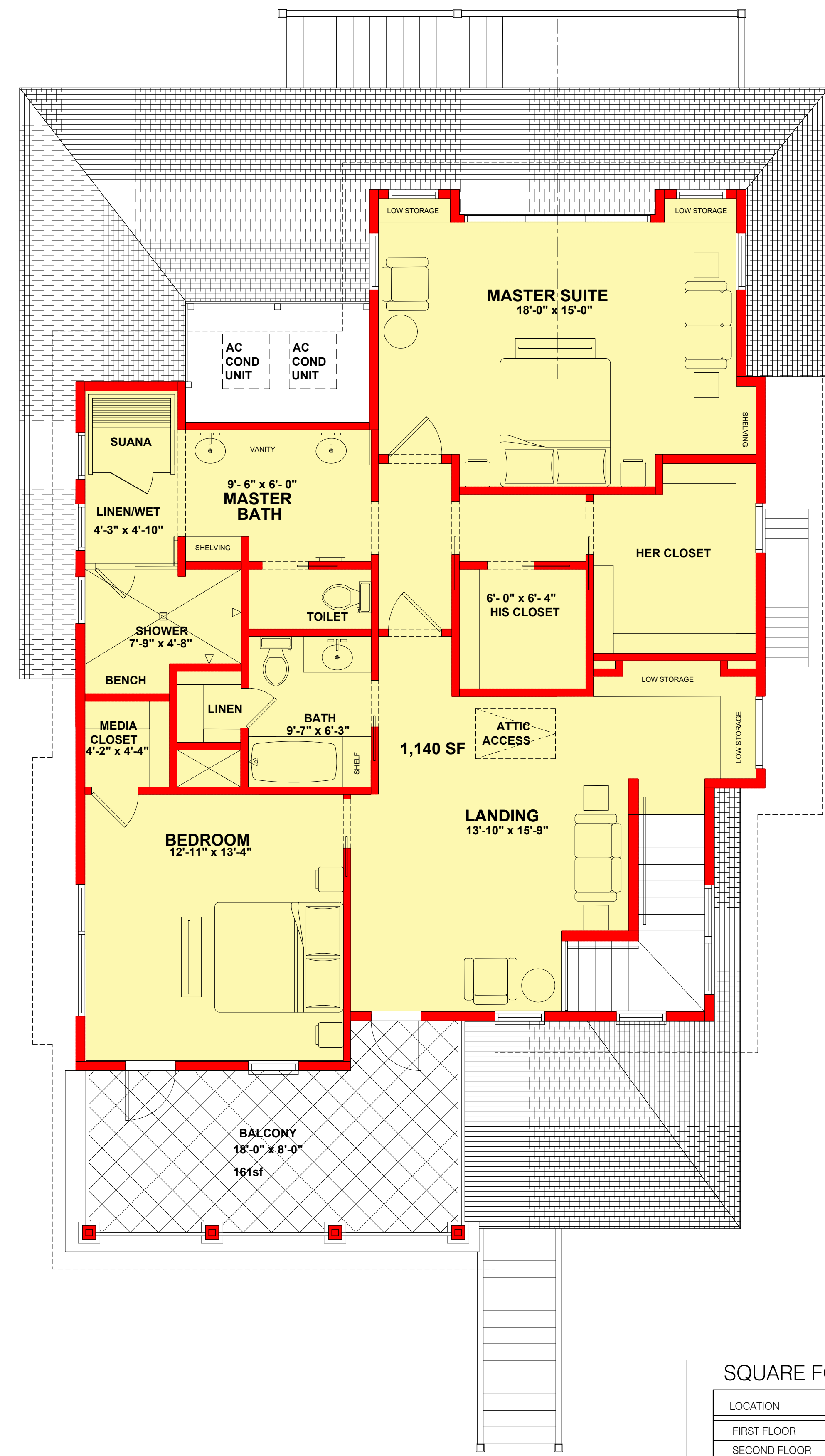
SITE PLAN, ROOF
 PLAN AND AND
 CODE INFO

REVISIONS	PROJECT NO.
NO. DATE	TJA 2110
	SHEET
	A1.01

DATE 04.29.22



A3 NEW WORK 1ST FLOOR
SCALE: 1/4" = 1'-0"



A5 NEW WORK 2ND FLOOR
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
LOCATION	SQUARE FEET
FIRST FLOOR	1,254
SECOND FLOOR	1,140
*COVERED PORCHES	*862
TOTAL HOUSE AREA *(not including porches)	2,394
GARAGE (UNCONDITIONED)	755
TOTAL UNDER ROOF AREA	4,011

REVISIONS	PROJECT NO.
NO. DATE	TJA 2110
	SHEET
	A2.01

PALAZZO RESIDENCE
2142 MONROE ST.
MANDEVILLE, LA 70448

NOT FOR
DRAFT
CONSTRUCTION

FIRST AND
SECOND FLOOR
PLANS

DATE 04.29.22

tja

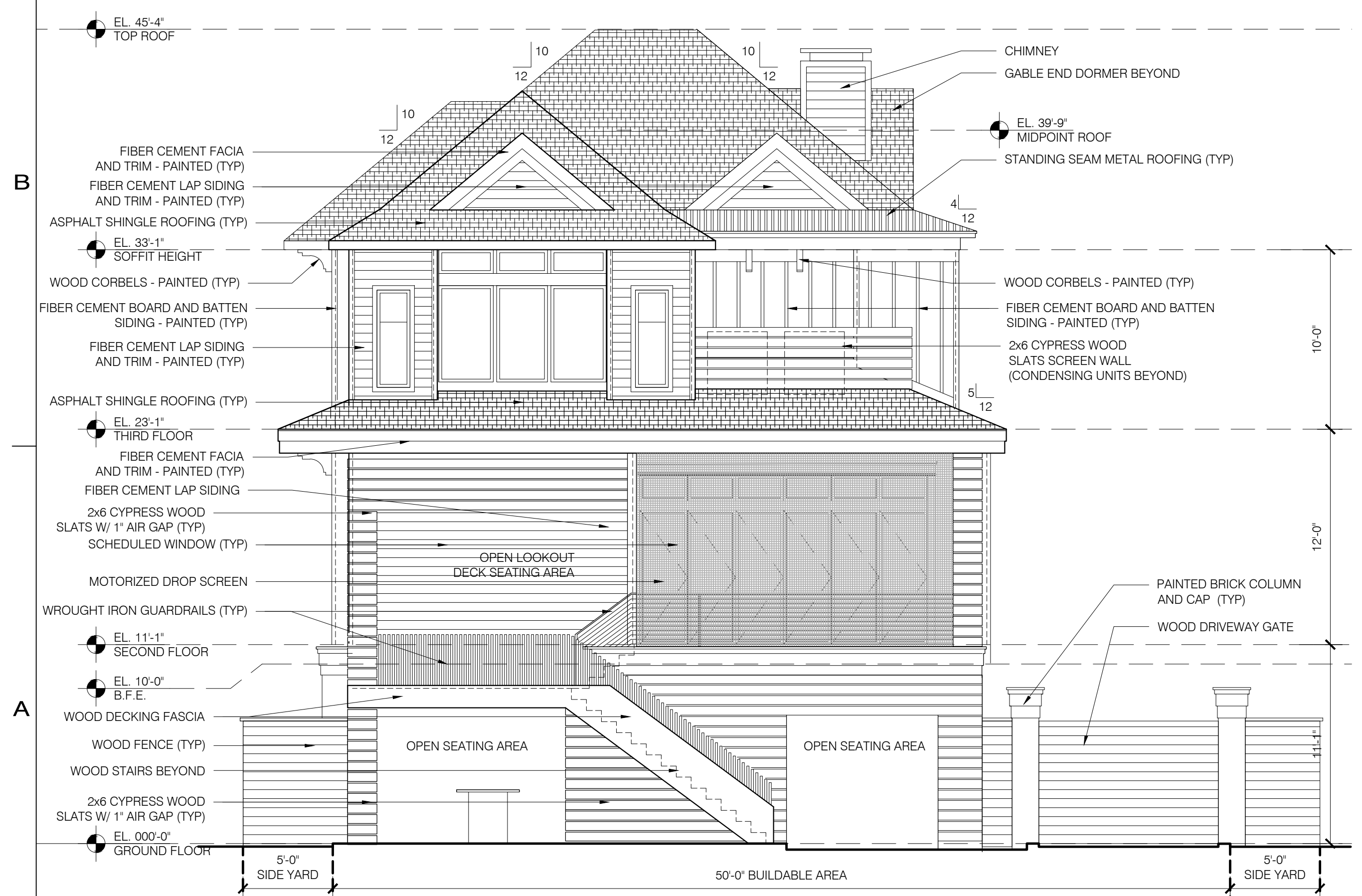
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C1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



C4 WEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"



A1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



A4 EAST SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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tja

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EXTERIOR ELEVATIONS

REVISIONS	PROJECT NO.
NO. DATE	TJA 2110
	SHEET
	A4.01

DATE 04.29.22