

**AGENDA FOR THE LAKE CHARLES HISTORIC PRESERVATION COMMISSION**  
**Sept. 19, 2022 – 326 Pujo Street – City Council Chambers – 5:00 P.M.**

**OPEN MEETING**

**ROLL CALL**

**MINUTES OF THE JUNE 20, 2022 – HPC meeting (JULY, AUGUST 2022 NO MEETINGS)**

**SPECIAL ANNOUNCEMENTS**

**City Historic and Restoration Projects**

Pioneer Building - Jeff Kulda

1911 City Hall – Lori Marinovich

Central School– Lori Marinovich

Historic Properties Survey Grant Update- Sara Hahn, Coastal Environment

**HPC 22-05                      LAKE CHARLES ZONING ORDINANCE CO. 10598**

**APPLICANT:                      329 WILSON ST                      RAY JENNINGS**

**SUBJECT:**                      Applicant is requesting a Certificate of Appropriateness (Section 5-307) (15) by the Historic Preservation Commission to remove and replace windows, remove and replace side entry door, remove existing driveway and put in new concrete, remove and replace rear elevation siding with Hardi-board, paint exterior of home, remove old swing style garage door replace with automatic door, Replace roof. **The property is located within the Margaret Place Historic District. Residential Zoning**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant requests to remove and replace windows, remove and replace side entry door, remove existing driveway and put in new concrete, remove and replace rear elevation siding with Hardi-board, paint exterior of home, remove old swing style garage door replace with automatic door, Replace roof. Structure has been altered over time. **The property is located within the Margaret Place Historic District. Residential Zoning**

**HPC 22-06                      LAKE CHARLES ZONING ORDINANCE CO. 10598**

**APPLICANT:                      1015 COMMON ST                      PAIGE VIDRINE**

**SUBJECT:**                      Applicant is requesting a Certificate of Appropriateness (Section 5-307) (15) by the Historic Preservation Commission to approve a variance for accessory buildings and setback, reduce from required 10 foot Rear set back to 7 feet . **The property is located within the Charpentier Historic District. Business Zoning**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant requests a variance for accessory buildings and setback, reduce from required 10 foot Rear set back to 7 feet. Applicant has been through Admin hearing process and reconfigured storage building on the lot. Variance is requested due to layout and usefulness of the configuration. **The property is located within the Charpentier Historic District. Business Zoning**

**HPC 21-27                      LAKE CHARLES ZONING ORDINANCE CO. 10598      DEFERRED TO JAN. 2022**

**Variance: Parking lot surface, buffer yard encroachment**

**APPLICANT:                      130 DR. Michael DEBAKEY                      ABSHIRE LAW FIRM      Dustin Abshire**

**SUBJECT:**                      Applicant is requesting a Certificate of Appropriateness (Section 5-307) (15) by the Historic Preservation Commission to replace and repair LIKE for LIKE on the main structure. Exterior doors will require widening for ADA compliance, windows, siding repaired, ADA ramp constructed on rear façade, demolish shed. Parking requirement is 12 vehicles for business use. 7 spaces will be on-site and 5 on adjacent site. Variance requested for parking lot surface alternative, buffer yard encroachment.

**130 DR. Michael DEBAKEY Mixed Use Zoning**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant requests to replace and repair LIKE for LIKE on the main structure. Exterior doors will require widening for ADA compliance, windows, siding repaired, ADA ramp constructed on rear façade, demolish shed. Parking requirement is 12 vehicles for business use. 7 spaces will be on-site and 5 on adjacent site. Variance requested for parking lot surface alternative, buffer yard encroachment. **130 DR. Michael DEBAKEY Mixed Use Zoning**

**Adjourn**



JUNE 20, 2021 MINUTES OF THE LAKE CHARLES HISTORIC PRESERVATION COMMISSION  
326 PUJO STREET – CITY COUNCIL CHAMBERS

Chairman Kudla called meeting to order at 5:04 P.M.

Chairman Kudla asked for a roll call

PRESENT: Jeff Kudla, Lauren Granger, Joel Davidson, Winnie Guillory (Alternate) David Hamilla (Alternate)

ABSENT: Charla Blake and Adrienne Hebert

Mr. Kudla asked for a motion to approve the April 18, 2022 HPC meeting minutes, Joel Davidson motioned to approve, Winnie Guillory 2<sup>nd</sup> the motion. All in favor.

Ms. Marinovich addressed the commission and the audience and explained about what the commission does in reference to the Historic District of Lake Charles, Charpentier District and Margaret Place District. She also explained that any person might speak or submit a written statement for hearing. Also that any COA that is denied has the right to appeal to the City Council.

City Historic Restoration Projects

1911 City Hall – Lori Marinovich – Restoration and repairs still on going. ETA Oct. 12, 2022

Central School– Lori Marinovich – Mold was found, had to be removed. Should wrap up by Sept. 2022

Lock Park Pavilion – Working on the roof, park repairs have been bid out.

Pioneer Bldg. – Bid are out – The old water dept. will become two conference rooms and a conference center.

The Harvey Grant – Sara Hahn, Update: collecting Data on Victory Terrance 1942-1949 located 4<sup>th</sup> Ave. and 6<sup>th</sup> Ave. 8<sup>th</sup> St. and 10<sup>th</sup> St. These homes were built for Military families.

Ms. Marinovich introduces HPC 22-04

HPC 22-04 LAKE CHARLES ZONING ORDINANCE CO. 10598

APPLICANT: 600 BLOCK OF BILBO WOODRING APARTMENTS PHASE 1 LLC

SUBJECT: Applicant is requesting a Certificate of Appropriateness (Section 5-307) (15) by the Historic Preservation Commission to build a Multifamily Apartment/Townhome development which includes approximately 71 dwelling units, multiple structures, parking, greenspace, resiliency features, public and private amenities along 600 block Bilbo Street. The property is located within the Charpentier Historic District. Downtown/Lakefront District T-4 Zoning.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant requests to build a Multifamily Apartment/Townhome development which includes approximately 71 dwelling units, multiple structures, parking, greenspace, resiliency features, public and private amenities along 600 block Bilbo Street. Design finishes and materials will incorporate modern resiliency materials. Parking and public spaces will be provided per code requirements. Additional Public/Private amenities will be considered. The property is located within the Charpentier Historic District. Downtown/Lakefront District T-4 Zoning.

Josh Collen 812 Gravier St. New Orleans, La. Specializes in mixed income projects. Gives great living opportunities for those that work Downtown.

Mr. Kudla asked Ms. Debbie Belaire of 615 Moss to come up and speak. She is very opposed on this project. She is afraid of what it will do to the Historic district and concerned for the people living there. Ms Belaire submitted written comments prior to the meeting and spoke on those same topics. Comments are part of the meeting record.

Mr. Kudla asked Sara Smith of 912 Pujoe St. to speak. She is also opposed to this project. Although she is all for more activities downtown. She just does not feel that it will bring more business downtown. There are no Grocery Stores, Healthcare, schools that are available for these people.

Mr. Josh Collen, HRI, followed up on what was said, Josh commented that they have worked very hard on this project to keep it right for this area. He has been involved in this service for a long time, when you offer high quality apartments; they stay and take care of it. In addition, there are background checks.

Joel Davidson asked if people who live in that area for a while do they trend to transition into homes in that same neighborhood. Josh said that, that does happen often.

Joel asked why they chose this property, Josh said that they would have loved an historic property, but there was not any available. They are Downtown folks, and fell in love with this property. The up keep will all be taken care of by them. There will be security, public and private lighting, cameras, eyes on the street. Homeless services will be provided as well.

Sara Smith asked if this would all fit on the property, with parking also. There will be a phase 1 and phase two. David, the development architect, explained where the parking would be. In addition, there is cushion for more. There would also be bike parking. The parking would also be gated.

Lauren reported on the meetings she had attended and the concerns that she had brought up at the meetings have already been addressed and altered. Josh introduced the changes, new site plans.

Plans were adopted in by the commissioner's on June 20, 2022.

Mr. Kudla asked for a motion, Joel motioned to approve the COA as presented on plans dated June 16, 2022, Lauren 2<sup>nd</sup> the motion. All in favor.

Chairman Kudla adjourned meeting at 5:58



HPC 22-006

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 8/4/22

TOTAL FEE: \$

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1015 Common St

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Shed

WITH PLANS ATTACHED HERETO:

APPLICANT: Paige Vidrine PHONE: 337-602-6949 228-300-1859

MAILING ADDRESS: 1015 Common St Lake Charles, La ZIP: 70601

EMAIL ADDRESS: Paigevidrineinc@yahoo.com

OWNER OF RECORD:

ZONING DISTRICT: [X] RESIDENTIAL [ ] MIXED USE [ ] INDUSTRIAL [ ] NEIGHBORHOOD [ ] BUSINESS [ ] T-4 URBAN TRANSECT [ ] T-5 URBAN CENTER TRANSECT [ ] T-5 URBAN CORE TRANSECT [ ] OTHER

HISTORIC DISTRICT: [X] CHARPENTIER [ ] MARGARET PLACE [ ] N/A [ ] MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT [ ] MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: [ ] MINOR [ ] MAJOR [ ] PLANNED DEVELOPMENT CASE NO. [ ] WITH ZONING DISTRICT AMENDMENT: CASE NO.

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: 9-15-22

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION:

EXTENSION GRANTED:

SPECIAL EXCEPTION/VARIANCE/APPEAL: [ ] NOT REQUIRED [X] REQUIRED [ ] CASE NO.

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: [X] "X" [ ] "A" [ ] "AE" [ ] "J" [ ] OTHER

2.) ELEVATION CERTIFICATE REQUIRED: [ ] YES [X] NO

3.) BASE FLOOD ELEVATION: MSL

4.) FLOODWAY: [ ] IN [ ] OUT

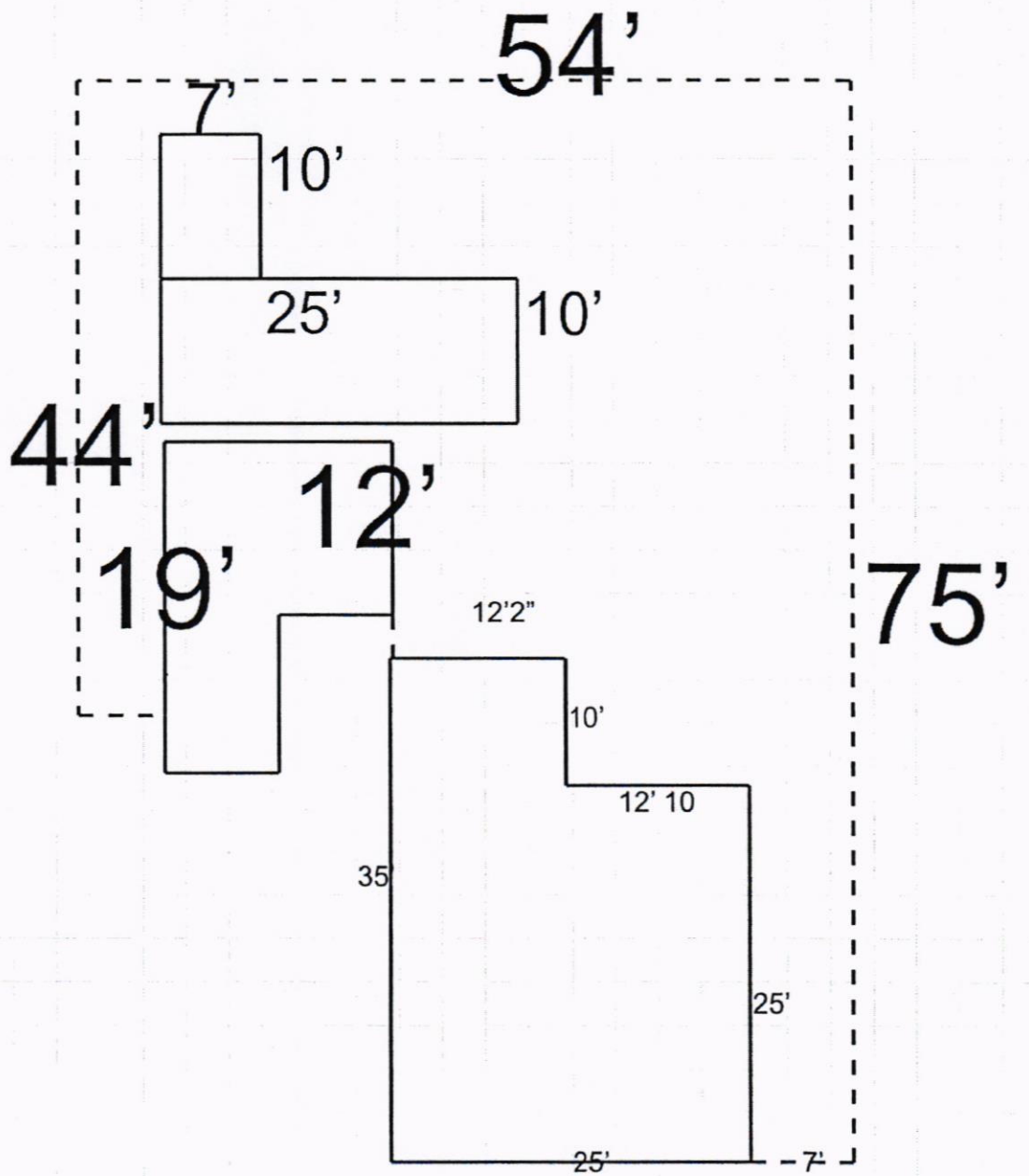
REMARKS OR SPECIAL CONDITIONS: To keep two Sheds in the backyard of my property

[ ] APPROVE [ ] DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL NULL AND VOID.

PLANNING DIRECTOR CHAIRMAN APPLICANT

DATE DATE DATE





ALCOVE





# Back Door





# Both Sheds





# Drive way





# Front Entry







OVER VIEW





Small Shed





Large Shed



# Large Shed





## APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9/19/2022

TOTAL FEE: \$ \_\_\_\_\_

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 329 WILSON AVELEGAL DESCRIPTION: LOT 5, BLOCK 3 MARGARET PLACEDESCRIPTION OF JOB: WINDOWS, DRIVEWAY, GARAGE DOOR, ENTRY DOOR, SIDINGWITH PLANS ATTACHED HERETO: (RICKY ESTEP)337-540-1822APPLICANT: ESTEP PROPERTIES LLCPHONE: 337-335-0123MAILING ADDRESS: 730 KIRBY ST. APT 15 LULA 70601 ZIP: 70601EMAIL ADDRESS: rxy.jennings79@gmail.comOWNER OF RECORD: ESTEP PROPERTIES LLCZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT☐ OTHER \_\_\_\_\_HISTORIC DISTRICT: ☐ CHARPENTIER ☒ MARGARET PLACE ☐ N/A☒ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT  
☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. \_\_\_\_\_☐ WITH ZONING DISTRICT AMENDMENT: \_\_\_\_\_ CASE NO. \_\_\_\_\_

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: \_\_\_\_\_

COMMENCEMENT OF CONSTRUCTION: \_\_\_\_\_ EXPECTED COMPLETION: \_\_\_\_\_

EXTENSION GRANTED: \_\_\_\_\_

SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. \_\_\_\_\_

## FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER \_\_\_\_\_2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☒ NO

3.) BASE FLOOD ELEVATION: \_\_\_\_\_ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ APPROVE ☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL NULL AND VOID.

PLANNING DIRECTOR \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

APPLICANT Ricky EstepESTEP PROPERTIES

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_



## HISTORIC PRESERVATION COMMISSION APPLICANT CHECKLIST FOR CERTIFICATE OF APPROPRIATENESS

Per Zoning Ordinance Sec. 5-307. Historic Districts and historic landmarks section (13) the following documentation is required to complete the application for Certificate of Appropriateness.

Certificate of Appropriateness Application Procedure. Prior to the commencement of any work, the owner shall file an application for a Certificate of Appropriateness with the Director of Planning or is designee. The application shall contain such drawings, photographs, plans and documentation as may be required by the Director of Planning or Commission. Typical requirements shall include:

- ☒ (a) Name, address, telephone # of applicant, and a detailed description of proposed work
- ☒ (b) Location and current photograph of the property and adjacent properties, Historical Photographs are also helpful.
- N/A (c) Scaled elevation drawings of the structure and the proposed changes showing all sides Of the structure which are visible by pedestrians from any public street, sidewalk or pathway.
- ☒ (d) Building material schedules must include all façade materials: Foundation, walls, trim, Windows and doors.
- N/A (e) **LEGIBLE** scaled site plan detailing the placement of the structure on the lot
- ☐ (f) Samples of materials to be used and product brochures.
- N/A (g) If the proposal includes signs or lettering, a scaled drawing showing the type of lettering to be Be used, all dimensions and colors, a description of materials to be used, method of Illumination (if any), and a plan showing the sign's location on the property.
- ☐ (h) Any other information which the City Staff or Historic Preservation Commission may deem Necessary in order to visualize the proposed work.

No Building permit shall be issued for such proposed work until Certificated of Appropriateness has first been issued by the Historic Preservation Officer of the Historic Preservation Commission. The Certificate of Appropriateness required by any other ordinance of the City of Lake Charles.

### 1. SCALED SITE PLAN: 1" = 10' OR 1" = 20" LEGIBLE at scale submitted to City

- (a) Dimensions of structure(s) – proposed & existing
- (b) Dimensions of parcel
- (c) Setbacks of structure(s) from each property line
- (d) Proposed and/or existing curb cuts, parking facilities, & buffering
- (e) Adjacent property land uses

### 2. CURRENT LEGAL DESCRIPTION OF PROPERTY

### 3. LETTER OF INTENT BY APPLICANT

- (a) Name and address of applicant
- (b) Location and description of development and/or proposed establishment
- (c) Signature of applicant

### 4. Verification of ownership and/or owner's consent letter



## Scope of work for 329 Wilson Ave. Lake Charles, LA 70601

Remove and replace badly rotten and deteriorated wooden windows with energy efficient thermal windows. Window frame color is black on the exterior and white on the interior. Windows will be replaced with the same size window and shall have black grids. All windows shall keep their original framing and sizes.

Remove and replace side entry door with same style and look of existing door with a 36" x 80" center lite glass.

Existing driveway shall be removed due to cracking and will be replaced with same size concrete driveway.

Rear elevation (not visible from street or sidewalk) siding was rotten and deteriorated to be removed and replaced with Hardi-board.

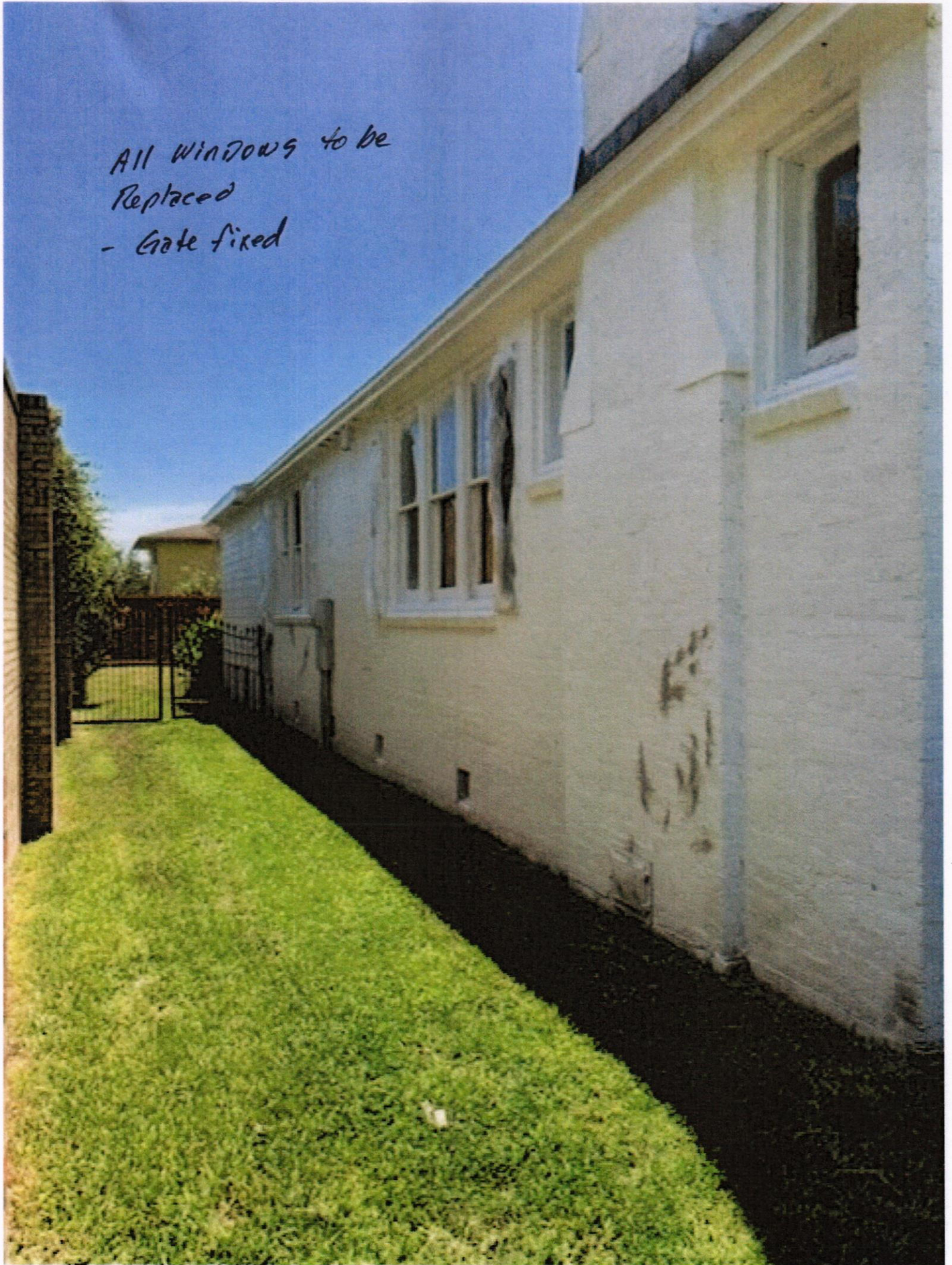
Exterior of home painted white.

Remove old swing style garage door with automatic overhead Carriage style, wood-grained garage door.

Roof replaced with Certainteed Landmark Max def 50year Architectural Moire black shingles.



All windows to be  
Replaced  
- Gate fixed







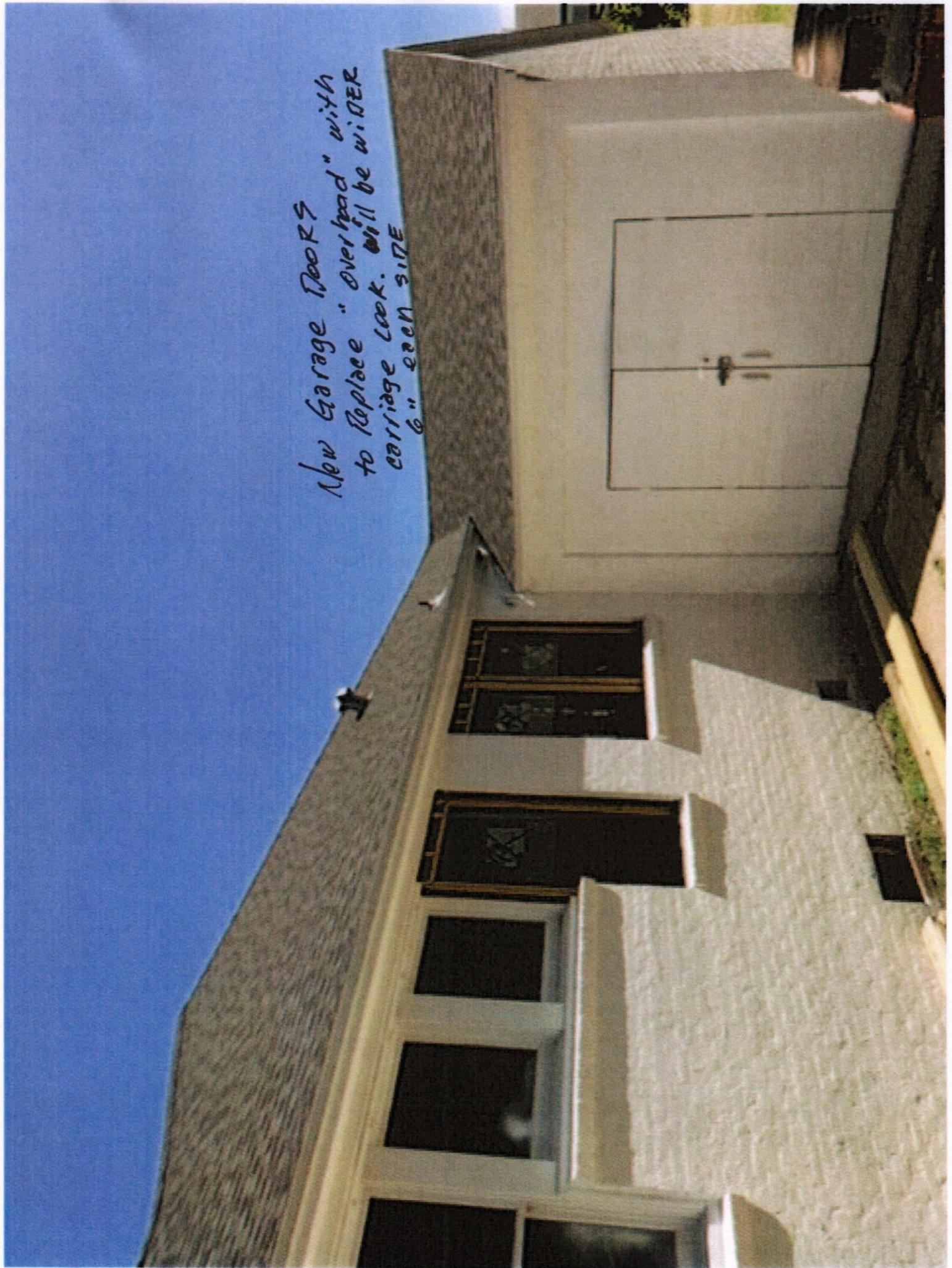


Replaced lap siding with  
hardi - same color!  
All windows will be  
new style





New Garage Doors  
to Replace "Overhead" with  
carriage look. will be wider  
6" each side





Replacement door in existing opening/frame

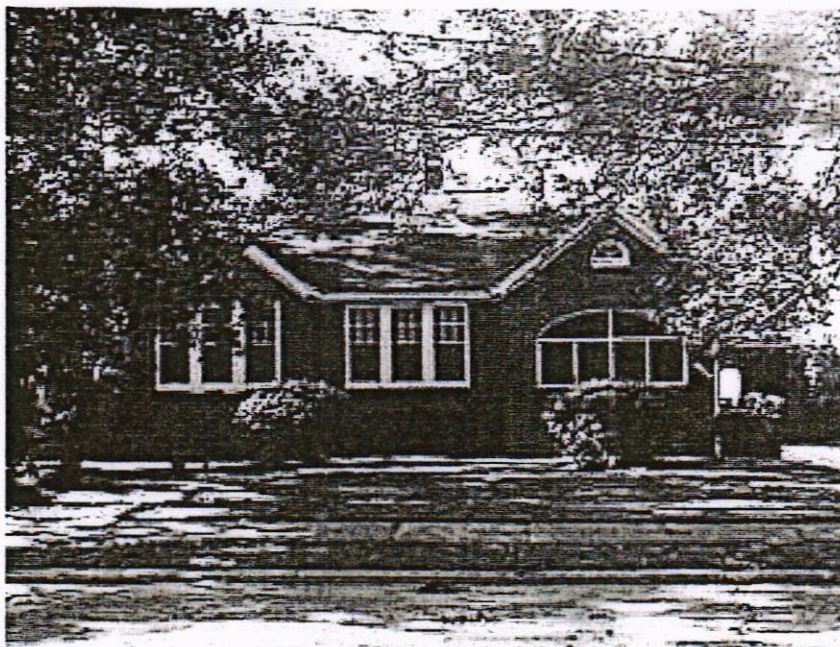
— The Space Around door  
will be filled with  
hardie siding 2" reveal  
to match garage.





Graphic:

*FROM  
ORIGINAL SURVEY*



Street address: 329 Wilson Street                      Subdivision: Margaret Place

Property Owner: Thomas Allen Filo Et Al

Owner address 1: 329 Wilson Street

Owner address 2: Lake Charles, LA 70601

Usage of property: Residential

Architectural Style:

Period of Construction:

Significance:

CPS Plaque: No

Property Description:

Field Notes:



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
6830528	5/16/2022	Load Date Not Set	Quote Not Ordered	David Webb
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

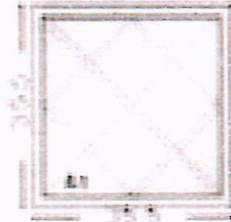
LineItem #	Description
2-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate

Qty: 2

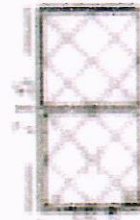
Room Location:

Note:

LineItem #	Description
3-1	Rough Opening: 36W x 36H
Qty: 2	3-0 3-0 Builders Series 1100 Rectangle (35.5 W x 35.5 H x 0 Leg),
Room Location:	Black/White, Nailing Fin
None Assigned	Performance: PWG-M-1-00960-00002
Note:	Glass: LE SC, Double Glazed, Annealed
	Manufacturer Information: N/A
	Grilles: Grille Type: 3/4" Flat GBG (Standard), Grille Pattern: Diamond, 12 (2x2)
	Performance Rating: Not Rated; Energy Star - Southern; U-Factor = 0.33;
	SHGC = 0.22; VLT = 0.42
	Frame Options: Nail Fin Setback-1 3/8", Remove All Fins



LineItem #	Description
4-1	Rough Opening: 39W x 72H
Qty: 1	3-3 6-0 Builders Series 1100 Single Hung (38.5 W x 71.5 H x 0 Leg), Equal
Room Location:	Sash , Black/White, Nailing Fin
None Assigned	Performance: PWG-M-3-00931-00002
Note:	Glass: LE SC, Double Glazed, Annealed
	Screen: Half Screen, Charcoal Fiberglass, Shipped Separate
	Manufacturer Information: N/A
	Grilles: Grille Type: 3/4" Flat GBG (Standard), Grille Pattern: Diamond, 12/12 (2x4)
	Performance Rating: Not Rated; Energy Star - Southern; U-Factor = 0.35;
	SHGC = 0.21; VLT = 0.39; STC Rating = 24
	Frame Options: Nail Fin Setback-1 3/8", Remove All Fins
	Clear Opening Calculations: 33.9375, 32.625, 7.69



LineItem #	Description
4-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate

Qty: 1

Room Location:

Note:

Total Unit Quantity: 42





QUOTE EXPIRES

Quote Not Certified

BILL TO:

SHIP TO:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
6830528	5/16/2022	Load Date Not Set	Quote Not Ordered	David Webb
JOB NAME	CUSTOMER PO#	BUILDING/LOT #	CONTACT	

LineItem #	Description
1-1	Rough Opening: 32W x 72H
Qty: 17	2-8 6-0 Builders Series 1100 Single Hung (31.5 W x 71.5 H x 0 Leg), Equal
Room Location:	Sash , Black/White, Nailing Fin
None Assigned	Performance: PWG-M-3-00931-00002
Note:	Glass: LE SC, Double Glazed, Annealed
	Screen: Half Screen, Charcoal Fiberglass, Shipped Separate
	Manufacturer Information: N/A
	Grilles: Grille Type: 3/4" Flat GBG (Standard), Grille Pattern: Diamond, 12/12 (2x4)
	Performance Rating: Not Rated; Energy Star - Southern; U-Factor = 0.35; SHGC = 0.21; VLT = 0.39; STC Rating = 24
	Frame Options: Nail Fin Setback-1 3/8", Remove All Fins
	Clear Opening Calculations: 26.9375, 32.625, 6.1



LineItem #	Description
1-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate
Qty: 17	
Room Location:	
Note:	

LineItem #	Description
2-1	Rough Opening: 32W x 62H
Qty: 2	2-8 5-2 Builders Series 1100 Single Hung (31.5 W x 61.5 H x 0 Leg), Equal
Room Location:	Sash , Black/White, Nailing Fin
None Assigned	Performance: PWG-M-3-00931-00002
Note:	Glass: LE SC, Double Glazed, Annealed
	Screen: Half Screen, Charcoal Fiberglass, Shipped Separate
	Manufacturer Information: N/A
	Grilles: Grille Type: 3/4" Flat GBG (Standard), Grille Pattern: Diamond, 12/12 (2x4)
	Performance Rating: Not Rated; Energy Star - Southern; U-Factor = 0.35; SHGC = 0.21; VLT = 0.39; STC Rating = 24
	Frame Options: Nail Fin Setback-1 3/8", Remove All Fins
	Clear Opening Calculations: 26.9375, 27.625, 5.17





QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
6830528	5/16/2022	Load Date Not Set	Quote Not Ordered	David Webb
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

<b>PROJECT</b>	<b>QUOTE</b>
Unassigned Project	Unassigned Quote
<b>NOTES</b>	
Order:	
Delivery:	
Job Comment:	

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_





## ALUMINUM SPECIFICATIONS

AMARR VISTA V11000	
FRAME CONSTRUCTION	2" Thick aluminum
SECTION HEIGHTS	21" and 24" - 18" for odd height doors
CLEARVIEW STRUT SYSTEM	Only required for doors $\geq 16'$
GLASS OPTIONS	
Transparent	Clear, Obscure, ThermoPro Low-E
Tint	Gray, Greytite, Bronze, Green
Opaque	Frost, Snow, Whitewash, Black Ice
PANEL OPTIONS	Full View, Aluminum, Insulated Aluminum, Louvered, Perforated
FINISH OPTIONS	
Anodize	Clear, Champagne, Copper, Medium Bronze, Dark Bronze, Black
Paint <sup>1</sup>	26 standard PPG colors, 21 standard Powder Coat colors, RAL and custom colors in both PPG and Powder Coat
Mill	Perforated panel only
WIND LOAD <sup>2</sup> AVAILABLE	*
FINISH WARRANTY <sup>3</sup>	5 Years
WORKMANSHIP/HARDWARE WARRANTY <sup>4</sup>	5 Years

<sup>1</sup> It is your responsibility to make sure your garage door meets local building codes.  
<sup>2</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.  
<sup>3</sup> For complete color availability visit [amarr.com](http://amarr.com)  
<sup>4</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

AMARR HORIZON H01000	
FRAME CONSTRUCTION	2" Thick aluminum
SECTION HEIGHTS	Varies by door height
CLEARVIEW STRUT SYSTEM	Only required for doors $\geq 16'$
GLASS OPTIONS	
Transparent	Clear, Obscure, ThermoPro Low-E
Tint	Gray, Greytite, Bronze, Green
Opaque	Frost, Snow, Whitewash
FINISH OPTIONS	
Anodize	Clear, Champagne, Copper, Medium Bronze, Dark Bronze, Black
Paint <sup>1</sup>	26 standard PPG colors, 21 standard Powder Coat colors, RAL and custom colors in both PPG and Powder Coat
WIND LOAD <sup>2</sup> AVAILABLE	NA
FINISH WARRANTY <sup>3</sup>	5 Years
WORKMANSHIP/HARDWARE WARRANTY <sup>4</sup>	5 Years

<sup>1</sup> It is your responsibility to make sure your garage door meets local building codes.  
<sup>2</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.  
<sup>3</sup> For complete color availability visit [amarr.com](http://amarr.com)  
<sup>4</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

## WOOD SPECIFICATIONS

AMARR® BY DESIGN AD4000	
PANEL DESIGNS	Unlimited Designs
CONSTRUCTION*	•
Wood + Insulation + Wood	3" (7 feet)
DOOR THICKNESS	•
WOOD BASEPLATE OPTIONS	•
5/8" 1400 Plywood (paint grade only)	•
1 1/2" Marine Grade Plywood	•
5/8" Inhouse Cedar	•
5/8" Clear Vertical Grain Cedar	•
5/8" Red Graineds	•
5/8" Mahogany	•
Other materials available upon request	•
TRIM OVERLAY OPTIONS	•
5/8" Melamine and PVC-resistant	•
Extra Exterior Panel (paint grade only)	•
5/8" Inhouse Cedar	•
5/8" Clear Vertical Grain Cedar	•
5/8" Red Graineds	•
5/8" Mahogany	•
Other materials available upon request	•
OPTIONAL WOOD DISTRESSING	•
SECTION HEIGHT OPTIONS	18", 21", 24" or 26"
POLYSTYRENE INSULATION (1-3/8" thick)	•
R-VALUE	9.0
BOTTOM WEATHERSEAL	•
DECORATIVE WINDOW OPTIONS	•
1/8" 10.32cm Double Strength Insulated	•
OPTIONAL DECORATIVE HARDWARE	•
WIND LOAD <sup>2</sup> AVAILABLE*	•
FIRE RATED DOORS AVAILABLE <sup>2</sup>	•
SECTION WARRANTY <sup>3</sup>	1 Year

<sup>1</sup> It is your responsibility to make sure your garage door meets local building codes.  
<sup>2</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.  
<sup>3</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

\* Optional: Special designed doors meet guidelines for CA Building Codes for use in Wildfire Urban Interface (WUI). Fire-rated doors with insulated and tempered glass windows available.  
Doors are shipped natural. Priming is available for paint grade doors. All doors require finishing on all six (6) sides of each section within two days of receipt of door and prior to installation. Visit [amarr.com](http://amarr.com) for finishing recommendations.

## HARDWARE SPECIFICATIONS

**TRACK:** 2" industrial grade galvanized .003 horizontal and vertical track.  
Standard tilt ZSC-15 "radius or ZLC-6" low headroom clearance. For doors over 650 lbs., 3" track.  
**HINGES:** Up to 12": Single-end 1 1/4" graduated galvanized. 12" and over: Double-end 1 1/4" graduated galvanized.  
**ROLLERS:** 2" nylon 10-ball bearing commercial rollers (short stem for up to 12"; long stem for 12" and over).  
**STRUTS:** 3" galvanized struts.  
**COUNTER BALANCE:** 10,000 cycle torsion springs, cast aluminum cable drums, 1" diameter 1 1/4" tension tube. For doors over 650 lbs., solid steel shaft and coupler if exceeding 151" in length.  
**PASTENERS:** Cadmium plated fasteners (standard) for on-door hardware and securing tracks to jambs. All hinge fasteners are factory installed with concealed bolt heads (under the trim overlay).  
**OPERATION:** Manual push-up. No lock assembly is supplied.  
Electric openers with 3/4 hp recommended for best possible operation.  
Doors available in various heights and widths.  
Hardware specifications are consistent with doors not exceeding 18" wide and 10' high.  
Requirements escalate with door size and weight and have limitations.  
Contact your local Amarr dealer for specific details.



**Amarr Company**  
165 Carriage Court  
Winston-Salem, NC 27105  
800.503.D00R  
[www.amarr.com](http://www.amarr.com)

Door specifications and technical data subject to change without notice.

Sectional door products from Amarr Company may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

Amarr, Classica and Heritage as words and logos are trademarks owned by Amarr Company.

©ASSA ABLOY  
Form #7090721/ANA





*Garage Door*

## STEEL SPECIFICATIONS

	AMARR CLASSICA FULLVIEW CL3000	AMARR CLASSICA CL1000	AMARR CLASSICA CL2000	AMARR CLASSICA CL3000	AMARR CARRIAGE COURT CC4000	AMARR DESIGNER'S CHOICE DC3118	AMARR DESIGNER'S CHOICE DC3200	AMARR HILLCREST HL1000	AMARR HILLCREST HL2000	AMARR HILLCREST HL3130	AMARR HILLCREST HL3000	AMARR HERITAGE HR1000	AMARR HERITAGE HR2000	AMARR HERITAGE HR3000	AMARR OLYMPIUS OL1130	AMARR OLYMPIUS OL3200	AMARR LINCOLN LI1000	AMARR LINCOLN LI2000	AMARR LINCOLN LI3130	AMARR LINCOLN LI3000
PANEL DESIGNS (Gate Guard)												✓	✓	✓						
Short												*	*	*	TW	*	*	*	*	*
Long												*	*	*		*	*	*	*	*
Flush															TW	TW	**	**	*	*
Ribbed																			NA	NA
Carriage House	Full View	7 Designs	7 Designs	7 Designs	10 Designs	1 Design	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs						
CONSTRUCTION LAYERS	3	1	2	3	4	3	3	1	2	3	3	1	2	3	3	3	1	2	3	3
Steel		*						*				*		*			*			*
Steel + Insulation			*						*				*					*		*
Steel + Insulation + Steel	*			*		*	*			*	*			*	*	*			*	*
Overlay + Steel + Insulation + Steel					*															
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)
INSULATION	Polyurethane		Polyurethane <sup>1</sup>	Polyurethane	Polyurethane	Polyurethane	Polyurethane	Polyurethane <sup>1</sup>	Polyurethane <sup>1</sup>	Polyurethane <sup>1</sup>	Polyurethane <sup>1</sup>	Polyurethane <sup>1</sup>	Polyurethane <sup>1</sup>	Polyurethane <sup>1</sup>	Polyurethane	Polyurethane		Polyurethane <sup>1</sup>	Polyurethane <sup>1</sup>	Polyurethane <sup>1</sup>
R-VALUE <sup>2</sup>	13.35 <sup>3</sup>		6.64	13.35	6.48	14.40	19.40/13.35 <sup>4</sup>		6.64	6.48	9.05		6.64	9.05	14.40	19.40/13.35 <sup>4</sup>		6.64	6.48	9.05
STEEL THICKNESS																				
Gauge (ga)	25/27 ga	24 ga	24 ga	25/27 ga	27/27 ga	27/27 ga	27/27 ga	25 ga	25 ga	27/27 ga	27/27 ga	24 ga	24 ga	24/27 ga	27/27 ga	27/27 ga	25 ga	25 ga	27/27 ga	27/27 ga
Gauge (mm)	0.53/0.42mm	0.61mm	0.61mm	0.53/0.42mm	0.42/0.42mm	0.42/0.42mm	0.42/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.42/0.42mm	0.61mm	0.61mm	0.61/0.42mm	0.42/0.42mm	0.42/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.42/0.42mm
WOODGRAIN EXTERIOR TEXTURE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
GALVANIZED END STILES	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
PAINTED END STILES	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
THERMAL SEAL						*	*								*	*	*			
BOTTOM WEATHER SEAL																				
Steel Retainer	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*
Aluminum Retainer					*	*	*		*	*	*	*	*	*	*	*	*	*	*	*
Extruded Vinyl						*	*		*	*	*	*	*	*	*	*	*	*	*	*
DECORATIVE WINDOW OPTIONS		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
WINDOW GLASS OPTIONS																				
3/32" (0.24cm) Single Strength	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
1/8" (0.32cm) Tempered 2X Strength	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Insulated (Clear, Frost & Dark Tint)	*	*	*	*	Clear only	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Obscure	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Frost	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Dark Tint	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
DECORATIVE HARDWARE OPTIONS		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
EXTERIOR COLOR OPTIONS																				
True White (TW)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Almond (AL)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Wicker Tan (WK)	*	*	*	*	NA	*	NA	NA	NA	NA	NA	*	*	*	*	NA	NA	NA	NA	NA
Sandstone (ST)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Terratone (TT)	*	*	*	*	*	*	*	NA	NA	NA	NA	*	*	*	*	*	NA	NA	NA	NA
Dark Brown (DN)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Hunter Green (HG)										NA									NA	
Gray (GY)										NA									NA	
Charcoal Gray (EF)	*	*	*	*	*	*	*	NA	NA	NA	NA	*	*	*	*	*	NA	NA	NA	NA
Black (BL)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Golden Oak (OK)	*	*	*	*	*	*	*	NA	NA	NA	NA	NA	NA	NA	*	*	NA	NA	NA	NA
Walnut (NT)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Mahogany (MY)	*	*	*	*	*	*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
WIND LOAD <sup>5</sup> AVAILABLE		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
PAINT FINISH WARRANTY <sup>6</sup>	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	15 Years	25 Years	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	15 Years	25 Years	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WTY <sup>7</sup>	Lifetime	3 Years	5 Years	Lifetime	5 Years	5 Years	Lifetime	1 Year	2 Years	3 Years	3 Years	3 Years	5 Years	Lifetime	5 Years	Lifetime	1 Year	2 Years	3 Years	3 Years



NA = Currently Unavailable

<sup>1</sup> Insulation on Amarr brand doors has passed self-ignition, flame spread, and smoke developed index fire testing.

<sup>2</sup> Calculated door section R-value is in accordance with ASTM E90-10.

<sup>3</sup> True White Brand Board only. Based on independent laboratory test results.

<sup>4</sup> All panels and colors except True White Brand Board.

<sup>5</sup> True White Short and Flush panel designs only. Based on independent laboratory test results.

<sup>6</sup> All panels and colors except True White Short and Flush panel designs.

<sup>7</sup> With White Overlay.

<sup>8</sup> It is your responsibility to make sure your garage door meets local building codes.

<sup>9</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

<sup>10</sup> Flush Panel design has Shuco texture.

<sup>11</sup> Available for Carriage House designs only.

<sup>12</sup> Solid door without glass; R-value varies by glass type.

NOTE: Optional door locks and various heights and widths are available. See your local garage door dealer.





# Abshire Law Firm, L.L.C.

Dustan J. Abshire  
Attorney at Law



August 18, 2022

Lori Maronovich  
Executive Director  
Lake Charles Historic Preservation Commission  
326 Pujo St  
Lake Charles, Louisiana 70605

Re: Amended notification of repairs and upgrades to  
130 Dr. Michael DeBakey Drive

Dear Ms. Maronovich:

This letter is to inform the City of Lake Charles of my intent to use the building located at 130 Dr. Michael DeBakey Drive as a Law Firm. In order to achieve the use of the building for a Law Firm, I will need to make a few changes to the property and the building to be in compliance with regulations, including, but not limited to the Americans with Disabilities Act. .

The building is approximately 3600 sq ft. which requires twelve (12) parking spots. The rear lot is only large enough to occupy four (4) parking spots. The proposed parking lot is eighty-eight feet x fifty feet. The property directly to the east is owned by Mary Kay Hopkins. Ms. Hopkins has agreed to allow me to use the concrete area as additional off-site parking for the additional required five (5) parking spots. Those parking spots will be accessed thru Ms. Hopkins driveway. That parking will be for employees only. I am requesting a variance from the twelve (12) parking spots. I have five (5) employees counting myself and rarely have more than one or two clients in my office at any given time. Additionally, there are approximately ten (10) public parking spots on Dr. Michael DeBakey Drive directly in front of the building.

Currently there is a shed on the northside of the property. The shed will have to be removed to allow for the four (4) parking spots. The shed is currently in unusable condition. There are significant rotten areas and what appear to be possible termite damage. While there is an area of concrete for parking at this time, the plan is to utilize something other than concrete. I am currently exploring different types of surfaces to maintain a more appealing appearance. Due to the limited size of the back parking area I will need a variance in the eight (8) foot buffer yard. I have spoken with the homeowner at 120 Harrison Street, Blane Bunderson to see if he has any objection to the reduction in the buffer zone.



Mr. Bunderson does not object to the variance of the eight (8) foot buffer. Additionally, we discussed the use of shrubs instead of a six (6) foot privacy fence between the properties. There will be a five (5) foot buffer between from the property line start to the parking spots. Each parking spots will have parking blocks twelve inches off the five-foot buffer for each of the parking spots. Appropriate shrubs or similar foliage will be planted on Harrison Street to maintain the appearance of the property. At this time, the plan is to use a ground grid system to allow the reinforcement of an aggregate surface instead of concrete. My intention is for cars to enter and exit my driveway via the Harrison Street entrance.

The handicap parking spot will be accessed from the Dr. Michael DeBakey Drive entrance and will be properly marked. The handicap parking spot will be on the north side of the parking lot. The handicap spot will be concrete. There will be a handicap ramp and an appropriate platform to access the building.

Lastly, after much discussion and planning, some changes need to be made to be in compliance with the Americans with Disabilities Act. In order to be in compliance with the ADA, the north door of the residence will need to be widened from 33 inches to 36 inches. The door will be replaced with a "like for like" door and the door frame will maintain the exact same look, just a little wider opening. The door to be replaced appears to be a door installed in the last couple years, not originally part of house. Attached is a picture of the current door and two options to replace, the door labeled #1 is the first choice to replace the door. Additionally, a ramp will replace the steps currently at the north door to allow for wheelchair access.

Please contact if it is necessary to further discuss.

Sincerely,

Dustan J. Abshire



*FOR HPC Reference - Apr 2022  
deferred to  
Sept 2022*

APRIL 18, 2021 MINUTES OF THE LAKE CHARLES HISTORIC PRESERVATION COMMISSION  
326 PUJO STREET – CITY COUNCIL CHAMBERS

Chairman Kudla called meeting to order at 5:04 P.M.

Chairman Kudla asked for a roll call

**PRESENT:** Adrienne Hebert, Charla Blake, Jeff Kudla, Lauren Granger, David Hamilla (Alternate)

**ABSENT:** Joel Davidson and Winnie Guillory (Alternate)

Ms. Marinovich addressed the commission and the audience and explained about what the commission does in reference to the Historic District of Lake Charles, Charpentier District and Margaret Place District. She also explained that any person might speak or submit a written statement for hearing. Also that any **COA** that is denied has the right to appeal to the City Council.

**HPC 21-27 [REDACTED] LAKE CHARLES ZONING ORDINANCE CO. 10598 [REDACTED]**

**Variance:** [REDACTED] Parking lot surface, buffer yard encroachment [REDACTED]

**APPLICANT:** [REDACTED] **130 DR. Michael DEBAKEY ABSHIRE LAW FIRM / Dustin Abshire [REDACTED]**

**SUBJECT:** [REDACTED] Applicant is requesting a Certificate of Appropriateness (Section 5-307) (15) by the Historic Preservation Commission to replace and repair LIKE for LIKE on the main structure. Exterior doors will require widening for ADA compliance, windows, siding repaired, ADA ramp constructed on rear façade, demolish shed. Parking requirement is 12 vehicles for business use. Seven (7) spaces will be on-site and Five (5) on adjacent site.

Variance requested for parking lot surface alternative, buffer yard encroachment.

**130 DR. Michael DEBAKEY Mixed Use Zoning**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant requests to replace and repair LIKE for LIKE on the main structure. Exterior doors will require widening for ADA compliance, windows, siding repaired, ADA ramp constructed on rear façade, demolish shed. Parking requirement is 12 vehicles for business use. Seven (7) spaces will be on-site and Five (5) on adjacent site. Variance requested for parking lot surface alternative, buffer yard encroachment [Section 5-309; Sec 4-205, Sec 5-308]. **130 DR. Michael DEBAKEY Mixed Use Zoning**

Mr. Abshire, 334 Kirby St. attended to speak on 130 Dr. Michael DeBakey Dr. Chairman Kudla started off by explaining that he has tried to convert this property to commercial for the former owner, but there is a lot that has to be done with the configuration before this can happen. There was much discussion on doors, back stairs, and parking. The Commissioner's all agreed that they would like to see this project work but they need more questions answered before this project can go in front of the HPC, before the COA can be issued. Lauren Granger motioned to defer HPC 21-27, David Hamilla 2<sup>nd</sup> the motion, all in favor.

**SPECIAL ANNOUNCEMENTS**

Louisiana Trust for Historic Preservation will hold the Annual regional meeting at the Lake Charles Civic Center. The COLC HPC is the host organization.

**Date of Event: Tuesday 5/10/22 from 5:30 PM to 7:00PM**

**City Historic Restoration Projects**

**1911 City Hall – Lori Marinovich – Rec'd bids in December, 2021.**

**Central School– Lori Marinovich – Mold was found, had to be removed. Should wrap up by Sept. 2022**

**Lock Park Pavilion – Bid advertisement starts this week**

**Pioneer Bldg. – Bid advertisements go out April 22 – The old water dept. will be replaced with a conference center.**

**The Harvey Grant – We were able to get a 2-year extension on the grant, Hopefully Sara will be here for the next HPC meeting for updates.**

Chairman Kudla adjourned meeting at 6:14





John Bel Edwards  
GOVERNOR

## Office of State Fire Marshal

8181 Independence Blvd. Baton Rouge, LA 70806  
(225) 925-4911 (800) 256-5452 Fax (225) 925-4241

### PLAN REVIEW REPORT



Daniel H. Wallis  
FIRE MARSHAL

**BARRY KING KING ARCHITECTS, INC., APC**  
**1312 SAMPSON ST.**  
**WESTLAKE LA 70669**

Project Number: **AR-22-011574**  
Review Type: **Architectural Review**  
Status: **Released**  
Date Completed: **8/10/2022**  
Code Edition: **2015**

In accordance with L.R.S. 40:1574 et seq., satisfactory compliance with the requirements of the laws, rules, regulations and codes of the state that are entrusted to the State Fire Marshal to uphold must be achieved before any work is performed. As such, a permit shall not be issued or construction or installation of the scope of work identified herein shall not commence until the Status of this review is "Released" and the requirements of other state and local entities have been satisfied.

Project Description:			
Project Name: <b>ABSHIRE LAW FIRM RENOVATIONS</b>		Address: <b>130 DOCTOR MICHAEL DEBAKEY DRIVE, LAKE CHARLES, LA 70601</b>	
Funding Type: <b>Private Project</b>	Within City Limits? <b>YES</b>	Number of Stories: <b>2</b>	High Rise Building: <b>No</b>
Occupancy Separation Type:	Total Occupancy Square Feet: <b>3401</b>	Project on which Floor(s): <b>1, 2</b>	Construction Type: <b>V-B / V(000)</b>
Additional Features (if applicable):			

Occupancy Type(s) and Square Feet		
Occupancy Type: <b>Business</b>	Square Feet: <b>3401</b>	Details:

Renovation		
Renovation or Addition: <b>Change in use of the building</b>		
Date of Original Building Construction:		
Date of Latest Major Renovation to this Building:		
Existing Square Feet:	Additional Square Feet:	Renovated Square Feet:
Previous Occupancies: <b>Residential</b>		
Generator Installation:		

Facility Licensed By DHH Health Standards Section:
--

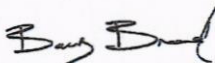
Individuals Involved in this Project		
Name: <b>BARRY DEXTER KING</b>	Role: <b>Professional of Record (A-3755)</b>	Address: <b>1312 SAMPSON ST., WESTLAKE, LA 70669</b>
<b>DUSTAN ABSHIRE</b>	<b>Owner</b>	<b>130 DOCTOR MICHAEL DEBAKEY DRIVE, LAKE CHARLES, LA 70601</b>



Changes that are inconsistent with the reviewed documents are not authorized unless reviewed by this office for compliance with adopted codes, rules and laws. The changes must be submitted to this office by the Professional of Record where required by law, otherwise by the Owner, for review prior to construction and inspection. Minor changes may be submitted as supplemental information amended to this assigned project number. Changes that alter the scope of work, or that otherwise will require another full review of the project, will require a complete resubmittal of the entire scope of work with application, revised plans, and applicable review fee.

This review shall in no way permit or authorize any omissions or deviations from the specific requirements of the adopted codes, rules and regulations of the state. Construction permits must be issued or installation must commence within 180 days from the date of the "Released" Status for this submittal.

Occupancy of the project will not be permitted until a satisfactory inspection of the completed construction has been made by this office. Please allow at least two (2) weeks advanced notice to schedule inspections.

Review Completed By	
Signature: 	
Name: Barry Broussard	Badge No.: 695

Distribution List		
Name	Firm Name	Role
LAKE CHARLES BUILDING INSPECTOR*		Permit Office
LAKE CHARLES FIRE PREVENTION BUREAU*		Fire Prevention Bureau
LAKE CHARLES FIRE PREVENTION BUREAU*		Fire Prevention Bureau





John Bel Edwards  
GOVERNOR

**Office of State Fire Marshal**  
8181 Independence Blvd. Baton Rouge, LA 70806  
(225) 925-4911 (800) 256-5452 Fax (225) 925-4241



Daniel H. Wallis  
FIRE MARSHAL

**Cautionary Codes**

<b>Project Number:</b>	AR-22-011574
<b>Project Name:</b>	ABSHIRE LAW FIRM RENOVATIONS

The items listed below are comments for informational purposes or identified requirements that will be verified upon final inspection by this office. These requirements need not be addressed back to the reviewer, however should be addressed prior to construction and inspection scheduling. Failure to comply with or otherwise address these items may affect final occupancy and use of the structure.

- 1 Scope of Work: This review applies to a 3,401 sf existing house that is change occupancy type into a law office. The total occupant load is 47. Per NFPA, the occupancy type is Business (office). Per IBC, the occupancy type is Group B (office).
- 2 This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions.
- 3 A REVIEW FOR COMPLIANCE WITH THE FIRE PROTECTION AND EGRESS REQUIREMENTS OF CHAPTERS 9 AND 10 OF THE INTERNATIONAL BUILDING CODE IS INCLUDED IN THIS REVIEW. Review for compliance with all other requirements of the LOUISIANA STATE UNIFORM CONSTRUCTION CODE, in accordance with Act 12 of the 2005 First Extraordinary Session of the Louisiana Legislature, IS NOT INCLUDED IN THIS REVIEW. Contact the building official of the applicable political subdivision to coordinate compliance with these requirements. LRS 40:1730.23 mandates the enforcement of building codes by municipalities and parishes in Louisiana, as described by LRS 40:1730.28.



4	<p>LRS 40:1731-(Effective 10/01/11) Provide access for persons with disabilities in accordance with the ADA-ABA Accessibility Guidelines, July 23, 2004 (also known as the 2010 Standards). This does not include a review for compliance with the Federal Americans with Disabilities (Civil Rights) Act of 1990. Compliance with state regulations and requirements does not guarantee compliance with federal law. NOTE: As per ADA-ABA 2004, Section F103, Office of State Fire Marshal appeal determinations are not valid for facilities that are designed, constructed, altered, or operated with federal funds, or leased by a federal agency. The authority having jurisdiction over such appeals is the administrator of the General Services Administration (GSA).</p> <p>a. ADA-ABA:216.2 Where signage identifies permanent rooms or spaces OR EXITS, the signage shall comply with Sections 703.1 - 703.5 (raised characters, Braille, visual characteristics, height).</p> <p>b. ADA-ABA:303 Thresholds shall comply with requirements of this section regarding changes in level. (Not more than 1/2" height and beveled if over 1/4")</p> <p>c. ADA-ABA:404.2.7 Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Hardware shall not require tight grasping, tight pinching, or twisting of the wrist to operate.</p> <p>d. ADA-ABA:212 The sink in the break-room or kitchenette shall be provided with clear floor space, knee clearance, AND a 34" maximum height to the sink rim as per Section 606.</p> <p>(...THIS APPLIES TO THE SINK IN THE BREAK ROOM. SEE REVIEWERS MARKUPS ON SHEET A-101)</p> <p>e. ADA-ABA:213.3.6 Provide an accessible bathtub in compliance with Section 607.</p> <p>(...THIS APPLIES TO THE EXISTING NON-ADA TUB. IF A NON-COMPLIANT BATHTUB IS PROVIDED (EVEN EXISTING), THEN AN ADA COMPLIANT BATHTUB IN AN ADA RESTROOM OR BATHING ROOM SHALL BE PROVIDED AS WELL. SEE REVIEWERS MARKUPS ON SHEET A-101)</p> <p>f. ADA-ABA:404.2.4 Minimum maneuvering clearances at doors and gates shall comply with 404.2.4.</p> <p>(...DOOR MANEUVERING CLEARANCE SHOWN AT REAR ENTRY DOES NOT HAVE THE REQUIRED 24" CLEAR FROM THE THE LATCH ON THE PULL SIDE. SEE REVIEWERS MARKUPS ON SHEET A-101)</p> <p>g. ADA-ABA:405.7 Provide minimum 60" long landings at the tops and bottoms of ramps. (Provide a minimum 5' x 5' landing if the door at the landing can be locked, thereby forcing the occupant on the landing to turn around and retrace the path of travel on the ramp.)</p> <p>ADA-ABA:405.7.2, 405.7.3, and 405.7.4 Landings at ramps shall be 60" in length and as wide as the ramp. A 60" wide by 60" long minimum clear landing is required between ramp runs where a change of direction is necessary.</p> <p>(...5' X 5' MINIMUM LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOMS OF ACCESSIBLE RAMPS. SEE THE REVIEWERS MARKUPS ON SHEET A-101)</p> <p>h. ADA-ABA:604.1 Water closets and toilet compartments shall comply with 604.2 through 604.8 and 603 as follows:</p> <ul style="list-style-type: none"> <li>~ 604.2 The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the nearest adjacent wall (17 inches minimum to 19 inches maximum in an ambulatory accessible toilet compartment specified in 604.8.2).</li> <li>~ 604.5 Grab bars for water closets shall comply with 609. (Provide a 42" long grab bar adjacent to the toilet and a 36" long grab bar behind the toilet.)</li> </ul> <p>(...THIS APPLIES TO THE ADA RESTROOM. GRAB BARS ARE REQUIRED AND THE CENTER LINE OF THE TOILET SHALL BE LOCATED 16" - 18" FROM THE NEAREST ADJACENT WALL. SEE REVIEWERS MARKUPS ON SHEET A-101)</p>
5	<p>101:7.2.1.2.3.2, 101:7.1.5.1, and IBC 1010.1.1 A doorway in a means of egress shall provide at least 32" in clear width (consider installing 36" wide doors) and at least 6'-8" in nominal height. Where a pair of doors is provided, at least one leaf shall comply with clear width requirement.</p> <p>(...THIS APPLIES TO ALL DOORS WITHIN ANY PORTION OF THE MEANS OF EGRESS, EXISTING OR NEW. SEE DOORS INDICATED BY THE REVIEWER ON SHEET A-101. INSPECTOR TO VERIFY)</p>
6	<p>101:7.2.1.3 and IBC 1010.1.5 through 1010.1.7 Provide level landings outside exterior doors that are within 1/2" of the interior finish floor elevation.</p>
7	<p>101:7.2.2.4.1 and IBC 1011.11 Stairs and ramps shall have handrails on both sides and shall be provided within 30 inches of all portions of the required egress width of stair.</p> <p>(THIS APPLIES TO ALL STAIRS AND RAMPS, REGARDLESS IF THEY ARE NEW OR EXISTING, BECAUSE THIS IS A CHANGE OF USE FROM A SINGLE FAMILY RESIDENTIAL DWELLING. SEE RAMP AND STAIRS INDICATED BY THE REVIEWER ON SHEET A-101. INSPECTOR TO VERIFY)</p>
8	<p>101:7.2.2.4.5.5 Provide a minimum clearance of 2-1/4" between the handrails and the walls or guards to which they are attached.</p> <p>(...DRAWINGS SHOW THE RAMP AND STAIR HANDRAIL CLEARANCE AT 1-1/4". SEE REVIEWERS MARKUPS ON SHEET A-100)</p>



9	101:8.2.2.2 Fire compartments shall be formed with fire barriers that comply with Section 8.3 and are continuous in accordance with Section 8.3.1.2 from outside wall to outside wall or from one fire barrier to another, or a combination thereof, including continuity from the floor through all concealed spaces, such as those found above a ceiling, including interstitial spaces. Continuity is permitted to terminate at a ceiling, if the construction assembly of the ceiling has a fire resistance rating not less than that of the fire barrier.
10	<p>101:8.2.3 Fire resistive-rated building assemblies shall be of a design that has been tested and listed by an approved testing laboratory for the intended application.</p> <p>~ IDENTIFY the listed assemblies that are properly tested by Underwriters Laboratories (UL), Factory Mutual (FM), or other approved testing laboratory, in writing to this reviewer PRIOR TO CONSTRUCTION. Please be advised that a failure to provide this information in a timely manner may cause substantial delays at final inspection and may adversely impact subsequent occupancy.</p> <p>(...PRIOR TO CONSTRUCTION, TESTED ASSEMBLY CUT SHEET(S) SHALL BE UPLOADED TO OSFM IMS WEBSITE TO BE INCLUDED AS PART OF PROJECT RECORD)</p>
11	<p>101:8.3.5 Penetrations through rated construction shall be sealed by approved firestop systems or devices tested in accordance with ASTM E-814 or ANSI/UL 1479.</p> <p>a. Notify the District Office identified at the end of the attached PROJECT DATA REPORT for inspection of all completed fire and/or smoke barrier walls before any construction is installed that would conceal such construction and prevent a proper inspection. Access to randomly selected areas may be required by the inspector at time of final inspection if this notification is not given.</p> <p>b. Provide detailed instructive cut sheets of the fire penetration sealing system used to the inspector at time of inspection. Random selective sampling by the contractor will be observed by the inspector.</p>
12	101:8.6.11 Draftstop concealed combustible non-sprinklered spaces between the ceiling and the floor into areas not to exceed 1,000 sq. ft.
13	101:8.6.11 Draftstop non-sprinklered, unoccupied combustible attic spaces into areas not to exceed 3,000 sq. ft. each.
14	LAC 55:V:303.E Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)
15	<p>101:7.1.5.1 and IBC 1003 Headroom shall be not less than 7'-6" in a means of egress with no projection less than 6'-8" nominal height from the floor. (NOTE: Ceiling height is permitted to be not less than 7'-0" from the floor in existing buildings).</p> <p>(...THIS APPLIES TO THE ADA RESTROOM. SEE REVIEWERS MARKUPS ON SHEET A-101. INSPECTOR TO VERIFY)</p>
16	<p>101:7.2.2.6.3, IBC 1027.6 and IBC 1023.2 Separate and protect outside stairs in accordance with these sections.</p> <p>(...SEE AREAS INDICATED BY THE REVIEWER ON SHEET A-101)</p> <p>***UPDATE: EDGE OF NEW STAIR IS AT LEAST 10'-0" AWAY FROM EXISTING EXTERIOR OF THE BUILDING. FIRE RATED SEPARATION IS NOT REQUIRED. INSPECTOR TO VERIFY***</p>



*- Will add you  
(let improvement plans  
for any) improvements on  
this lot.  
- buffer/screening/ingress/egress.*

DRAFT

# PARKING SPACE LEASE AGREEMENT

THIS PARKING SPACE LEASE AGREEMENT (this "Lease") is made as of April 18, 2022, by and between MARY KAY HOPKINS (the "Landlord"), whose address is 120 Dr. Michael DeBakey Dr., Lake Charles, LA 70601 and ABSHIRE LAW FIRM, L.L.C., represented herein by DUSTAN J. ABSHIRE (the "Tenant"), whose address is 130 Dr. Michael DeBakey Dr., Lake Charles, LA 70601. The Landlord and Tenant shall also be referred to herein each as a "Party", and collectively as the "Parties".

## RECITALS

WHEREAS, the Landlord has agreed to lease to the Tenant and the Tenant has agreed to lease from the Landlord the Leased Premises, to be used solely as a parking lot, on the terms and conditions herein contained.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows:

- 1. Demise of Premises:** The Landlord hereby demises and lets to the Tenant, and the Tenant hereby takes and leases from the Landlord, for the term or terms and upon the provisions hereinafter specified, the following described property (collectively, the "Leased Premises"): the real property, described on Exhibit A of this Lease, attached hereto and made a part hereof, (collectively, the "Land").
- 2. Term:** The Tenant is hereby leasing the Leased Premises for the initial term commencing on \_\_\_\_\_, 2022 (the "Effective Date") and terminating on \_\_\_\_\_, 2025 (the "Initial Term"). Subject to the following notice requirements, and provided that at the time of such notice the Tenant is not then in Default (as herein defined) under the terms of this Lease, the Tenant is hereby granted the right (each, a "Renewal Option") to renew the Initial Term of this Lease for three (3) consecutive terms (each, a "Renewal Term"). The Tenant shall exercise each Renewal Option, if at all, by noticing the Landlord in writing of its intent to renew within sixty (60) days of the expiration of the then current term. All of the terms and provisions of this Lease shall apply to each Renewal Term, except that the Tenant shall have only the remaining, unexercised Renewal Options. In the event the Tenant timely exercise a Renewal Option, the Landlord and the Tenant each agree to execute an amendment to this Lease in a form reasonably acceptable to both Parties reflecting the extension of the term by the Renewal Term.
- 3. Rent:** During the Initial Term, the Tenant shall make rent payments to the Landlord in the amount of \$125.00 per month (for 5 parking spaces at \$25.00 each) (the "Rent") as follows: (a) upon execution hereof, the Tenant shall pay to the Landlord a pro-rated Rent payment for the period from the Effective Date to the end of the month that the Lease is entered into (the "Payment Date") and (b) on the Payment Date and thereafter on the first day of each month during the Initial Term and any Renewal Terms. The Tenant shall make each Rent payment to the Landlord and the Landlord's address set forth above, or at such other place or to such other persons or entities as the Landlord from time to time may designate to the Tenant in writing.
- 4. Taxes: Assessments:** During the term of this Lease, the Landlord shall be responsible for all taxes and other assessments pertaining to the Leased Premises. The Tenant shall not be liable for any income, excise, excess profit, succession, transfer, franchise, betterment or other tax levied against the Landlord, all of which shall be the obligation of the Landlord. In the event property taxes increase due to Tenant's use, the Tenant shall be responsible for said increase.



5. No Service Provided: Repairs, Maintenance and Alterations: The Parties understand and agree that this Lease is a land lease and that the Landlord shall not be required to furnish any services or facilities or to make any repairs or alterations in or to the Leased Premises. The Tenant hereby assumes the full and sole responsibility for the condition, operation, repair, replacement and maintenance of the Leased Premises. The Tenant shall maintain the Leased Premises in substantially the same condition of repair and appearance existing at the Effective Date, ordinary wear and tear and casualty excepted. The Tenant shall keep the Leased Premises clear of debris. The Tenant shall not make any alterations, additions or improvements to the Leased Premises without the prior written approval of the Landlord.
6. Use: The Tenant's sole use of the Leased Premises shall be for parking of vehicles (cars, trucks, SUV's, vans), used by its agents, employees, consultants, affiliates, and customers. No 18 wheelers or trailers are allowed in the parking area. No campers are allowed in the parking area.
- The parking area shall be defined as the NW portion of the existing tennis court sufficient to support five (5) vehicles.
  - To avoid degradation of the unpaved portion of Landlord's property, Tenant shall be responsible for placing shell or gravel a width no greater than 25' at the access point from Tenant's property to the parking area.
  - Ingress and Egress to the parking area shall be solely from the rear of the Tenant's property. The Tenant shall not have access to the East portion of the Landlord's property (tennis court).
  - Hours for use of the parking lot shall be limited to 7:30AM-5:30PM weekdays.
  - Loud music, loitering, littering, or any activity that interferes with the Landlord's ability to work shall not be permitted and will be considered a violation of the lease.
7. Compliance with Laws: Throughout the term of this Lease, the Tenant, at its sole cost and expense, shall comply with any and all laws, regulations and ordinances that are applicable to the Leased Premises that existed at the Effective Date and at the time represented a violation of, or noncompliance with, any applicable law, regulation or ordinance by the Landlord.
8. Indemnity: Insurance: The Tenant shall indemnify the Landlord (and its officers, directors and employees) against, and save the Landlord (and its officers, directors and employees) harmless from, any and all losses, damages, claims, liabilities, judgments, costs and expenses (including the reasonable cost and expense of defending any claim) arising directly or indirectly during the term of this Lease out of any act, omission or negligence of the Tenant, its agents, employees, consultants, affiliates, guests, invitees and third party assignees, sublessors and designees. The Tenant shall provide to the Landlord, written documentation naming Landlord as an Additional Insured as well as provide a hold harmless agreement.
9. Eminent Domain: If, after the execution of this Lease and prior to the effective date of the expiration or termination of this Lease, the whole of the Leased Premises shall be taken under the power of eminent domain, then the term of this Lease shall cease as of the time when the Landlord shall be divested of its title to the Leased Premises, and Rent and other costs and expenses, if any, shall be apportioned and adjusted as of the effective time of such termination. The Tenant shall not be entitled to participate in any condemnation proceeding on its own behalf, nor shall the Tenant participate in any amounts awarded to the Landlord.
10. Default: In the event that the Tenant shall fail to pay Rent or any part thereof when due or shall violate or fail to perform any of the covenants hereof on the part of the Tenant to be performed, in both such circumstances after notice of such failure or



violation shall have been given as hereinbelow provided (each such event, a "Default), the Landlord may either:

- a. To re-enter the Leased Premises by summary proceedings or otherwise and re-let the Leased Premises to a third party or parties, making diligent efforts therefor, and upon receiving rent therefrom, applying the same first to the payment of Rent and other fees and expenses accruing hereunder, and the balance, if any, to be paid to the Tenant, provided, however, that the Tenant shall remain liable for the equivalent of the amount of all Rent and other payments due, as the case may be, throughout the remaining term of this Lease to the extent such amounts are not mitigated by such third party lessee or lessees; or
- b. To terminate this Lease and to resume possession of the Leased Premises, wholly discharged from this Lease. The Landlord shall make such election by written notice to the Tenant at any time on or before the doing of any act or the commencement of any proceedings to recover possession of the Leased Premises by reason of the Default then existing and such election shall be final. If the Landlord shall elect to terminate this Lease, then immediately upon such termination, all rights and obligations whatsoever of the Tenant and of its successors and assigns under this Lease, so far as the same may related to the unexpired portion of the term hereof, shall cease. Within ten (10) days after receipt by the Tenant of notice of election by the Landlord to terminate this Lease, the Parties shall, by an instrument in writing in form for recording, cancel this Lease and the unexpired portion of the term hereof, and the Tenant shall surrender and deliver to the Landlord the entire Leased Premises, and upon any default by the Tenant in doing so, the Landlord shall have the right to re-enter the Leased Premises either by summary proceeding, or otherwise.

No Default hereunder shall be deemed to have occurred on the part of the Tenant until thirty (30) days after written notice of such Default shall have been received by the Tenant, and the Tenant withing such time shall have failed to remedy such Default. If any Default by the Tenant, (with the exception of payment of Rent), cannot reasonably be cured within such thirty (30) day period, then the Tenant shall have such additional time as may be reasonably necessary to remedy the same.

11. Termination: Notwithstanding any other term of this Lease to the contrary, (and in addition to the Parties' other rights herein to terminate this Lease or elect not to exercise any Renewal Options), the Tenant and the Landlord shall each have the right to terminate this Lease at any time upon not less than thirty (30) days prior written notice to the other. Upon any such termination, this Lease shall terminate and expire on the date specified in such notice as if this Lease had expired by lapse of time. In the event that the effective date of termination causes this Lease to terminate on a date other than the Payment Date, the Tenant shall pro-rate its final payment of Rent to the Landlord to correspond to such shortened period.
12. Assignment and Subletting: This Lease cannot be assigned to a third party and no subletting is allowed of the Leased Premises.
13. Successors and Assigns: Except as otherwise set forth in this Lease, the agreements and conditions in this Lease contained on the part of either Party to be performed and observed shall be binding upon said Party and its successors and assigns, and shall inure to the benefit of the other Party and its successors and assigns.
14. Quiet Enjoyment: Upon the Tenant's payment of the Rent and other required payments herein provided, and upon Tenant's observance and performance of all the covenants, terms and condition to be observed and performed pursuant to this Lease, the Tenant shall peaceably and quietly hold and enjoy the Leased Premises for the term hereby demised without hindrance or interruption by the Landlord or any other



person or persons lawfully or equitably claiming by, through or under the Landlord, subject, nevertheless, to the terms and conditions of this Lease.

15. Notices: All notices sent or required to be sent hereunder shall be sent in writing by registered or certified mail, return receipt requested, postage prepaid, to the addresses set forth in the caption to this Lease above or to either Party at such other address as such Party may designate by notice to the other Party. It is understood that neither party shall record this lease.
16. Waiver: Invalidity of Particular Provision: The failure of a Party to exercise or enforce any of its rights under this Lease shall not be a waiver of those rights and shall not affect any other right of that Party under this Lease. In the event that any provision of this Lease shall be found void or unenforceable, such findings shall not be construed to render any other provision of this Lease either void or unenforceable and all other provisions shall remain in full force and effect unless the provisions which are invalid or unenforceable shall substantially affect the rights or obligations granted to or undertaken by either Party.
17. Surrender: The Tenant shall (a) on the last day of the term hereof (including the final Renewal Term, if any); (b) upon any earlier termination permitted under this Lease, and (c) upon any permitted entry or re-entry by the Landlord upon the Leased Premises, peaceably leave and surrender the Leased Premises into the possession and use of the Landlord without fraud or delay in good order, condition and repair without violations, reasonable wear and tear and casualty excepted. If the Tenant has made additions, alterations or modifications to the Leased Premises, at the request of the Landlord, the Tenant shall remove such additions, alterations or modifications, at its expenses, upon such surrender.
18. Arbitration: Any dispute arising directly or indirectly from this Lease, including tort claims, shall, if no amicable settlement shall be reached through negotiations, be finally settled by arbitration in Lake Charles, Louisiana. Unless otherwise agreed by the Parties or the arbitrator in writing, the costs of the arbitration shall be borne equally by both Parties.
19. Counterparts: This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same.

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed as of the day and year first above written.

---

MARY KAY HOPKINS  
120 Dr. Michael DeBakey Drive  
Lake Charles, LA 70601

ABSHIRE LAW FIRM, L.L.C.

BY: \_\_\_\_\_  
DUSTAN J. ABSHIRE



Sworn to and subscribed to before me, Notary Public, and the above-named witnesses on this the

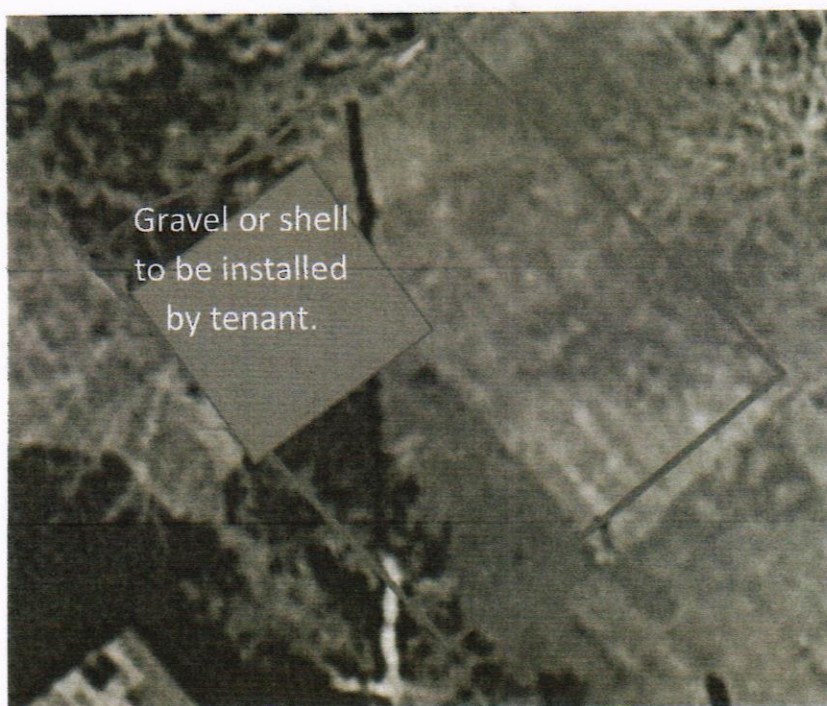
\_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC  
EXHIBIT "A"

@061008-1203-5 0011 0000

@061008-1203-5 X0110N 0000

A portion of the parking area as indicated below located BETWEEN 120 DR MICHAEL DEBAKEY AND 130 DR MICHAEL DEBAKEY  
LOT 11 BLK 5 MARGARET PLACE AND 10 FT ON N BEING 1/2 OF ABND ALLEY  
(MARY KAY HOPKINS REALTY)





# ASHIRE LAW FIRM RENOVATIONS

FOR MICHAEL DEBAKEY DRIVE  
CHARLES, LOUISIANA 70601  
CALCASIEU PARISH

DUSTAN ABSSHIRE  
337.794.1060  
dustan@absshirelawfirm.com

ES

STATE AND LOCAL LAWS:  
IMPOSING RESTRAINT, NOTICE, AND NOTICE  
TO TAKE RESPONSIBILITY FOR PROVIDING ALL  
NECESSARY SECURITY, INCLUDING SERVICES  
USED TO PROTECT ALL ASSETS AND  
NO IMPROPERLY NOTED BE OUTSIDE OF THE  
CONTRACTING ALL WORK WITH ALL THINGS  
WASTE CONTAINERS INTO THE DRAINAGE  
SYSTEMS  
WITH ALL EXISTING CONDITIONS AND NOT  
THE EXISTENCE OF THE CONTRACT FROM  
IT SHALL BE INSTALLED IN ACCORDANCE  
INSTRUCTIONS AS WELL AS COMPLIANCE WITH  
OF THE CONTRACTOR  
PUBLIC CONTRACTS AND PEATLITS THAT MAY  
EXIST OR BE IN THE FUTURE, OR  
PLANS, SPECIFICATIONS, INFORMATION, AND  
DETAILS, THE WORK TO BE DONE  
IT SHALL BE COMPLETED WITH ALL RELATED  
A RESULT FOR ANY EXTRA EXPENSE  
OBTAINING THE CONTRACTING LISTS AND  
BEING THE PRECEDENCE OVER ALL

## TABLE OF CONTENTS

G-001 PROJECT INFORMATION  
A-001 SITE PLAN  
A-101 FIRST & SECOND FLOOR PLANS

## PROJECT SCOPE:

THE PROJECT EXTENDS FURNISHING LUMBER, MATERIALS, TOOLS AND EQUIPMENT  
NECESSARY FOR ADDITIONS AND RENOVATIONS TO EXISTING LUMBER. THE  
INSTALLATION OF ALL NEW MATERIALS SHALL BE PERFORMED IN STRICT  
ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTALLATION  
INSTRUCTIONS, AND IN ACCORDANCE WITH ALL APPLICABLE SAFETY STANDARDS.

## VICINITY MAP



**KING**  
Michael Debaque  
1311 Benjamin St.  
Baton Rouge, LA 70801  
504-388-0000  
www.kingmichael.com

2. CONTRACTOR SHALL  
BE RESPONSIBLE FOR  
PROVIDING ALL  
NECESSARY SECURITY,  
INCLUDING SERVICES  
USED TO PROTECT ALL  
ASSETS AND NO  
IMPROPERLY NOTED  
BE OUTSIDE OF THE  
CONTRACTING ALL  
WORK WITH ALL  
THINGS WASTE  
CONTAINERS INTO  
THE DRAINAGE  
SYSTEMS  
WITH ALL  
EXISTING  
CONDITIONS  
AND NOT  
THE  
EXISTENCE  
OF THE  
CONTRACT  
FROM IT  
SHALL  
BE  
INSTALLED  
IN  
ACCORDANCE  
WITH  
THE  
MANUFACTURERS  
WRITTEN  
INSTALLATION  
INSTRUCTIONS,  
AND IN  
ACCORDANCE  
WITH  
ALL  
APPLICABLE  
SAFETY  
STANDARDS.

JOB NO: 2219  
DATE: 10/1/2023  
DRAWN BY: JAL  
CHECKED BY: JAL  
REVISIONS



ASHIRE LAW FIRM  
RENOVATIONS  
1311 BENJAMIN STREET  
BATON ROUGE, LOUISIANA 70801  
CALCASIEU PARISH

PROJECT  
INFORMATION

G-001

## DESIGN CRITERIA

**FIRE PROTECTION**  
N/A

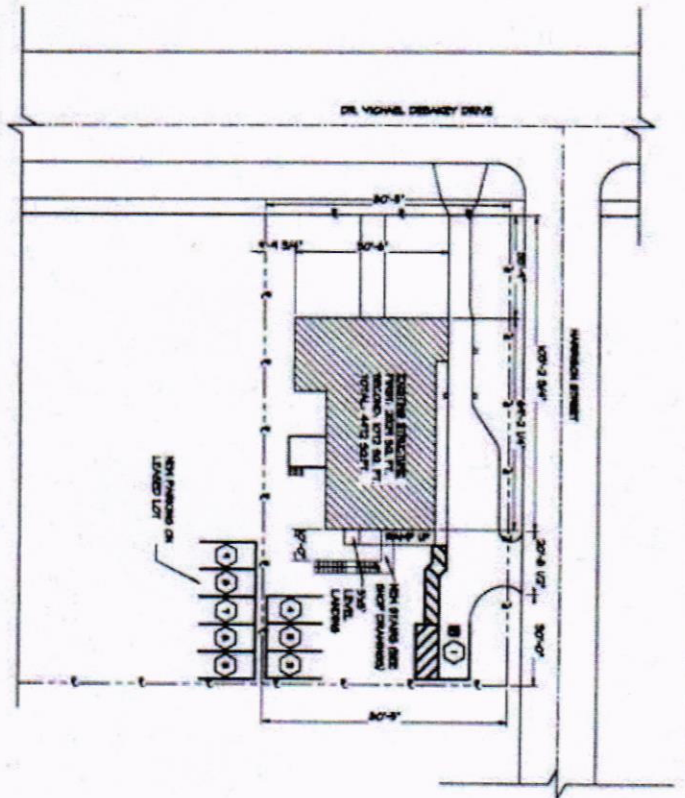
**CONSTRUCTION TYPE**  
VULNERABLE (NON-RATED) WOOD

**APPLICABLE CODES**  
2018 INTERNATIONAL BUILDING CODE  
2018 NFPA 701 LIFE SAFETY CODE  
AMERICAN NATIONAL STANDARDS NOT APPLICABLE  
2018 INTERNATIONAL PLUMBING & MECHANICAL CODE

**OCCUPANCY TYPE**  
OCCUPANCY CATEGORY, GROUP 1  
AREA: 1,400 SF



# 13 SITE PLAN



## 4 PARKING SCHEDULE

PARKING LOT TABLE				
NO.	STALLS	TYPE	NUMBER OF STALLS	NUMBER OF PARKING
1	10	STANDARD	10	10
2	10	STANDARD	10	10
3	10	STANDARD	10	10
4	10	STANDARD	10	10

A-001

SITE PLAN

**ABSHIRE LAW FIRM RENOVATIONS**  
136 DOCTOR MICHAEL DEBAKEY DRIVE  
LAKE CHARLES, LOUISIANA 70601  
CALCASIEU PARISH



**JOE NO:** 2219  
**DATE:** 4/20/21  
**DESIGN BY:** J.E.  
**CHECK BY:** J.E.  
**REVISIONS**

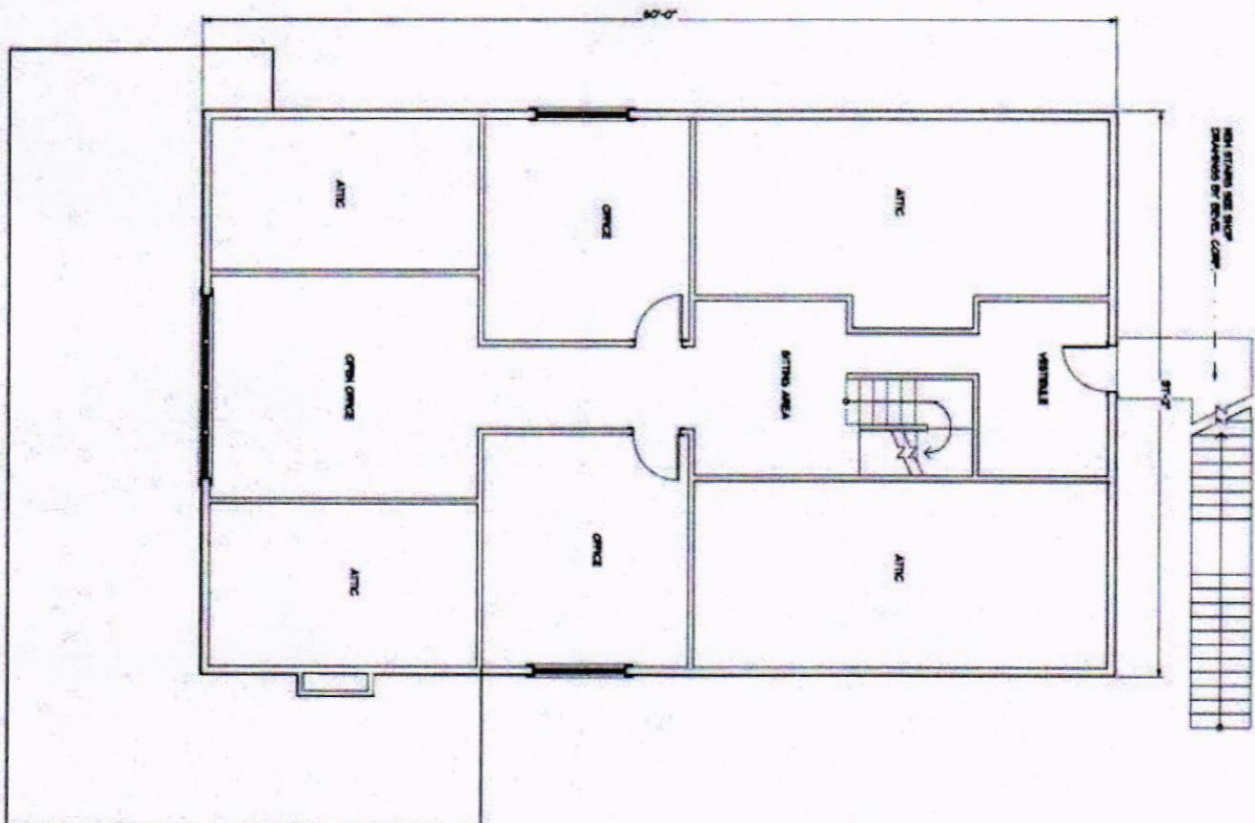
**NOTES:**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).  
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.  
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIATIONS.  
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS.  
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND BARRIERS AT ALL TIMES.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

**KING**  
King Construction, Inc.  
1312 Bayou Drive  
Baton Rouge, LA 70802  
225-484-4444  
www.kingconstruction.com



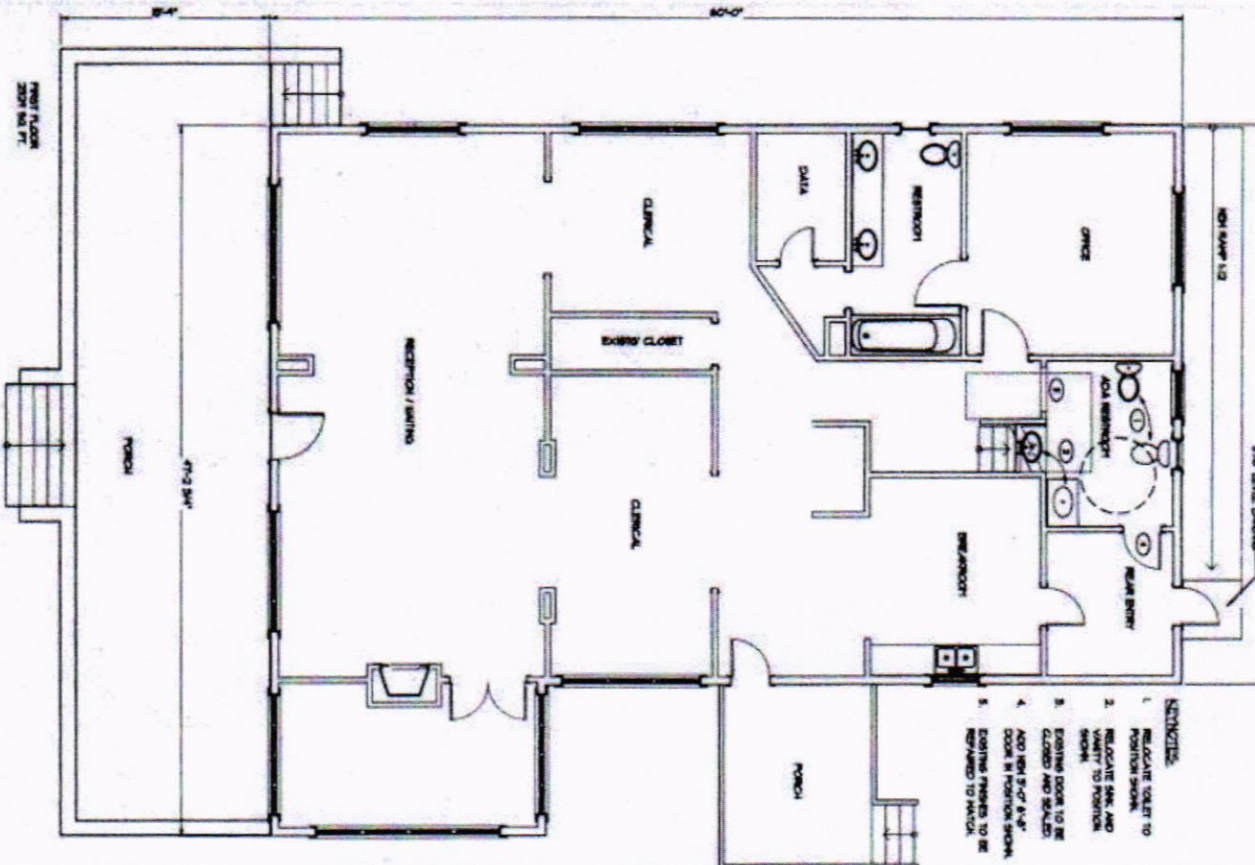
25

SECOND FLOOR PLAN



28

FIRST FLOOR PLAN



- NOTES:
1. RELOCATE TOILET TO POSITION SHOWN.
  2. RELOCATE SINK AND VANITY TO POSITION SHOWN.
  3. EXISTING DOOR TO BE CLOSED AND RE-LOCATED TO POSITION SHOWN.
  4. ADD NEW 8'-0" x 6'-0" DOOR IN POSITION SHOWN.
  5. EXISTING FRAMES TO BE RE-PAINTED TO MATCH.

**KING**

1515 Burgundy St.  
Metairie, LA 70002  
504-885-1000  
www.kingarchitects.com

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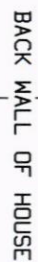
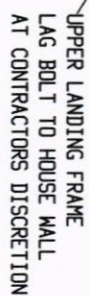


**ABSHIRE LAW FIRM RENOVATIONS**  
130 DOCTOR MICHAEL DEBAKEY DRIVE  
LAKE CHARLES, LOUISIANA 70601  
CALCASIEU PARISH

FIRST & SECOND FLOOR PLANS

A-101





Elevation: 0-0 (U.N.)

## PLAN



