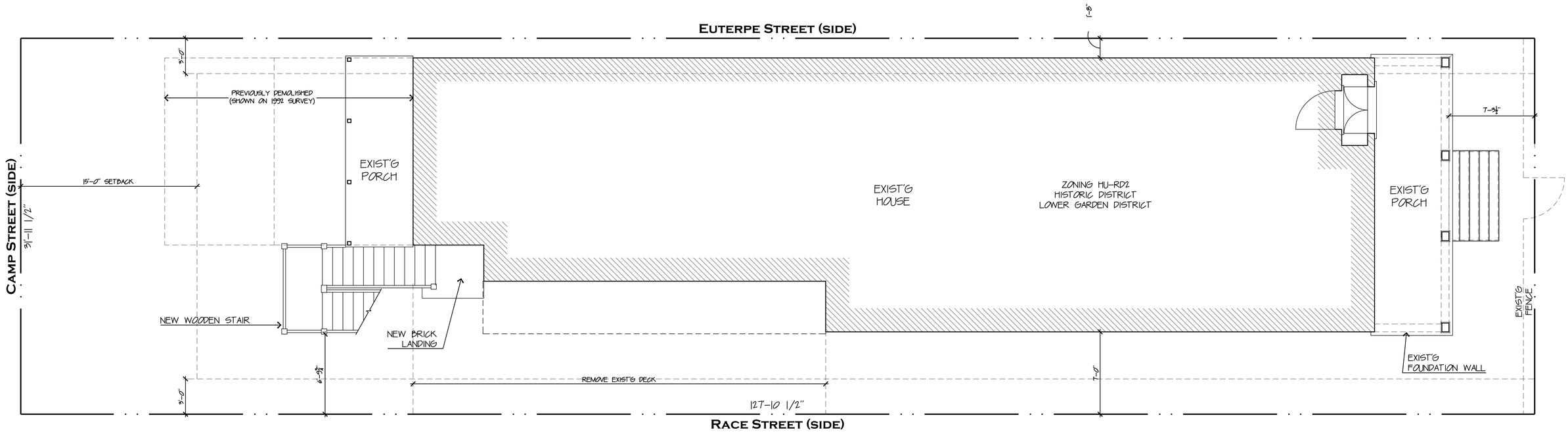
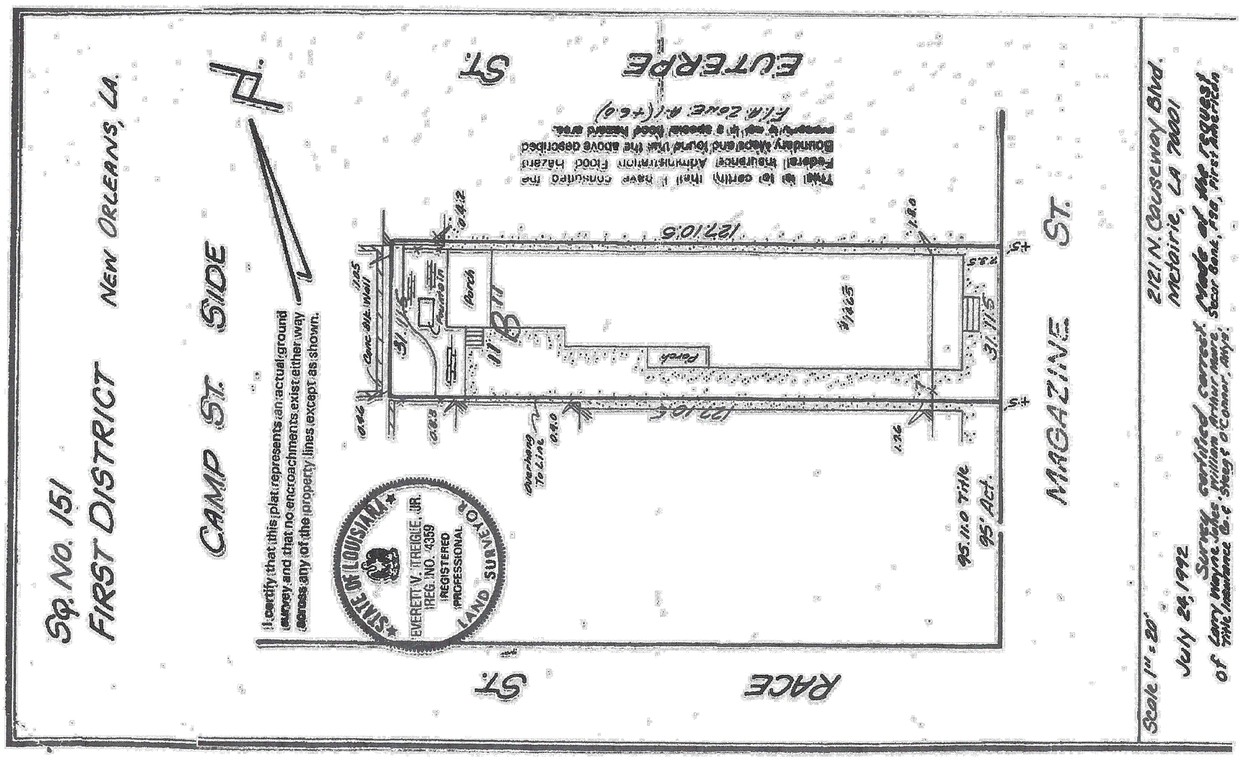


SITE PLAN

SCALE: 1/4" = 1'-0"



SURVEY

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REGISTERED
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

PORCH RESTORATION AND INTERIOR RENOVATIONS
1465 MAGAZINE STREET
NEW ORLEANS, LA

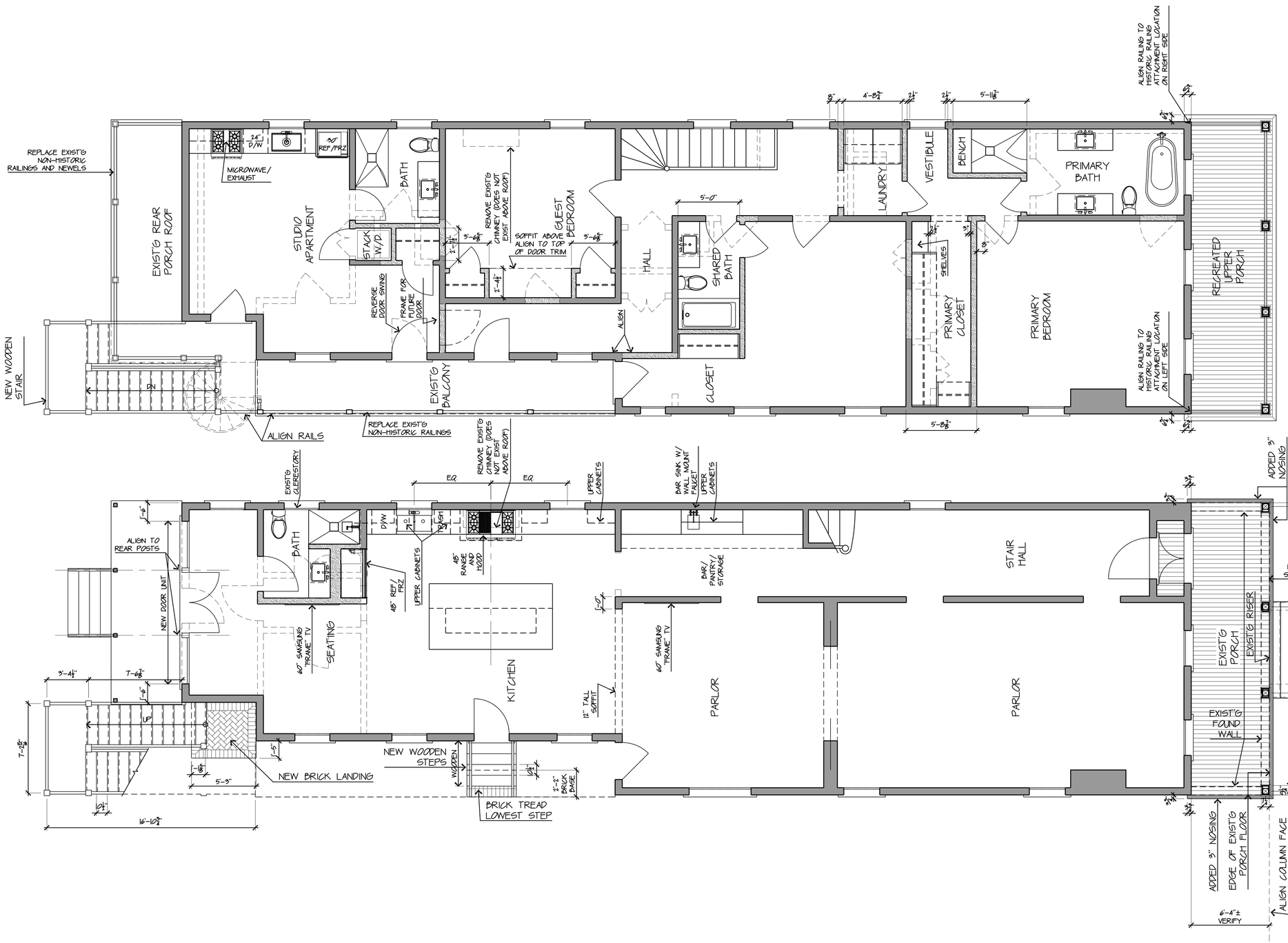
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CAD File MAIN FLOOR PLAN
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SITE PLAN / SURVEY

Sheet No. 1



Proposed Upper Floor Plan

SCALE: 1/4" = 1'-0"

Proposed Main Floor Plan

SCALE: 1/4" = 1'-0"

NOTE
CONTRACTOR TO MEET W/ STRUCTURAL ENGINEER AFTER DEMO TO REVIEW UNFORESEEN STRUCTURAL CONDITIONS BEFORE FRAMING. NO PERMANENT FRAMING TO BE INSTALLED WITHOUT THIS MEETING

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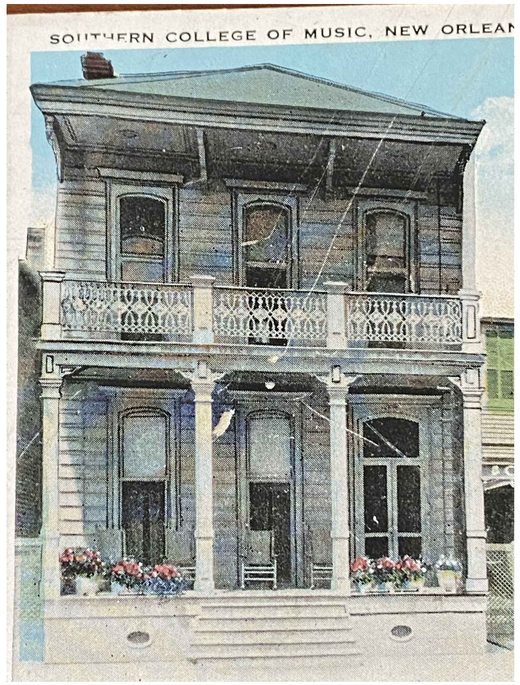
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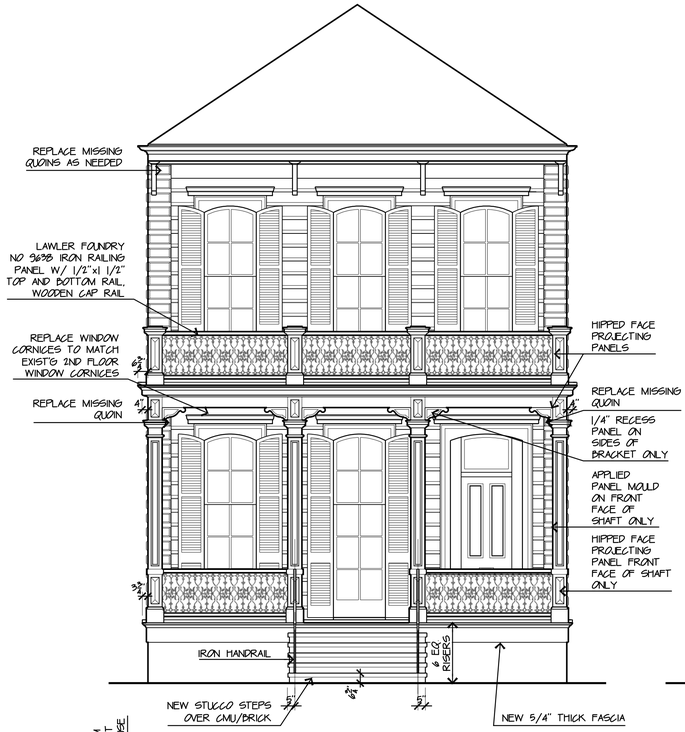
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MAIN FLOOR PLAN / UPPER FLOOR PLAN

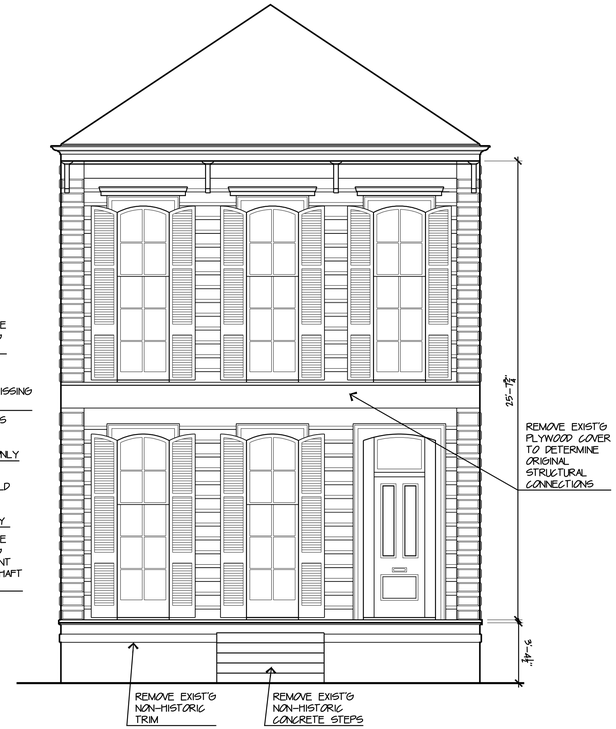


Historical Photo of Building



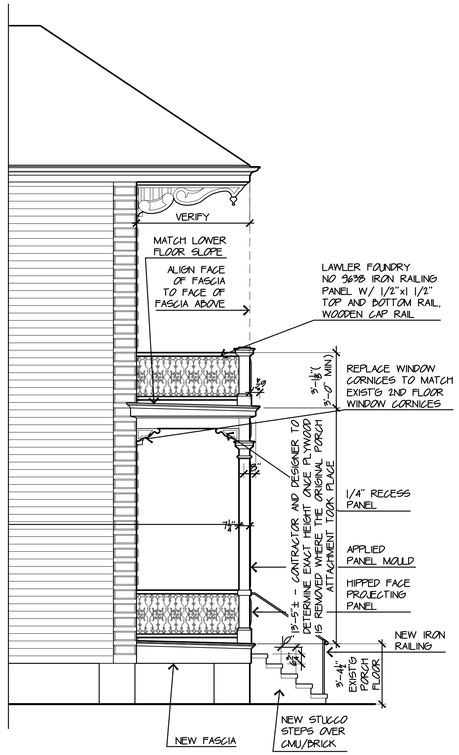
Proposed Front Elevation

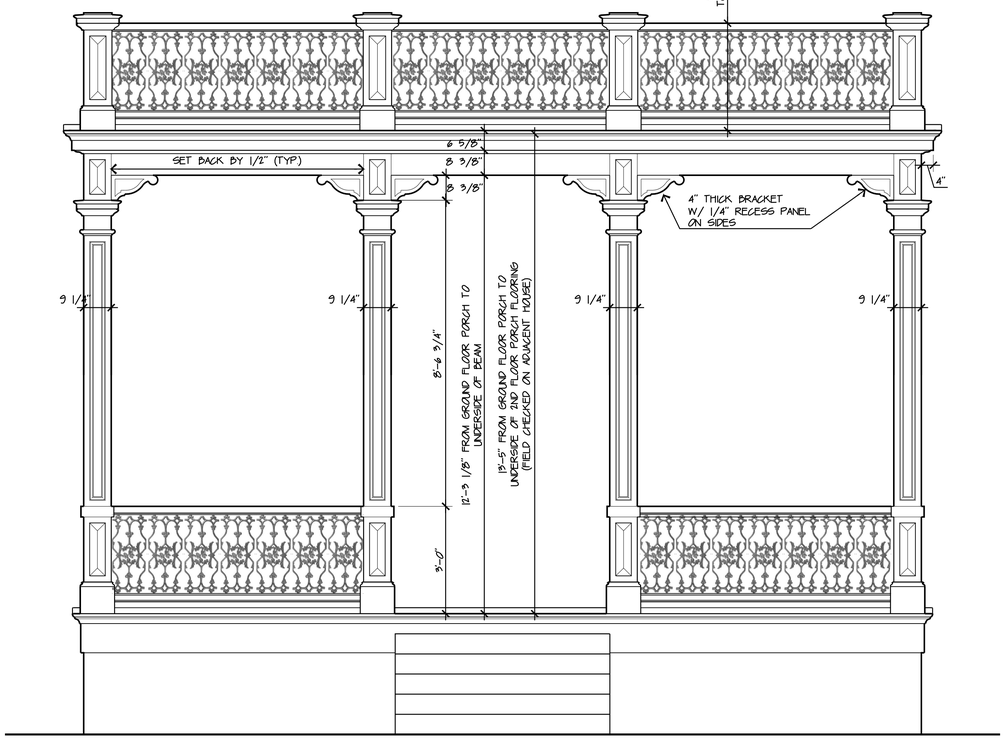
SCALE: 1/4" = 1'-0"



Exist'g Front Elevation

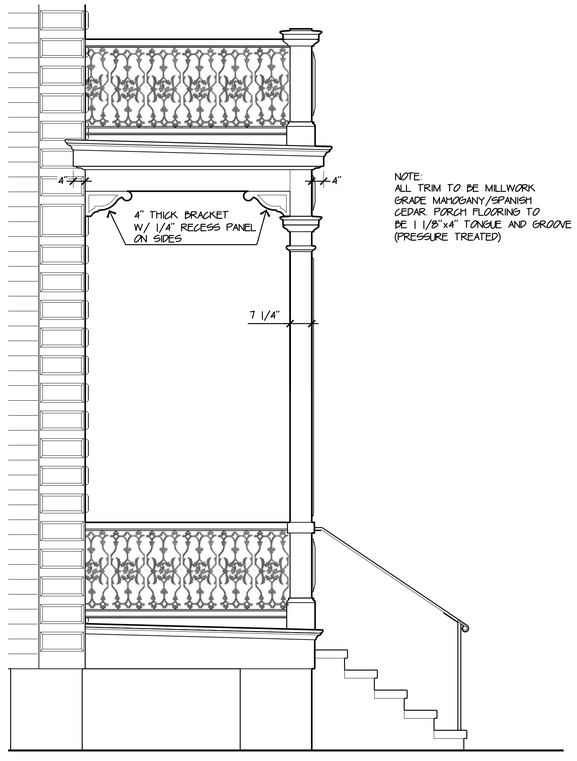
SCALE: 1/4" = 1'-0"





Proposed Porch Elevation

SCALE: 1/4" = 1'-0"



Proposed Porch Elevation

SCALE: 1/4" = 1'-0"

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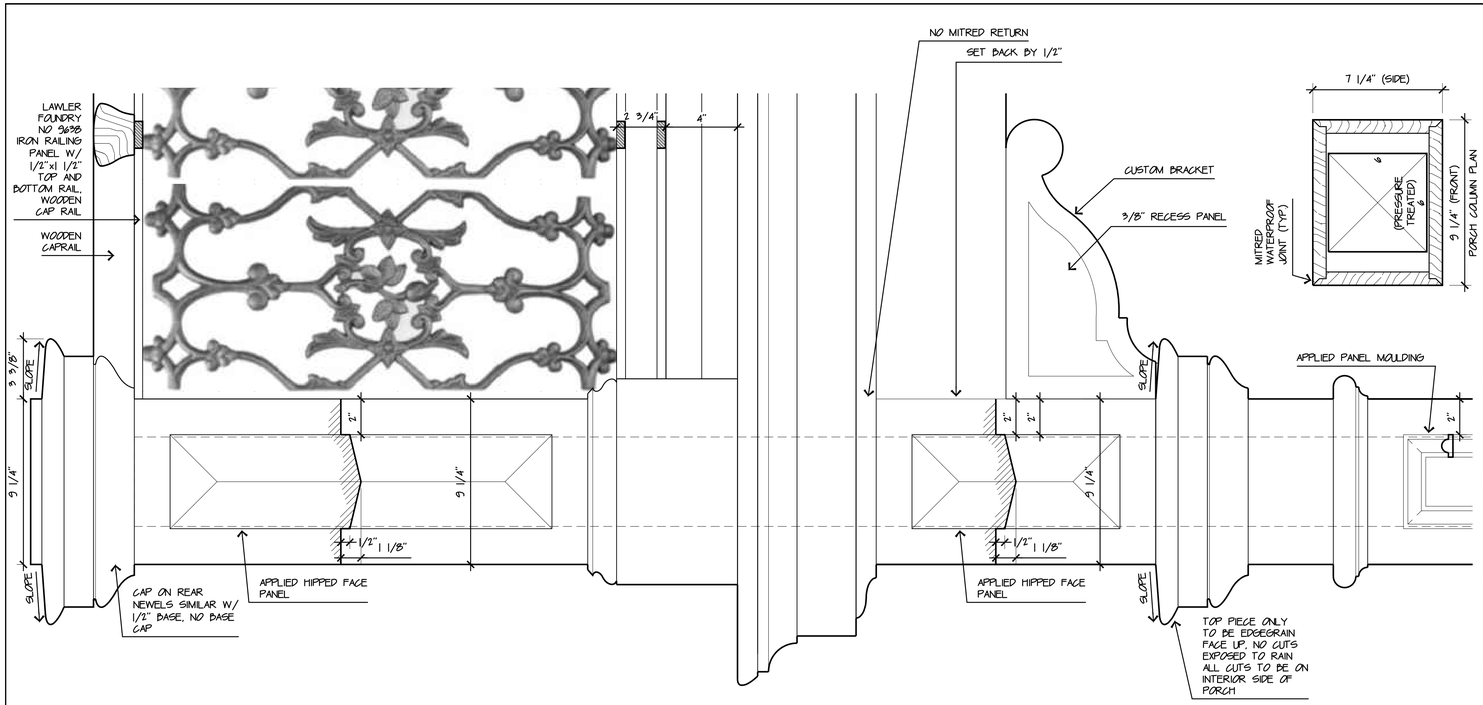
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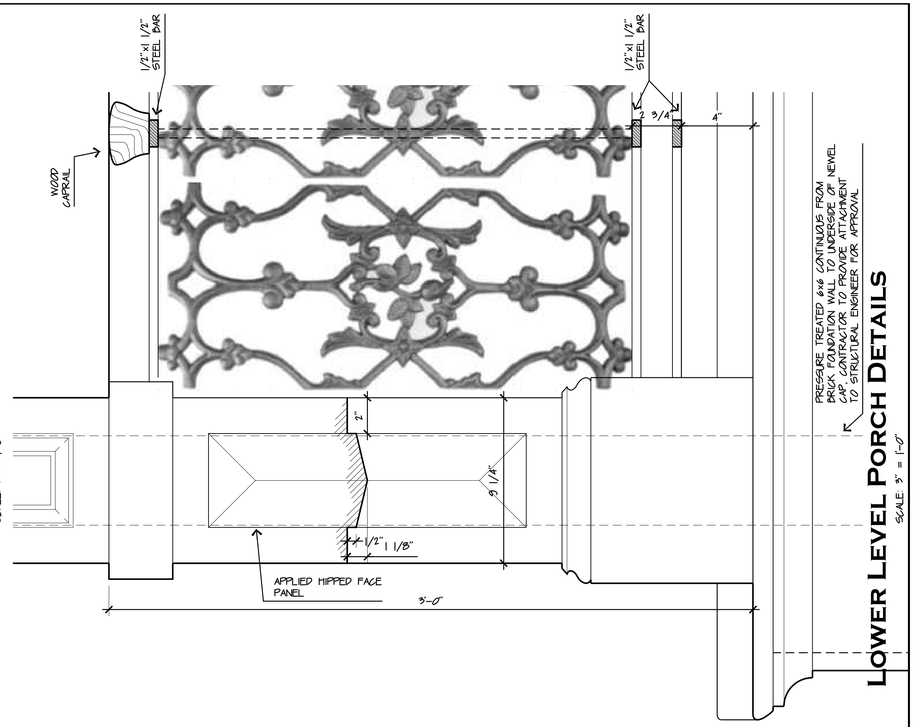
PORCH ELEVATIONS

Sheet No. 3



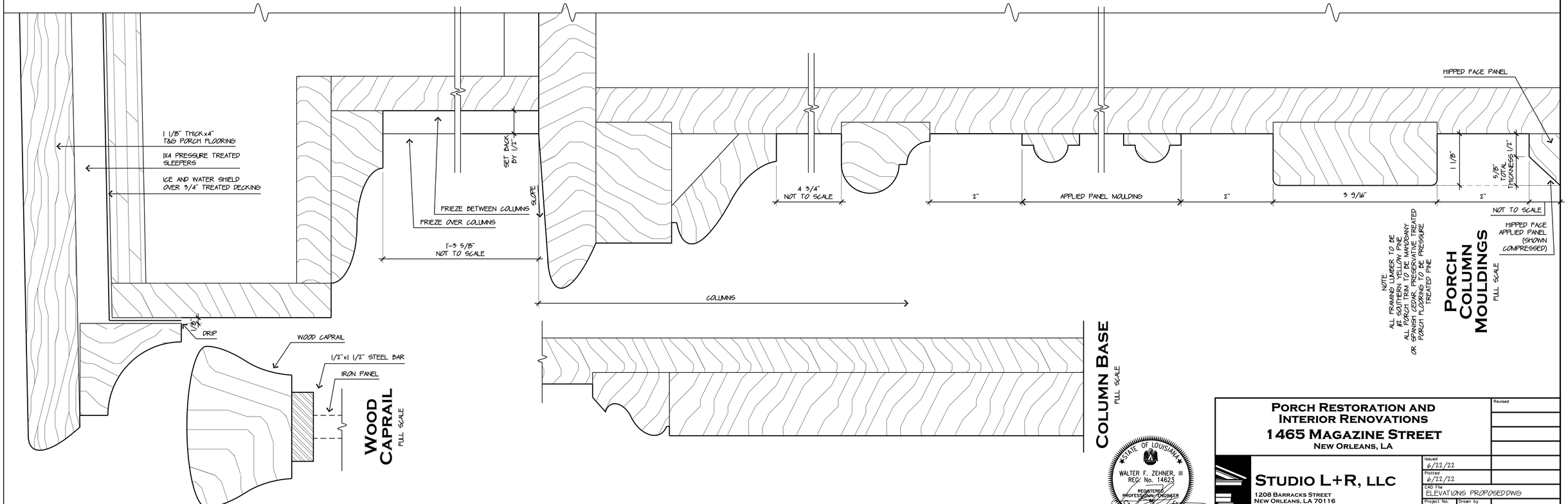
Upper Level Porch Details

SCALE: 3" = 1'-0"



Lower Level Porch Details

SCALE: 3" = 1'-0"



NOTE:
ALL FRAMING LUMBER TO BE #2 SOUTHERN YELLOW PINE
ALL TRIM TO BE MAHOGANY OR SPANISH CEDAR PRESSURE TREATED
PORCH FLOORING TO BE PRESSURE TREATED PINE

Porch Column Mouldings

FULL SCALE

Wood Caprail

FULL SCALE

Column Base

FULL SCALE

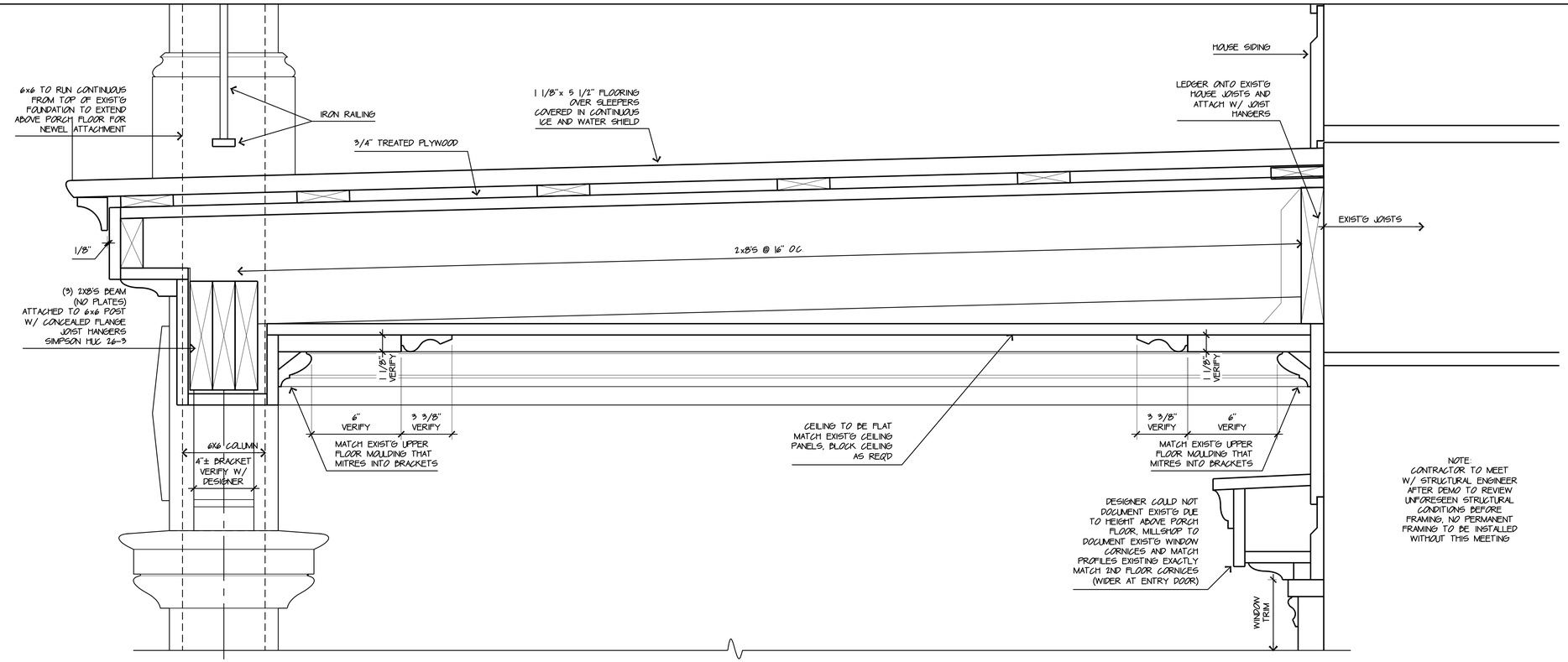
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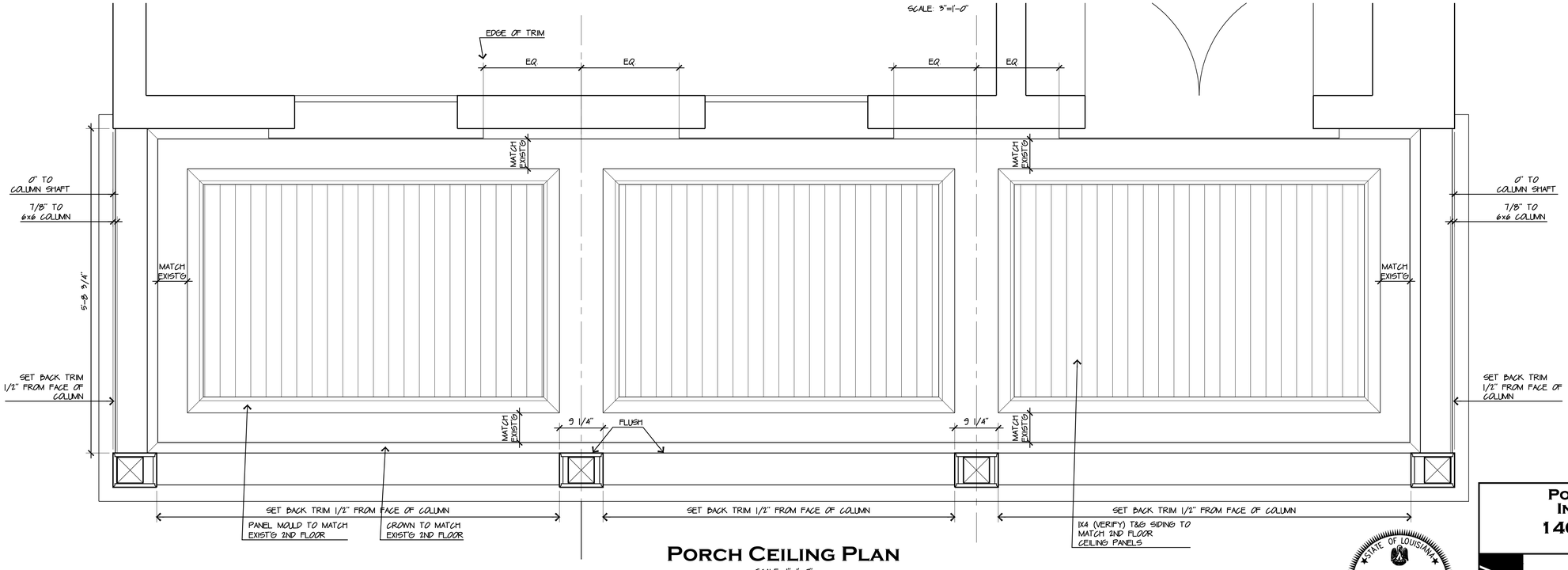
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FRONT PORCH DETAILS



Porch Ceiling Section

SCALE: 3"=1'-0"



Porch Ceiling Plan

SCALE: 1"=1'-0"

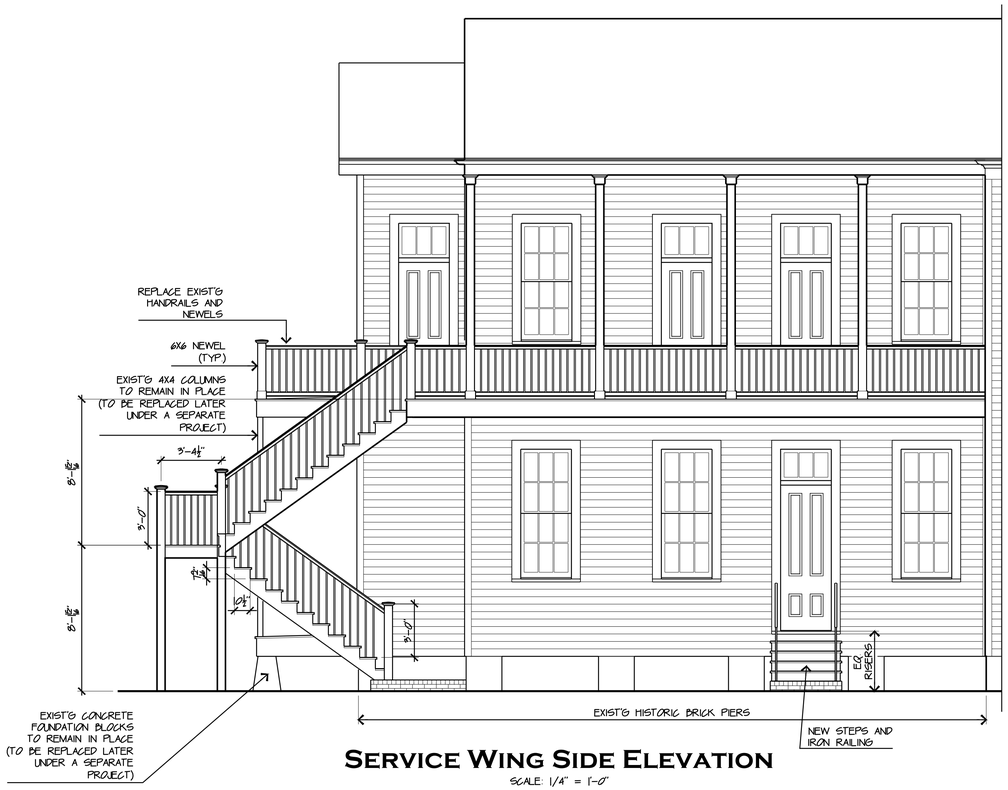
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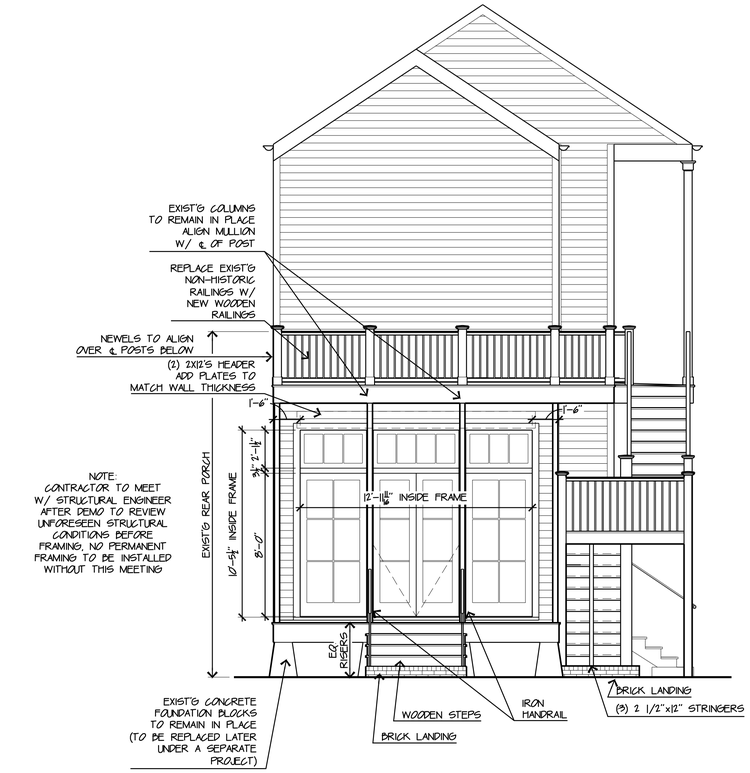
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FRONT PORCH CEILING DETAILS



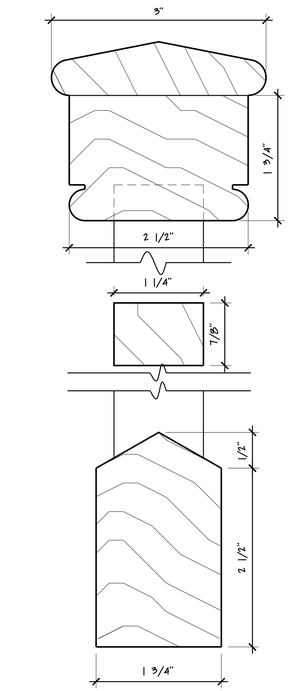
Service Wing Side Elevation

SCALE: 1/4" = 1'-0"



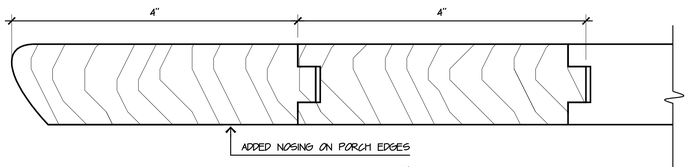
Rear Elevation

SCALE: 1/4" = 1'-0"



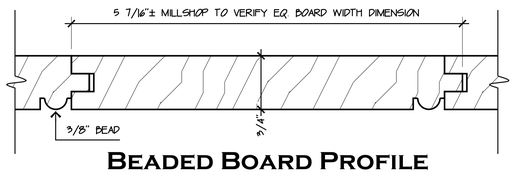
Service Wing Railing

FULL SCALE



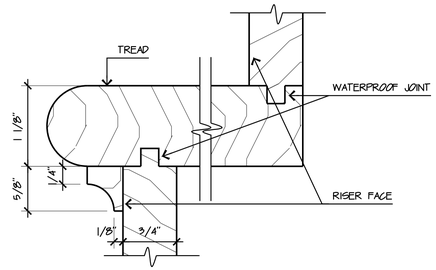
Porch Floor Boards

FULL SCALE



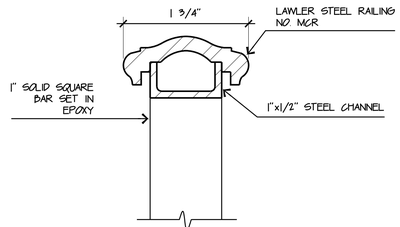
Beaded Board Profile

FULL SCALE



Tread Profile

FULL SCALE



Steel Railing Profile

FULL SCALE



No. 4-X volute

Steel Railing Volute

(LAWLER FOUNDRY)

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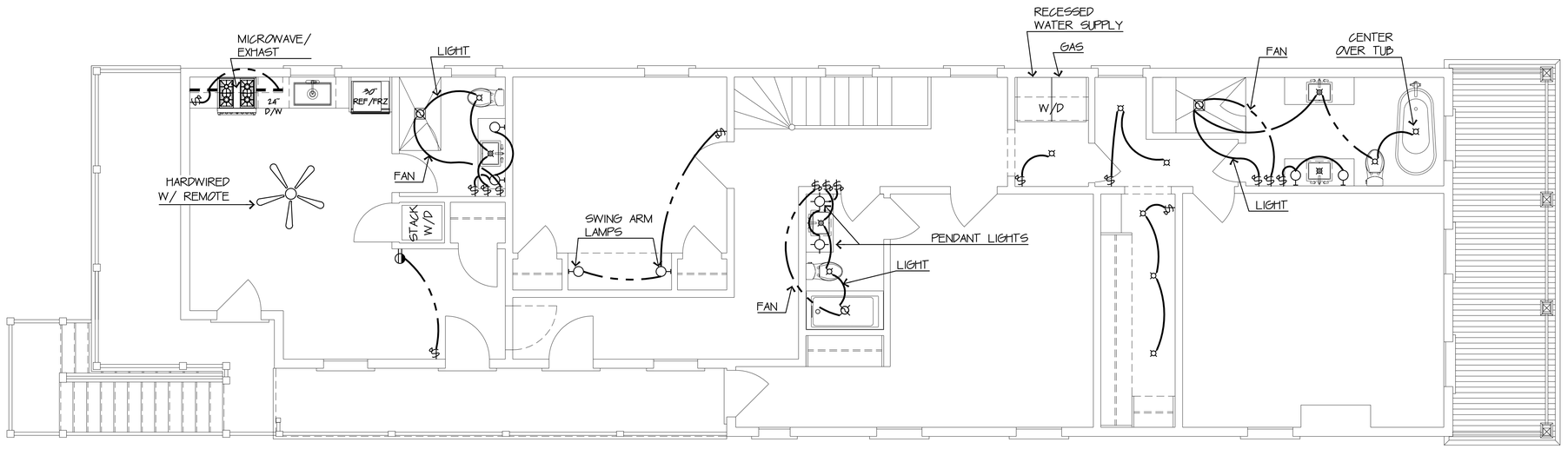
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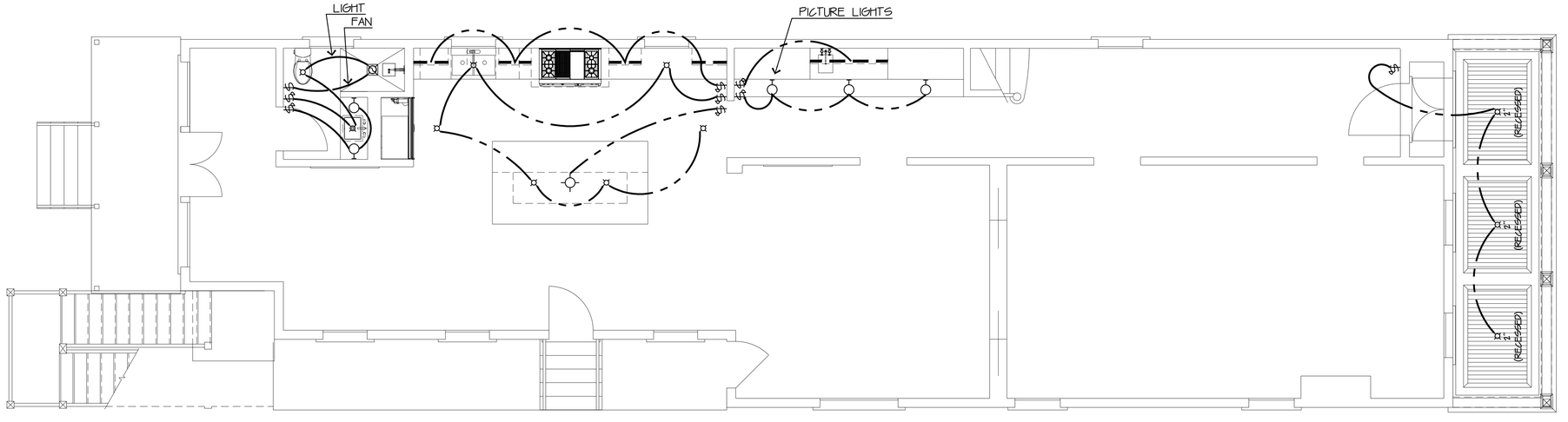
REAR AND RACE ST. (SIDE) ELEVATIONS

Sheet No. 6



2ND FLOOR LIGHTING

SCALE: 1/4" = 1'-0"



1ST FLOOR LIGHTING

SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	WIRE RUN		PANASONIC RECESSED EXHAUST VENT/LIGHT (COMPLETE WITH VENT AND ROOF/WALL CAP).
	DUPLEX RECEPTACLE	S	SMOKE/CO DETECTOR (SHALL MEET UL 268)
220	220V ELECTRICAL OUTLET		LED SECURITY LIGHTS W/ MOTION DETECTOR AND PHOTOVOLTAIC CELL (VERIFY IF EXIST'G)
	DUPLEX RECEPTACLE WIRED TOP TO SWITCH, BOTTOM OUTLET HOT		2" RECESSED LED WALL WASHER CEILING FIXTURE
S	SWITCH		2" RECESSED LED WALL WASHER
S_D	DIMMER SWITCH		CEILING MOUNTED DECORATIVE FIXTURE/PENDANT
S_{3D}	3-WAY DIMMER SWITCH		
	WALL/BEAM MOUNTED FIXTURE (SCONCE)		
	LED LIGHT STRIP		

ELECTRICAL NOTES:

1. CONTRACTOR TO VERIFY ALL EQUIPMENT ELECTRICAL AND GAS REQUIREMENTS AND MODIFY PLAN TO ADD ELECTRICAL SUPPLY AS NEEDED.
2. ELECTRICAL CONTRACTOR TO SIZE ELECTRICAL SUPPLY.
3. SWITCHED OUTLETS ONLY ARE SHOWN, ELECTRICAL CONTRACTOR TO ADD OUTLETS TO MEET THE CURRENT ELECTRICAL CODE.
4. OWNER TO PROVIDE DECORATIVE FIXTURES, TO BE INSTALLED BY ELECTRICAL CONTRACTOR.
5. CEILING FANS ARE TO BE HARDWIRED W/ REMOTE CONTROL.

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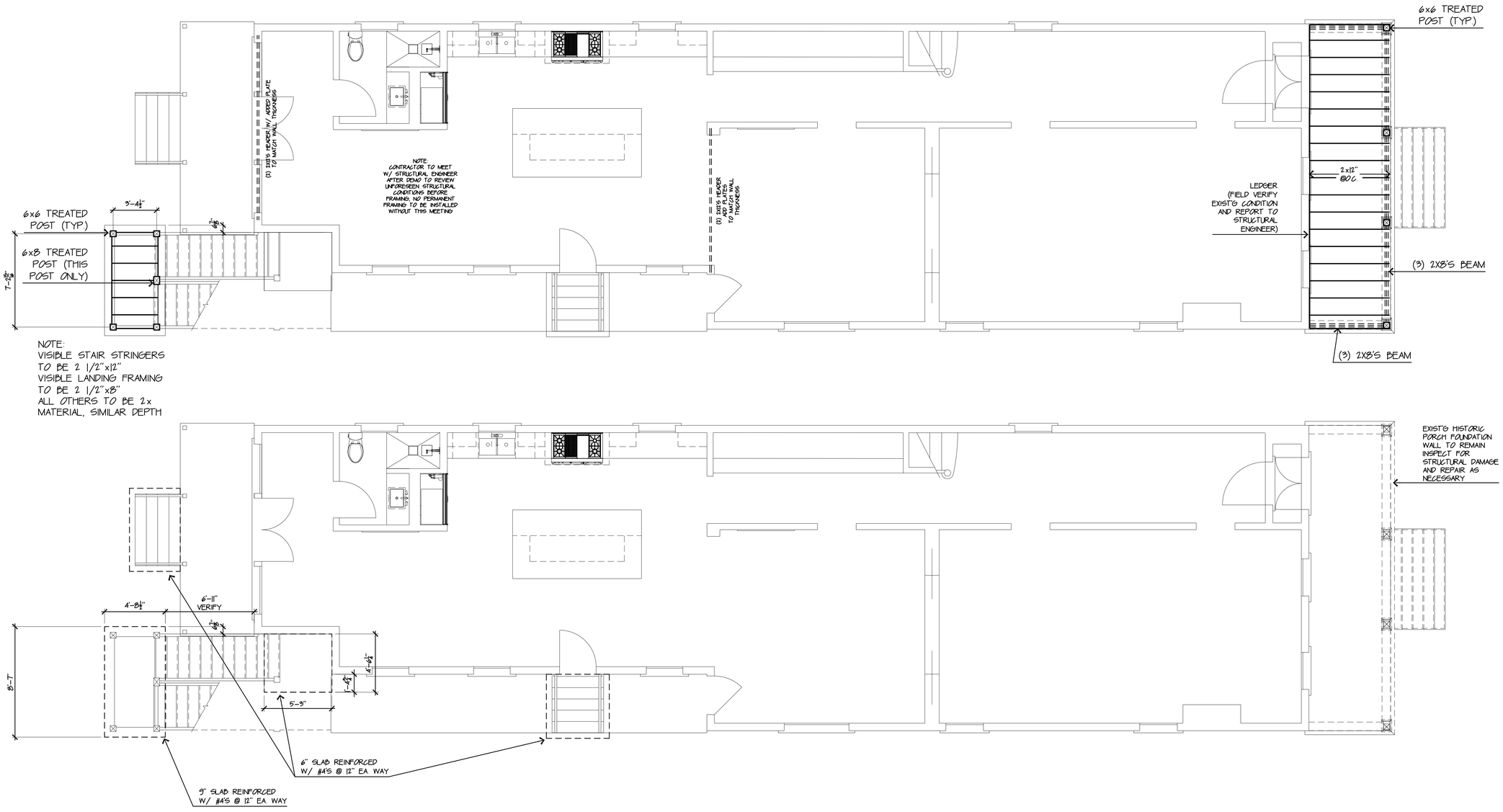
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LIGHTING PLANS



2ND FLOOR PORCH FRAMING
SCALE 1/4" = 1'-0"

2ND FLOOR FOUNDATION
SCALE 1/4" = 1'-0"

LINTEL SCHEDULE

TYPICAL LINTELS FOR UNMARKED WALL OPENINGS LESS THAN 6'-4" WIDE

WALL TYPE	LINTEL DESCRIPTION	COMMENTS
BRICK VENEER	L 4 X 4 X 5/16	SEE NOTES BELOW
8" CMU	8" TALL BOND BEAM REINFORCED WITH 1#5 BAR TOP AND BOTTOM	–
12" CMU	8" TALL BOND BEAM REINFORCED WITH 2#5 BARS BOTTOM	–
NON-BEARING 2X4 WOOD STUD WALL	(2) 2X6 WITH PLYWOOD SPACER PLATES	–
NON-BEARING 2X6 WOOD STUD WALL	(2) 2X6 WITH PLYWOOD SPACER PLATES	–

2X4 WALL SUPPORTING ROOF ONLY	(2) 2X10 WITH CONTINUOUS PLYWOOD FLITCH PLATES	–
2X4 WALL SUPPORTING ROOF AND ONE FLOOR	3 1/2 X 7 1/4 TIMBERSTRAND LSL 1.3E	–
2X4 WALL SUPPORTING MORE THAN ONE FLOOR	3 1/2 X 9 1/4 TIMBERSTRAND LSL 1.3E	–
2X6 WALL SUPPORTING ROOF ONLY	(2) 2X10 WITH CONTINUOUS PLYWOOD FLITCH PLATES	–
2X6 WALL SUPPORTING ROOF AND ONE FLOOR	(2) 2X12 WITH CONTINUOUS PLYWOOD FLITCH PLATES	–
2X6 WALL SUPPORTING MORE THAN ONE FLOOR	(2) 1 3/4 X 9 1/4 MICRO.LAM LVL 1.3E	–

LINTEL NOTES:

1. AT OPENINGS LESS THAN 4'-0" WIDE, INSTALL 1 ADDITIONAL FULL HEIGHT WALL STUD IN ADDITION TO JACK STUD BELOW END OF LINTEL.
2. AT OPENINGS BETWEEN 4'-0" AND 8'-0" WIDE, INSTALL DOUBLE STUDS AT JAMBS OF OPENING. DOUBLE STUDS SHALL BE FULL HEIGHT OF WALL AND ARE IN ADDITION TO JACK STUDS INSTALLED BELOW END OF LINTEL. (INSTALL 2 JACK STUDS BELOW "MARKED" LINTELS.)
3. AT OPENINGS LARGER THAN 8'-0" WIDE, INSTALL TRIPLE STUDS AT JAMBS OF OPENING. TRIPLE STUDS SHALL BE FULL HEIGHT OF WALL AND ARE IN ADDITION TO JACK STUDS INSTALLED BELOW END OF LINTEL. (INSTALL 2 JACK STUDS BELOW EACH END OF LINTEL)
4. UNLESS NOTED OTHERWISE, LINTELS SHALL BEAR DIRECTLY ON TOP OF JACK STUDS. (JACK STUDS EXTEND FROM TOP OF SILL PLATE TO BOTTOM OF LINTEL)
5. STEEL ANGLES SUPPORTING STONE VENEER SHALL BEAR 6" MINIMUM AT JAMBS OF OPENINGS
6. AT OPENINGS LARGER THAN 6'-4" WIDE, INSTALL L 6 x 4 x 5/16 TO SUPPORT STONE VENEER. ANCHOR STEEL ANGLE TO WOOD LINTEL WITH A MINIMUM OF (3) 3/8" DIAMETER X 4" LONG LAG SCREWS (EQUALLY SPACED ALONG LENGTH OF ANGLE)

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FRAMING / FOUNDATION PLANS