Residential Renovation

2418 Joseph Street | New Orleans | LA

1 3D View 52

[DRAWING INDEX]

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GENERAL SCOPE NOTE :

WORK TO BE PAID BY HOMEOWNER
UNDER SEPARATE CONTRACT
INCLUDES THE FOLLOWING:

+ NEW WINDOWS
+ RETROFIT OF DOORS TO WINDOWS
+ NEW DOORS AND WINDOWS
+ ADDITIONAL FLOOR TO CEILING HEIGHT AT FIRST FLOOR
+ INTERIOR RENOVATION AT FIRST FLOOR
+ ALL INTERIOR WORK BY HOMEOWNER

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No.	Description	Date
1	SITE VISIT	01.19.2024
2	01 CM	02.23.2024
3	02 CM	03.07.2024
4	03 CM	03.22.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

Residential Renovation

2418 Joseph Street | New Orleans | LA

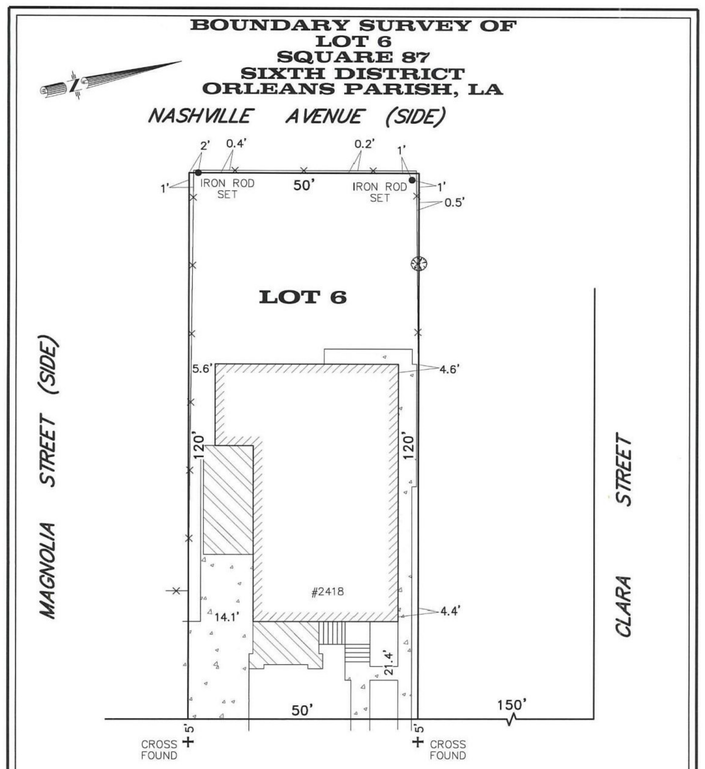
COVER

2024.03

G001

1/15/2025 11:52:39 AM

BOUNDARY SURVEY OF
LOT 6
SQUARE 87
SIXTH DISTRICT
ORLEANS PARISH, LA



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

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

GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY J.J. KREBS & SONS DATED JULY 9, 1962

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

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

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 09-30-16
FLOOD ZONE: AE
BASE FLOOD ELEVATION: -1.0'
COMMUNITY PANEL: 22071C 0228 F

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

MADE AT THE REQUEST OF NICOLE SHAPIRO

BY: _____
RICHMOND W. KREBS, PLS, LIC. #4836

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-9916
E-MAIL: infonola@rwkrebs.com
WEB: www.rwkrebs.com

DATE: AUGUST 5, 2024	DRAWN BY: JSN
SCALE: 1" = 20'	CHECKED BY: NDK
JOB #: 240979	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 2418 JOSEPH STREET
City: NEW ORLEANS State: LA ZIP Code: 70115

FOR INSURANCE COMPANY USE
Policy Number: _____
Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ■ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: GEIOD18 - TOPNET LIVE GPS Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ■ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ■ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	-2.6	■ feet ☐ meters
b) Top of the next higher floor (see Instructions):	5.6	■ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	■ feet ☐ meters
d) Attached garage (top of slab):	N/A	■ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	-2.6	■ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ■ Natural ☐ Finished	-2.6	■ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ■ Natural ☐ Finished	-2.3	■ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	-2.6	■ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ■ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: HERMINIO CRUZ License Number: 35235
Title: PROFESSIONAL ENGINEER
Company Name: HC ENGINEERING INC
Address: 4650 WASHINGTON AVENUE, SUITE 352
City: NEW ORLEANS State: LA ZIP Code: 70125

STATE OF LOUISIANA
HERMINIO CRUZ
License No. 35235
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

Signature: _____ Date: 02/09/2024
Telephone: (504) 454-0500 Ext.: ____ Email: HCRUZ@HC-ENGINEERING.COM

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

LATITUDE/LONGITUDE OBTAINED BY GPS
C2e) REFERS TO WATER HEATER
STREET CENTERLINE ELEVATION = -2.7' NAVD88
TOP OF CURB ELEVATION = -2.7' NAVD88
TEMPORARY BENCHMARK IS A 60d NAIL ON WOOD POWER POLE AT MEDIAN @ ELEVATION 1.0' NAVD88

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https://mariefrench.netlify.app/

No.	Description	Date
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

Residential Renovation

2418 Joseph Street |
New Orleans | LA

SURVEY + BENCHMARK

2024.03

G002

1/15/2025 11:52:40 AM

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: DANIEL & NICOLE SHAPIRO

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 2418 JOSEPH STREET

City: NEW ORLEANS State: LA ZIP Code: 70115

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: LOT 6, SQUARE 87, HURSTVILLE SUBDIVISION, ORLEANS PARISH, LOUISIANA

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 29° 56' 16.22" N Long. 90° 06' 47.09" W Horizontal Datum: ☐ NAD 1927 ■ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ■ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ■ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: CITY OF NEW ORLEANS B1.b. NFIP Community Identification Number: 225203

B2. County Name: ORLEANS PARISH B3. State: LA B4. Map/Panel No.: 22071C 0228 B5. Suffix: F

B6. FIRM Index Date: 09/30/2016 B7. FIRM Panel Effective/Revised Date: 09/30/2016

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): -1.0

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ■ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ■ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ■ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ■ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 2418 JOSEPH STREET

City: NEW ORLEANS State: LA ZIP Code: 70115

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ■ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: GEIOD18 - TOPNET LIVE GPS Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ■ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ■ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	-2.6	■ feet ☐ meters
b) Top of the next higher floor (see Instructions):	5.6	■ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	■ feet ☐ meters
d) Attached garage (top of slab):	N/A	■ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	-2.6	■ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ■ Natural ☐ Finished	-2.6	■ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ■ Natural ☐ Finished	-2.3	■ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	-2.6	■ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ■ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: HERMINIO CRUZ License Number: 35235

Title: PROFESSIONAL ENGINEER

Company Name: HC ENGINEERING INC

Address: 4650 WASHINGTON AVENUE, SUITE 352

City: NEW ORLEANS State: LA ZIP Code: 70125

STATE OF LOUISIANA
HERMINIO CRUZ
License No. 35235
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

Signature: Date: 02/09/2024

Telephone: (504) 454-0500 Ext.: Email: HCRUZ@HC-ENGINEERING.COM

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

LATITUDE/LONGITUDE OBTAINED BY GPS
C2e) REFERS TO WATER HEATER
STREET CENTERLINE ELEVATION = -2.7' NAVD88
TOP OF CURB ELEVATION = -2.7' NAVD88
TEMPORARY BENCHMARK IS A 60d NAIL ON WOOD POWER POLE AT MEDIAN @ ELEVATION 1.0' NAVD88

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 2418 JOSEPH STREET

City: NEW ORLEANS State: LA ZIP Code: 70115

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name:

Address:

City: State: ZIP Code:

Signature: Date:

Telephone: Ext.: Email:

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 2418 JOSEPH STREET

City: NEW ORLEANS State: LA ZIP Code: 70115

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9**. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name:

Address:

City: State: ZIP Code:

Signature: Date:

Telephone: Ext.: Email:

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 2418 JOSEPH STREET

City: NEW ORLEANS State: LA ZIP Code: 70115

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

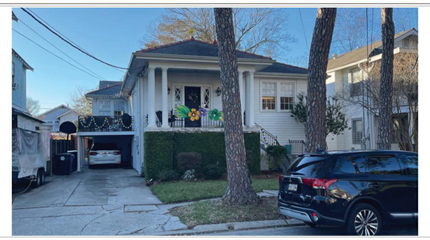


Photo One

Photo One Caption: FRONT VIEW 02/09/2024

Photo Two

Photo Two Caption: RIGHT VIEW 02/09/2024

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 2418 JOSEPH STREET

City: NEW ORLEANS State: LA ZIP Code: 70115

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption: REAR VIEW 02/09/2024

Photo Four

Photo Four Caption: LEFT VIEW 02/09/2024

225.202.8227 | frenchmarie10@gmail.com | New Orleans, LA
https://mariefrench.netlify.app/

No.	Description	Date
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

Residential Renovation

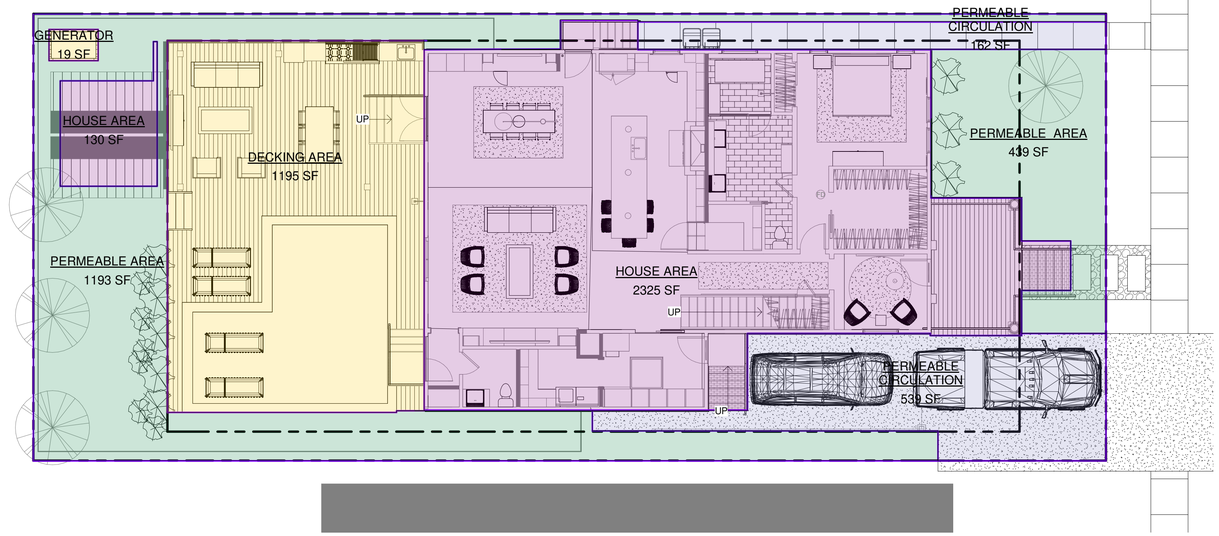
2418 Joseph Street |
New Orleans | LA

ELEVATION CERTIFICATE

2024.03

G003

1/15/2025 11:52:40 AM



1 FIRST FLOOR js
1/8" = 1'-0"

Area Schedule...	
Name	Area
DECKING AREA	1195 SF
GENERATOR	19 SF
HOUSE AREA	2325 SF
HOUSE AREA	130 SF

Area Schedule...	
Name	Area
PERMEABLE AREA	439 SF
PERMEABLE AREA	1193 SF
PERMEABLE CIRCULATION	162 SF
PERMEABLE CIRCULATION	539 SF

TOTAL AREA: 6003 SQFT

NON PERMEABLE AREA: 3,669 SQFT

PERMEABLE AREA: 2333 SQFT

30% OF PEREABLE AREA: 6003(.30) = 1800.9 SQFT

1800.9 SQFT< 2333 SQFT

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https://mariefrench.netlify.app/

No.	Description	Date

Residential Renovation

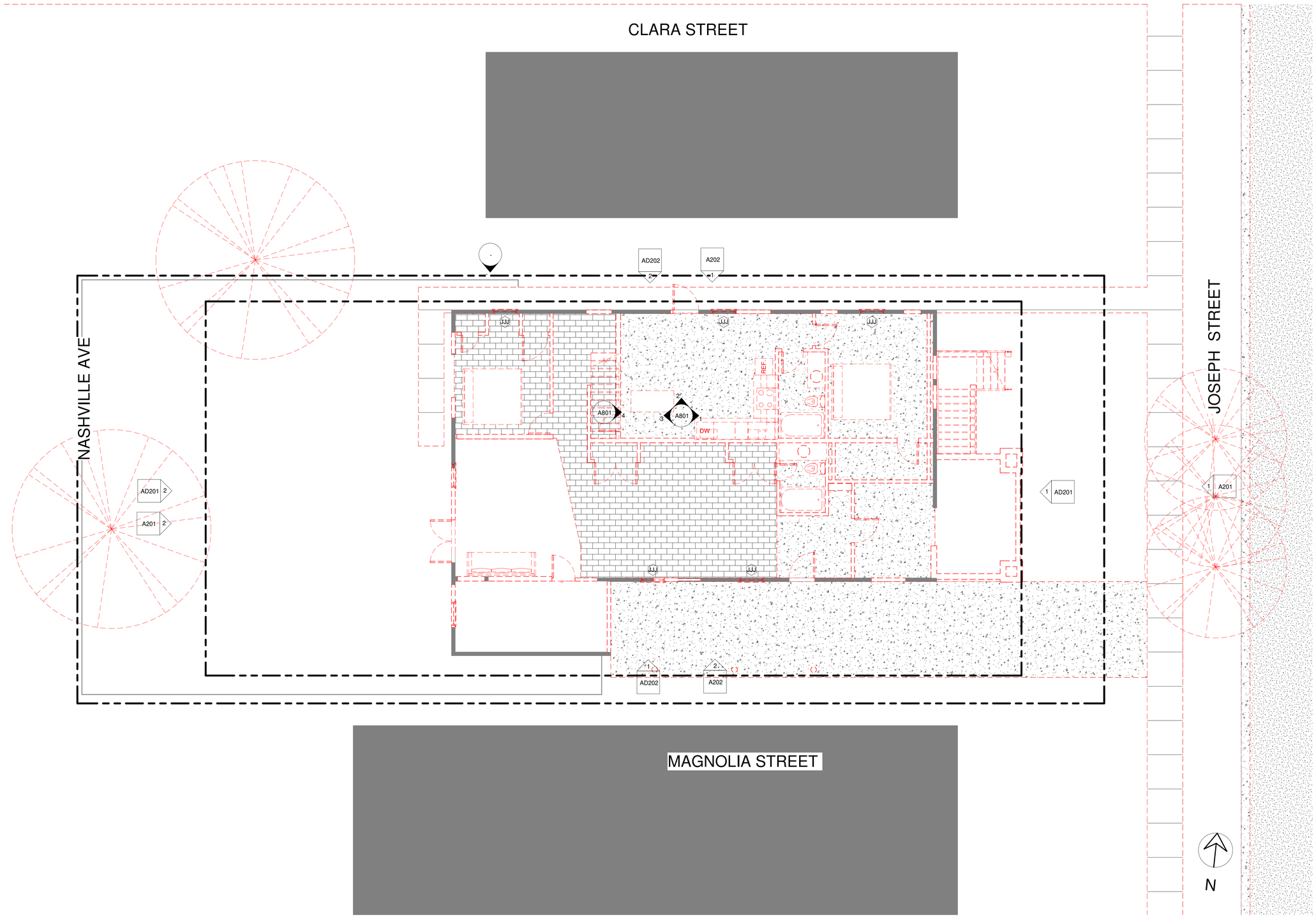
2418 Joseph Street |
New Orleans | LA

PERMIABLE AREA

2024.03

G004

1/15/2025 11:52:47 AM



1 DEMO site plan
3/16" = 1'-0"

1/15/2025 11:52:48 AM

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https://mariefrench.netlify.app/

No.	Description	Date
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

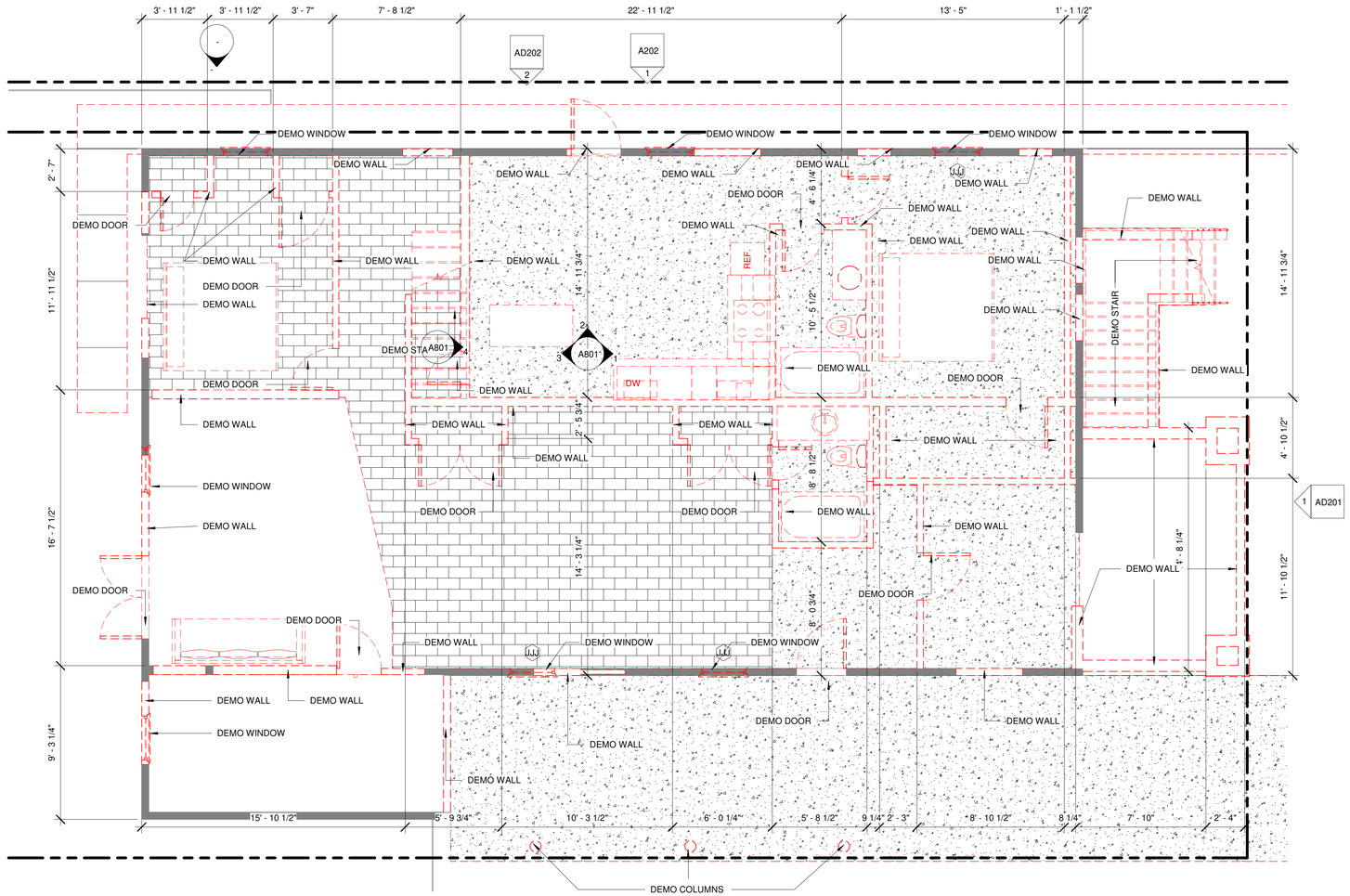
Residential Renovation

2418 Joseph Street |
New Orleans | LA

DEMO site plan

2024.03

AD100



1 First Floor DEMO1
1/4" = 1'-0"

EXISTING WALL :

DEMOED WALL :

1/15/2025 11:52:49 AM

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No.	Description	Date
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

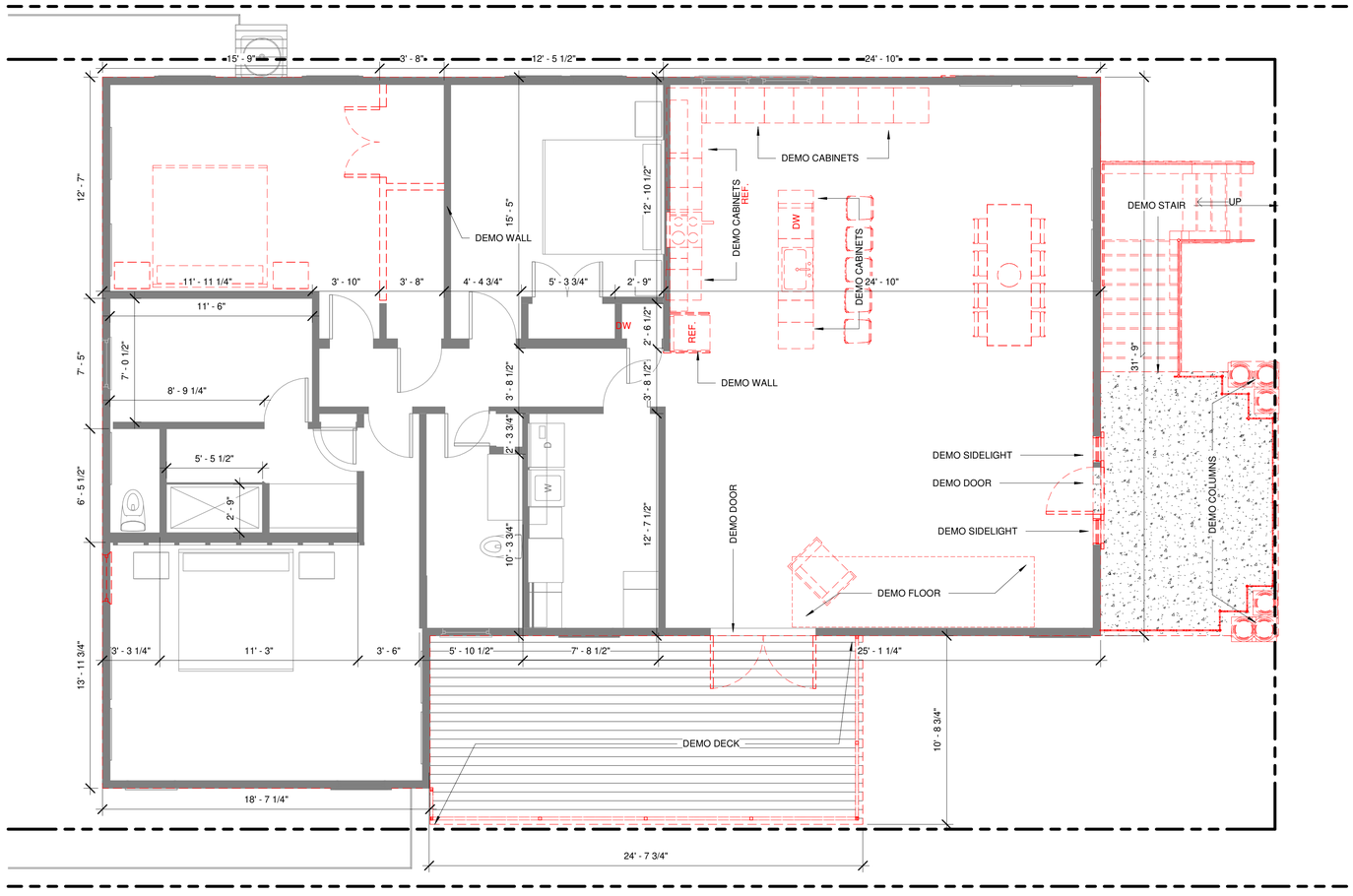
Residential Renovation

2418 Joseph Street | New Orleans | LA

DEMO FLOOR PLAN

2024.03

AD101



1 Roof (DEMO)
1/4" = 1'-0"

1/15/2025 11:52:49 AM

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No.	Description	Date
5	04 CM	03.27.2024
6	05CM	04.29.2024

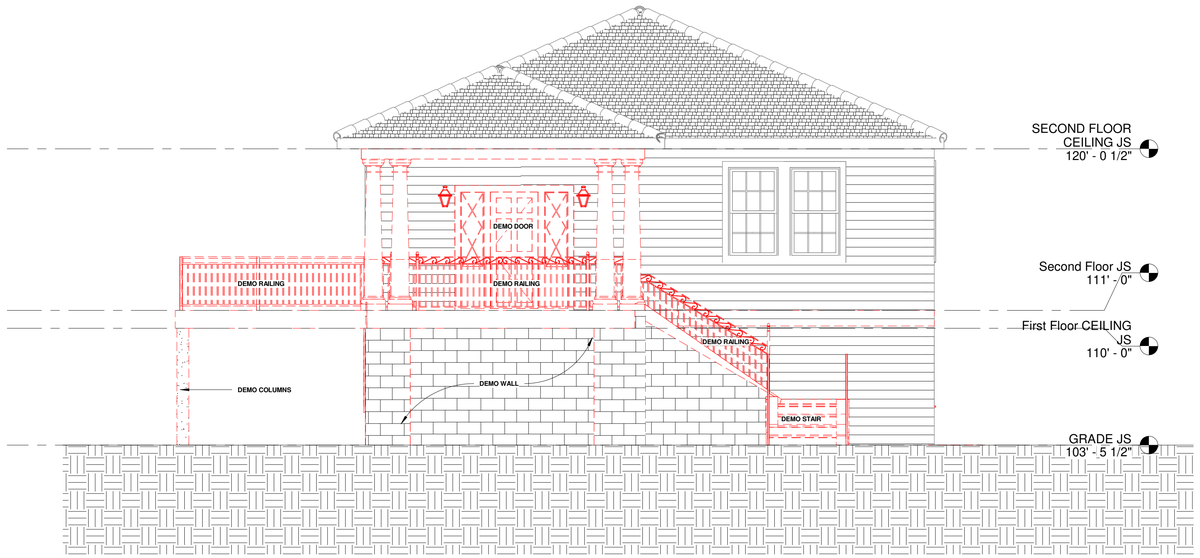
Residential Renovation

2418 Joseph Street |
New Orleans | LA

SECOND FLOOR,
ROOF PLAN

2024.03

AD102



1 Elevation 12 - a
1/4" = 1'-0"

2 Elevation 13 - a
1/4" = 1'-0"

1/15/2025 11:52:51 AM

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No.	Description	Date
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

Residential Renovation

2418 Joseph Street |
New Orleans | LA

DEMO
ELEVATIONS

2024.03

AD201

1 Elevation 10 - a
1/4" = 1'-0"

2 Elevation 11 - a
1/4" = 1'-0"

1/15/2025 11:52:54 AM

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No.	Description	Date
1	SITE VISIT	01.19.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024
7	06 CM	06.12.2024

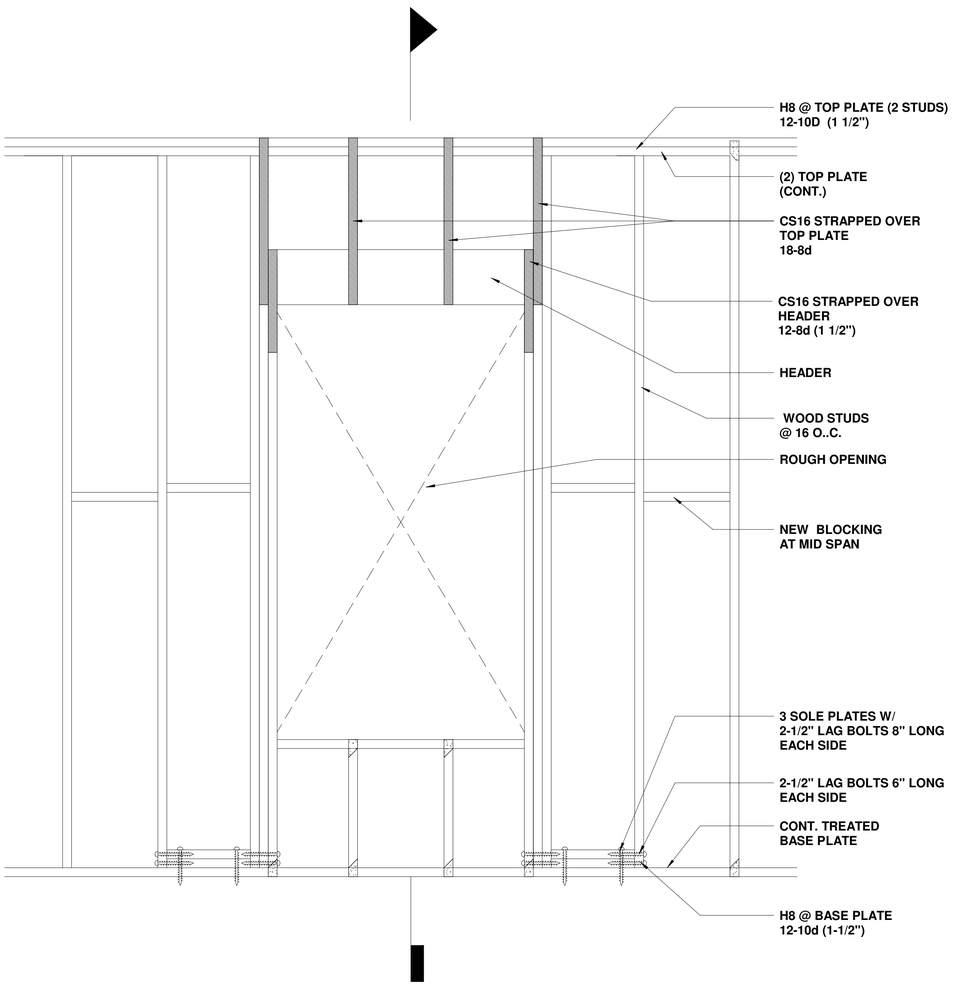
Residential Renovation

2418 Joseph Street |
New Orleans | LA

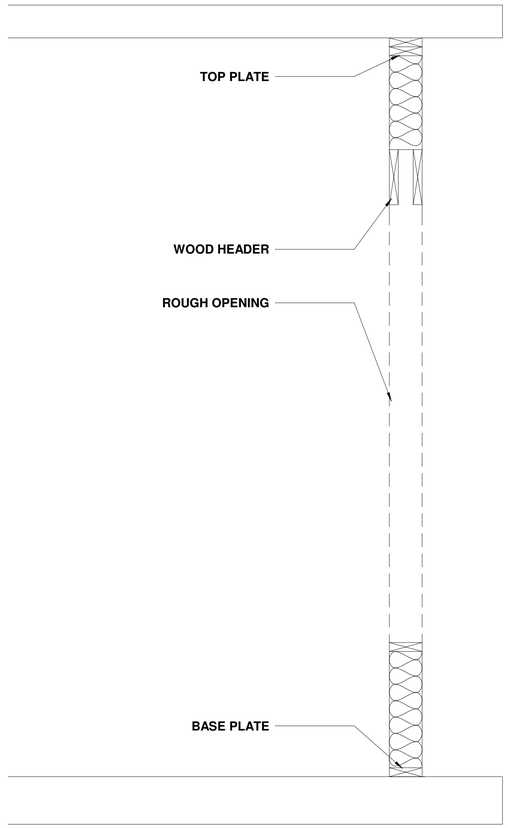
DEMO
ELEVATIONS

2024.03

AD202



Framing Elevation



Framing Section

Opening Header Schedule:

first floor (2) 2x12's

second floor (2) 2x10 @ 3'-0" to 6'-0" openings
(2) 2x6's @ openings less the 3'-0"

1 TYP. OPENING DETAIL_NEW WINDOW OPENING IN EXISTING WALL
1" = 1'-0"

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No.	Description	Date
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

Residential Renovation

2418 Joseph Street |
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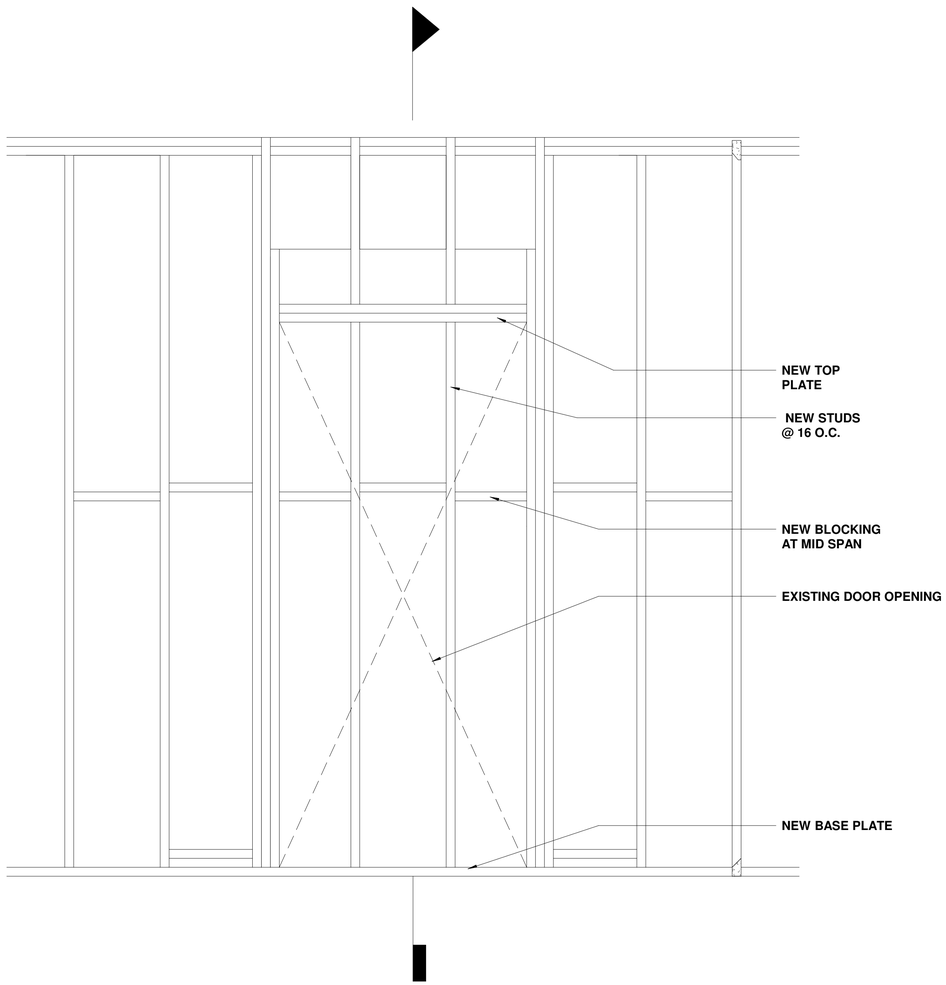
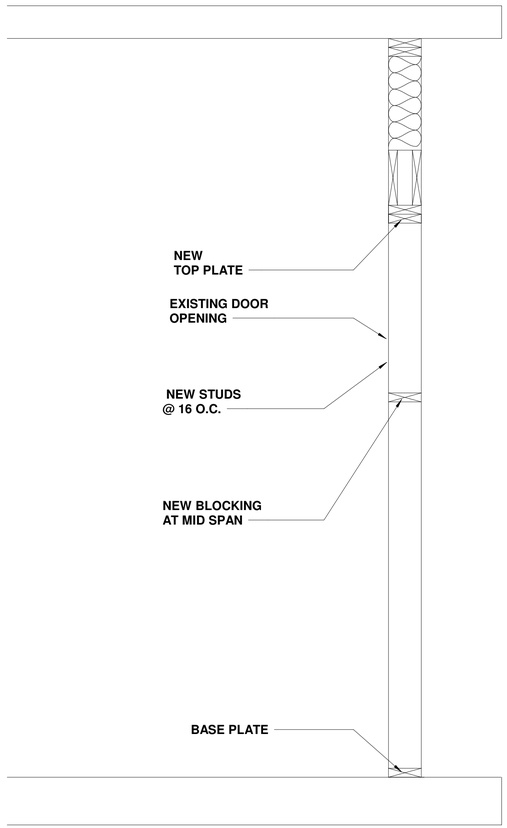
NEW OPENING DETAIL

2024.03

A001



Framing Elevation



Framing Section

1 TYP. OPENING DETAIL__FRMING INFILL AT EXISTING DOOR TO BE REMOVED
1" = 1'-0"

1/15/2025 11:52:54 AM

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No.	Description	Date
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

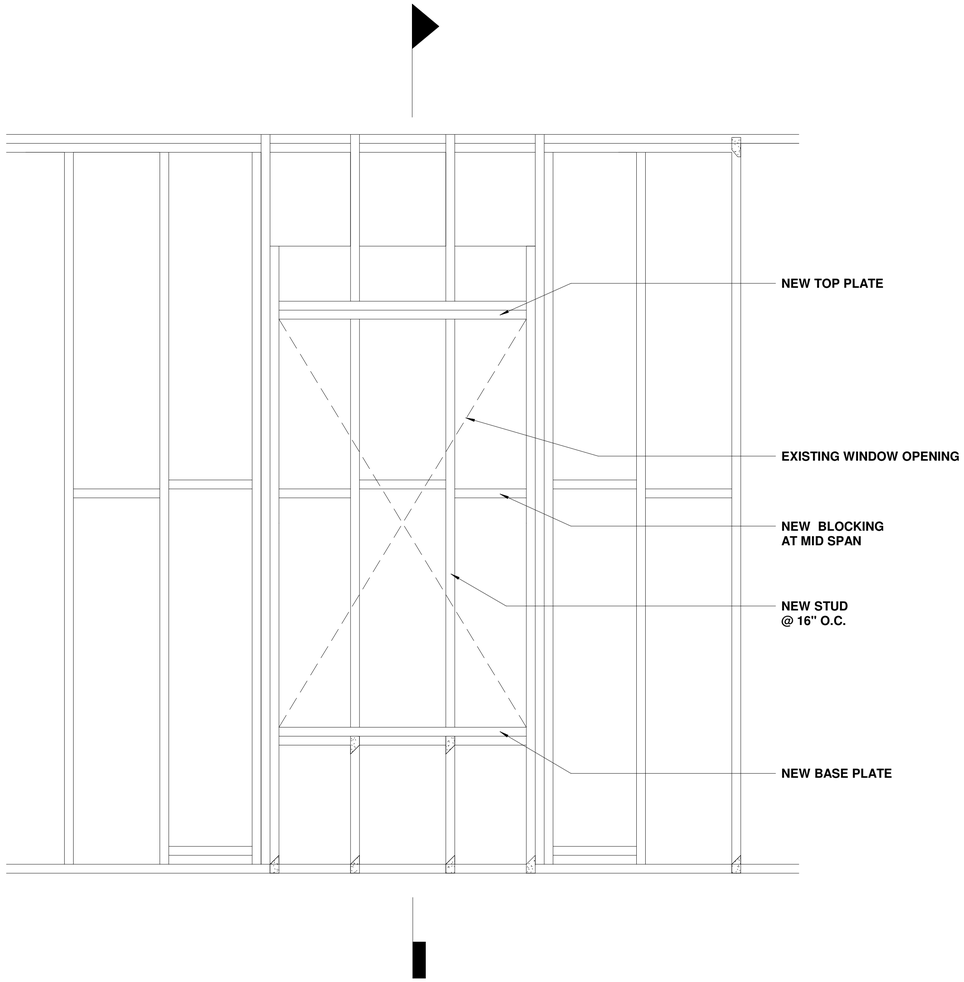
Residential Renovation

2418 Joseph Street |
New Orleans | LA

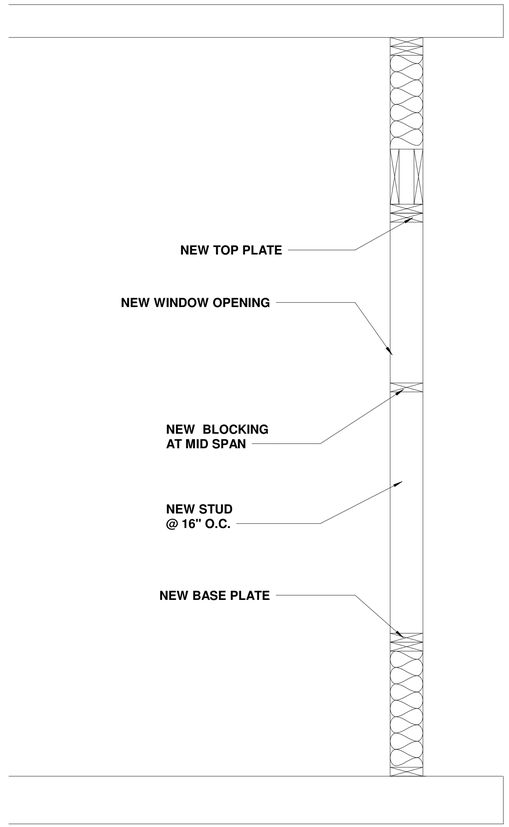
DOOR OPENING INFILL DETAIL

2024.03

A002



Framing Elevation



Framing Section

1 TYP. OPENING DETAIL__FRMING INFILL AT EXISTING DOOR TO BE REMOVED
1" = 1'-0"

1/15/2025 11:52:54 AM

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No.	Description	Date
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

Residential Renovation

2418 Joseph Street |
New Orleans | LA

WINDOW
OPENING INFILL
DETAIL

2024.03

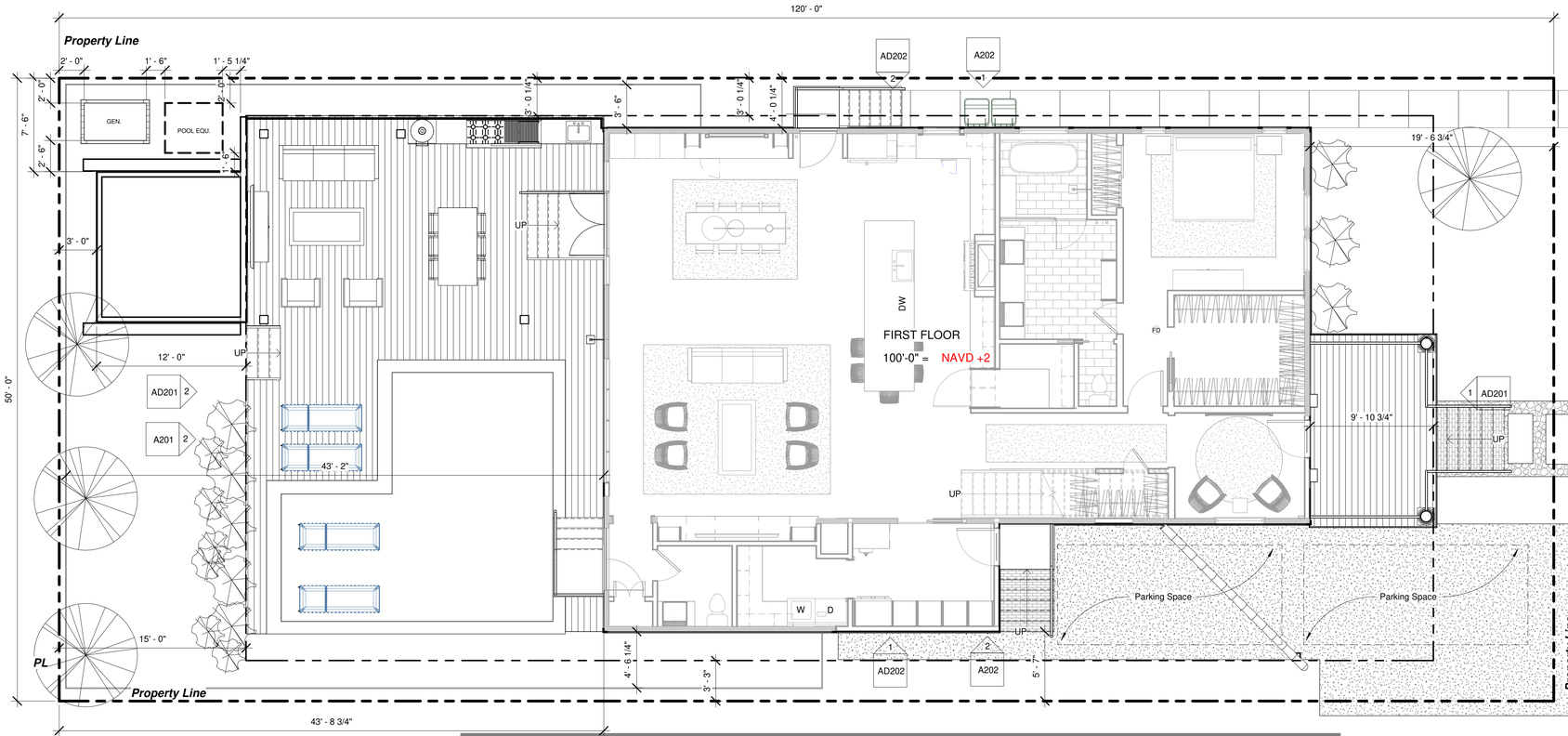
A003

CLARA STREET

NASHVILLE AVE

JOSEPH STREET

MAGNOLIA STREET



1 SITE PLAN
3/16" = 1'-0"

1/15/2025 11:53:04 AM

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No.	Description	Date
1	SITE VISIT	01.19.2024
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024
7	06 CM	06.12.2024
8	07 CM	06.21.2024
9	08 CM	07.10.2024

Residential Renovation

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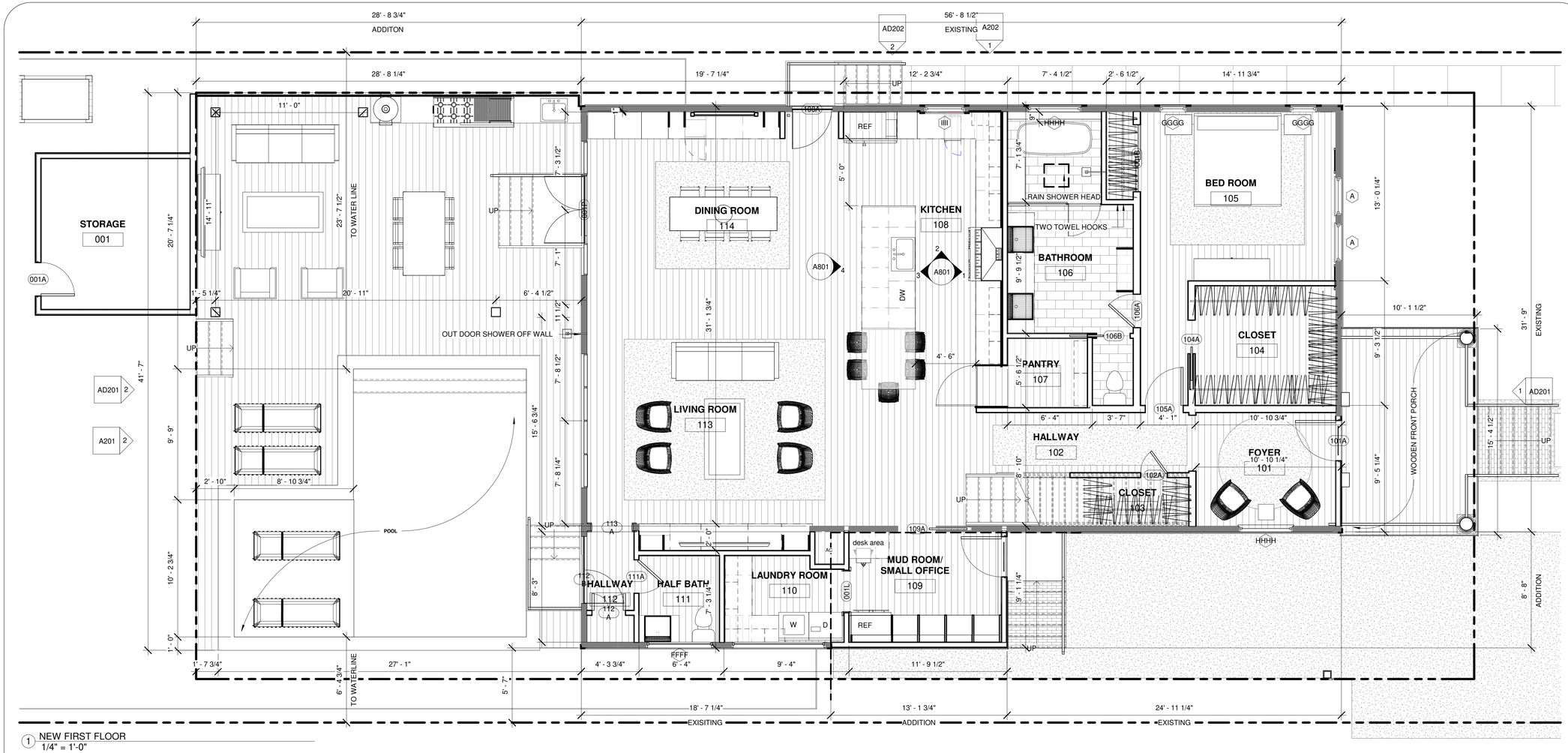
SITE PLAN

2024.03

A050



1 NEW FIRST FLOOR
1/4" = 1'-0"

EXISTING WALL :

NEW WALL :

1/15/2025 11:53:13 AM

Notes:

All Dimensions To New Walls Are To Face Of Stud Unless Otherwise Noted.

All Dimensions To Existing Walls Are To Face Of Existing Wall Gypsum Unless Otherwise Noted.

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No.	Description	Date
1	SITE VISIT	01.19.2024
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024
7	06 CM	06.12.2024
8	07 CM	06.21.2024
9	08 CM	07.10.2024

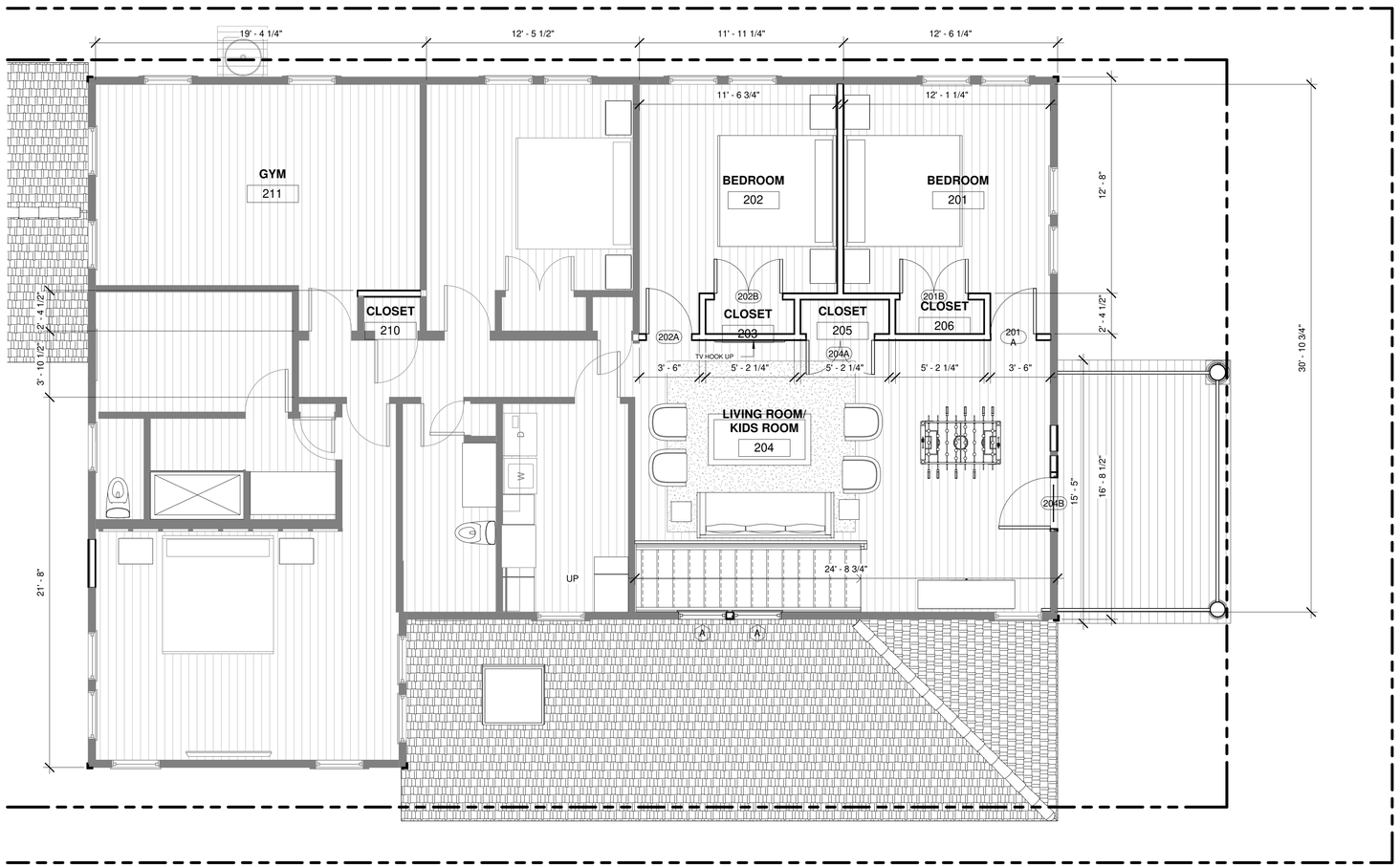
Residential Renovation

2418 Joseph Street | New Orleans | LA

FIRST FLOOR

2024.03

A101



1 Second Floor JS
1/4" = 1'-0"

1/15/2025 11:53:14 AM

Notes:

All Dimensions To New Walls Are To Face Of Stud Unless Otherwise Noted.

All Dimensions To Existing Walls Are To Face Of Existing Wall Gypsum Unless Otherwise Noted.

stair notes:

1. treads 10" minimum toe to toe
2. risers 7 3/4" maximum
3. handrails 2'-10"
4. (3) 2x12 stringers
5. 3-7/8" max spacing between balusters

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No.	Description	Date
1	SITE VISIT	01.19.2024
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024
7	06 CM	06.12.2024
8	07 CM	06.21.2024
9	08 CM	07.10.2024

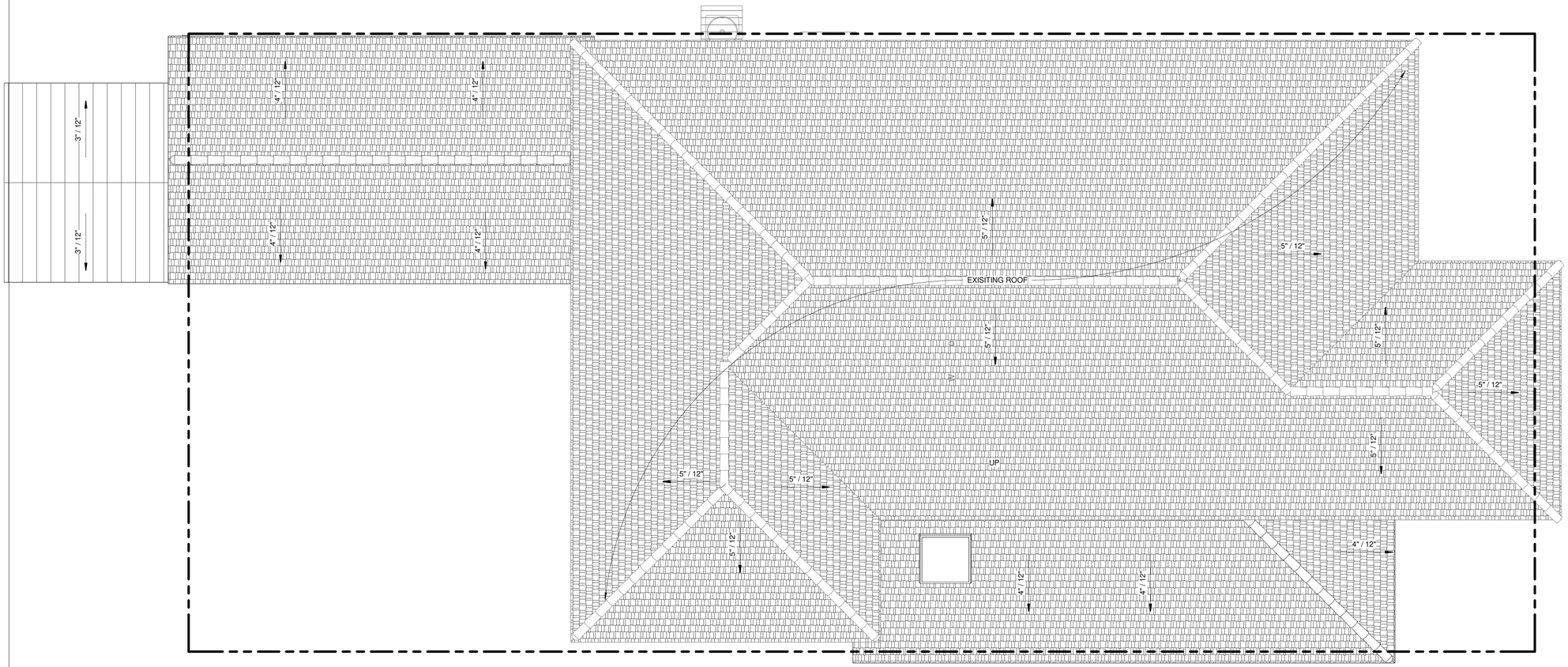
Residential Renovation

2418 Joseph Street | New Orleans | LA

SECOND FLOOR PLAN

2024.03

A102



1 Roof (New)
1/4" = 1'-0"

1/15/2025 11:53:15 AM

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No.	Description	Date
1	SITE VISIT	01.19.2024
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024
7	06 CM	06.12.2024
8	07 CM	06.21.2024
9	08 CM	07.10.2024

Residential Renovation

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New Orleans | LA

Roof Plan

2024.03

A103

1 Elevation 8 - a
1/4" = 1'-0"

2 Elevation 9 - a
1/4" = 1'-0"

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No.	Description	Date
1	SITE VISIT	01.19.2024
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024
7	06 CM	06.12.2024
8	07 CM	06.21.2024
9	08 CM	07.10.2024

Residential Renovation

2418 Joseph Street |
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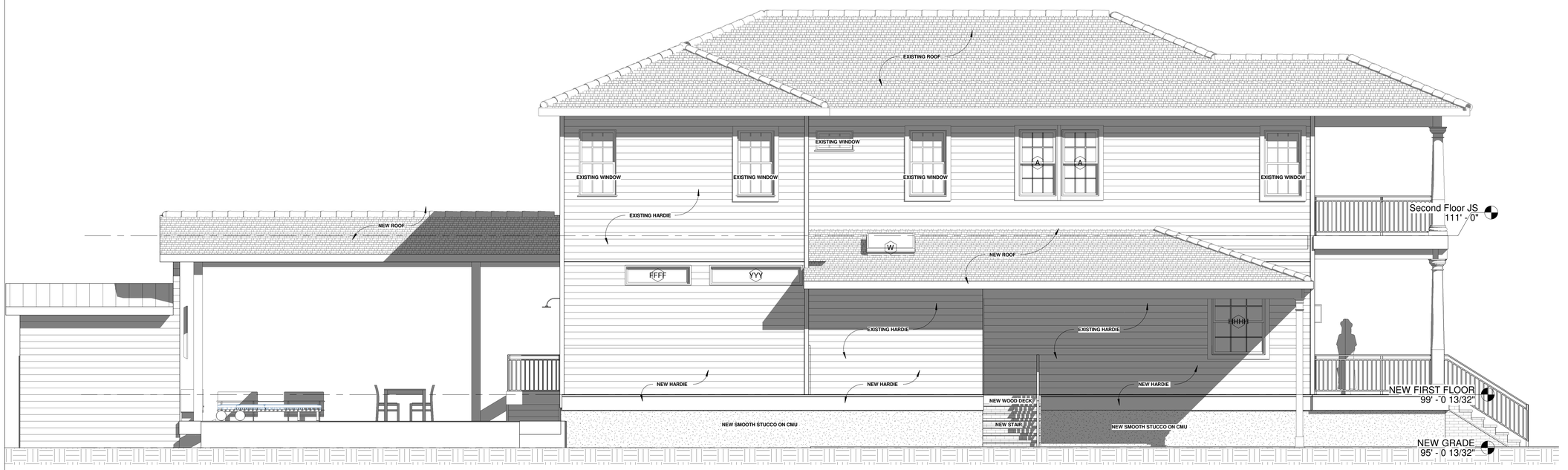
EXTERIOR
ELEVATIONS

2024.03

A201

1 Elevation 6 - a Copy 1
1/4" = 1'-0"



2 Elevation 7 - a Copy 1
1/4" = 1'-0"

1/15/2025 11:53:42 AM

stair notes:

1. treads 10" minimum toe to toe
2. risers 7 3/4" maximum
3. handrails 2'-10"
4. (3) 2x12 stringers
5. 3-7/8" max spacing between balusters

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No.	Description	Date
1	SITE VISIT	01.19.2024
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024
7	06 CM	06.12.2024
8	07 CM	06.21.2024
9	08 CM	07.10.2024

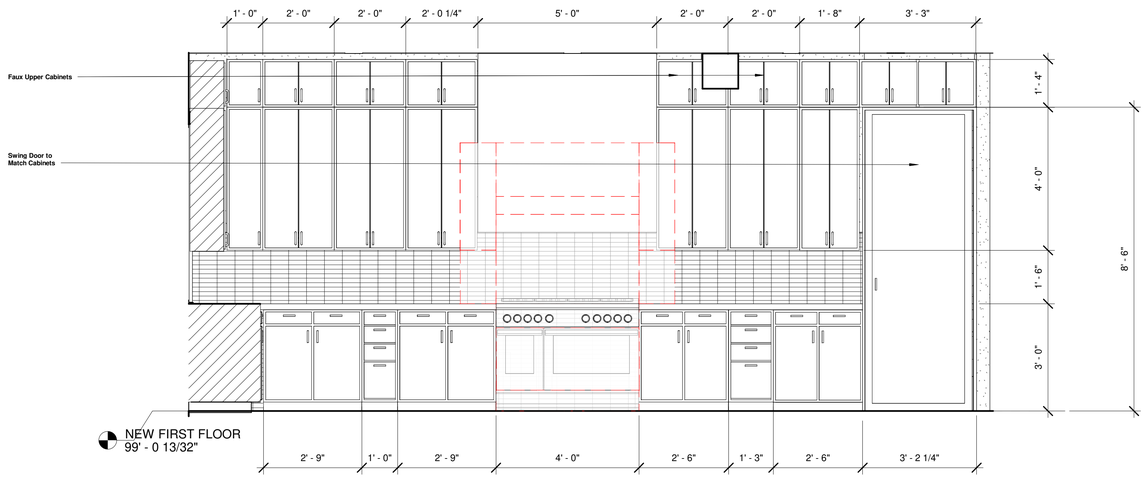
Residential Renovation

2418 Joseph Street |
New Orleans | LA

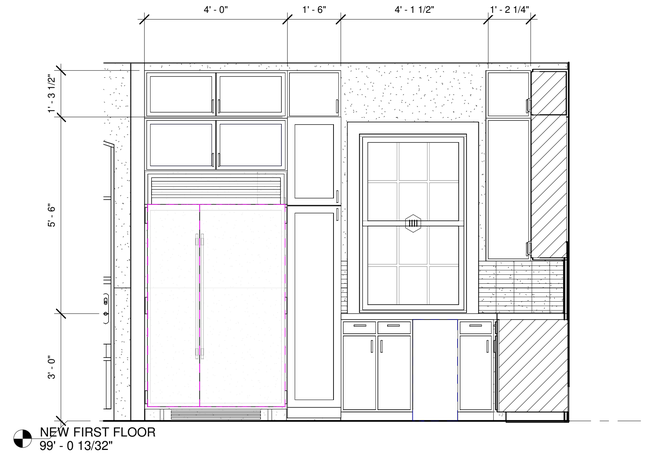
EXTERIOR ELEVATIONS

2024.03

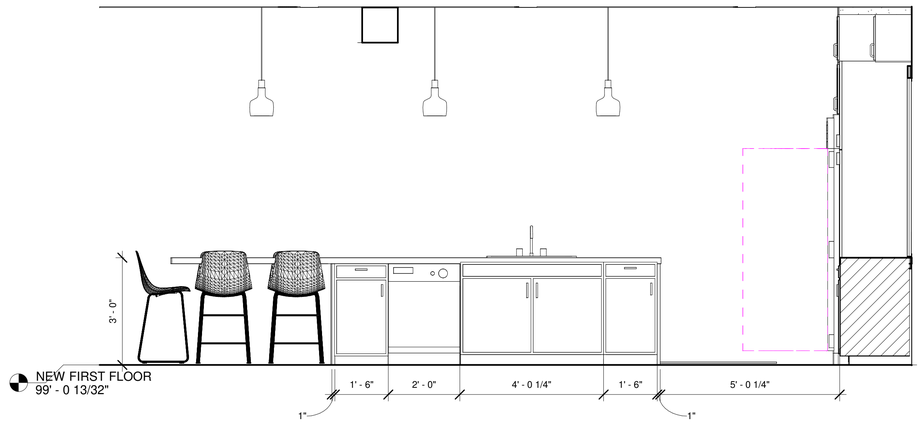
A202



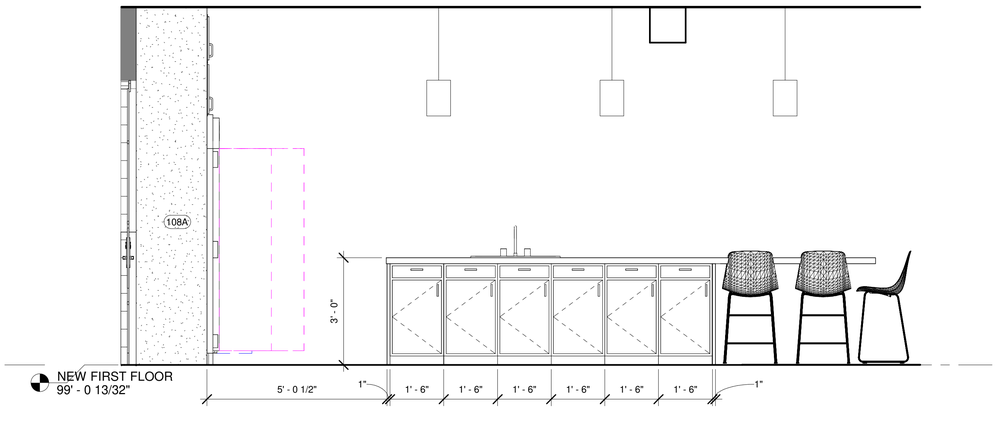
1 KITCHEN ELELVATION_01
1/2" = 1'-0"



2 KITCHEN ELELVATION_02
1/2" = 1'-0"



3 KITCHEN ELELVATION_03
1/2" = 1'-0"



4 KITCHEN ELELVATION_04
1/2" = 1'-0"

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No.	Description	Date
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

Residential Renovation

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KITCHEN PLANS
+ ELEVATIONS

2024.03

A801

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1 3D View 33

2 3D View 36

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No.	Description	Date
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

Residential Renovation

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3-D VIEWS

2024.03

A900-a

1/15/2025 11:54:21 AM

1 3D View 20

2 3D View 21

1/15/2025 11:54:25 AM

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No.	Description	Date
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

Residential Renovation

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3-D VIEWS

2024.03

A900-b

1 3D View 13

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No.	Description	Date
2	01 CM	02.23.2024
3	02 CM	03.07.2024
5	04 CM	03.27.2024
6	05CM	04.29.2024

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3-D VIEWS

2024.03

A900-c

1/15/2025 11:54:29 AM