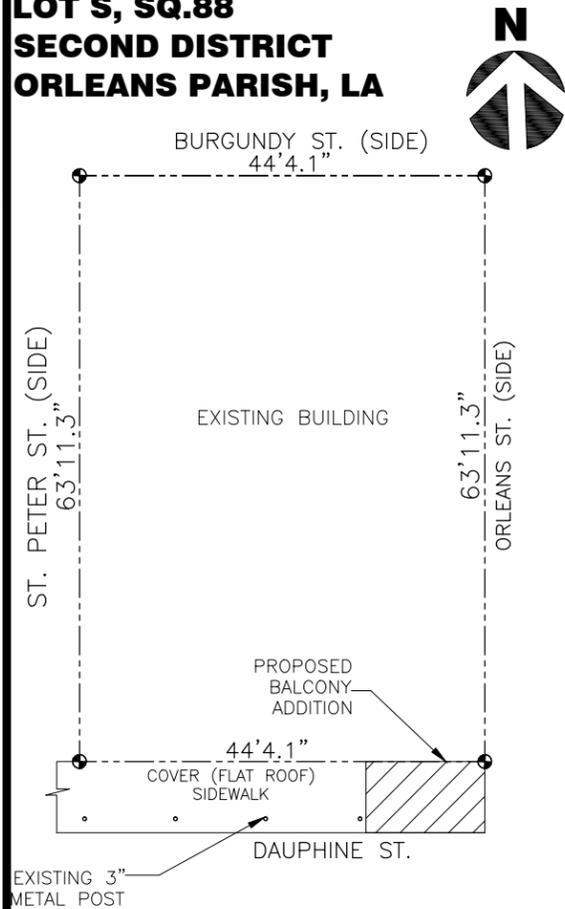
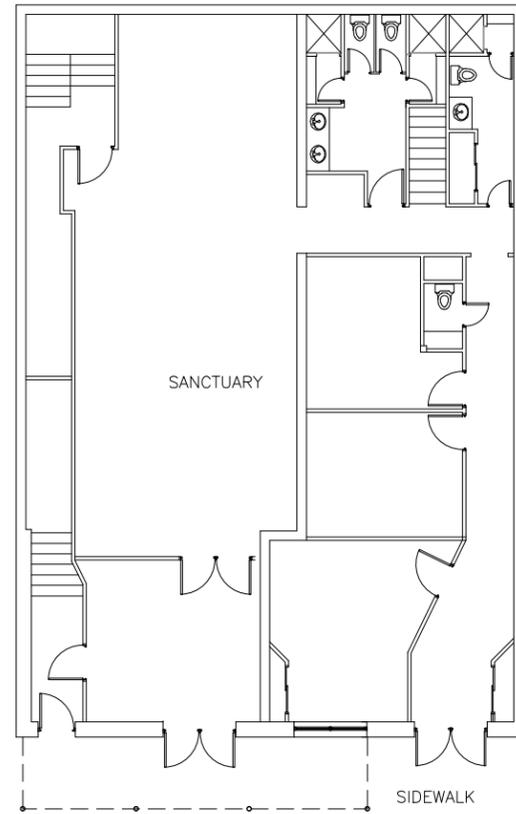


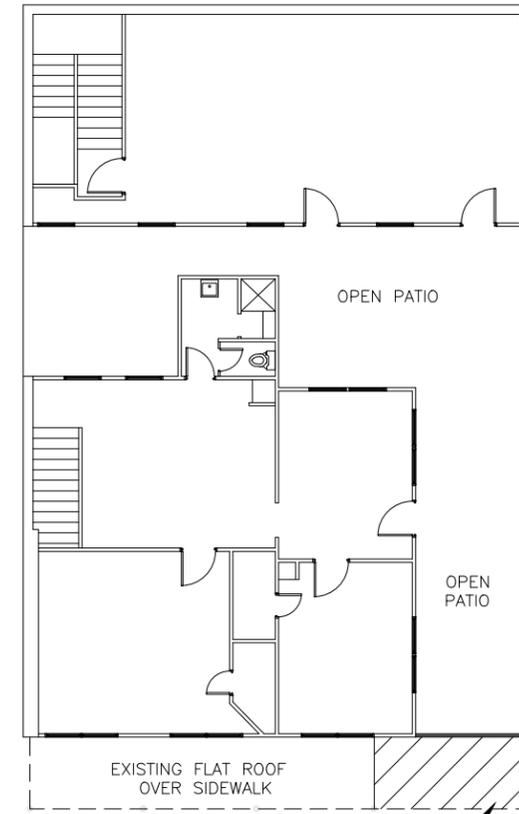
**LOT S, SQ.88
SECOND DISTRICT
ORLEANS PARISH, LA**



1 PLOT PLAN
SCALE: 1" = 20'-0"



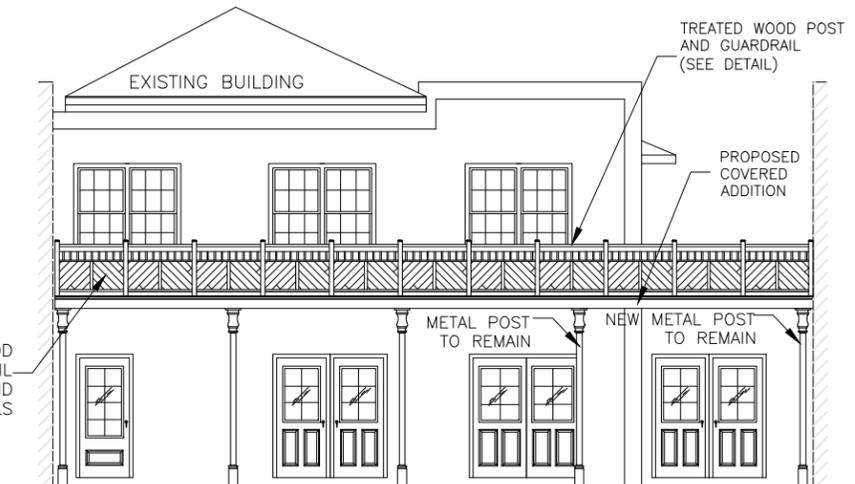
2 1st. FLOOR
SCALE: 1/16" = 1'-0"



3 EXISTING FLOOR PLAN 2nd. FLOOR
SCALE: 1/16" = 1'-0"



4 EXISTING FRONT ELEVATION
SCALE: 3/32" = 1'-0"



5 PROPOSED FRONT ELEVATION
SCALE: 3/32" = 1'-0"

**HANDRAILS AND GUARDRAILS
GENERAL NOTES**

1. GUARD SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R312.1.1 THROUGH R312.1.4. THE PROVISION IN SECTION R312 PROVIDE THE SCOPING REQUIREMENTS, AS WELL AS THE GENERAL CONSTRUCTION FOR THE GUARDS.
2. GUARDRAILS SHALL BE PROVIDED AT PORCHES, BALCONIES, STAIRS, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE.
3. HANDRAILS SHALL BE CONTINUOUSLY GRASPABLE ALONG THE ENTIRE LENGTH.
4. HANDRAILS SHALL BE EITHER TYPE I OR TYPE II, OR BE EQUIVALENTLY GRASPABLE AS PER SEC. R311.7.8.3 OF THE IRC 2012 ed.
5. HANDRAIL HEIGHT, REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS SHALL BE NOT LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.
6. PROVIDE A MINIMUM CLEARANCE OF 1-1/2 INCHES BETWEEN THE HANDRAILS AND THE WALL OR GUARDS TO WHICH THEY ARE ATTACHED.
7. GUARDRAIL OPENINGS SHALL BE SUCH THAT A 4 INCHES DIAMETER SPHERE SHALL NOT PASS THROUGH.
8. EXTERIOR WOOD/PLASTIC COMPOSITE HANDRAILS SHALL COMPLY WITH SECTION R507.3. HANDRAILS SHALL MEET THE REQUIREMENTS FOR INSTALLATION, LABELING AND COMPLIANCE WITH ASTM D 7032.

SCOPE OF THE WORK

ADDITION OF AN BALCONY OVER EXISTING FLAT ROOF.

TOTAL AREA=43'-2"X 6'-3"=269.80 SQ. FT.

IRC 2012 NOTES :

1. THE STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE IRC 2012 CODE. DESIGN CRITERIA ASCE 7-05, BASIC WIND SPEED 130 MPH, WIND IMPORTANCE FACTOR 1.0, WIND EXPOSURE CATEGORY B.
2. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE 2012 EDITION
3. TERMITE PROTECTION WITH SOIL TREATMENT PROVIDED IN ACCORDANCE WITH SEC. R318 OF THE IRC2012 ed. (CHEMICAL TERMITES TREATMENT)
4. HURRICANE STRAPS SHALL BE PROVIDED BETWEEN WALL FRAMING AND BASE PLATES AND BETWEEN WALL FRAMING TOP PLATES AND ROOF FRAMING AS REQUIRED BY CODE. (CONTINUOUS LOAD PATH CONNECTION).

GENERAL NOTES :

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH LOCAL AND NATIONAL CODES.
3. VERIFY MANUFACTURERS SPECS BEFORE CONSTRUCTION IS TO BEGIN.

ENGINEER STATEMENT

I HAVE RESEARCHED THE APPLICABLE CODE REQUIREMENTS AND THE LOUISIANA PROFESSIONAL CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THESE STANDARDS. I TAKE FULL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THESE DRAWINGS.

LEONARD HIRSCH
License No. 31154
PROFESSIONAL ENGINEER
IN THE STATE OF LOUISIANA
CIVIL ENGINEER

LEONARD HIRSCH, P.E.

FLASHING NOTES:

FLASHING NOTES:

1. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BLDG. STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE.
2. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED AT ALL FOLLOWING LOCATIONS:
 - AT TOP AND PERIMETER OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A WAY TO BE LEAK PROOF.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 - UNDER AND AT ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILL.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT WALL AND ROOF INTERSECTIONS.
 - AT BUIL-IN GUTTERS.

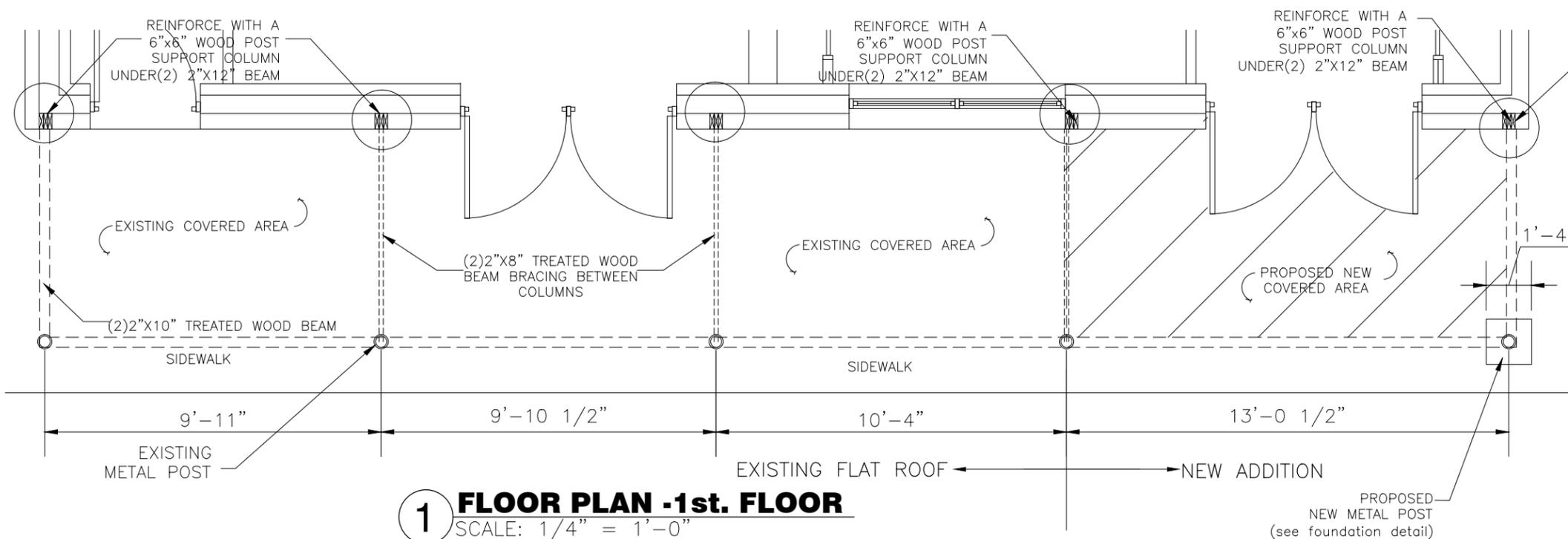
PROFESSIONAL DESIGNS
ELIZABETH PHELPS
BUILDING DESIGNER

711 DAUPHINE ST., NEW ORLEANS, LA
VIEUX CARRE BAPTIST CHURCH

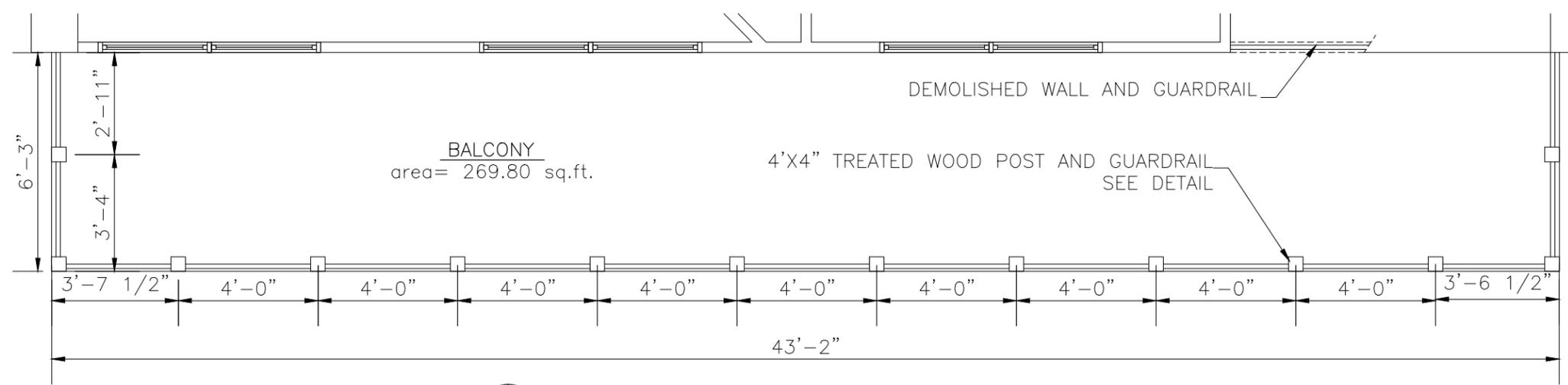
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CHECKED: EP
APPROVED: EP
SCALE: SHOWN
DATE: 06-24-14
PROJECT NO: _____
SHEET NO: A1 of 3

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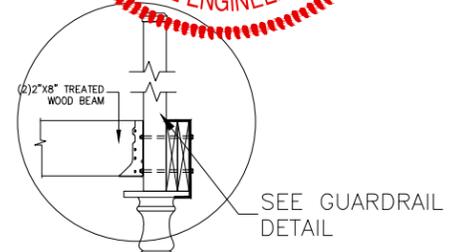
PLOT PLANS, FLOOR PLAN, ELEVATIONS AND NOTES



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

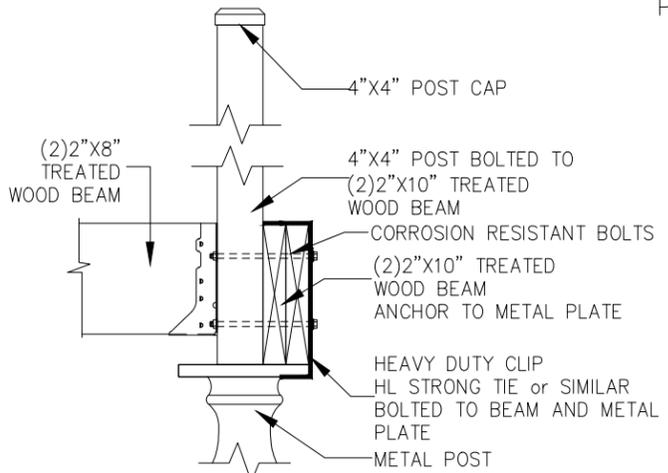


2 PROPOSED BALCONY -2nd. FLOOR
SCALE: 1/4" = 1'-0"

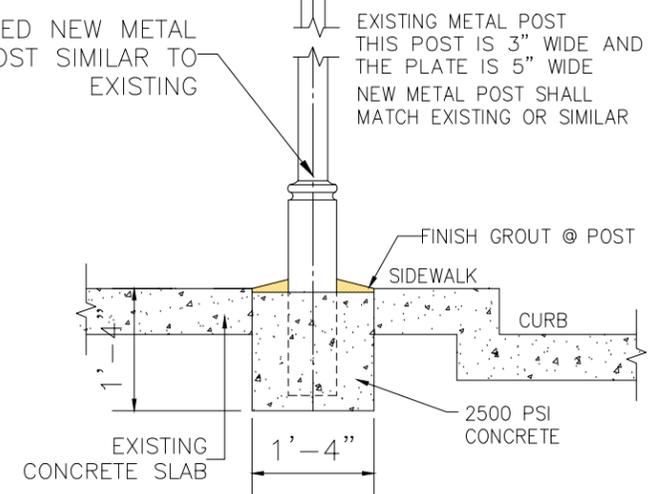


NOTE:
EXISTING METAL POST THIS POST IS 3" WIDE AND THE PLATE IS 5" WIDE
NEW METAL POST SHALL MATCH EXISTING OR SIMILAR

PROPOSED NEW METAL POST SIMILAR TO EXISTING



3 GUARDRAIL DETAIL
SCALE: 1" = 1'-0"



4 METAL POST DETAIL
SCALE: 1/2" = 1'-0"

- SPECIAL SPECIFICATIONS :**
1. DECKS WHERE SUPPORTED BY ATTACHMENTS TO AN EXTERIOR WALL, SHALL BE ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS. DECKS SHALL BE SELF-SUPPORTING AS PER SECTION 1604.8.3 IBC 2012 ed.
 2. PROVIDE STRAPS OF FRAMING TO TOP PLATES AS REQUIRED AND WHERE APPLICABLE.
 3. ALL EXTERIOR WALLS SHALL BE BRACED IN ACCORDANCE WITH SEC. R602.2.10 & INTERIOR BRACED WALL LINES SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 602.2.10.11
 4. ALL LUMBER SHALL BE NO. 2 S.Y.P. OR BETTER.
 5. ALL FRAMING MEMBERS SHALL BE SPACED @ 16" O.C. UNLESS OTHERWISE NOTED.
 6. ALL BEAMS SHALL BE SUPPORTED BY 3 STUDS AT EACH END.

- FOUNDATION NOTES :**
1. ALL FILL BENEATH THE SLAB SHALL BE FREE OF CLAY, ROOTS, MASONRY AND OTHER DELETERIOUS MATERIAL. FILL SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS AND SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
 2. ALL READY MIXED CONCRETE SHALL BE REGULAR WEIGHT (150P.C.F.) SAND AND GRAVEL MIX HAVING A MINIMUM OF 4-1/2 SACKS OF CEMENT PER CUBIC YARD WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AGE.
 3. SLAB SHALL BE SPRAYED WITH A CURING COMPOUND IMMEDIATELY AFTER TROWELING.
 4. SLAB DESIGN LIVE LOAD = 40 P.S.F., ROOF LIVE LOAD = 30 P.S.F., BALCONY = 100 P.S.F.
 5. MIN. SOIL BEARING PRESSURE SHALL BE 2,000 P.S.F. FIELD TO VERIFY.

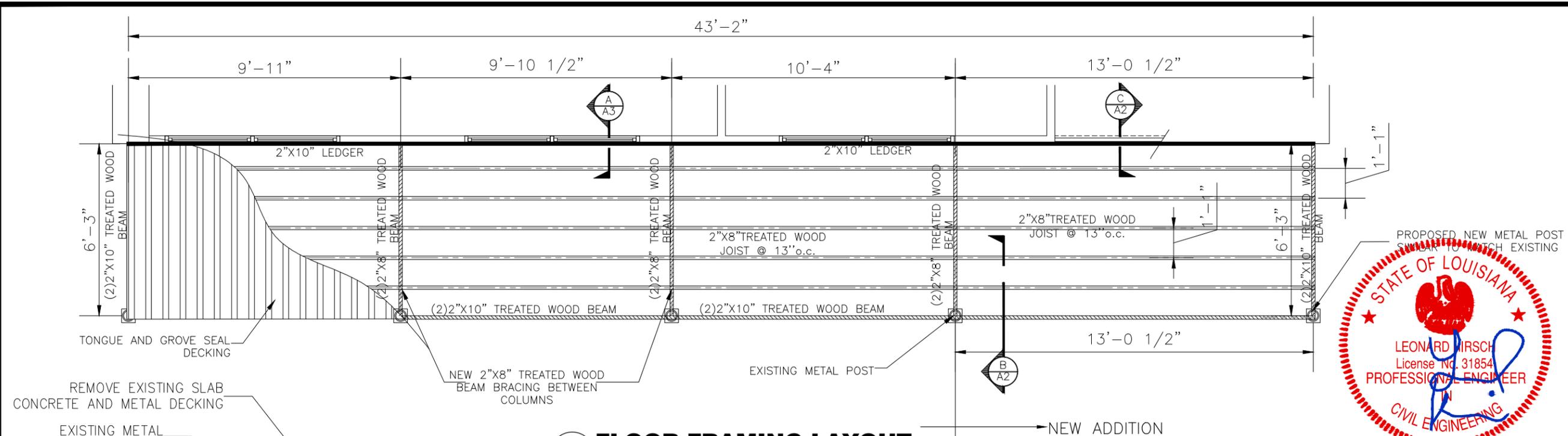
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ELIZABETH PHELPS
BUILDING DESIGNER



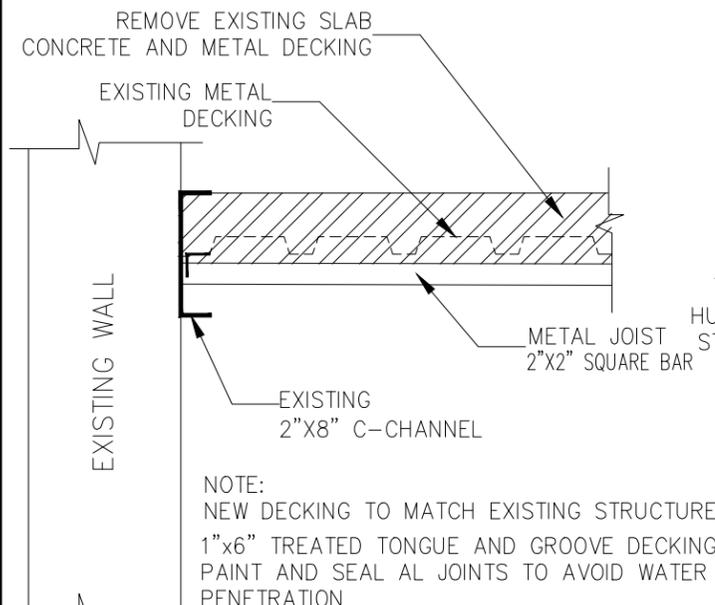
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VEUX CARRE BAPTIST CHURCH
711 DAUPHINE ST., NEW ORLEANS, LA
FLOOR PLAN, FRAMING LAYOUT AND DETAILS

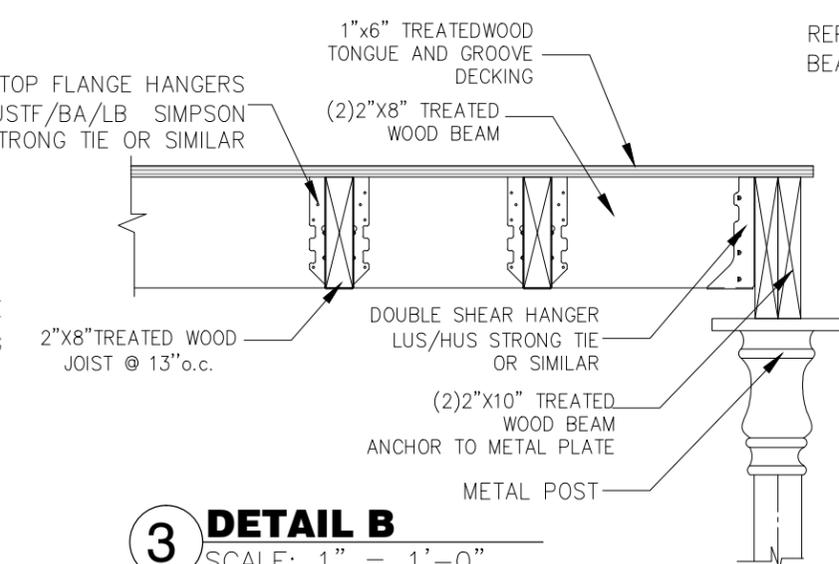
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Project No:	
Sheet No:	A2 of 3



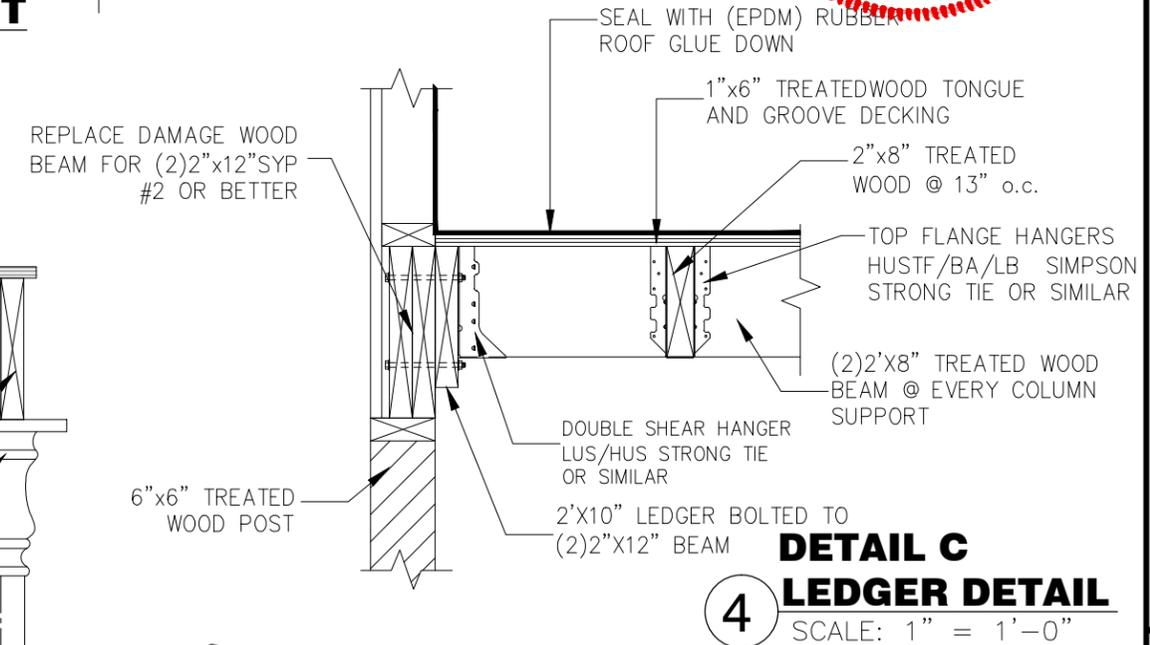
1 FLOOR FRAMING LAYOUT
SCALE: 1/4" = 1'-0"



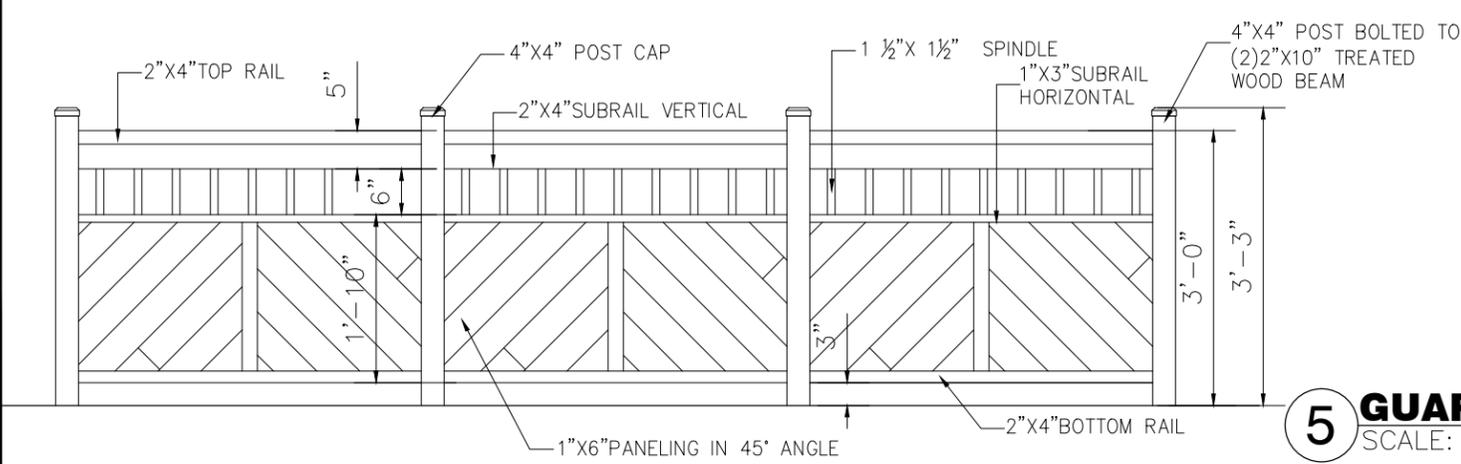
2 DETAIL A
SCALE: 1" = 1'-0"



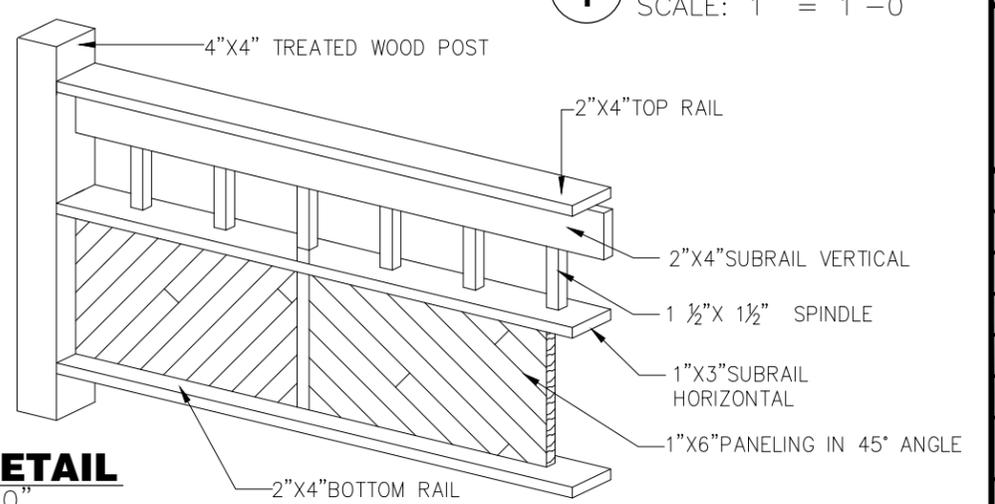
3 DETAIL B
SCALE: 1" = 1'-0"



4 DETAIL C LEDGER DETAIL
SCALE: 1" = 1'-0"



5 GUARDRAIL DETAIL
SCALE: 1/4" = 1'-0"



PROFESSIONAL DESIGNS
ELIZABETH PHELPS
BUILDING DESIGNER

711 DAUPHINE ST., NEW ORLEANS, LA
FLOOR PLAN, FRAMING LAYOUT AND DETAILS

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