

---1/4" S.C. REVISED SECOND FLOOR PLAN SHOWING BALCONY & STAIRS---

Fill with concrete
in 4.05' E-PHASES



---1/4" S.C. REVISED FRONT ELEVATION---

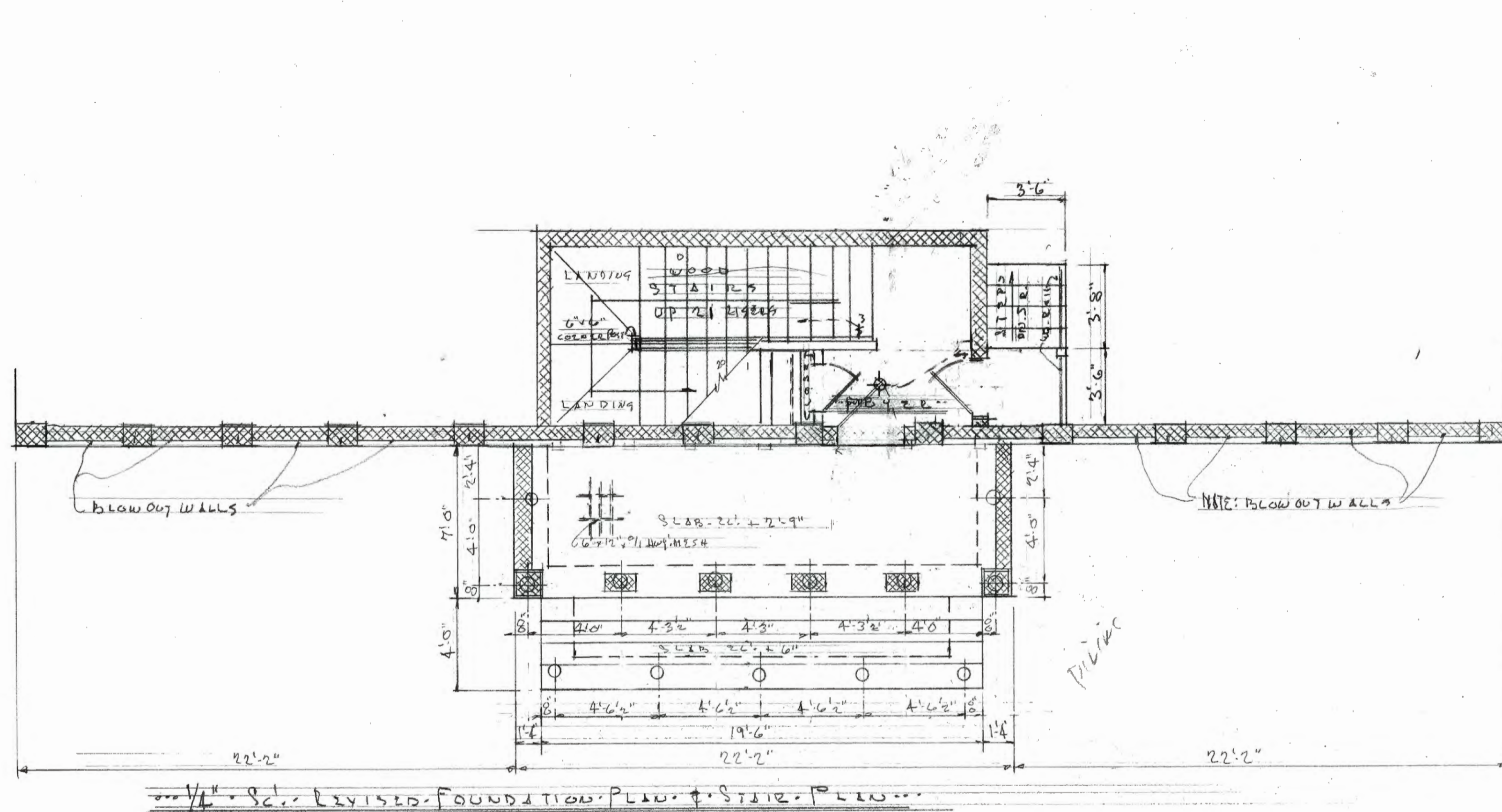


These plans and specifications have been prepared by me or under my direct supervision and to the best of my knowledge and belief they comply with all applicable laws, regulations and codes of practice.

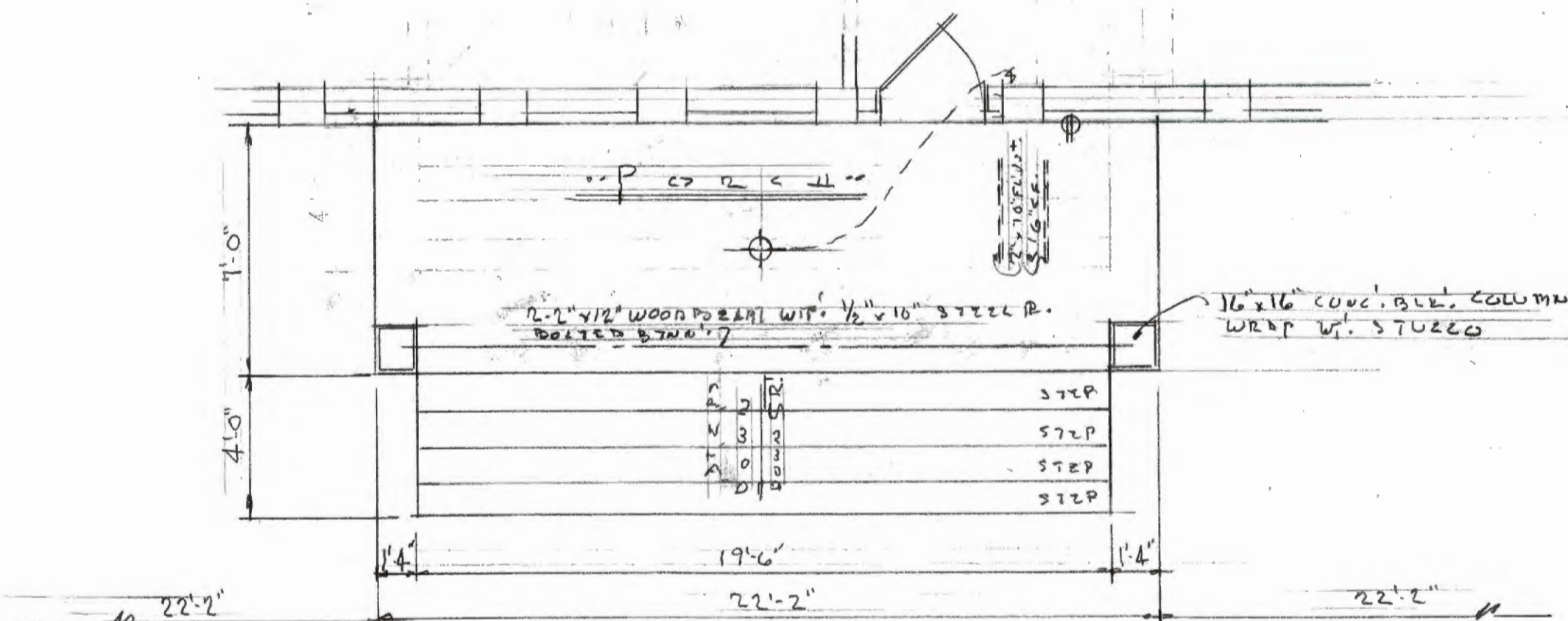
C. A. Withern, Jr.

Rev. 5-2-89
8-23-05

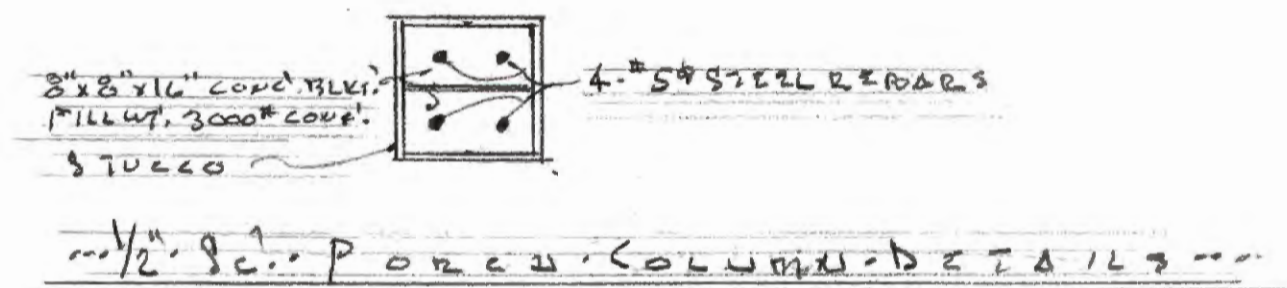
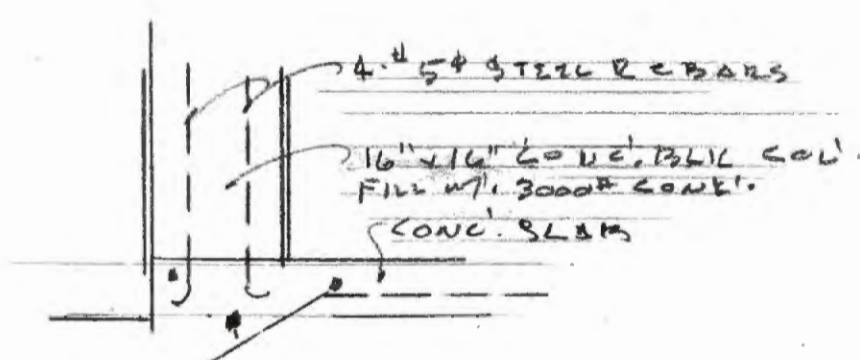
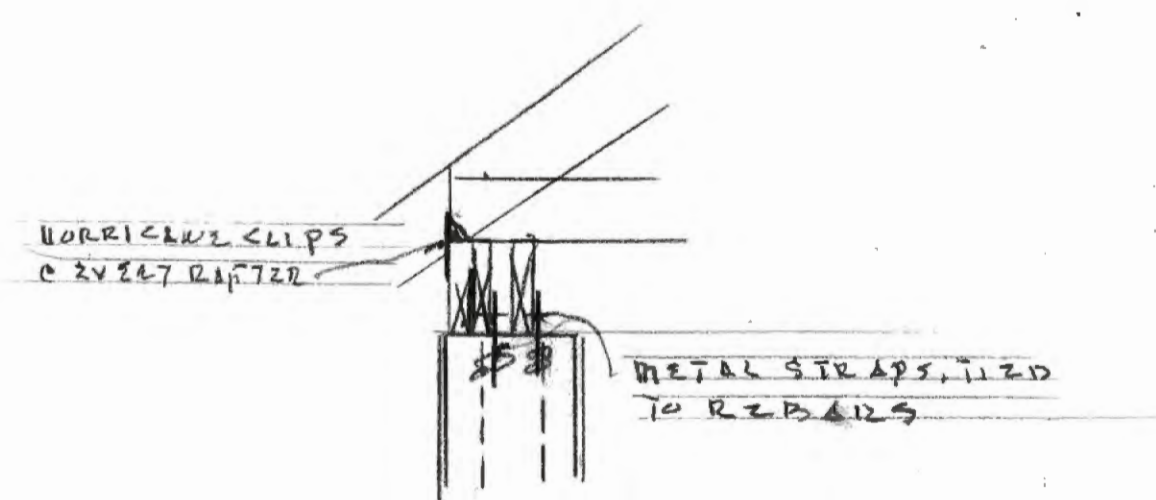
18'-2"
12'-10"
3'-1 1/2"
3'-5"
2'-6"



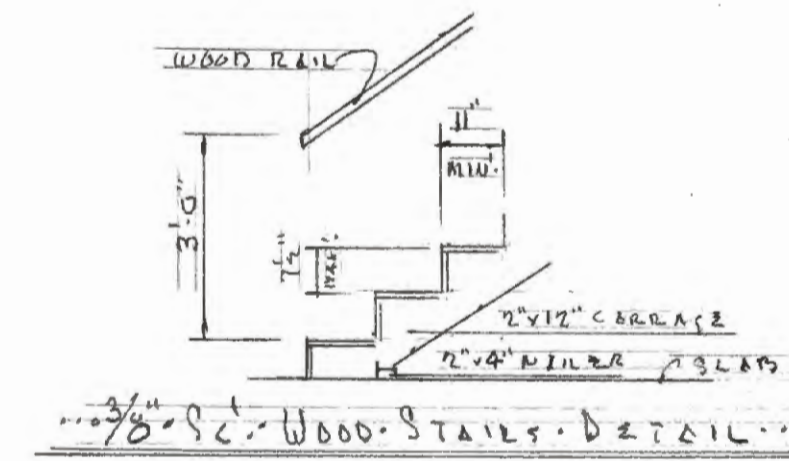
1/2" S.C. REVISED FOUNDATION PLAN OF SLAB



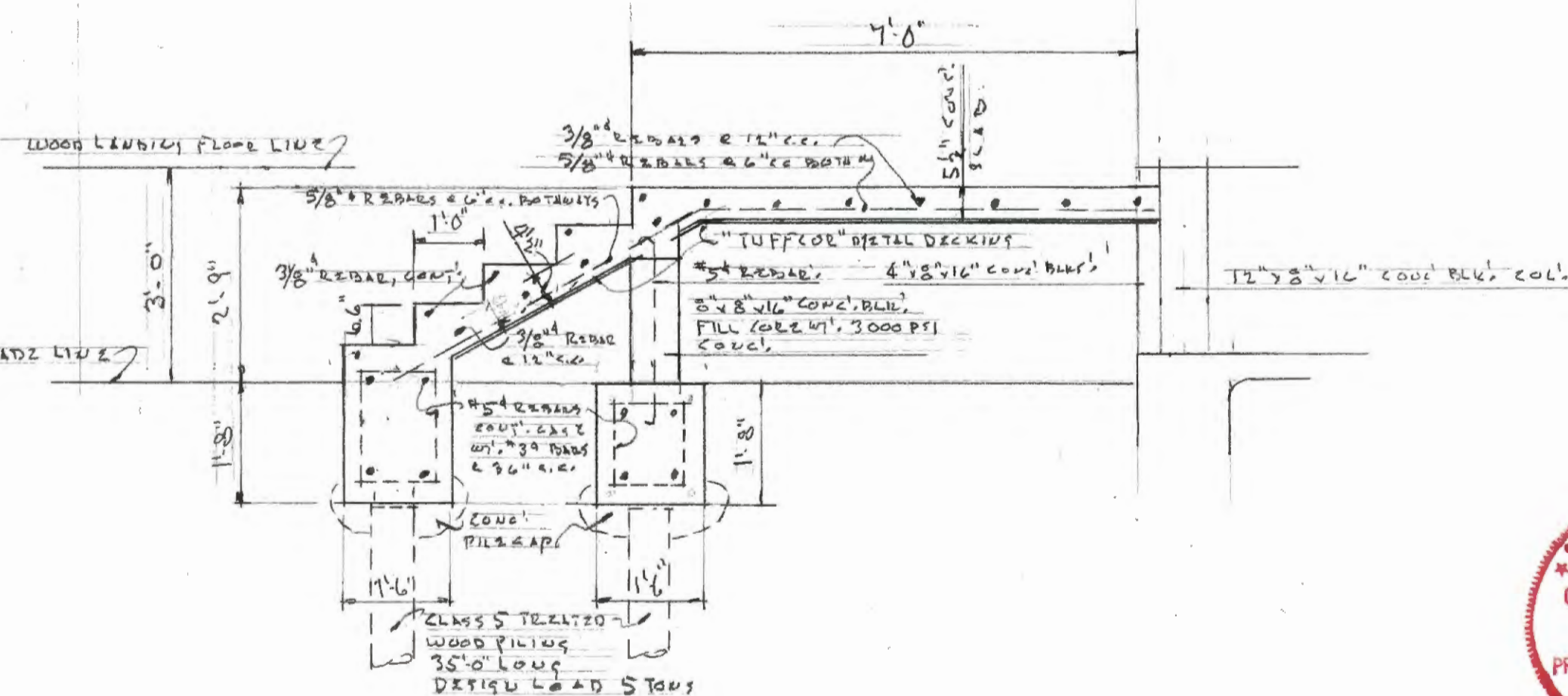
1/2" S.C. REVISED FIRST FLOOR PLAN OF PORCH



1/2" S.C. PORCH COLUMN DETAILS



1/2" S.C. WOOD STAIRS DETAIL



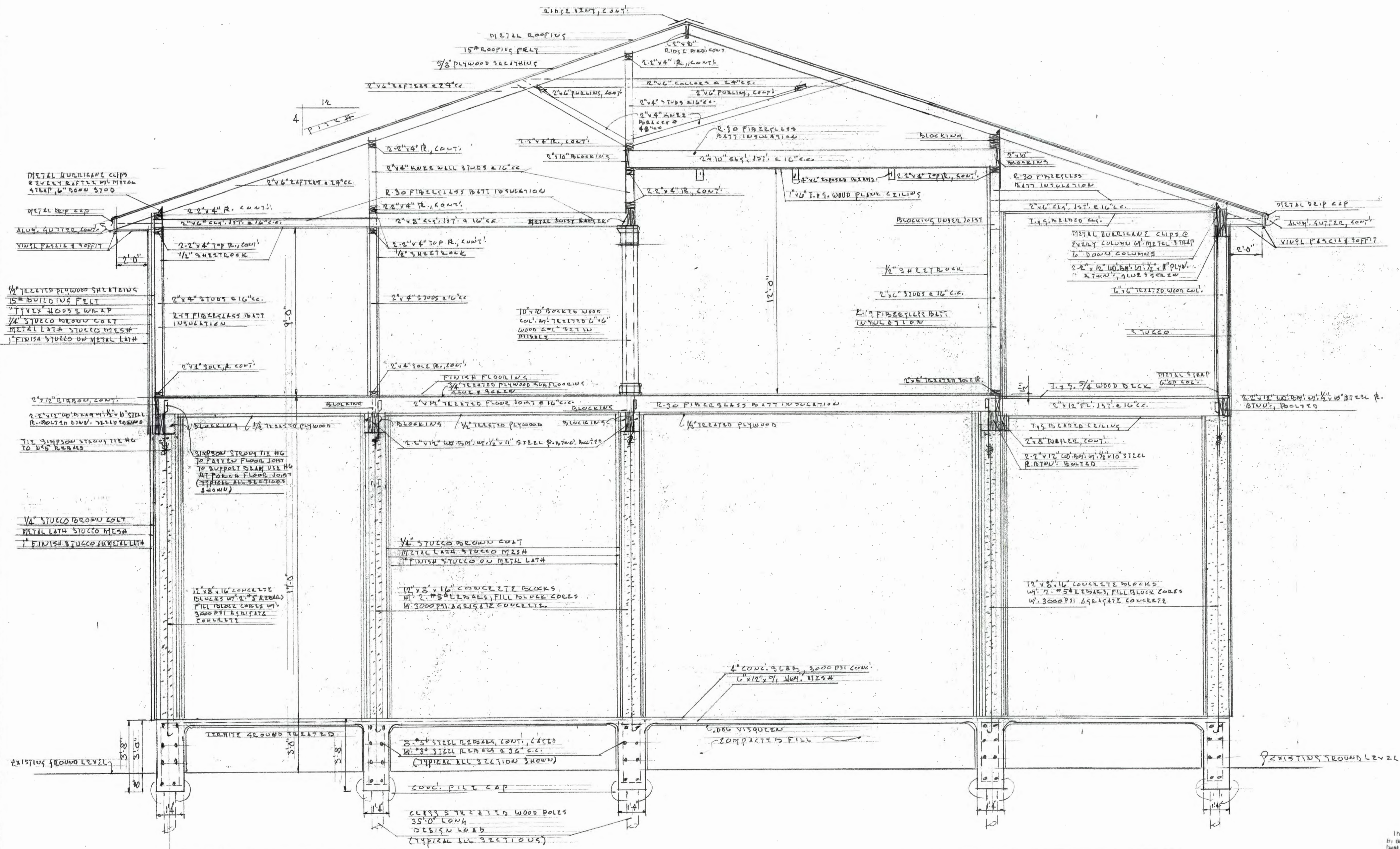
1/2" S.C. CONC. PORCH STEPS DETAILS



These plans and specifications have been prepared by or under the direct supervision and to the best of my knowledge and belief the engineer responsible therefor is duly licensed and qualified in the State of Louisiana and I am not providing any services in any other State.

C. A. Wether, Jr.

2 of 5-5-6
8-23-



1/8" = 1'-0" TYPICAL WALL SECTION

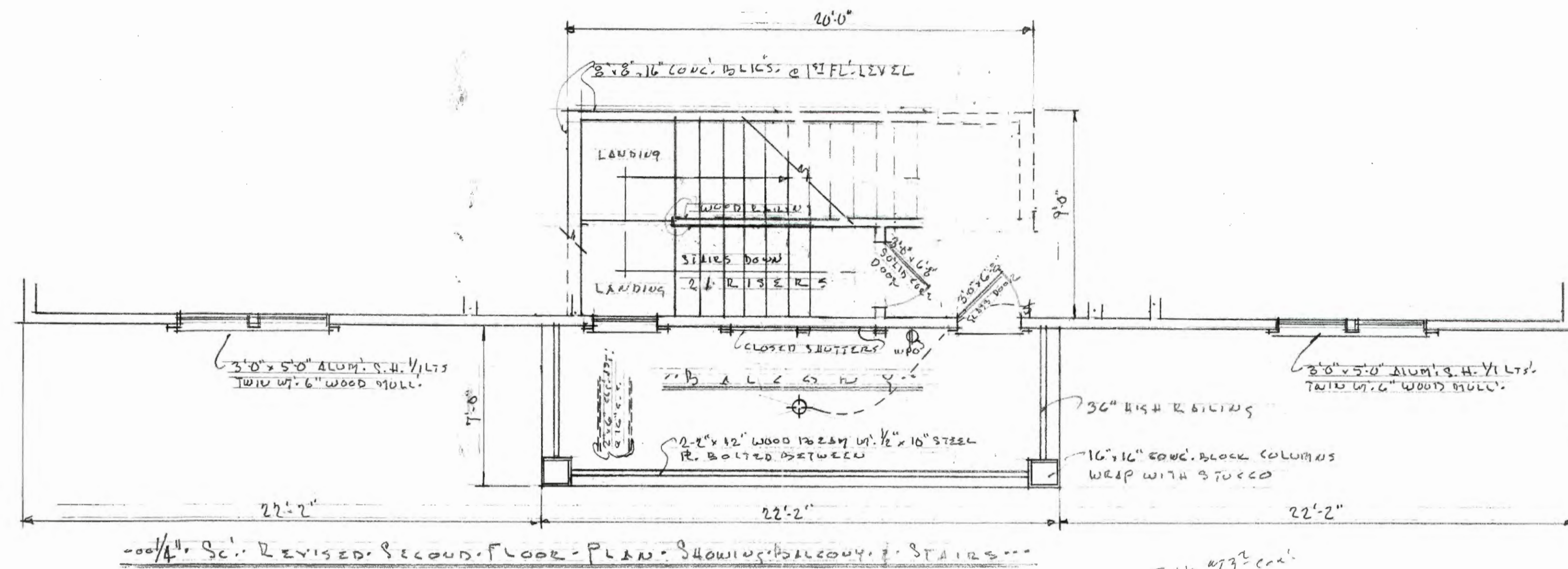
A. P. PROPOSED REVISIONS
 FOR
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

DRAWN BY: R.A.
 DATE: 8/23/58
 SHEET NO: 5025



These plans have been prepared by or under the direct supervision and, to the best of my knowledge and belief, they comply with all applicable requirements and I am not generally held liable.

C. A. Withern, Jr.



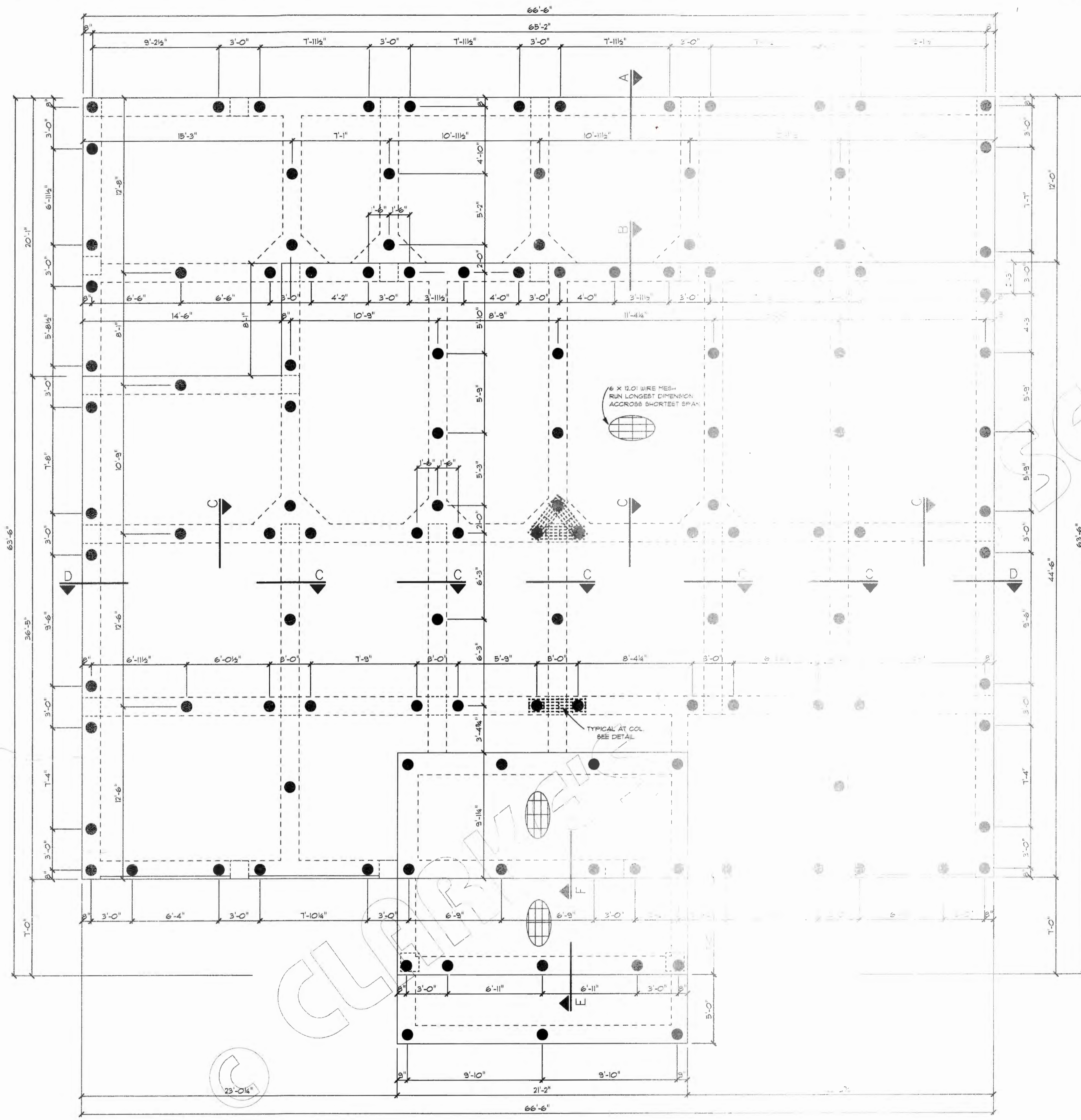
---1/4" Sc. REVISED SECOND FLOOR PLAN SHOWING BALCONY & STAIRS---

Fill with
concrete



---1/4" Sc. REVISED FRONT ELEVATION---

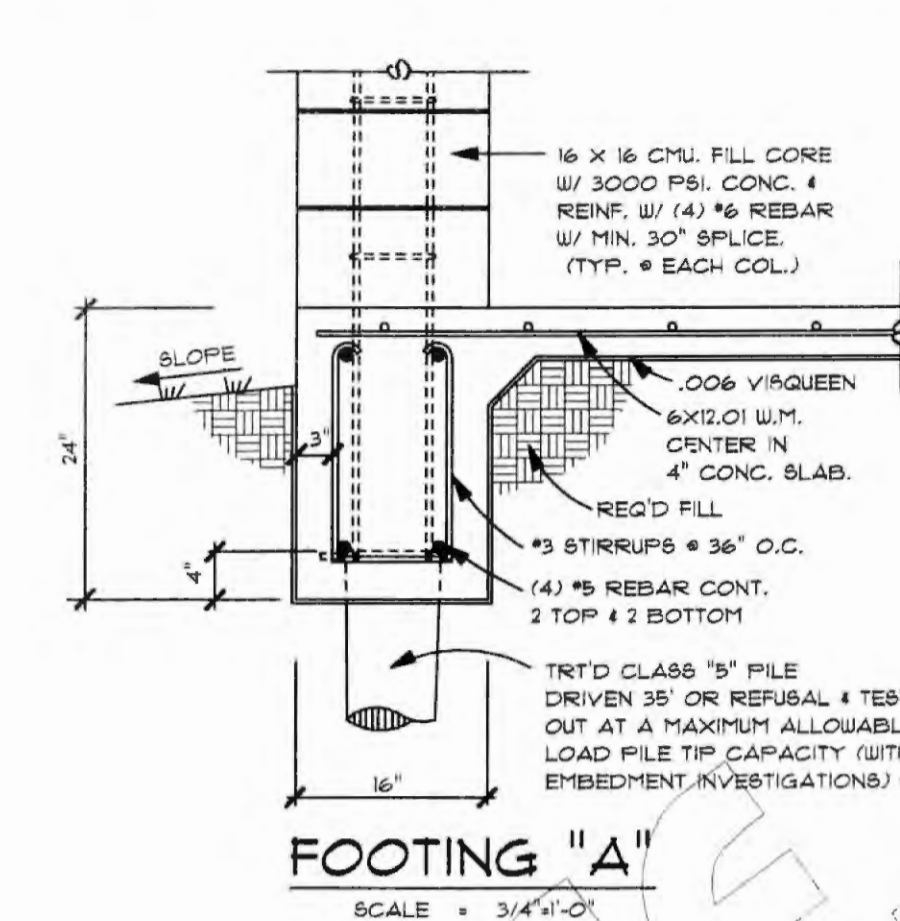
Rev. 5-5-09
8-23-09



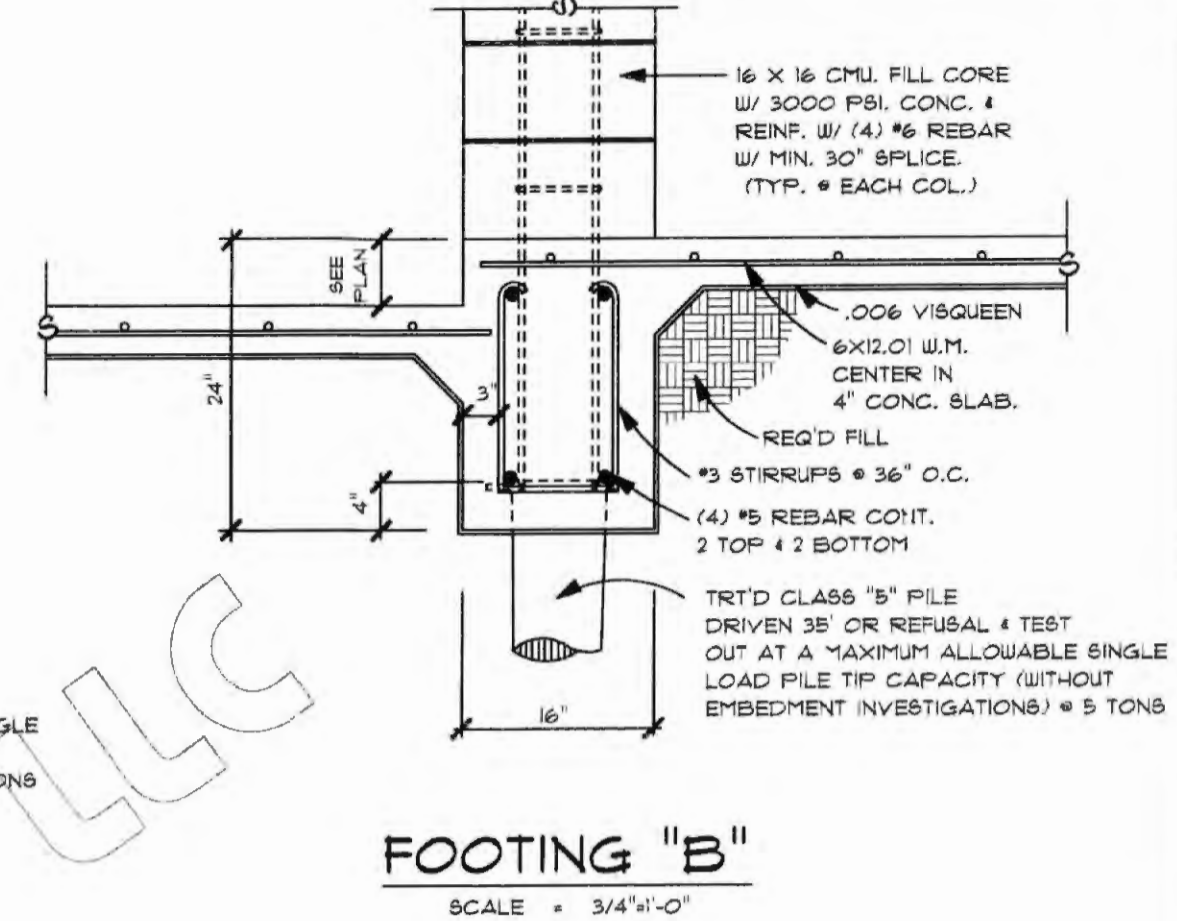
126 PILES
FOUNDATION PLAN
SCALE = 1/4" = 1'-0"

NOTE:

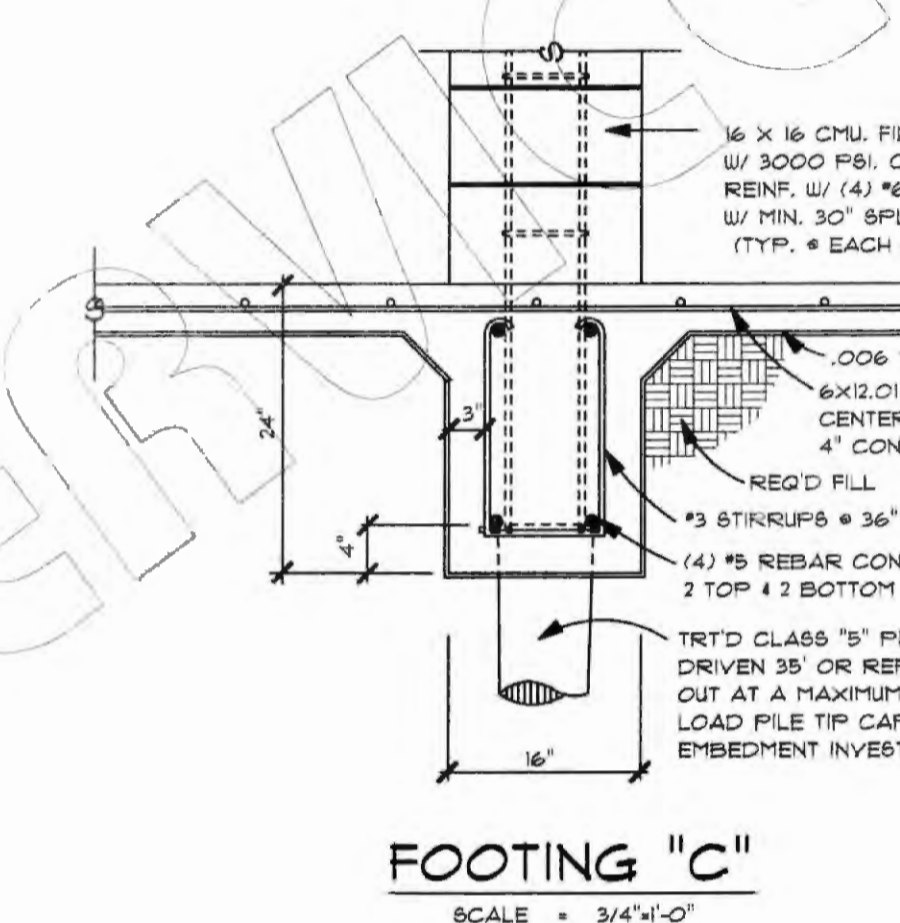
TRTD CLASS "B" FILE
DRIVEN 35' OR REFUSAL & TEST
OUT AT A MAXIMUM ALLOWABLE SINGLE
LOAD PILE TIP CAPACITY (WITHOUT
EMBEDMENT INVESTIGATIONS) = 5 TONS



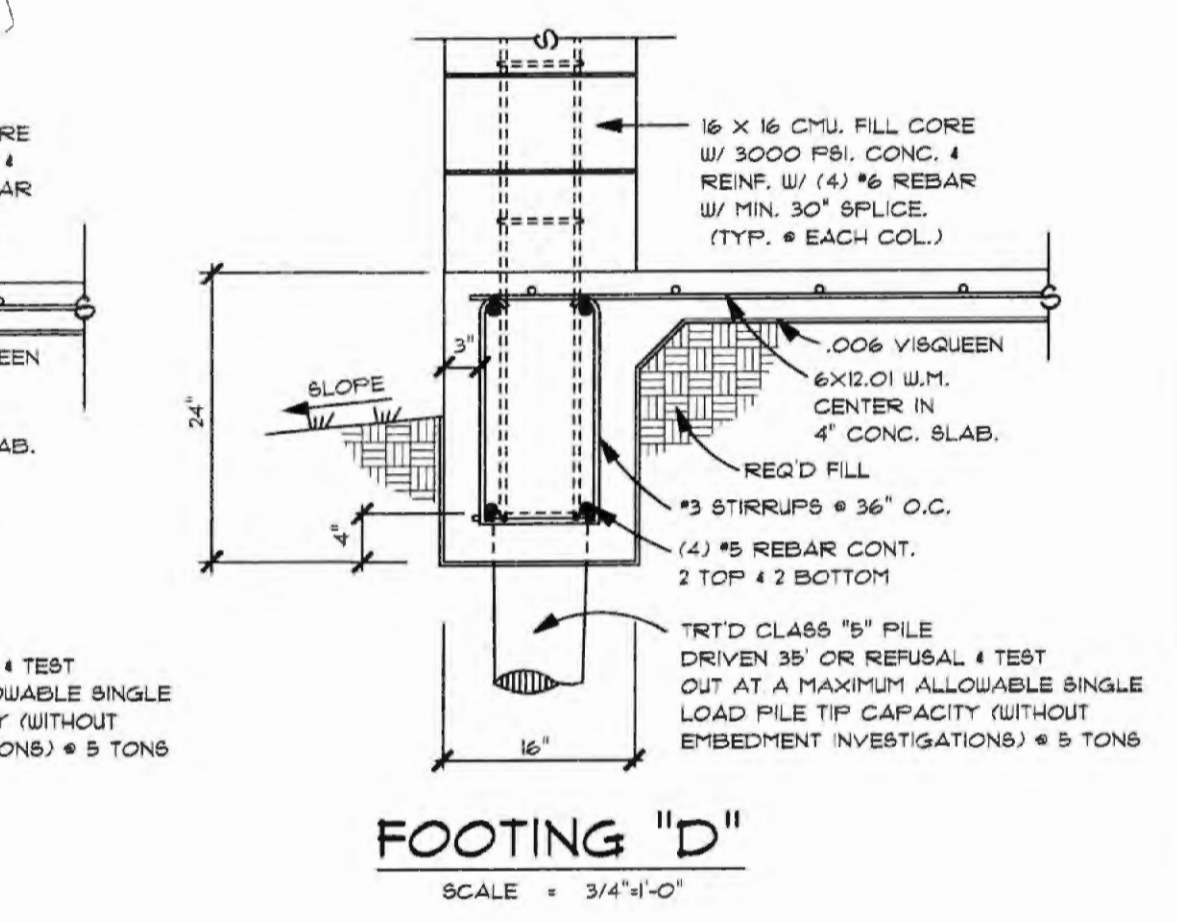
FOOTING "A"
SCALE = 3/4" = 1'-0"



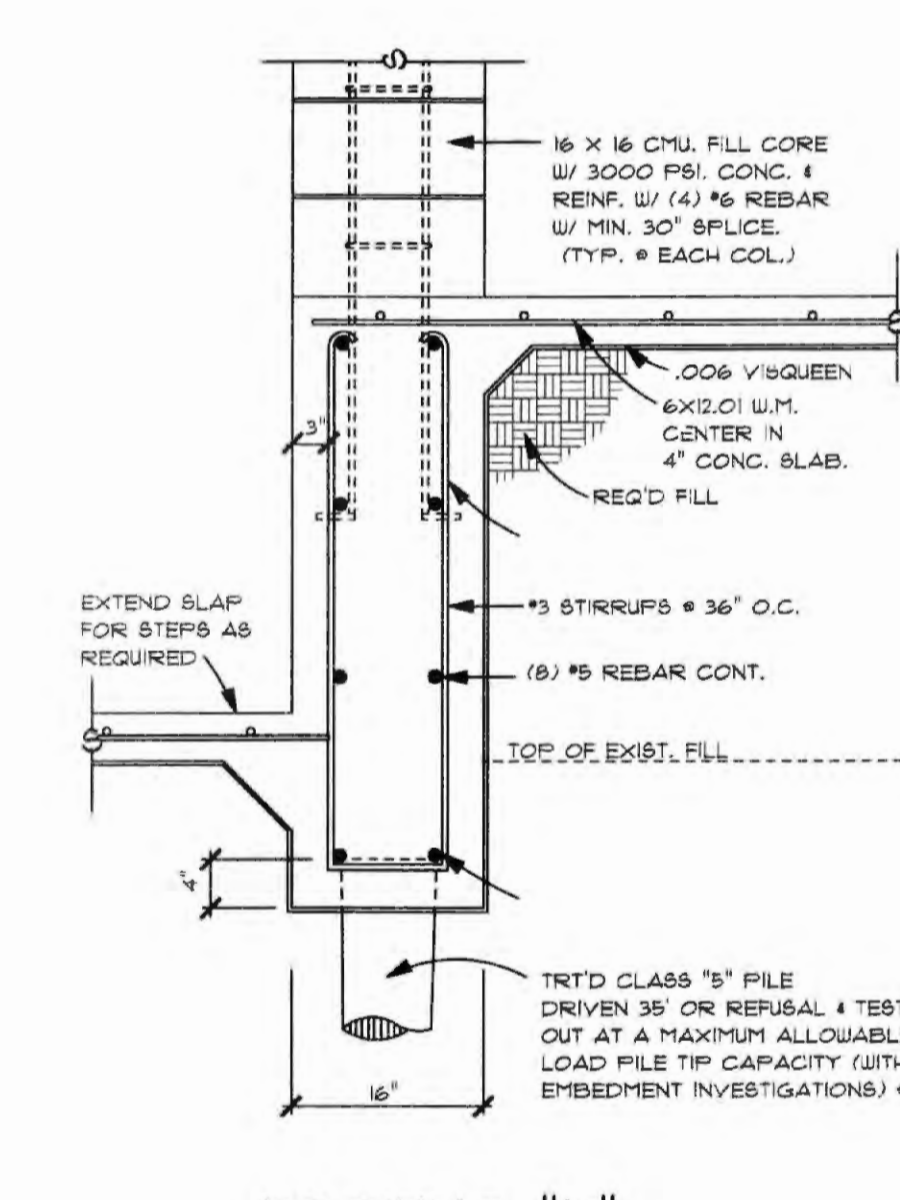
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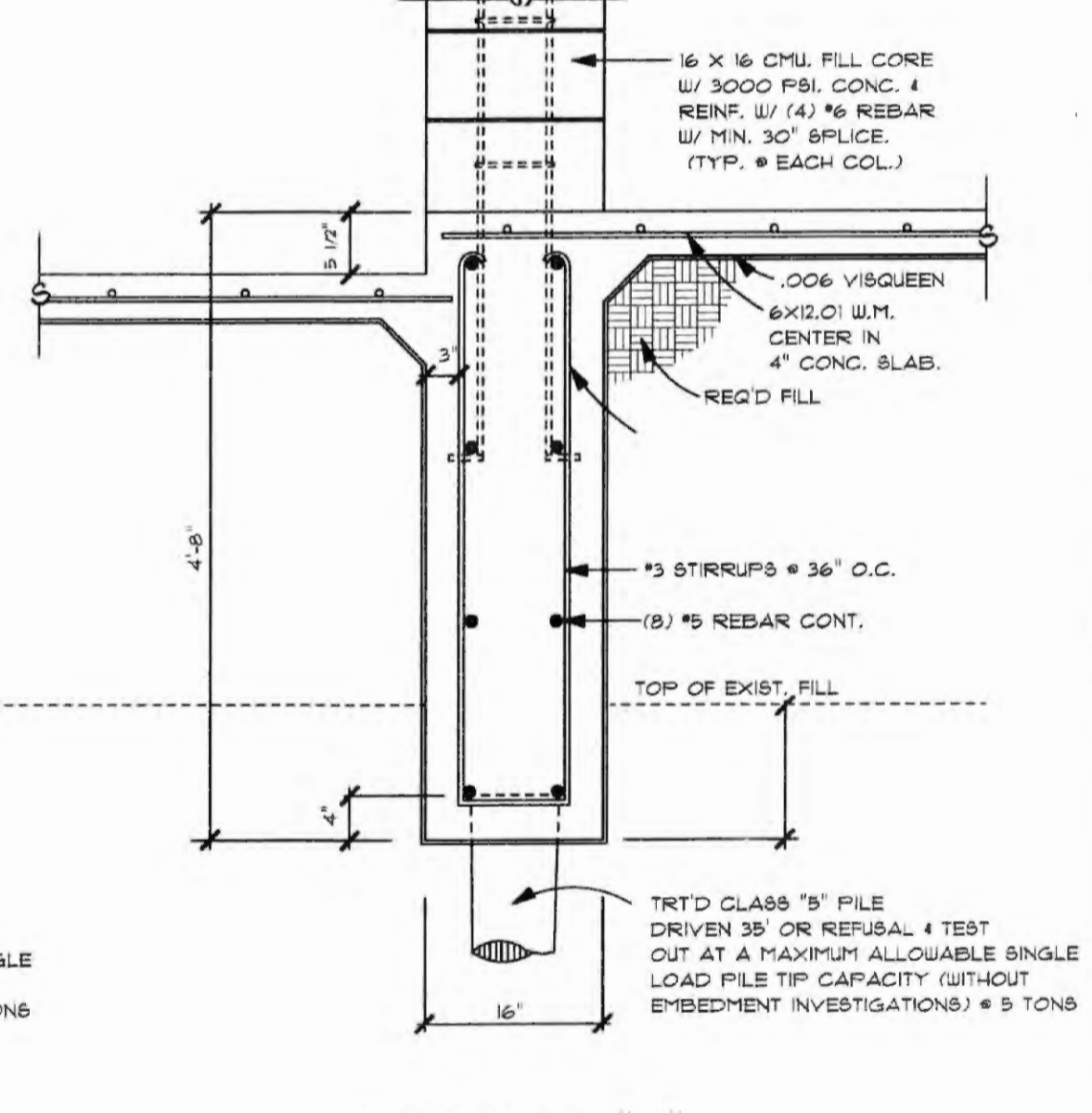
FOOTING "C"
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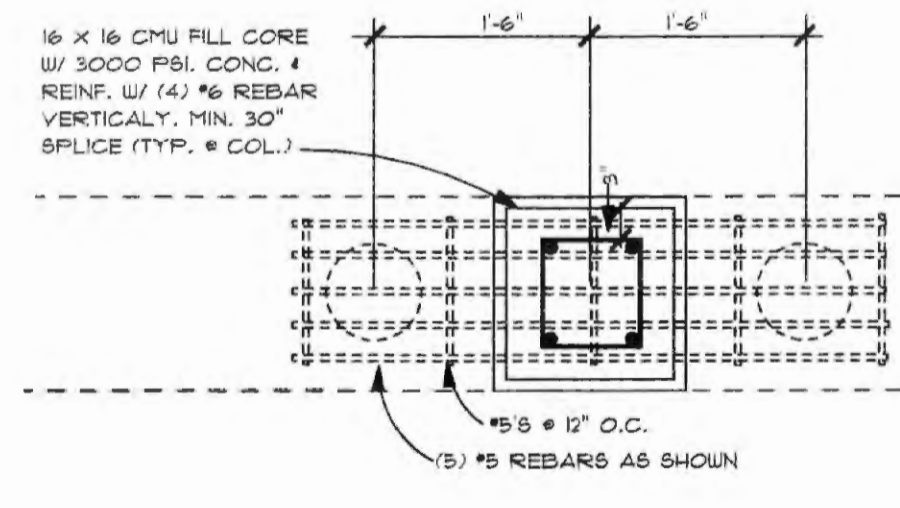
FOOTING "D"
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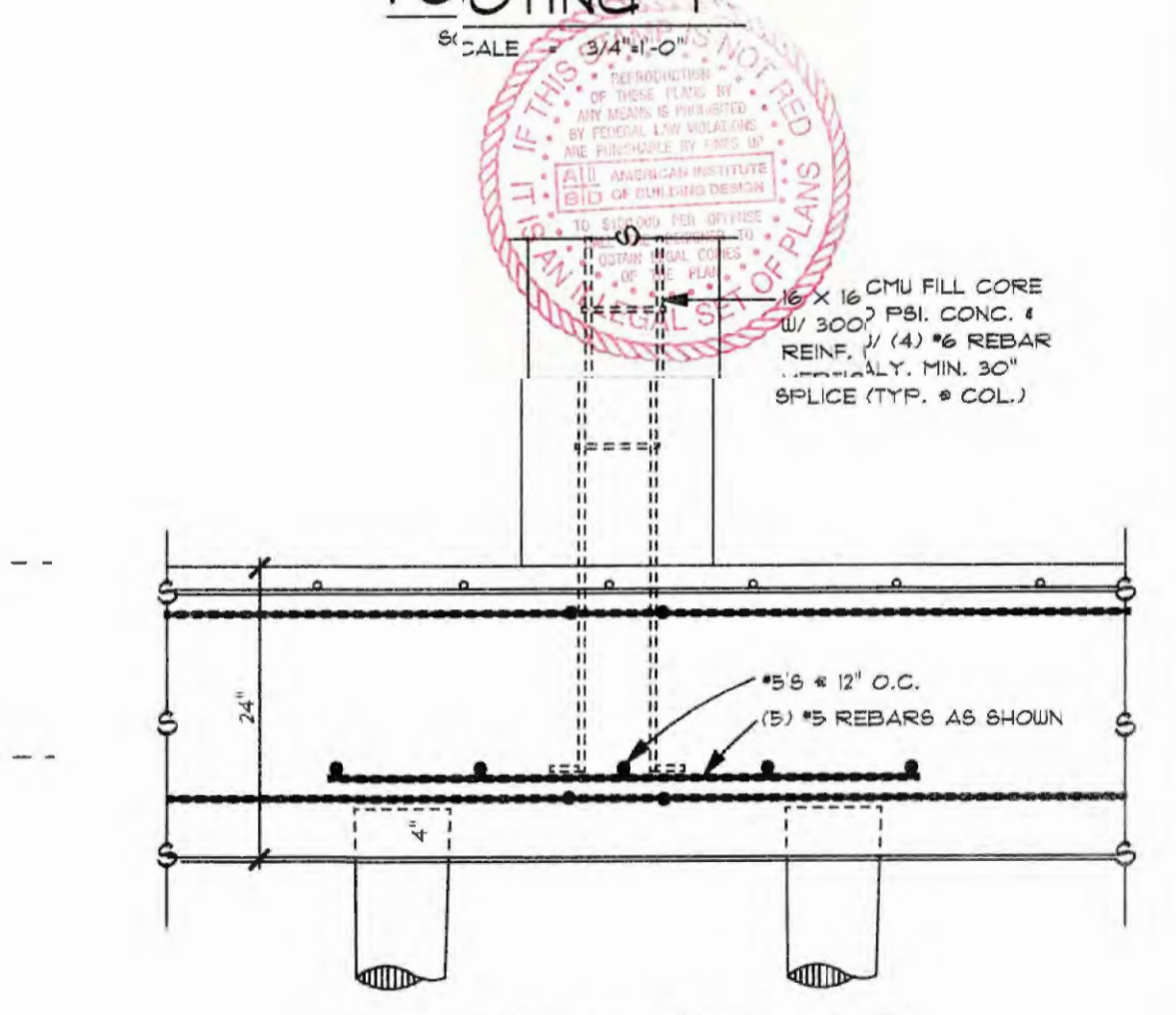
FOOTING "E"
SCALE = 3/4" = 1'-0"



FOOTING "F"
SCALE = 3/4" = 1'-0"



TYPICAL @ CMU. COL.
TOP VIEW
SCALE = 3/4" = 1'-0"



TYPICAL @ CMU. COL.
SIDE VIEW
SCALE = 3/4" = 1'-0"

NOTE:
ALTHOUGH EVERY EFFORT
HAS BEEN MADE IN
PREPARING THESE
PLANS, THE CONTRACTOR IS
ULTIMATELY RESPONSIBLE
FOR ACCURACY AND OBTAINING
NECESSARY PERMITS AND
CONSTRUCTION RECORDS.

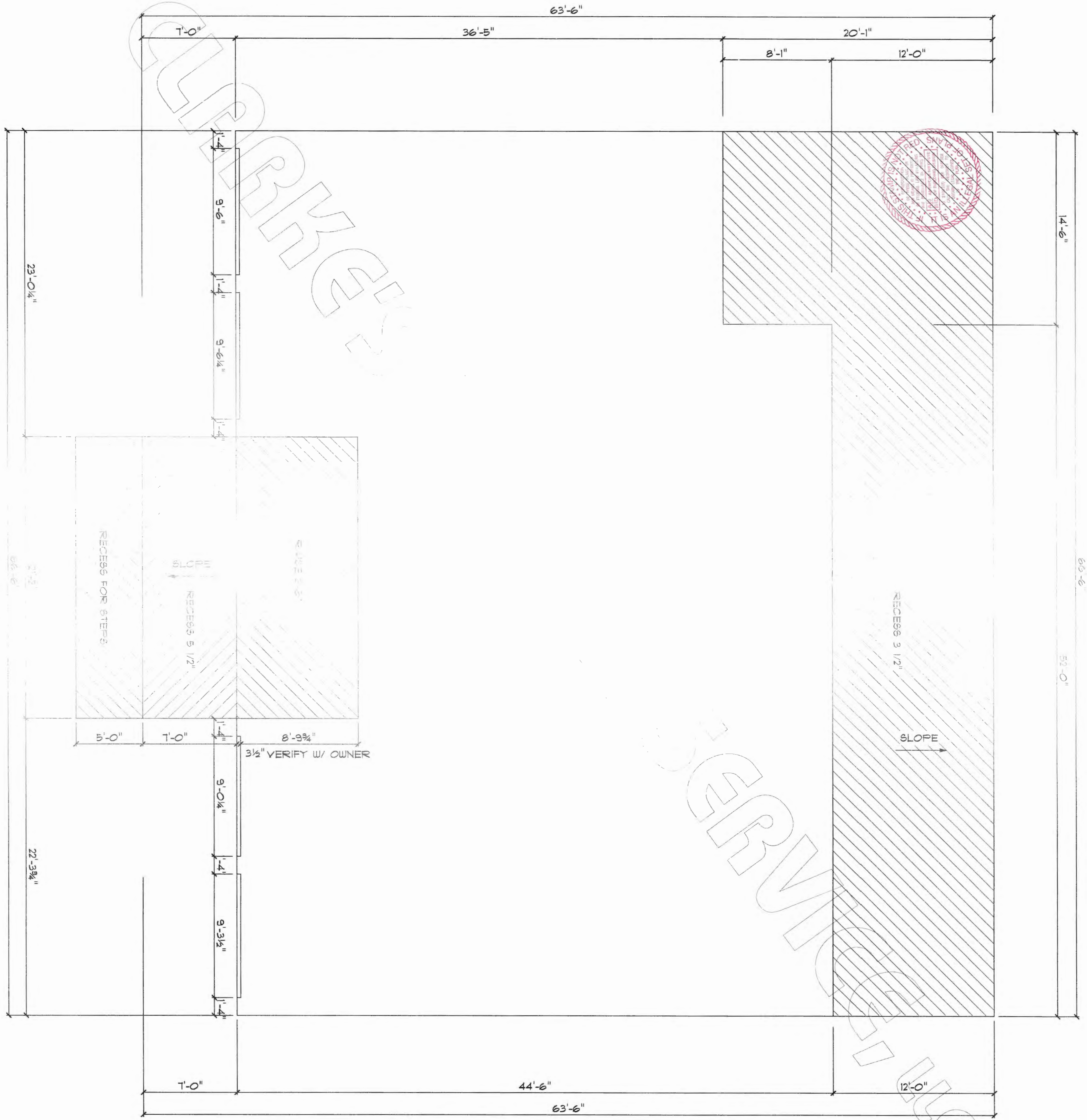
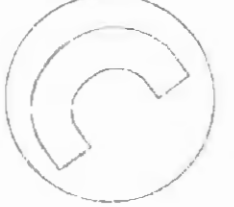
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CLARKE'S DESIGN SERVICE, LLC
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SUITE 100
DALLAS, TEXAS 75242
(817) 441-1111

CLARKE'S DESIGN SERVICE, LLC.
CLARKEDESIGN.COM (955) 641-0531 (800) 843-5247



PLANS FOR:	FAY WAGNER RESIDENCE LOT 11 RIGOLETS ESTATES S/D ST. TAMMANY PARISH, LA.	DET	X
DATE:	06-03-09	INDEX	
CODE:	LIV AREA AREA U.B.		
FN:	4011 - 5502		



1011 SQUARE FEET
 FORGETTER PLAN
 SCALE = 1/4" = 1'-0"

SHEET:
 3 OF 3

PLANS FOR:

FAY WAGNER RESIDENCE
 LOT 17 RIGOLETS ESTATES S/D
 ST. TAMMANY PARISH, LA.

DATE:	CODE:	LIV AREA:	AREA U.B.:	INDEX:	DET:
06-03-03	FN -	-	4011 -	5582 -	X



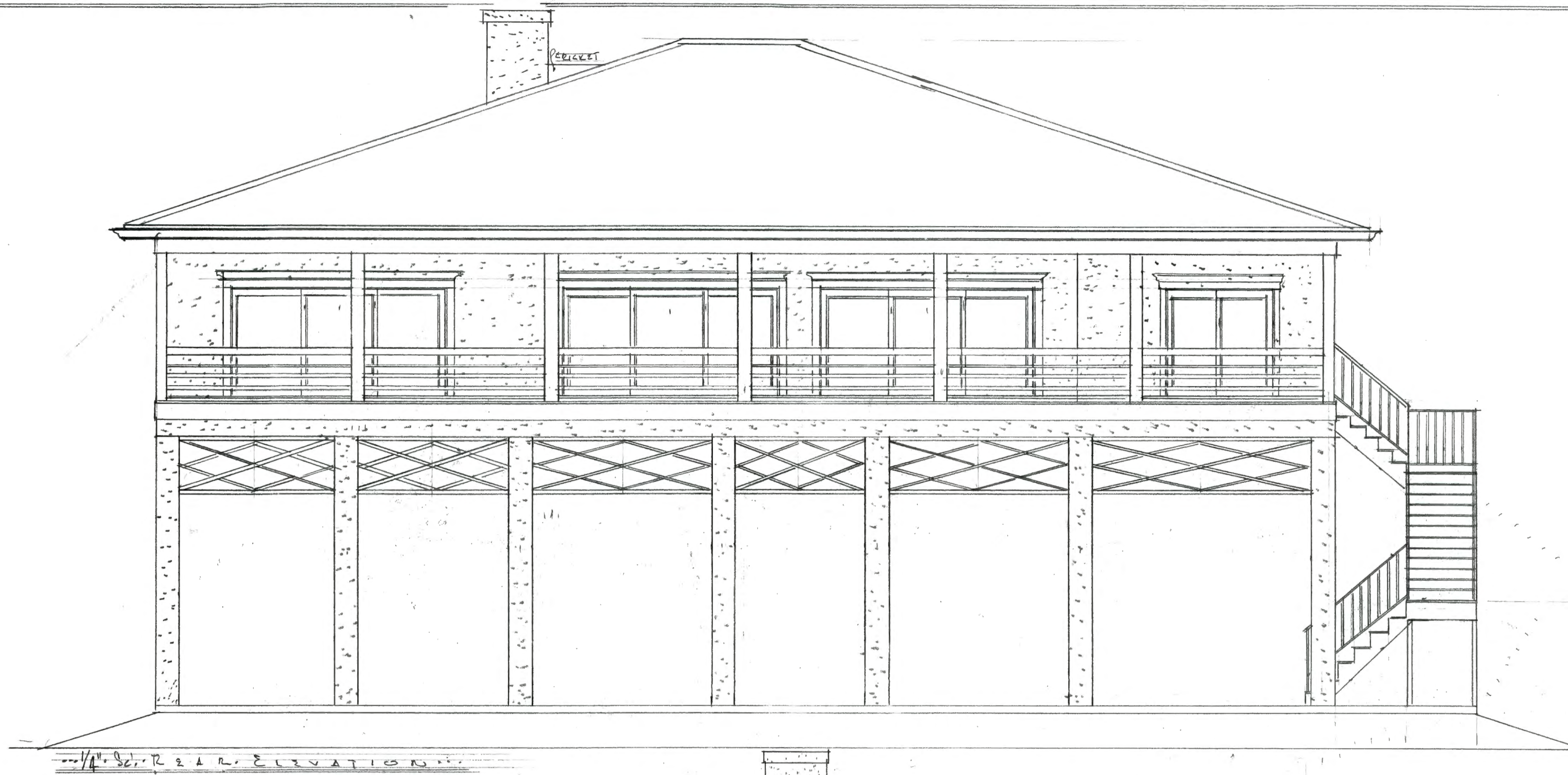
CLARKE'S DESIGN SERVICE, LLC.

WWW.CLARKEDESIGN.COM (985) 641-0531 (800) 843-5247

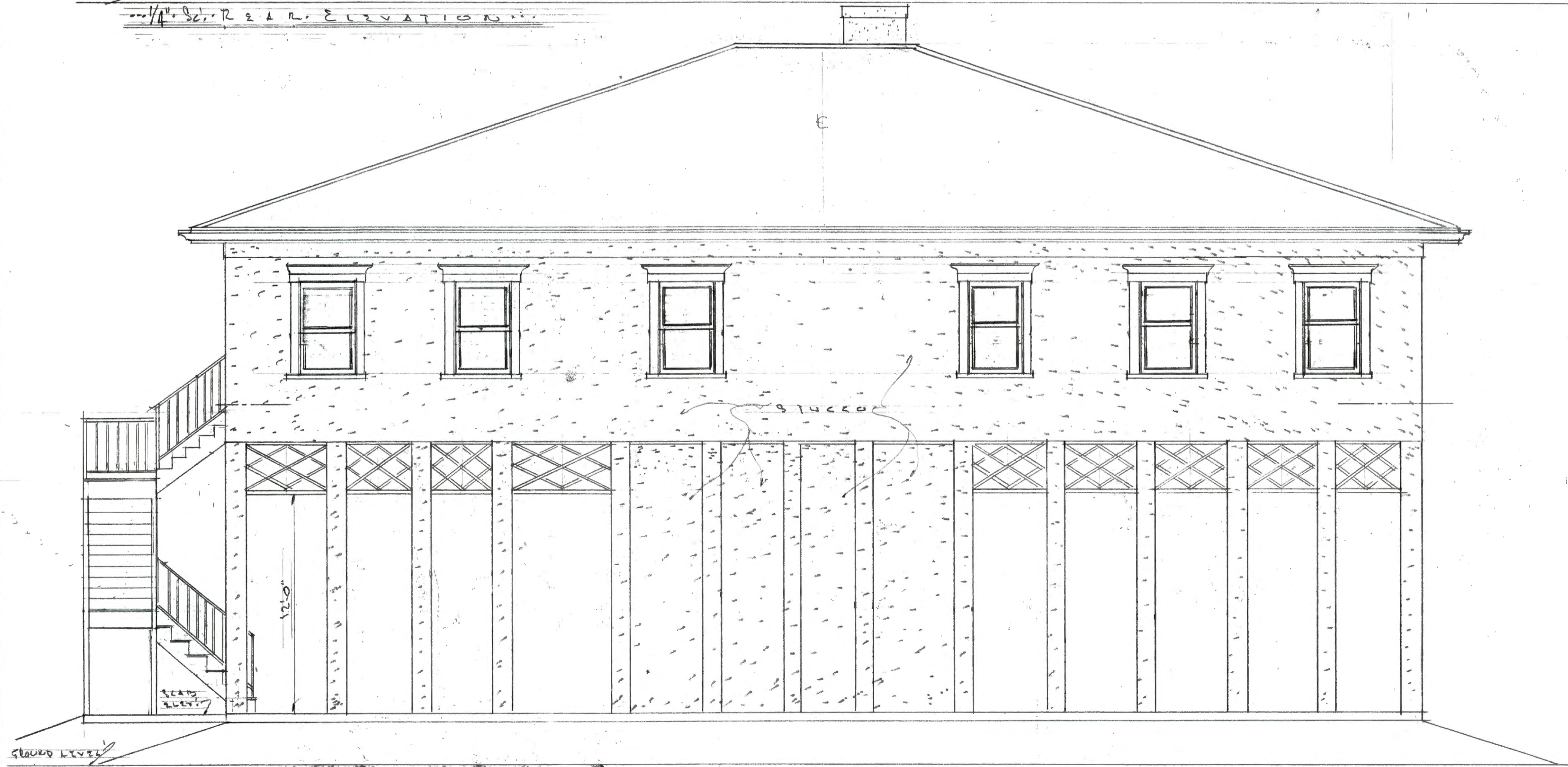
ROBERT H. SOLBERGER

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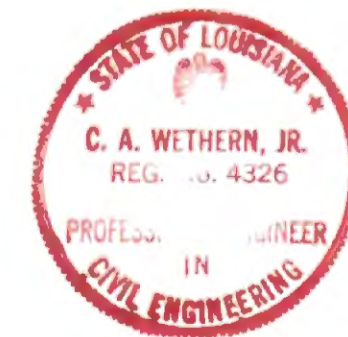
NOTE:
 ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE DRAWINGS, THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CHECKING THE PLANS FOR ACCURACY AND OR ERRORS BEFORE CONSTRUCTION BEGINS.



1/4" = 1' S.C. REAR ELEVATION



1/4" = 1' S.C. FRONT ELEVATION (SEE REVISED PLANS)



These drawings have been prepared by me or under my direct supervision and, to the best of my knowledge and belief, they comply with all applicable laws, codes and regulations of the State of Louisiana and the City of New Orleans. I am not a duly licensed Professional Engineer in the State of Louisiana.

C. A. Wether, Jr.

A. P. R. O. P. O. S. E. D. L. E. S. I. D. E. N. C. E. .
 For
 F. A. Y. E. - W. A. S. N. E. R. .

DELIVERED BY
 DATE: 8-24-08
 SHEETS: 5

RONALD B. BUIEMEDI
 1201 S. W. 22nd St.
 No. 1201 S. W. 22nd St.

NOTICE OF DISCLAIMER

I, Ronald R. Auchtung, hereby certify that I have designed the architectural structure herein. I am not a registered architect or engineer, and therefore cannot participate or have any responsibility for the design and specifications of the foundation and I will not be supervising, participating, or in any way be involved in the construction of this structure and its foundation and I am not responsible for any damages resulting in any deviations from the plan as set forth herein.

Ronald R. Auchtung
RONALD R. AUCTIONG

- All wood framing and fasteners shall comply with the Wood Frame Construction Manual (WFCM) by the American Forest and Paper Association.
- All lumber in contact with concrete or masonry shall be pressure treated.
- All framing lumber shall be Southern Yellow Pine, S4S, No.2 or better 15% maximum moisture content.
- Stud walls and partitions shall be as follows, (unless noted otherwise):
Load bearing and/or exterior walls over 10' high - 2x6@16"o.c.
Load bearing and/or exterior walls 10' high or less - 2x4@16"o.c.
Interior, non-load bearing walls - 2x4@16"o.c.
Wet walls - 2x6@16"o.c.
Block all studs at mid height.
- Secure interior bottom plates to concrete with 1/4" ramsets at 16"o.c. Secure exterior walls with 1/4" dia. x 10" steel anchor bolts with 3-1/2" square washers, at 30" (max.) on center. Embed bolts a minimum of 8" in concrete with 1-1/2" hook. Locate anchor bolts within 6" of all inside and outside corners, and at each side of exterior doors.
- Floor, ceiling, and roof framing shall be as indicated on the drawings. Provide bridging or solid blocking where indicated on the drawings, over supports, and at center span when joist spans exceed 8 feet. Provide rows of bridging at 8'-0" o.c. (max.) for spans exceeding 16'-0".
- Provide double floor joists below walls parallel to joist span.
- Provide 2x6 collar braces at each roof rafter located 24" below ridge.
- Plywood sub-flooring shall be 1/2" tongue and groove, APA rated 48/24, nailed and glued to floor joist with 8d nails. Nail spacing shall be 6"o.c. at panel edges and 12"o.c. at intermediate supports.
- Plywood roof sheathing shall be 5/8" thick, APA rated 40/20. Nail to rafters with 8d nails spaced at 6"o.c. at panel edges and 12"o.c. at each intermediate support. Provide plywood clips at unsupported edges between roof joists. Nail shingles with 6 nails per shingle.
- Wind bracing-Provide APA rated 1/2" plywood sheathing on all exterior walls, from bottom plates to underside of roof rafters, applied horizontally. Lower sheets to be treated plywood. Nail plywood with 8d nails at 4"o.c. at panel edges and 12"o.c. at intermediate supports. Provide solid blocking at unsupported panel edges.
- Joist hangers shall be 16 ga. Type "u" Simpson Strong-Tie, unless noted otherwise. Install joist hangers in strict accordance with manufacturer's instructions. Provide joist hangers for joists and beams which frame into beams. Joist hangers shall be sized for the member(s) supported.
- Opening Header schedule:
First Floor - 2-2x12's
Second Floor - 2-2x10's (3'-0" to 5'-0" opening)
 - 2-2x8's (opening less than 3'-0")
- Bore holes in joists 2" clear from top or bottom edge of joist, not larger than 2" diameter.
- Strap all plates cut away for plumbing with 1-1/2"x18", 24ga. Galvanized straps, both sides of wall, spiked to plates.
- Provide stud columns made up of multiple studs beneath end bearing of beams and headers and as shown on framing plan. Nail each stud to adjacent stud with 16d nails at 12"o.c.
- Provide hurricane straps between wall framing and base plates and between wall framing, top plate and roof framing for a continuous load path to resist wind loads.
- Provide pre-cut, numbered anchorable, 5/8" thick plywood storm covers for all exterior glazed openings.
- Brick lintels above openings shall be 5"x3-1/2"x1/4" galvanized steel angles (minimum), with at least 8" bearing each side of opening.
- Coordinate framing with HVAC, electrical and plumbing requirements.
- "Microllam" beams shall be installed and protected from weather in accordance with the manufacturer's recommendations.

- SPECIFIC NOTES**
- Fireplace shall be equipped with an exterior air supply to assure proper fuel combustion.
 - All bathroom and water closet compartments or similar rooms shall be provided with a window less than 3 square feet with one half of which must be operable. Window will not be required if mechanical ventilation is producing a change of air every 12 minutes is provided. All exhaust shall be vented directly to the outside.
 - All A/C return air chase shall be constructed of one hour fire rated construction.
 - Verify fireplace cap with fireplace manufacturer for approval before fabrication and installation.
 - Air kit to extend to exterior.
 - All water lines above top plate shall be insulated.
 - Spot survey to be furnished along with flood elevation letter before pouring concrete.

2) Handrails having minimum and maximum heights of 30 inches and 38 inches, respectively, measured vertically from the nosing of the treads, will be provided on at least one side of stairways of three or more risers. All required handrails will be continuous the full length of the stairs. Ends will be returned or will terminate in newel posts of safety terminals. The handgrip portion of the handrails will not be more than 2 5/8 inch in cross-sectional dimensions, or the shape will provide an equivalent gripping surface. The hand grip portion of handrails will have a smooth surface with no sharp corners. CABO-1995 315.1.

PLANNING D.D.A.
DATE 8-13-08
SECRETARY



These plans have been prepared by or under my supervision and, to the best of my knowledge and belief, they comply with all applicable requirements. I am not generally a civil engineer.

C.A. Withern, Jr.



1/4" Scale LEFT SIDE ELEVATION

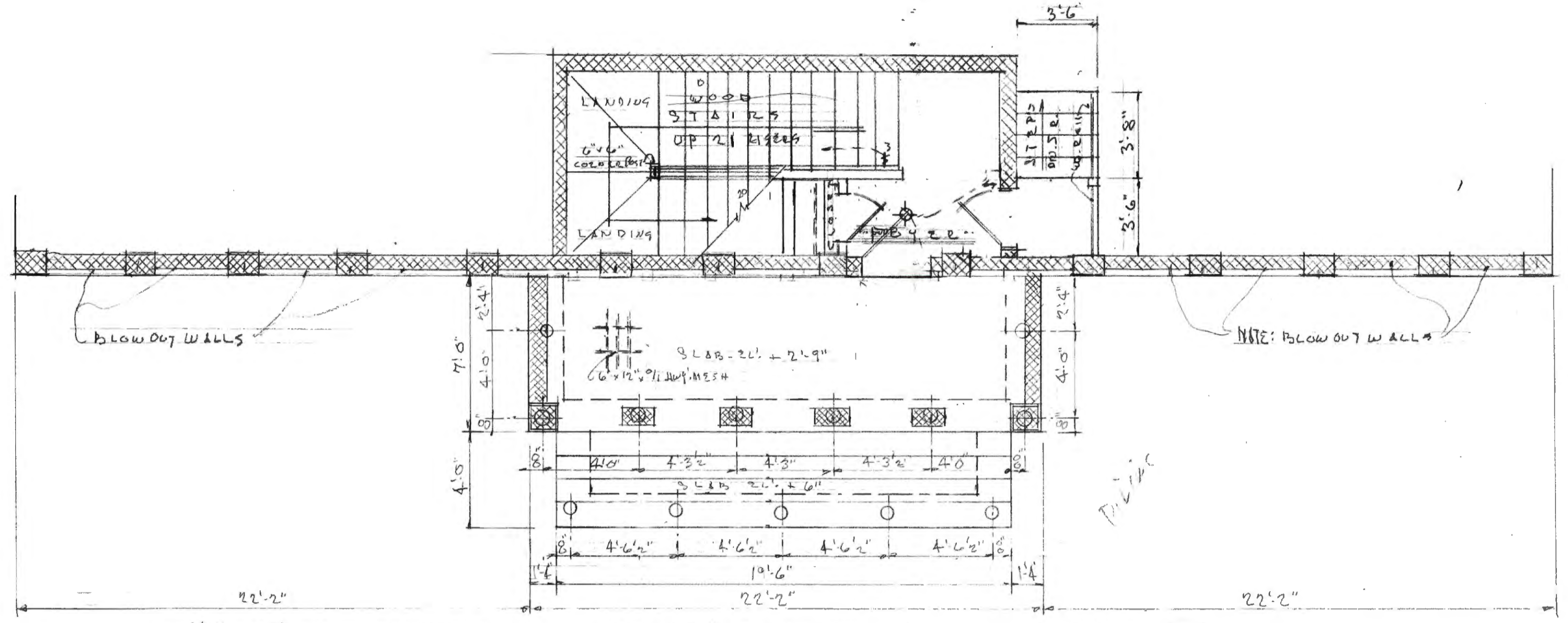


1/4" Scale RIGHT SIDE ELEVATION

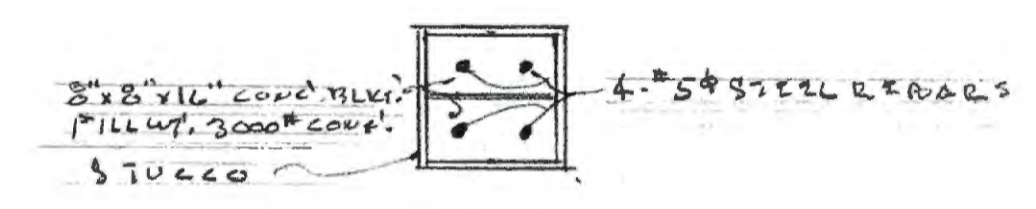
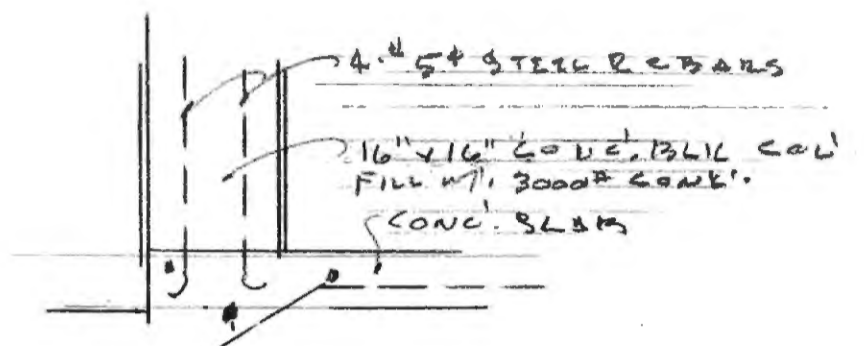
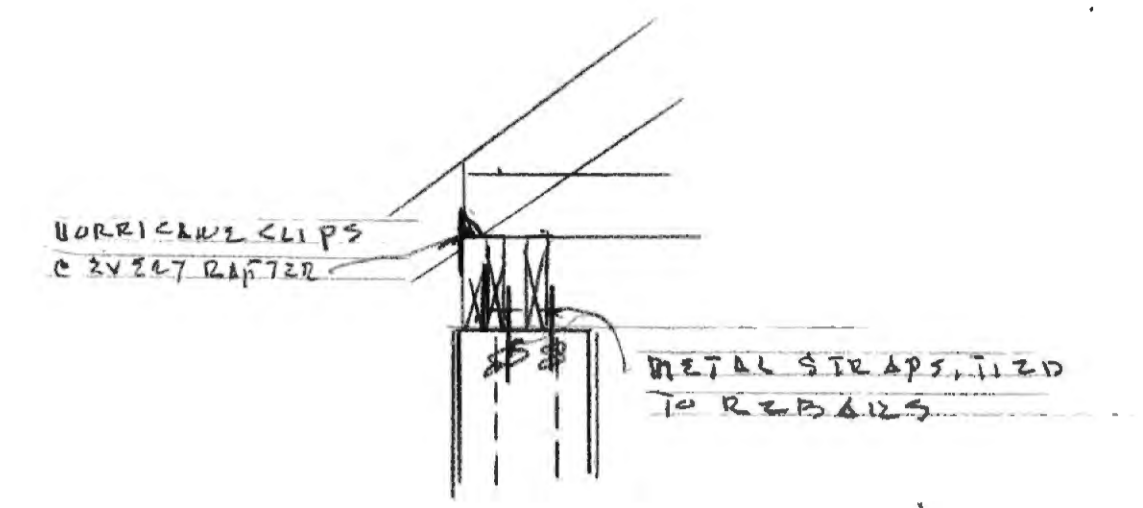
FLOOR LINE
11'0"
12'0"
SLEES LUGS
3/8"
GROUND LEVEL

3/8" SLOPE TO GROUND

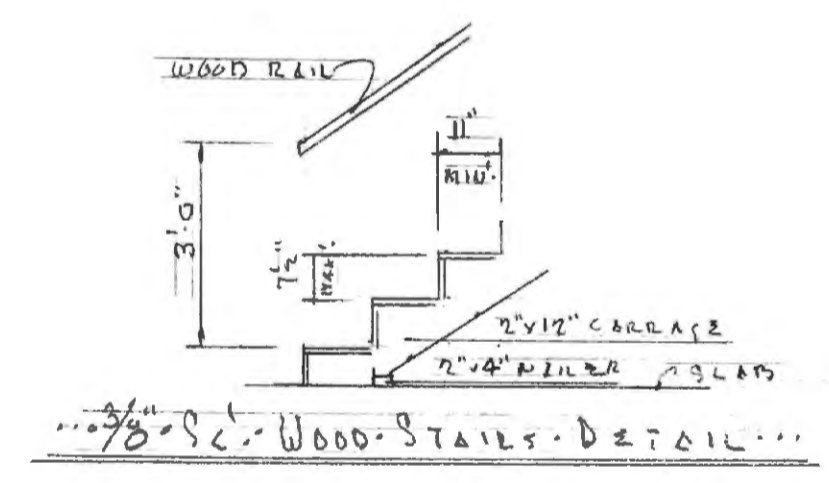
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3'-0"



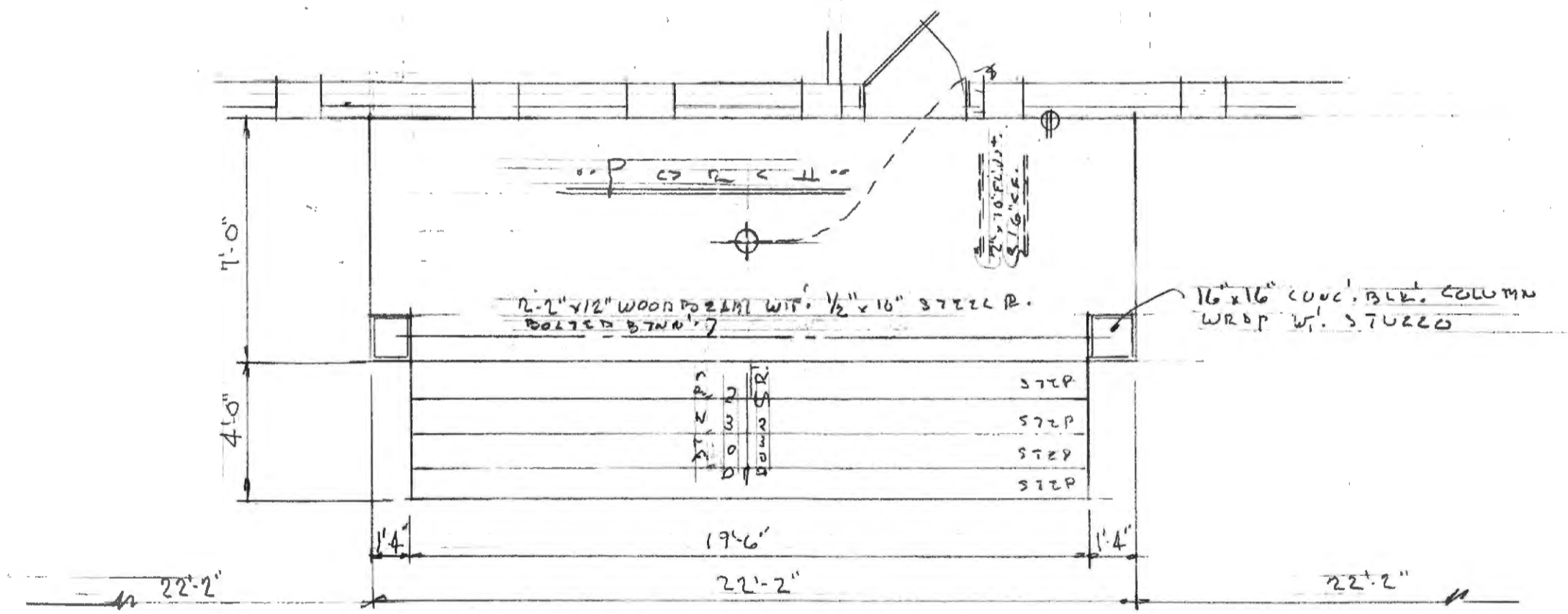
1/4" S.C. REVISED FOUNDATION PLAN & SLAB PLAN



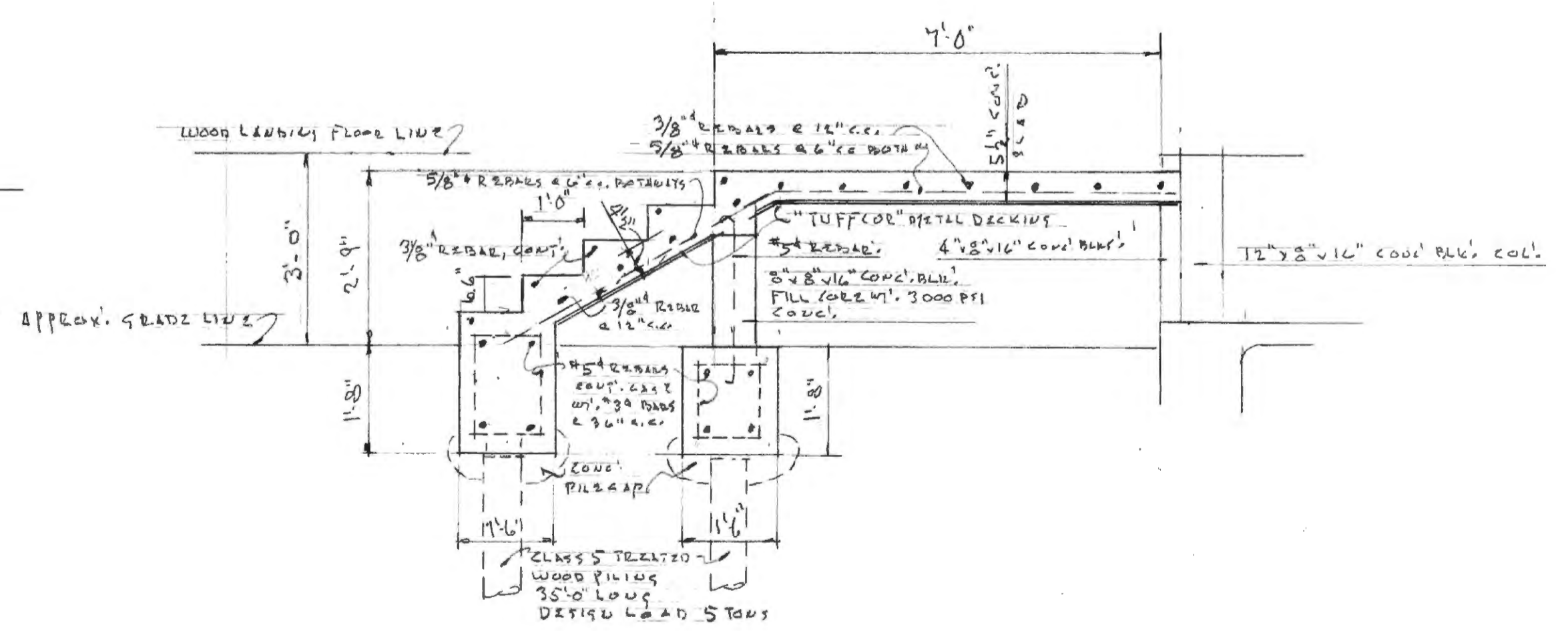
1/2" S.C. PORCH COLUMN DETAILS



3/8" S.C. WOOD STAIRS DETAIL



1/4" S.C. REVISED FIRST FLOOR PLAN OF PORCH



1/2" S.C. CONCRETE PORCH STEPS DETAIL

Rev: 5-5-09
8-27-09