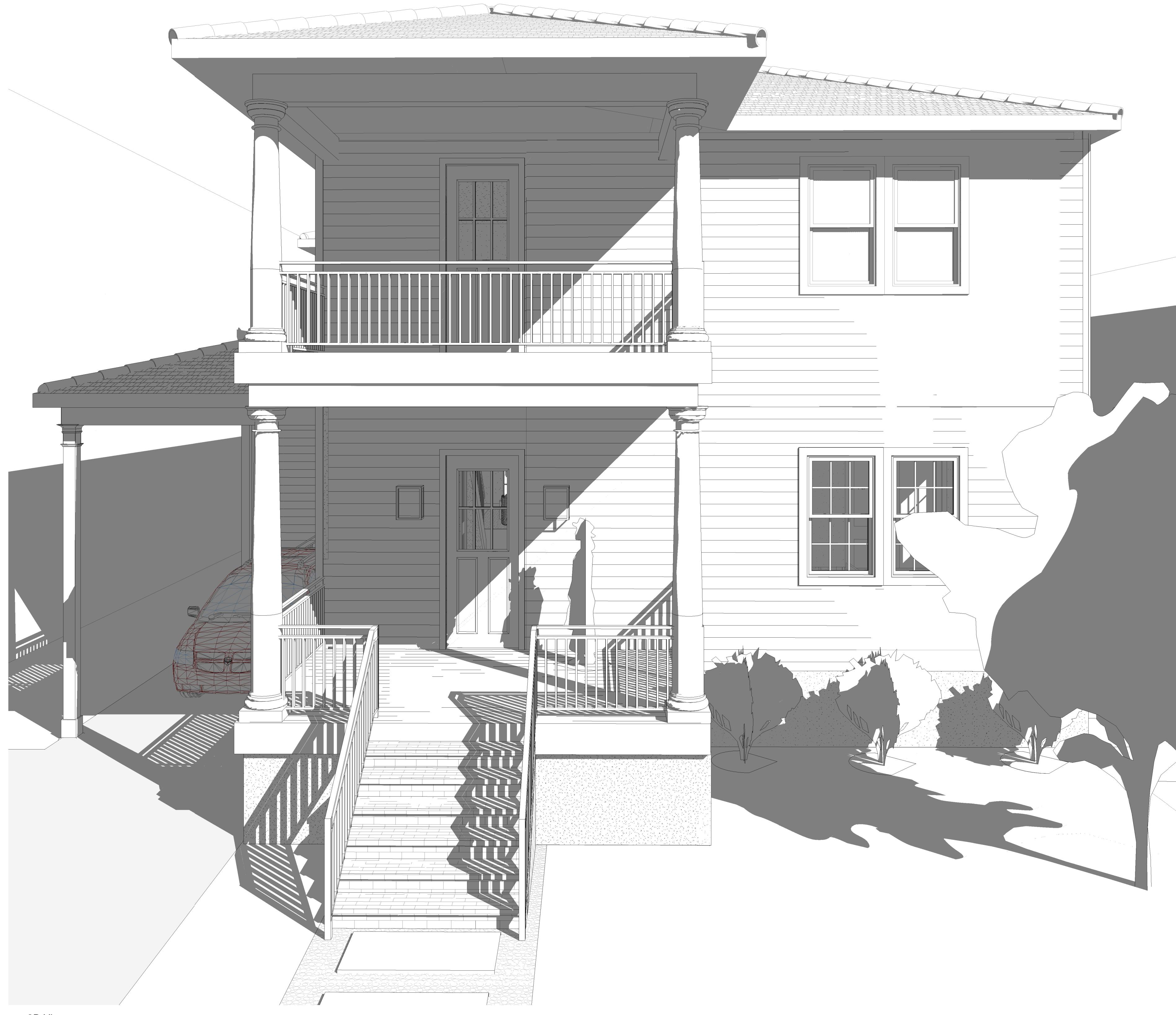


Residential Renovation

Joseph Street

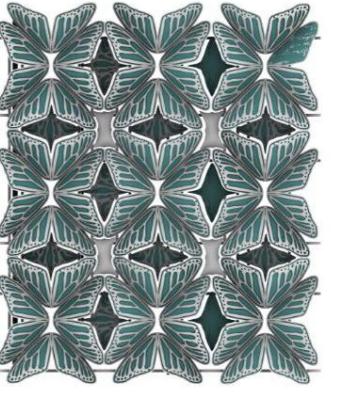


[DRAWING INDEX]

GENERAL	
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G002	SURVEY + BENCHMARK
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ARCHITECTURAL EXISTING	
AE050	EXISTING SITE PLAN
AE201	EXISTING ELEVATIONS
AE202	EXISTING ELEVATIONS

ARCHITECTURAL	
A001	NEW OPENING DETAIL
A002	DOOR OPENING INFILL DETAIL
A003	WINDOW OPENING INFILL DETAIL
A050	SITE PLAN
A051	FENCE SHEETS
A101	FIRST FLOOR OP1
A102	SECOND FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A801	KITCHEN PLANS + ELEVATIONS



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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

Joseph Street

COVER

2024.03

G001

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

NASHVILLE AVENUE (SIDE)

MAGNOLIA STREET (SIDE)

JOSEPH STREET

CLARA STREET

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.

GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON 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*
 RICHMOND W. KREBS, PLS, LIC. #4836

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		FOR INSURANCE COMPANY USE
City: NEW ORLEANS State: LA ZIP Code: 70115		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: GEIODE18 - 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.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): -2.6	Check the measurement used: <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
5.6	<input type="checkbox"/> feet <input type="checkbox"/> meters
N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
-2.6	<input type="checkbox"/> feet <input type="checkbox"/> meters
-2.6	<input type="checkbox"/> feet <input type="checkbox"/> meters
-2.3	<input type="checkbox"/> feet <input type="checkbox"/> meters
-2.6	<input type="checkbox"/> feet <input type="checkbox"/> 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

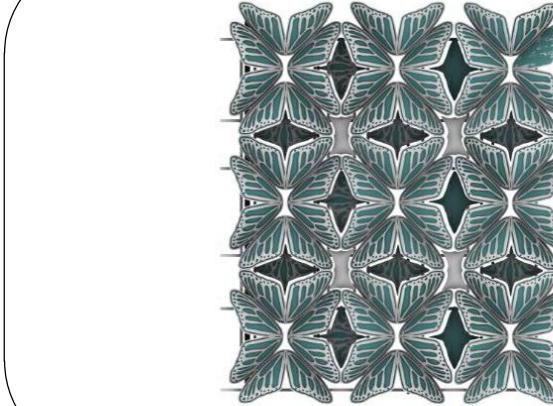
Signature: _____ Date: 02/09/2024
 Telephone: (504) 454-0500 Ext.: _____ Email: HCRUZ@HC-ENGINEERING.COM

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
 C2(e) 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

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

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22)

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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

Joseph Street

SURVEY +
 BENCHMARK

2024.03

G002

G003

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

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
A1. Building Owner's Name: DANIEL & NICOLE SHAPIRO	Policy Number: _____	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 2418 JOSEPH STREET	Company NAIC Number: _____	
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: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other:		
B11. Indicate elevation datum used for BFE in item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ CBRS <input type="checkbox"/> OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22)

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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

FOR INSURANCE COMPANY USE	
City: NEW ORLEANS	State: LA ZIP Code: 70115

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: GEI0D18 - 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.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): -2.6 Check the measurement used: <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions): 5.6 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions): N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab): N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> 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 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished -2.6 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished -2.3 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: -2.6 <input checked="" type="checkbox"/> feet <input type="checkbox"/> 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 101.

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

Signature: _____ Date: 02/09/2024

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

LATITUDE/LONGITUDE OBTAINED BY GPS
C2a) READING FROM HEATED
STREET CENTERLINE ELEVATION = -2.7' NAVD88
TOP OF CURB ELEVATION = -2.7' NAVD88
TEMPORARY BENCHMARK IS A 601 NAIL ON WOOD POWER POLE AT MEDIAN @ ELEVATION 1.0' NAVD88

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22)

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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

FOR INSURANCE COMPANY USE	
City: NEW ORLEANS	State: LA ZIP Code: 70115

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 (C2.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: _____

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22)

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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

Joseph Street

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

FOR INSURANCE COMPANY USE	
City: NEW ORLEANS	State: LA ZIP Code: 70115

BUILDING PHOTOGRAPHS

Continuation Page

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/rw houses). 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 Caption: FRONT VIEW 02/09/2024

Photo Three Caption: REAR VIEW 02/09/2024

Photo Two Caption: RIGHT VIEW 02/09/2024

Photo Four Caption: LEFT VIEW 02/09/2024

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22)

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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

FOR INSURANCE COMPANY USE	
City: NEW ORLEANS	State: LA ZIP Code: 70115

SECTION H – BUILDING 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 H 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 _____ feet _____ meters _____ above the LAG (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors);

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);

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

H3. 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.

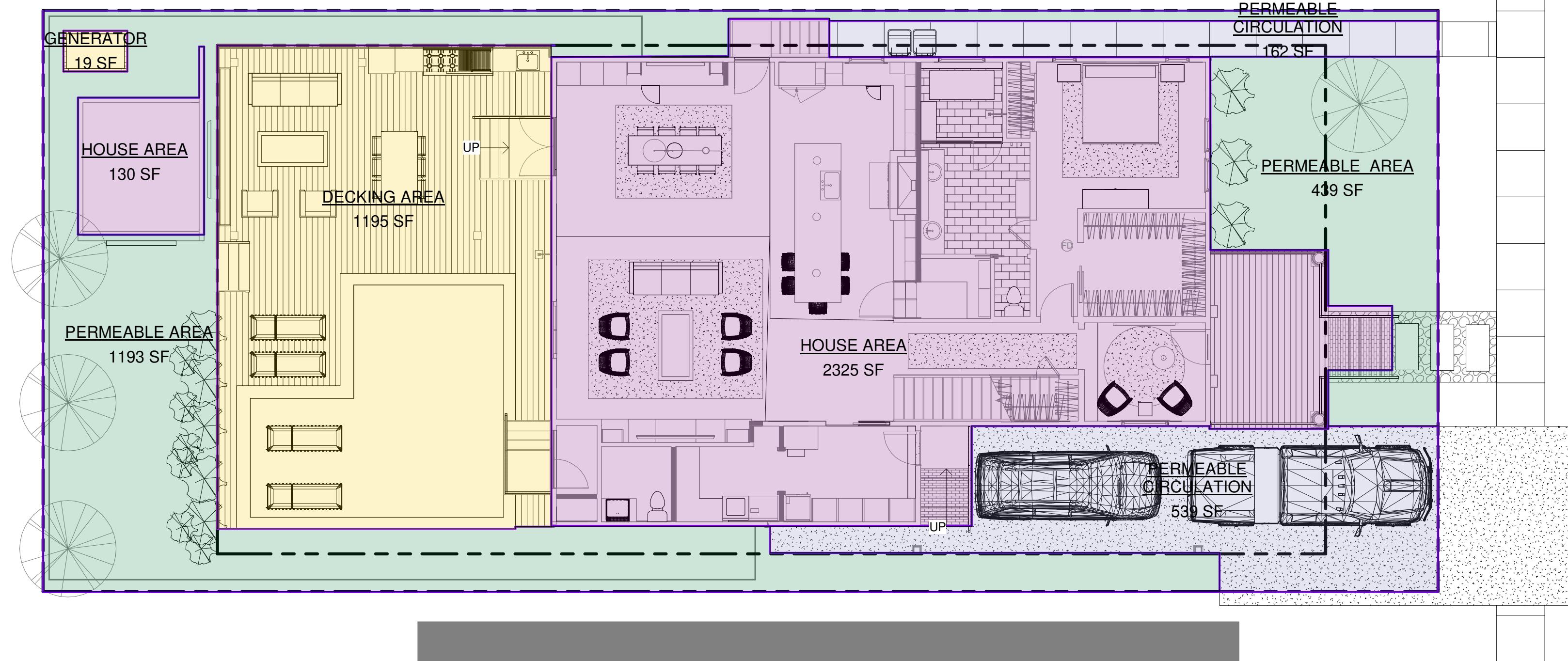
Property Owner or Owner's Authorized Representative Name: _____
Address: _____
City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____
Comments: _____

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22)

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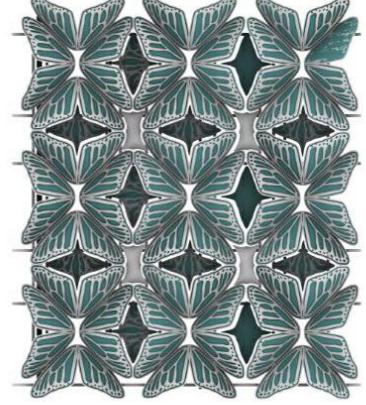


① FIRST FLOOR js
1/8" = 1'-0"

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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No.	Description	Date

Residential Renovation

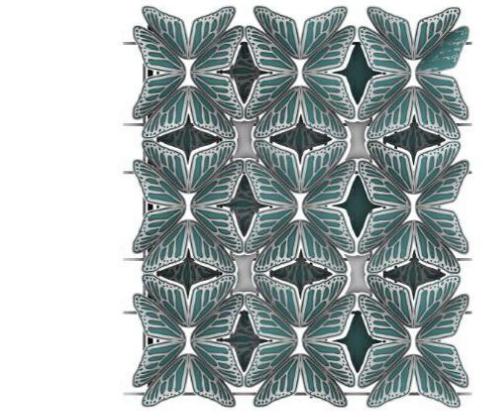
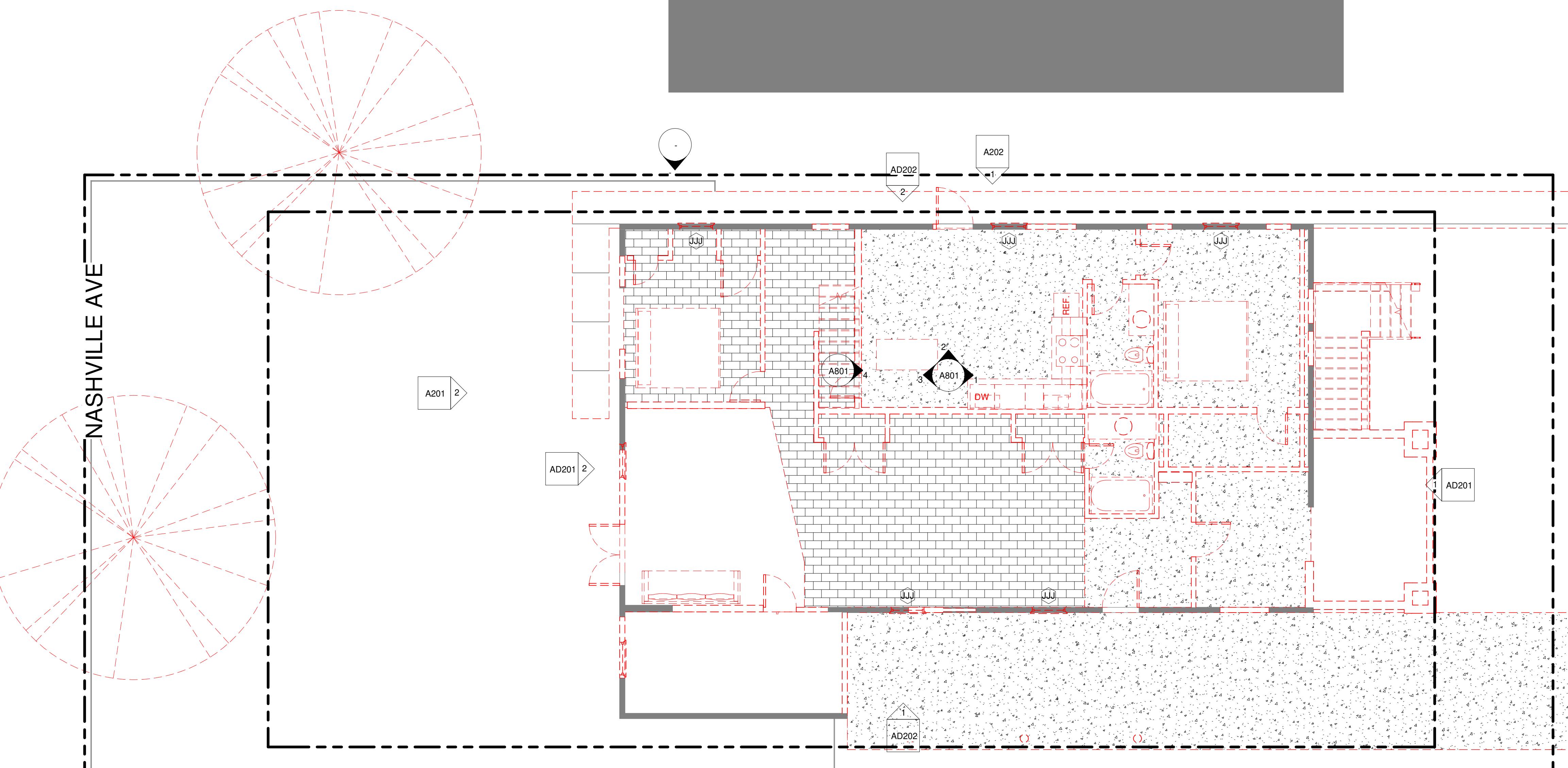
Joseph Street

PERMIABLE AREA

2024.03

G004

CLARA STREET



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

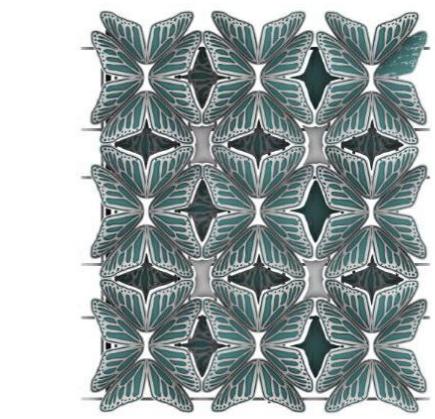
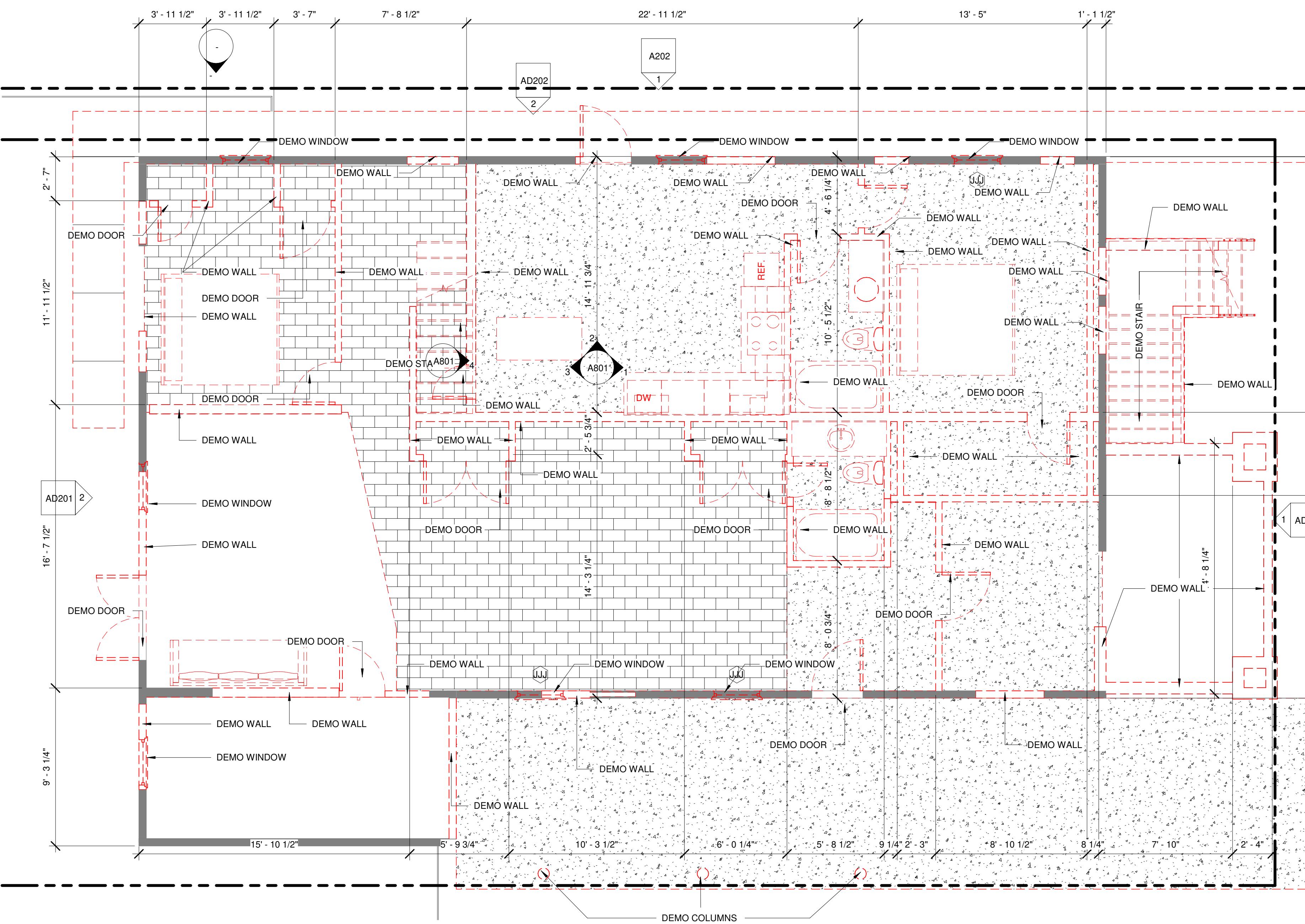
Residential Renovation

Joseph Street

DEMO site plan

2024.03

AD100



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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

Joseph Street

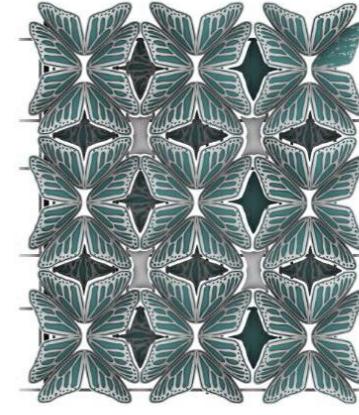
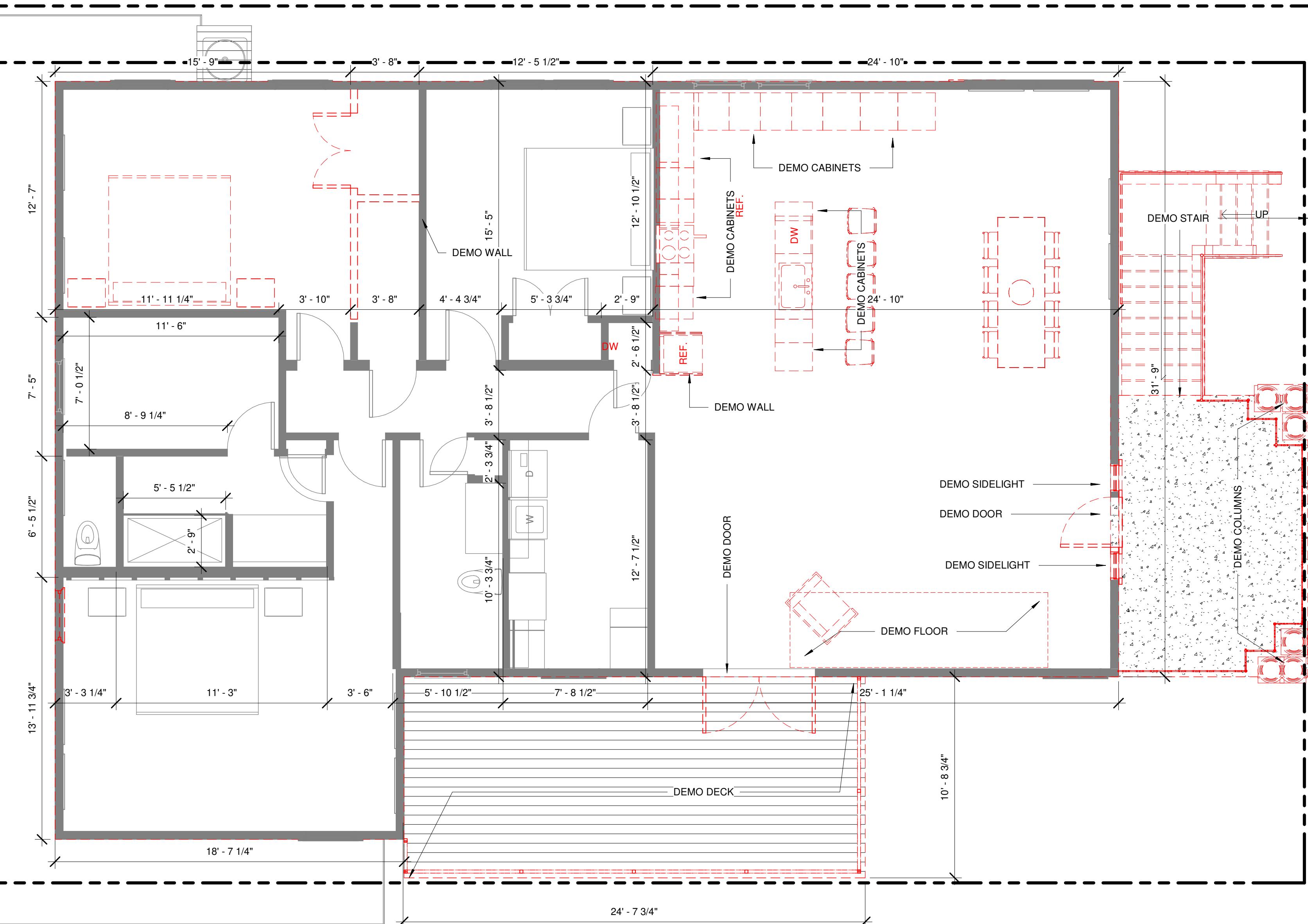
DEMO FLOOR
PLAN

EXISTING WALL :

2024.03

DEMOED WALL :

AD101



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<https://mariefrench.netlify.app/>

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

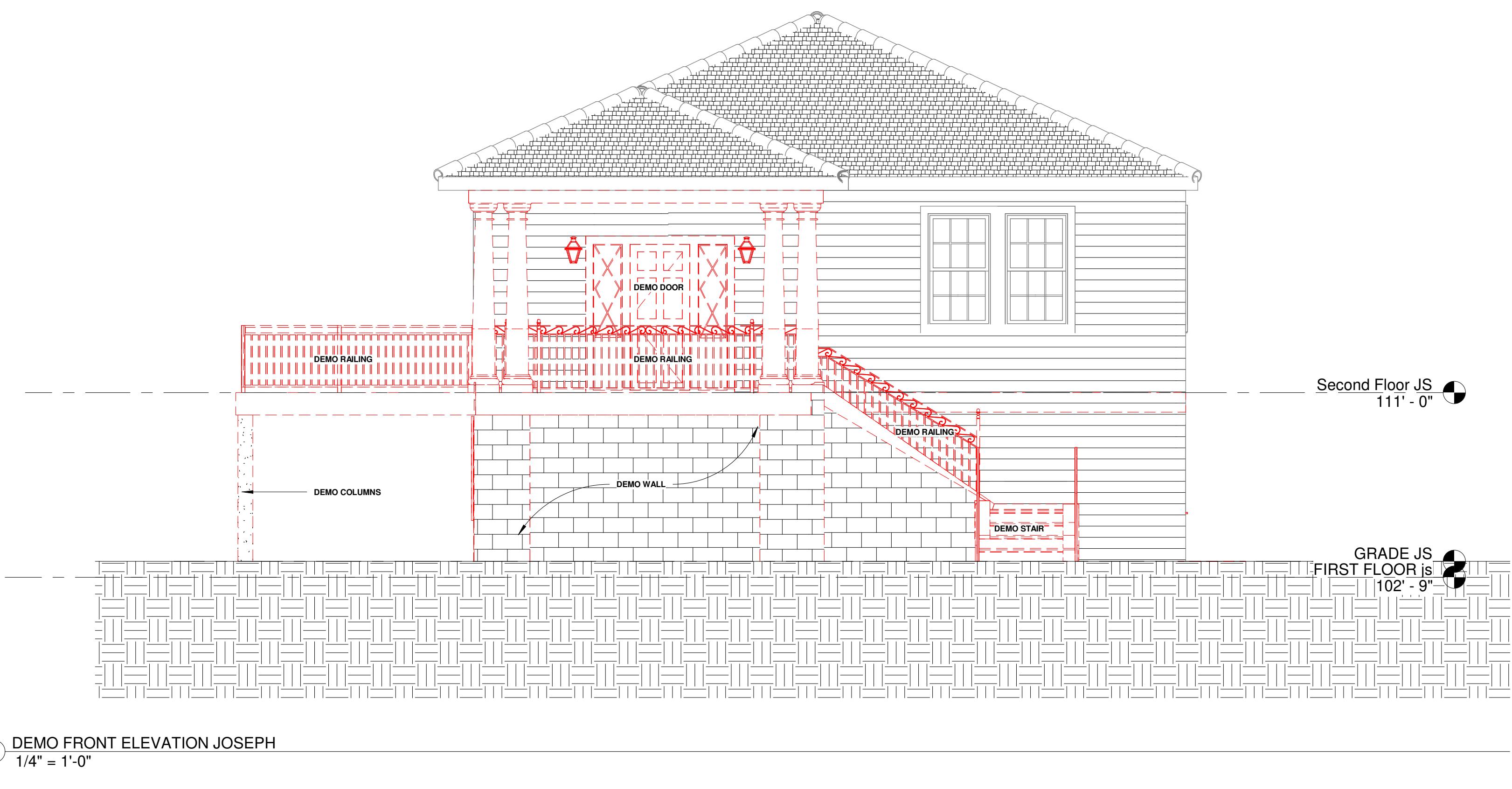
Residential Renovation

Joseph Street

SECOND FLOOR,
ROOF PLAN

2024.03

AD102



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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

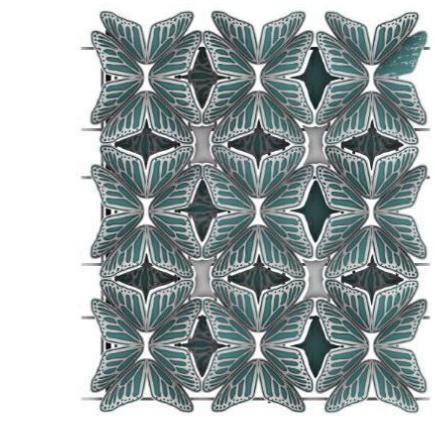
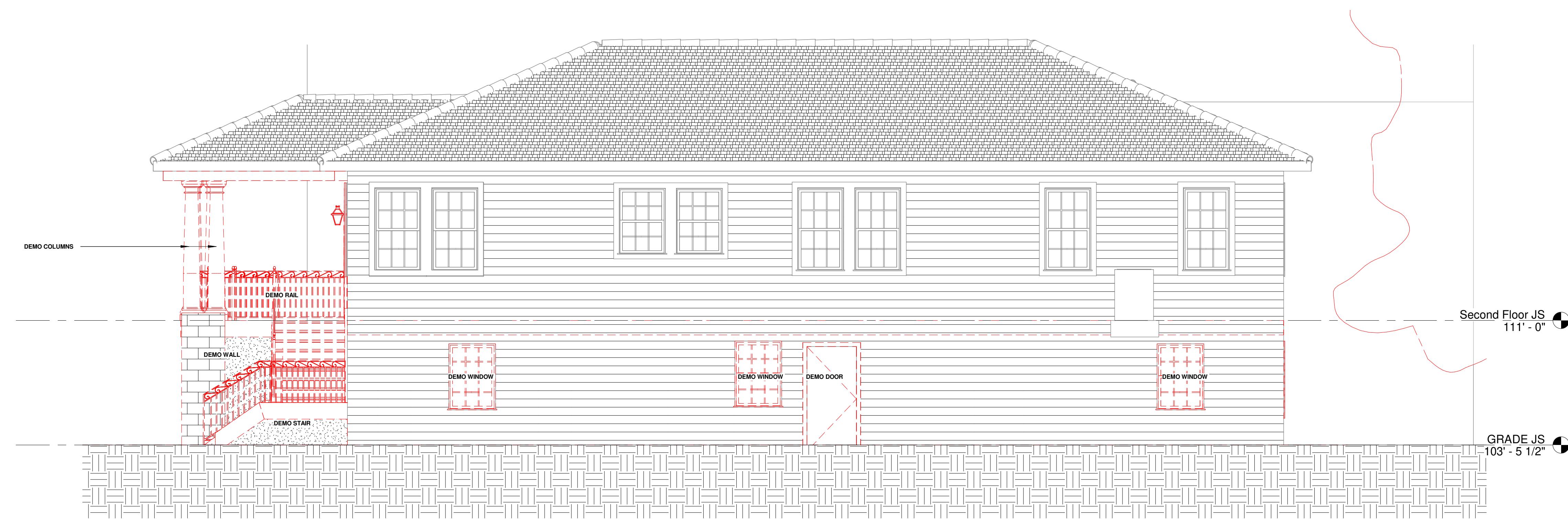
Joseph Street

DEMO
ELEVATIONS

2024.03

AD201





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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

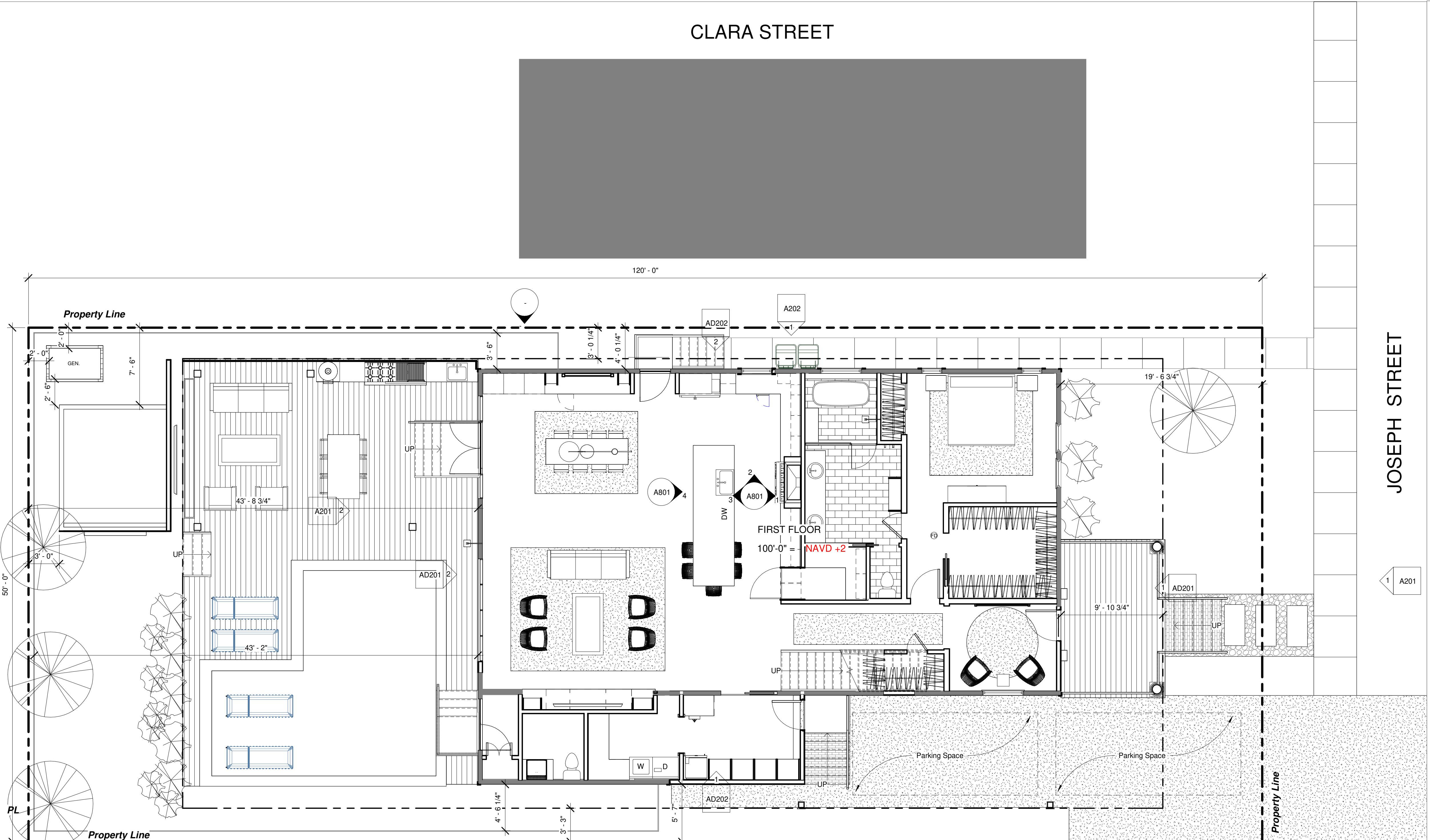
Joseph Street

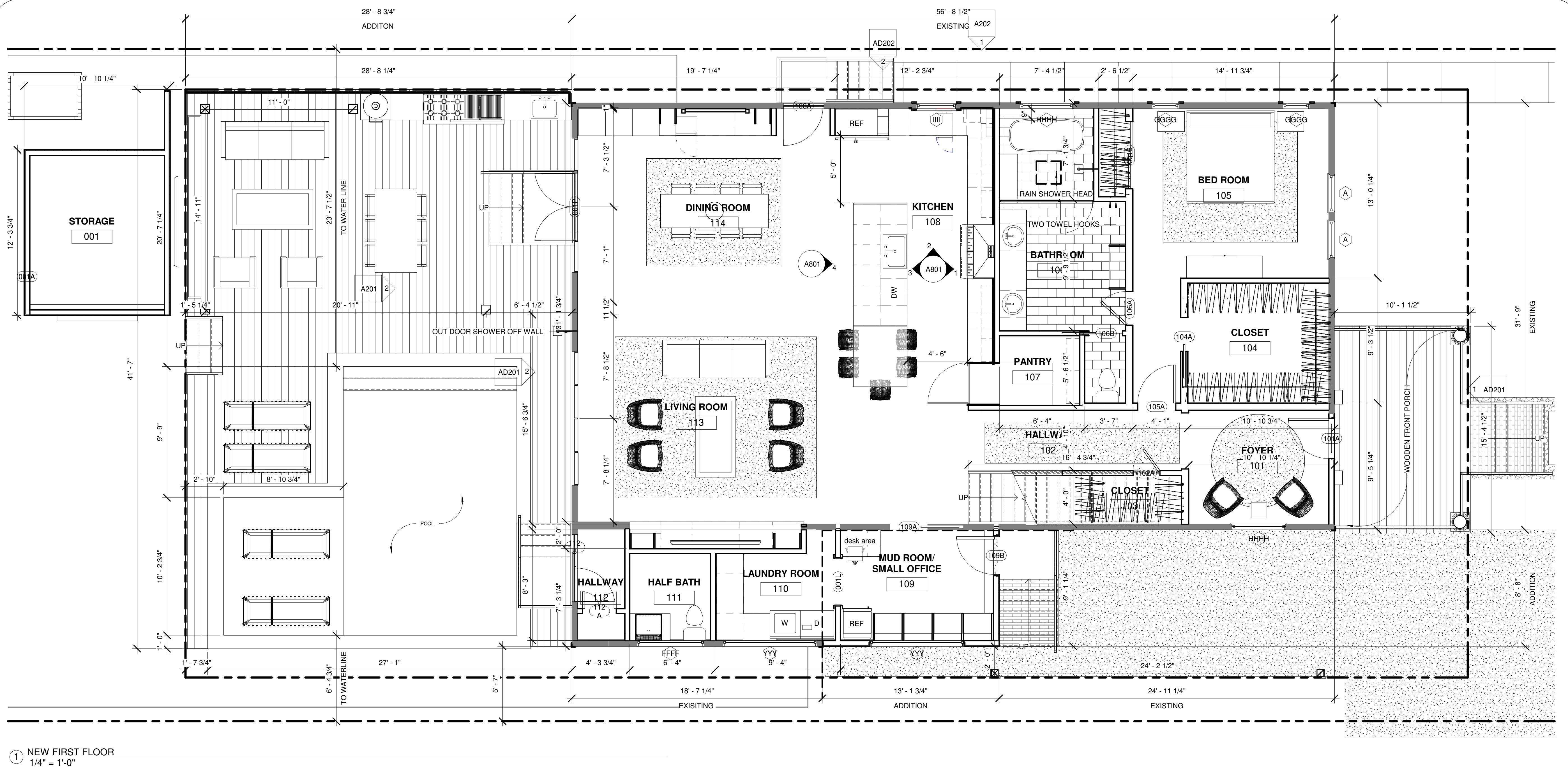
DEMO
ELEVATIONS

2024.03

AD202

NASHVILLE AVE





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

Joseph Street

FIRST FLOOR
OP1

2024.03

A101

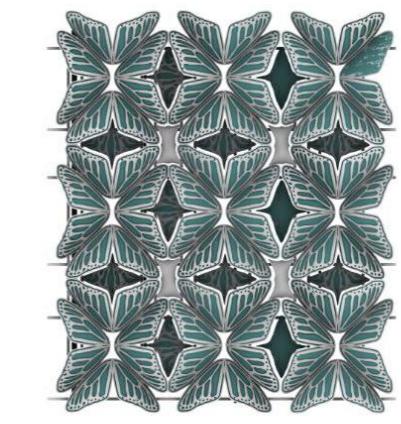
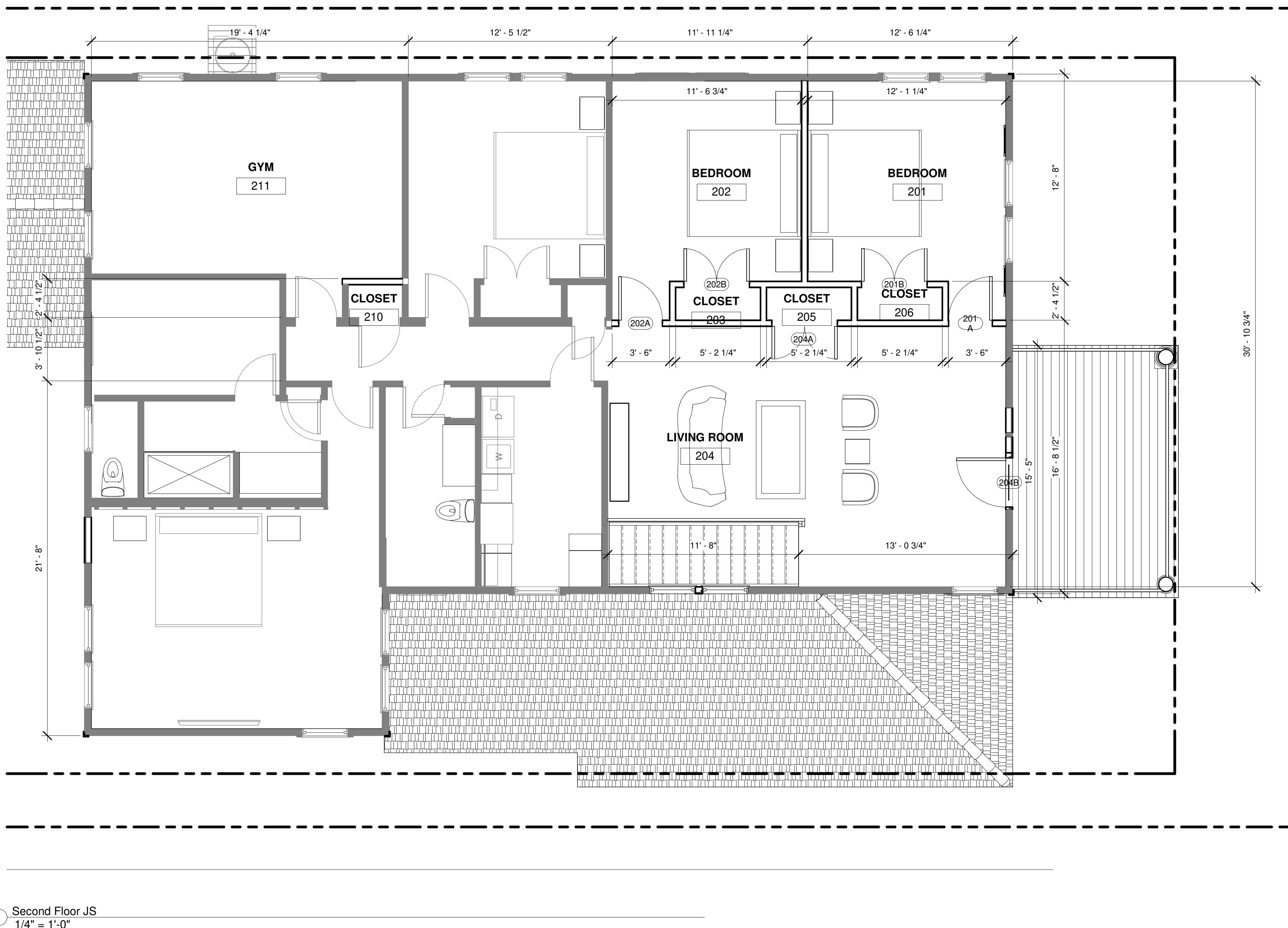
Notes:

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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7	06 CM	06.12.2024
8	07 CM	06.21.2024
9	08 CM	07.10.2024

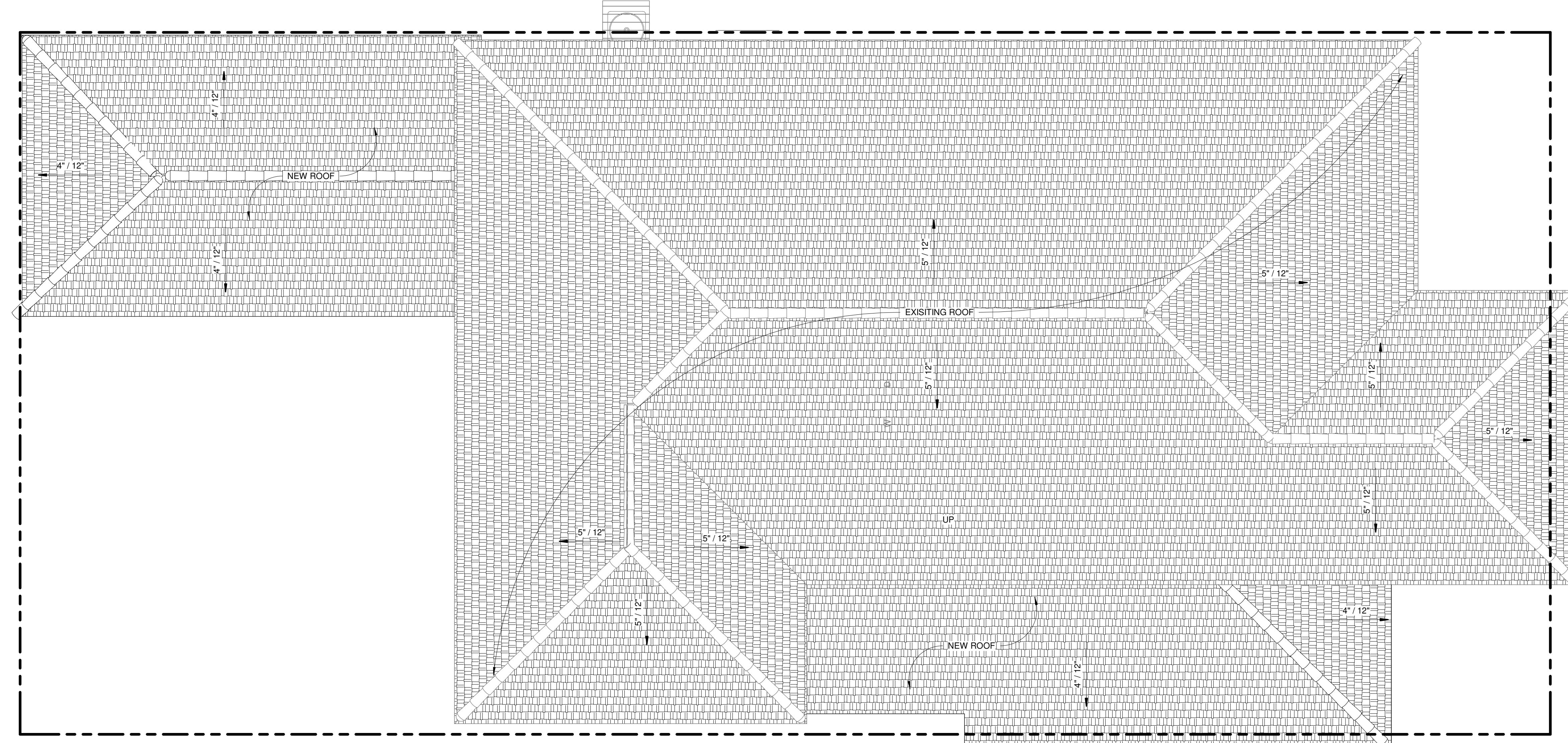
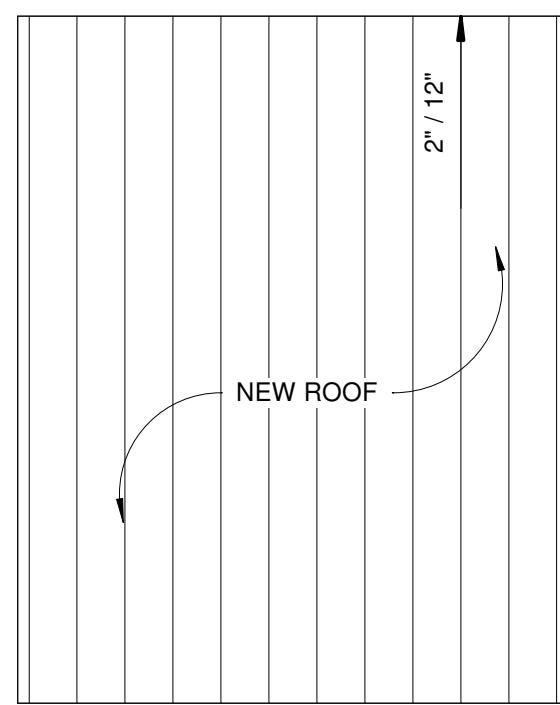
Residential Renovation

Joseph Street

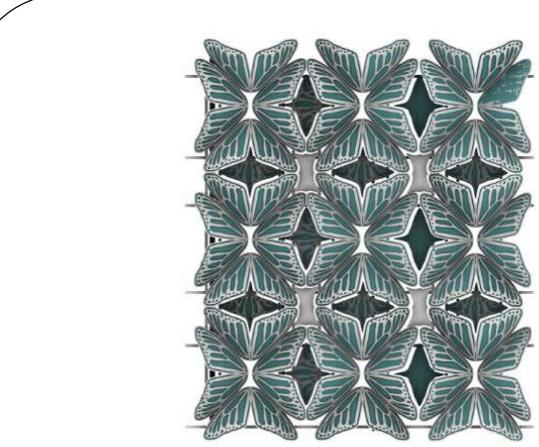
SECOND FLOOR
PLAN

2024.03

A102



① Roof (New)
1/4" = 1'-0"



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7	06 CM	06.12.2024
8	07 CM	06.21.2024
9	08 CM	07.10.2024

Residential Renovation

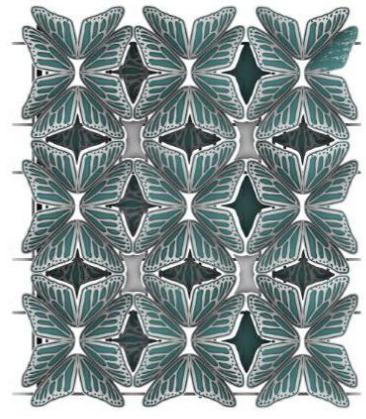
Joseph Street

Roof Plan

2024.03



① Elevation 8 - a
1/4" = 1'-0"



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9	08 CM	07.10.2024

Residential Renovation

Joseph Street

EXTERIOR
ELEVATIONS

2024.03



② Elevation 9 - a
1/4" = 1'-0"



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Residential Renovation

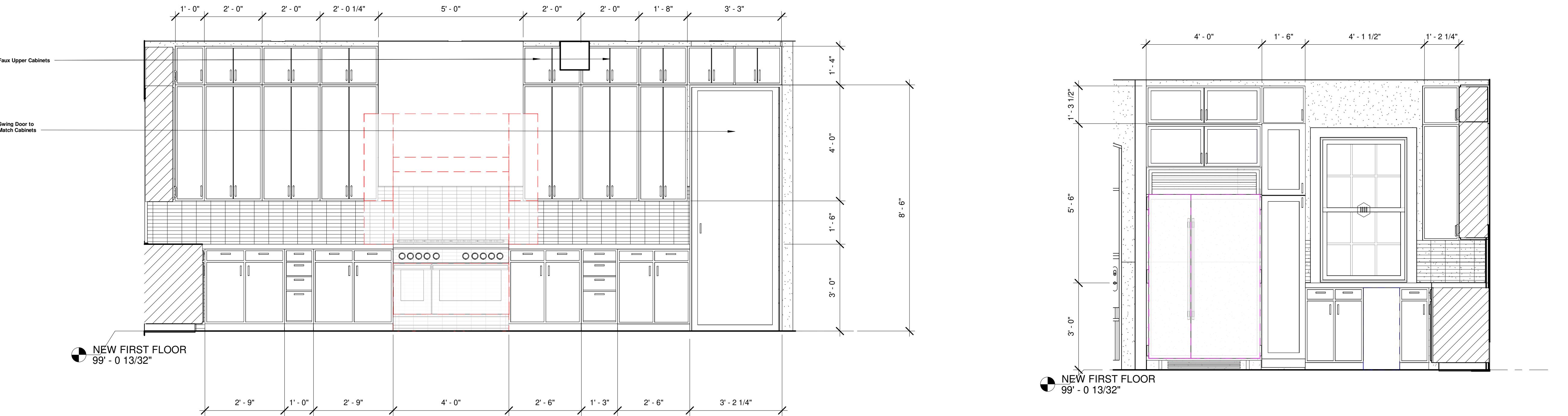
Joseph Street

EXTERIOR
ELEVATIONS

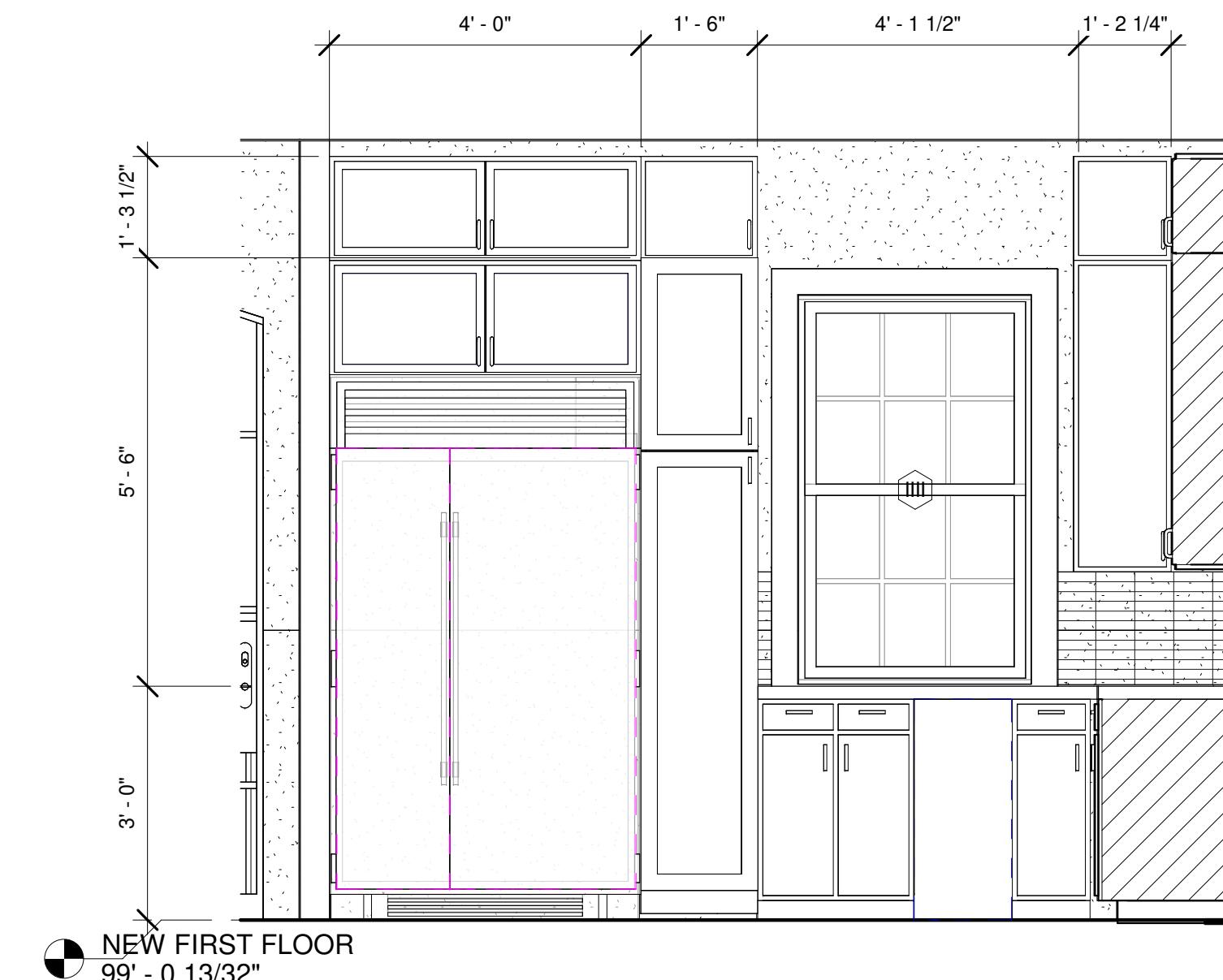
2024.03

A202

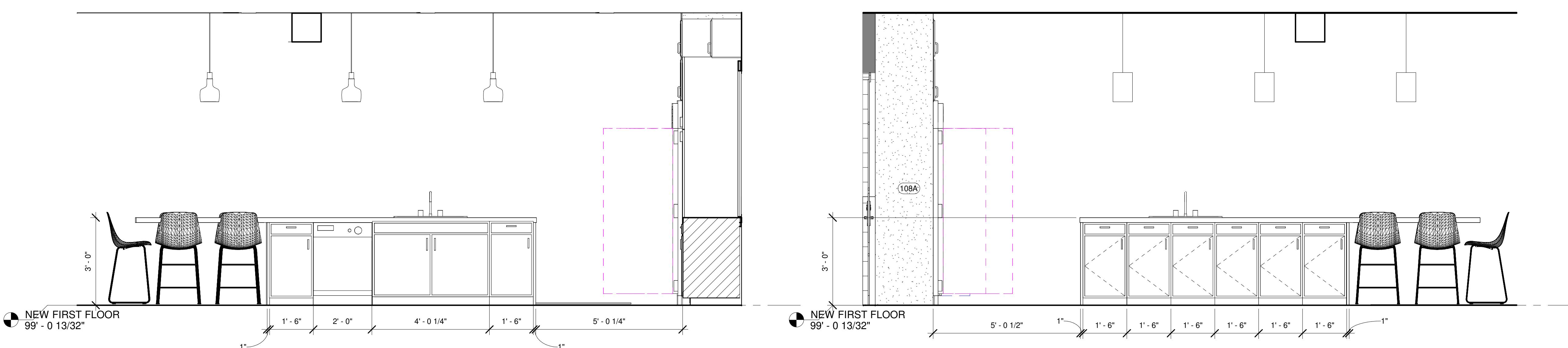




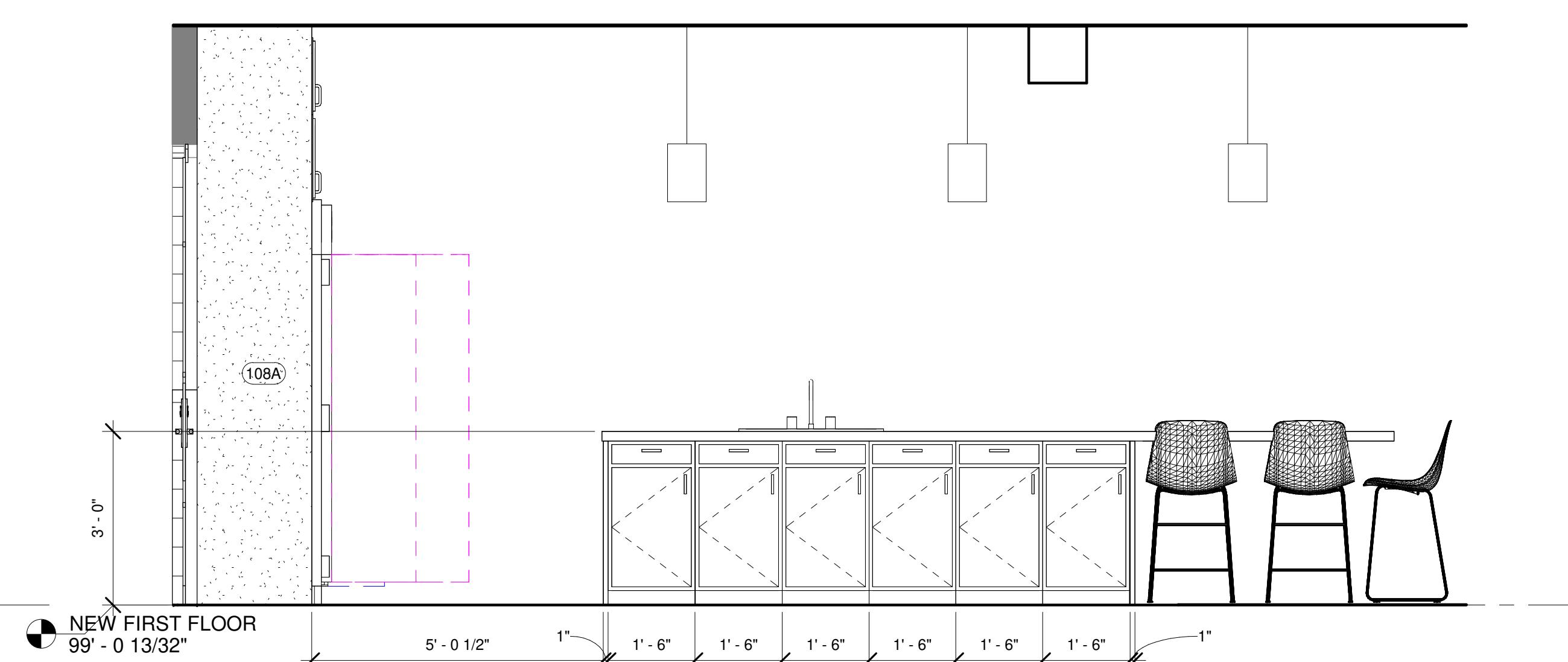
① KITCHEN ELEVATION_01
1/2" = 1'-0"



② KITCHEN ELEVATION_02
1/2" = 1'-0"



③ KITCHEN ELEVATION_03
1/2" = 1'-0"



④ KITCHEN ELEVATION_04
1/2" = 1'-0"



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6	05CM	04.29.2024

Residential Renovation

Joseph Street

KITCHEN PLANS
+ ELEVATIONS

2024.03

A801