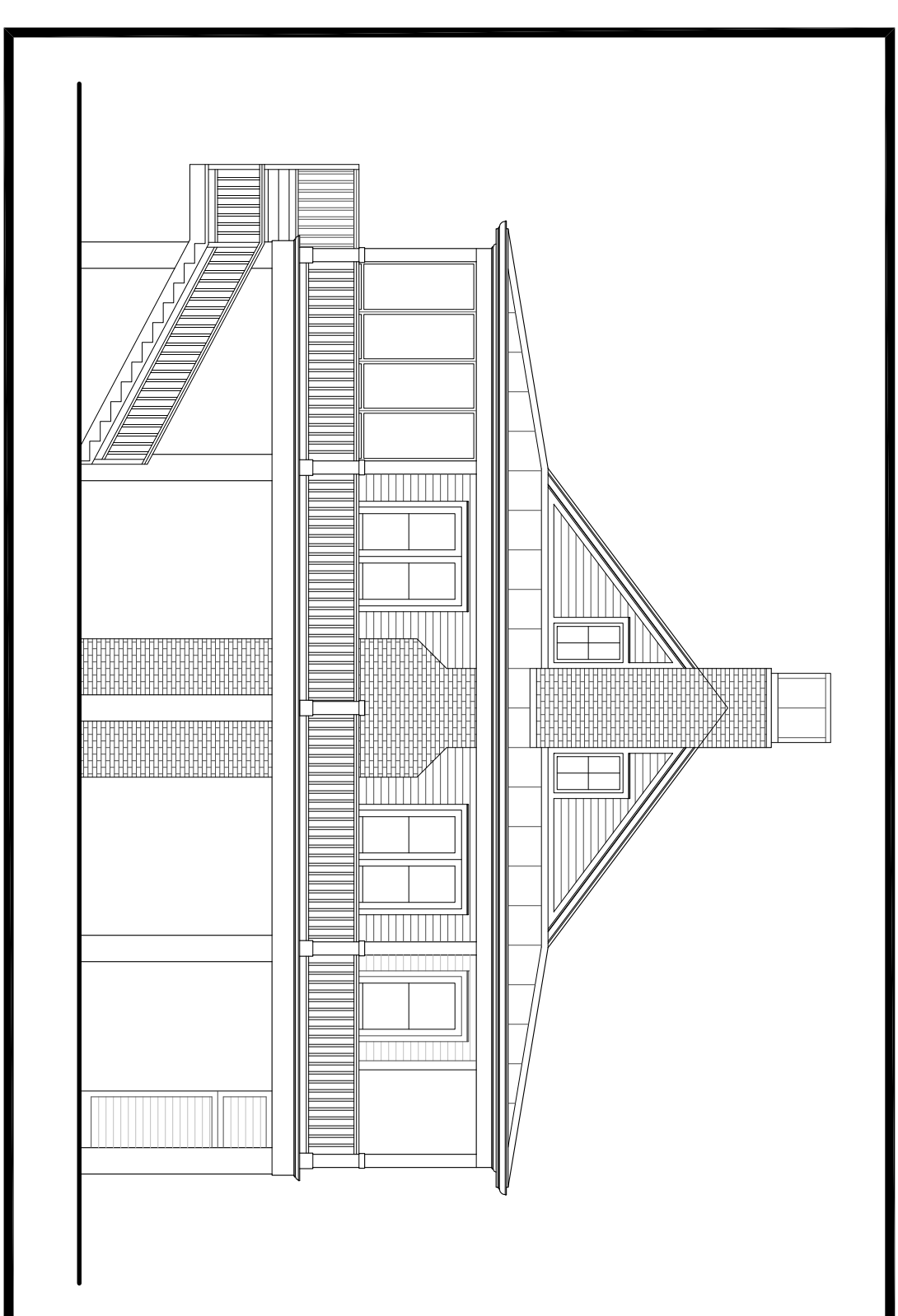


PROPOSED FRONT FACADE



PROPOSED REAR FACADE

# Additions & Renovations to The Smith Residence US Highway 90 New Orleans, LA 70129

## Building Information

### Project Address

US Highway 90  
New Orleans, LA 70129

### Zoning

Site Description: CHEF MENTEUR SUBDIVISION, THIRD DISTRICT  
NEW ORLEANS SQUARE 1

### Gross Building Area

Conditioned 1,983 SF  
Porches 1,150 SF

Total Footprint 3,133 SQUARE FEET

## Directory

### Owner

Jim Smith  
US Highway 90  
New Orleans, LA 70129

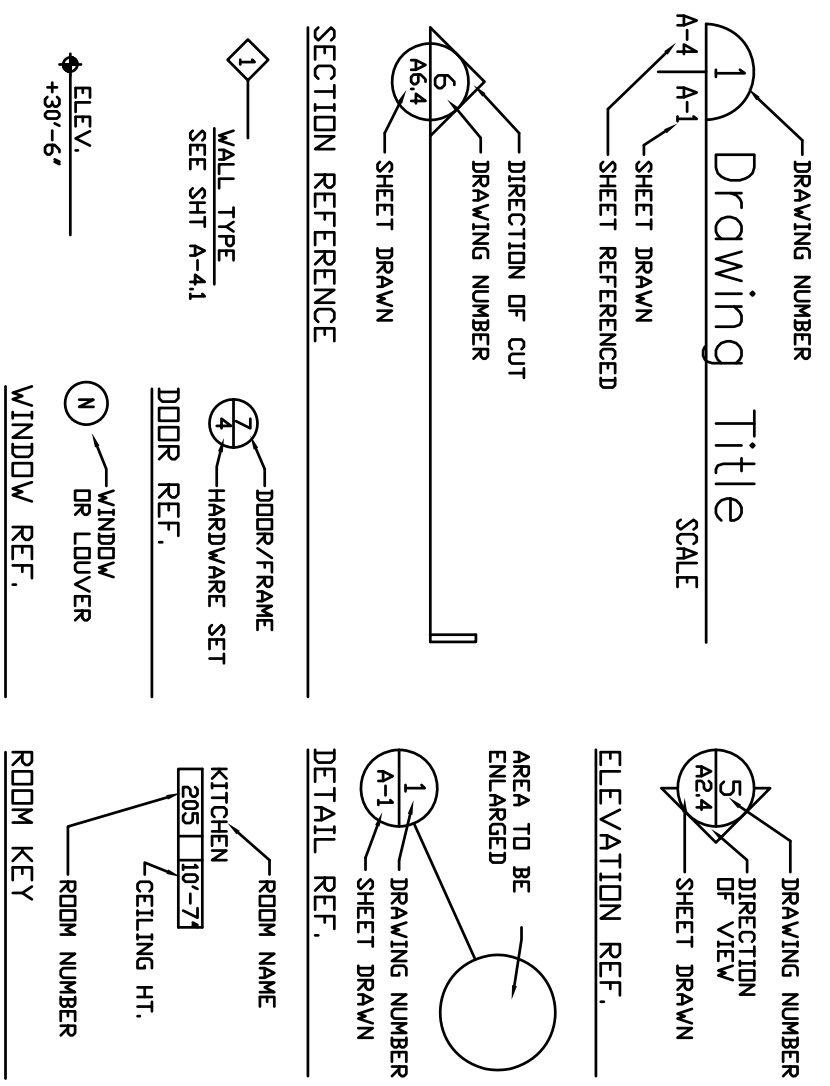
### General Contractor

Company  
Address  
C: XXX-XX-XXXX  
O: XXX-XX-XXXX  
Contact: TBD

### Architect

Melanon Ortega Designs  
7711 Maple Street  
New Orleans, Louisiana 70118  
504-450-9913  
Contact: Patrick Melanon

## Architectural Symbols



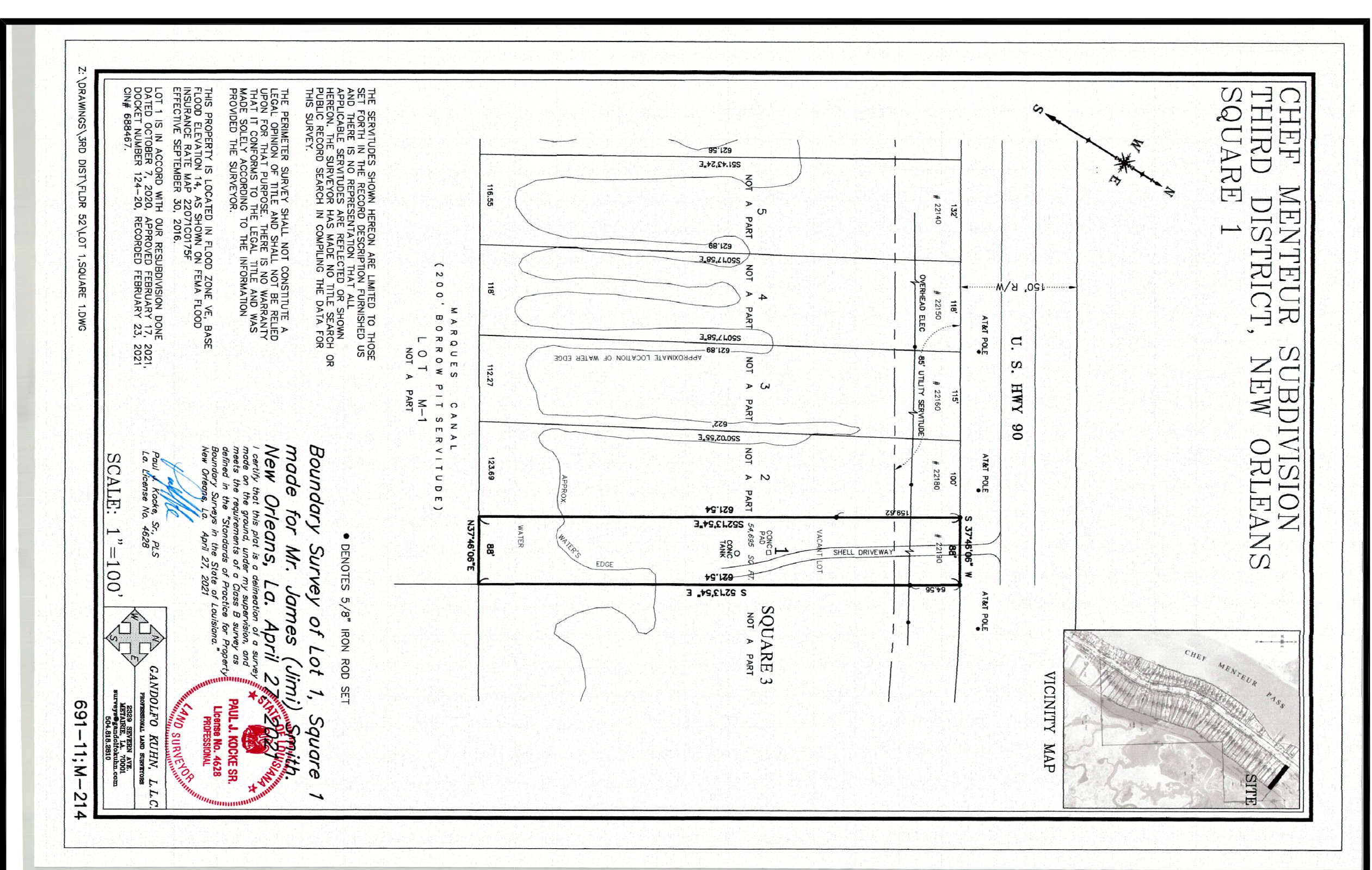
## Index Of Drawings

ARCHITECTURAL DRAWINGS	TITLE SHEET, SHEET INDEX & SURVEY
#1	T-1000 - TITLE SHEET, SHEET INDEX & SURVEY
#2	A-1000 - SITE / ROOF PLAN - PROPOSED
#3	A-1010 - FIRST FLOOR PLAN - PROPOSED
#4	A-1020 - ROOF PLAN - PROPOSED
#5	A-2010 - ELEVATIONS - NORTH & SOUTH PROPOSED
#6	A-2020 - ELEVATIONS - EAST & WEST PROPOSED
#7	A-2030 - OPENING SCHEDULE
#7	E-1010 - FIRST FLOOR LIGHTING RCP

## Life Safety Compliance / General Notes

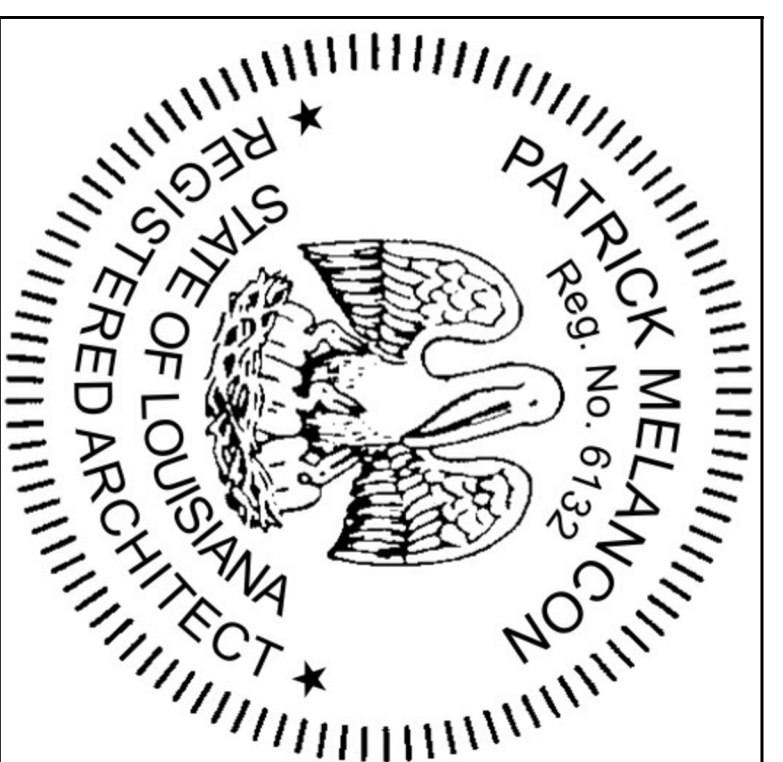
- ALL CONSTRUCTION DOCUMENTS, STANDARD NOTES, RESPONSE LETTERS AND CODE CITATIONS SHALL COMPLY WITH THE 2015 EDITION OF THE IRC TO PROPERLY REFLECT THE CURRENT BUILDING CODE SECTIONS.
- THIS STRUCTURE SHALL BE DESIGNED FOR 130 MPH BASIC WIND SPEED - INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR IMPACT RESISTANCE AT OPENINGS AND HURRICANE STRAPS AT RAFTERS AND TOP PLATES. **SEE STRUCTURAL.**
- WIND BORNE DEBRIS PROTECTION FOR WINDOWS SHALL BE PROVIDED IN ACCORDANCE WITH R301.2.1.2 IRC 2015 ED. WITH THE USE OF ACCEPTED PLYWOOD COVERING & OPERABLE SHUTTERS **(SEE A201-A202)**
- BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SEC. R322.1.8 IRC 2015 ED.
- WHERE TOILET ROOMS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1507 OF THE IRC 2015 ED.
- BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SEC. R322.1.8 IRC 2015 ED.
- INSULATION SHALL BE PROVIDED AS REQUIRED BY SECTION 1102 OF THE IRC 2015 ED. (TYP. CEILING/WALL/FLOOR IS R-30/R-13/R-13).
- GUARDS WILL BE INSTALLED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES ABOVE GRADE. SEC R312.1 IRC 2015 ED. **(SEE A101 / A102).**
- EXTERIOR STAIRS OF FOUR OR MORE RISERS WILL HAVE A HANDRAIL IN COMPLIANCE WITH R311.7.8 IRC 2015 ED. **(SEE A101).**
- SEE CARBON MONOXIDE / SMOKE DETECTOR LOCATIONS **(SEE E101 - E103).**
- ALL HABITABLE ATTICS AND SLEEPING AREAS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING AS PER SECTION R310.1 OF THE IRC 2015 ED. **(SEE A201 - A202).**
- A BENCHMARK CERTIFICATE OR ELEVATION CERTIFICATE HAS BEEN SUBMITTED TO VERIFY THAT THE STRUCTURE MEETS THE REQUIRED ADVISORY BASE FLOOD ELEVATION.

## Site Survey



PRICING/PERMIT SET  
**NOT FOR CONSTRUCTION**

Additions & Renovations  
to  
The Smith Residence  
US Highway 90  
New Orleans, LA 70129



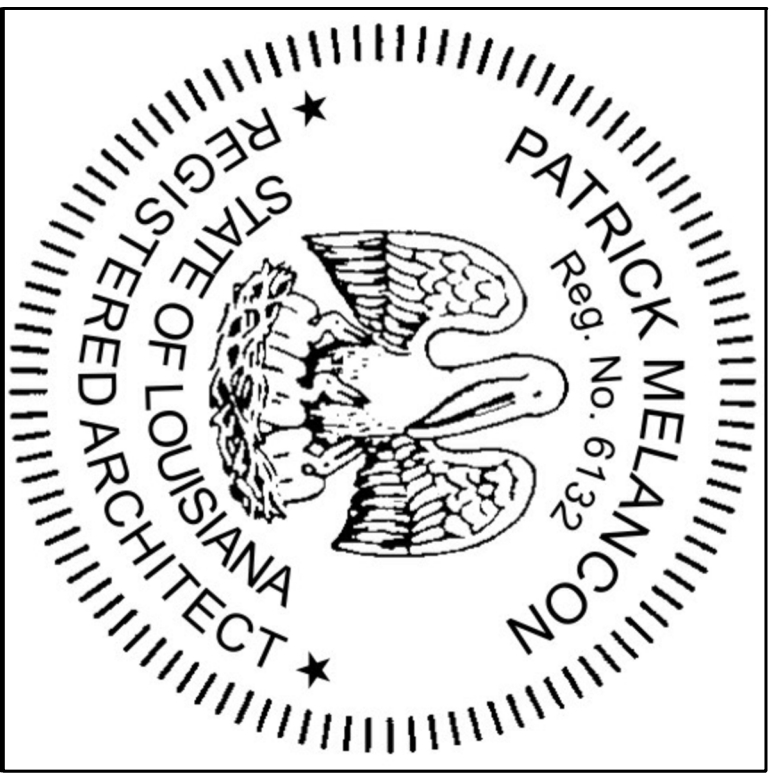
Title & Sheet Index	
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Project #:	Revision:
Date: 03-11-2022	Revision:
Scale:	
Drawn By:	
Checked By:	
Revision:	
Revision:	
<b>T-1.00.0</b>	



PRICING/PERMIT SET

NOT FOR CONSTRUCTION

Additions & Renovations  
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1st Floor Plan

Sheet #: 3 of X

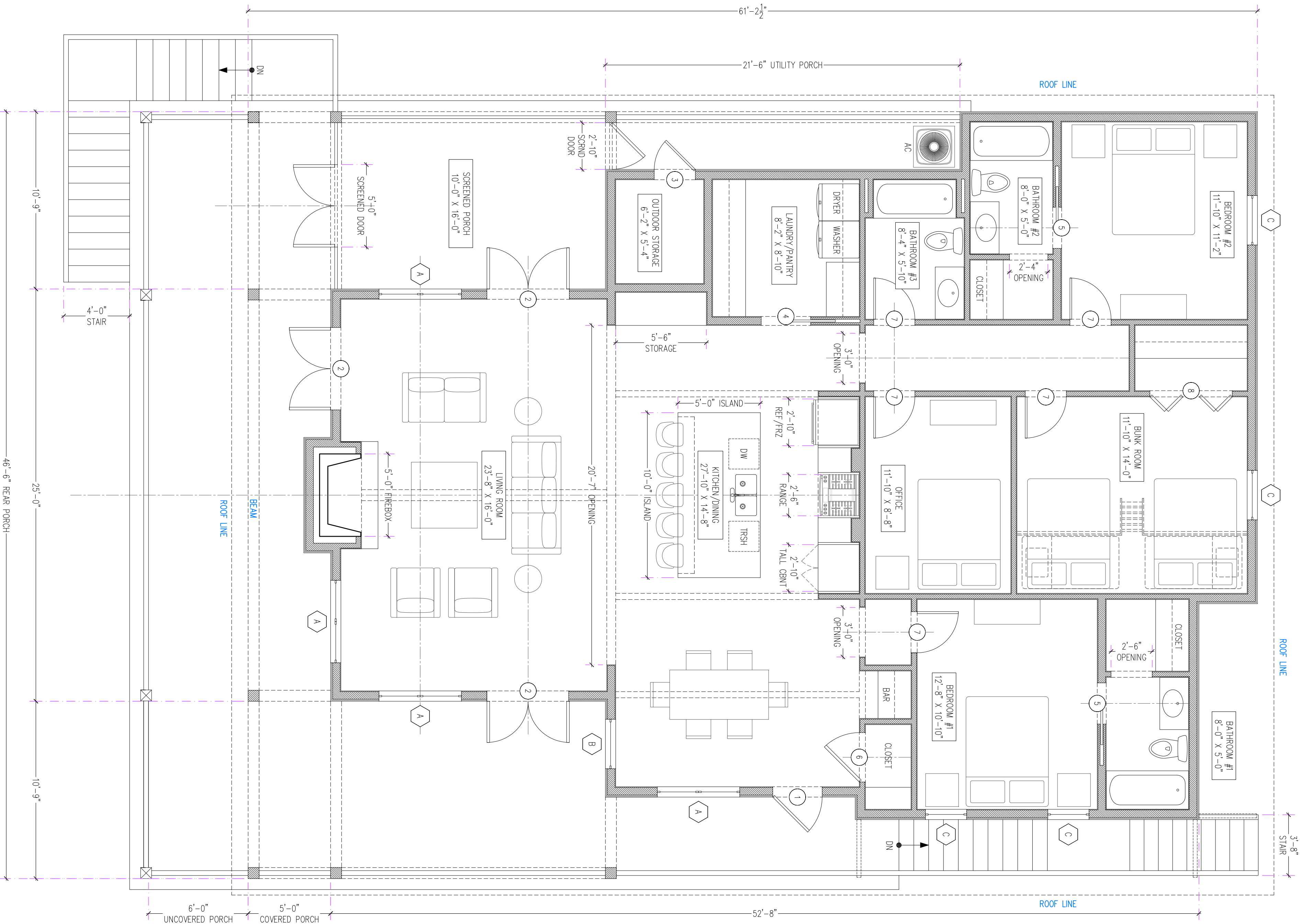
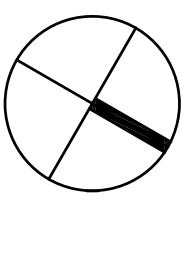
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Date: 03-11-2022	Revision:
Scale:	
Drawn By:	
Checked By:	
Revision:	
Revision:	

A-1.01.0

1 Plan - First Floor

A-101 | A-101

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



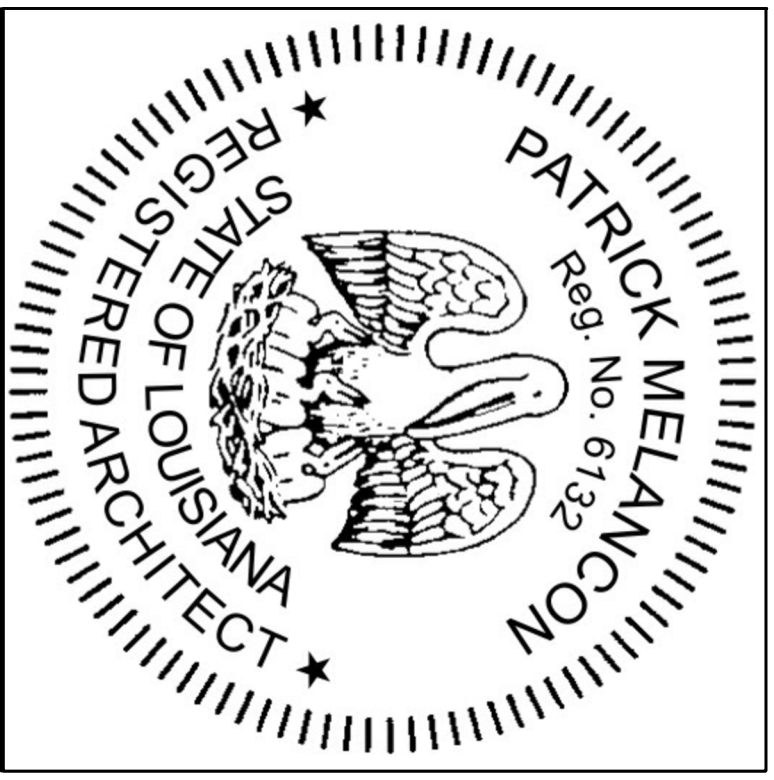
MELANCON ORTEGA DESIGNS  
ARCHITECTURE + INTERIORS

NEW ORLEANS, LA  
504.450.9137 • PATRICK@MODOAL.COM • E

PRICING/PERMIT SET

NOT FOR CONSTRUCTION

Additions & Renovations  
to  
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US Highway 90  
New Orleans, LA 70129



Roof Plan

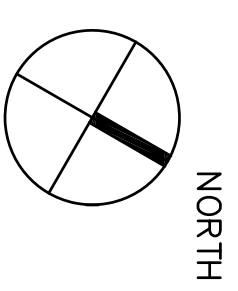
Sheet #: X of X

Project #:	Revision:
Date: 03-11-2022	Revision:
Scale:	
Drawn By:	
Checked By:	
Revision:	
Revision:	

A-1.02.0

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

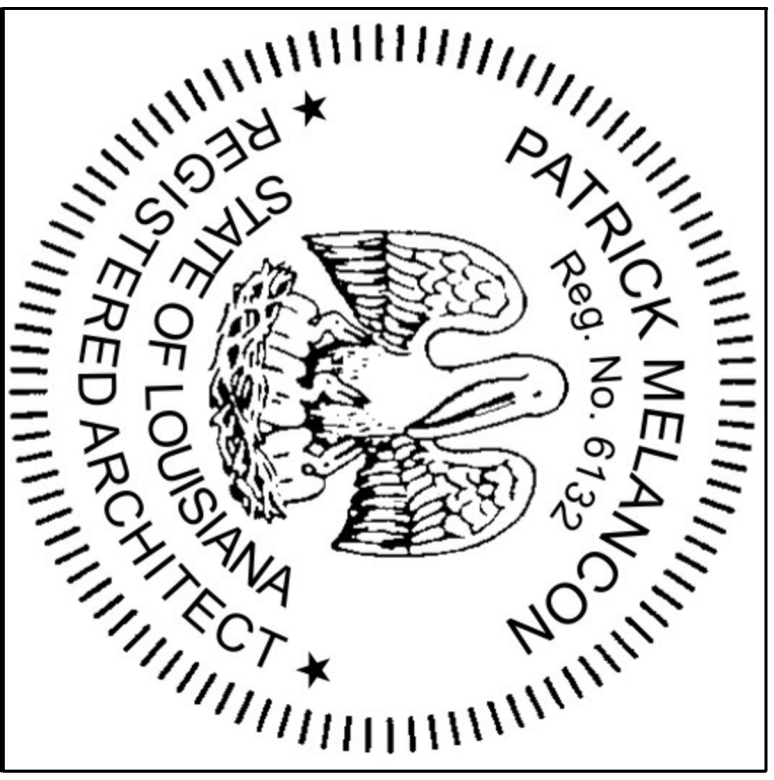
A-102 | A-102



PRICING/PERMIT SET

NOT FOR CONSTRUCTION

Additions & Renovations  
to  
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US Highway 90  
New Orleans, LA 70129

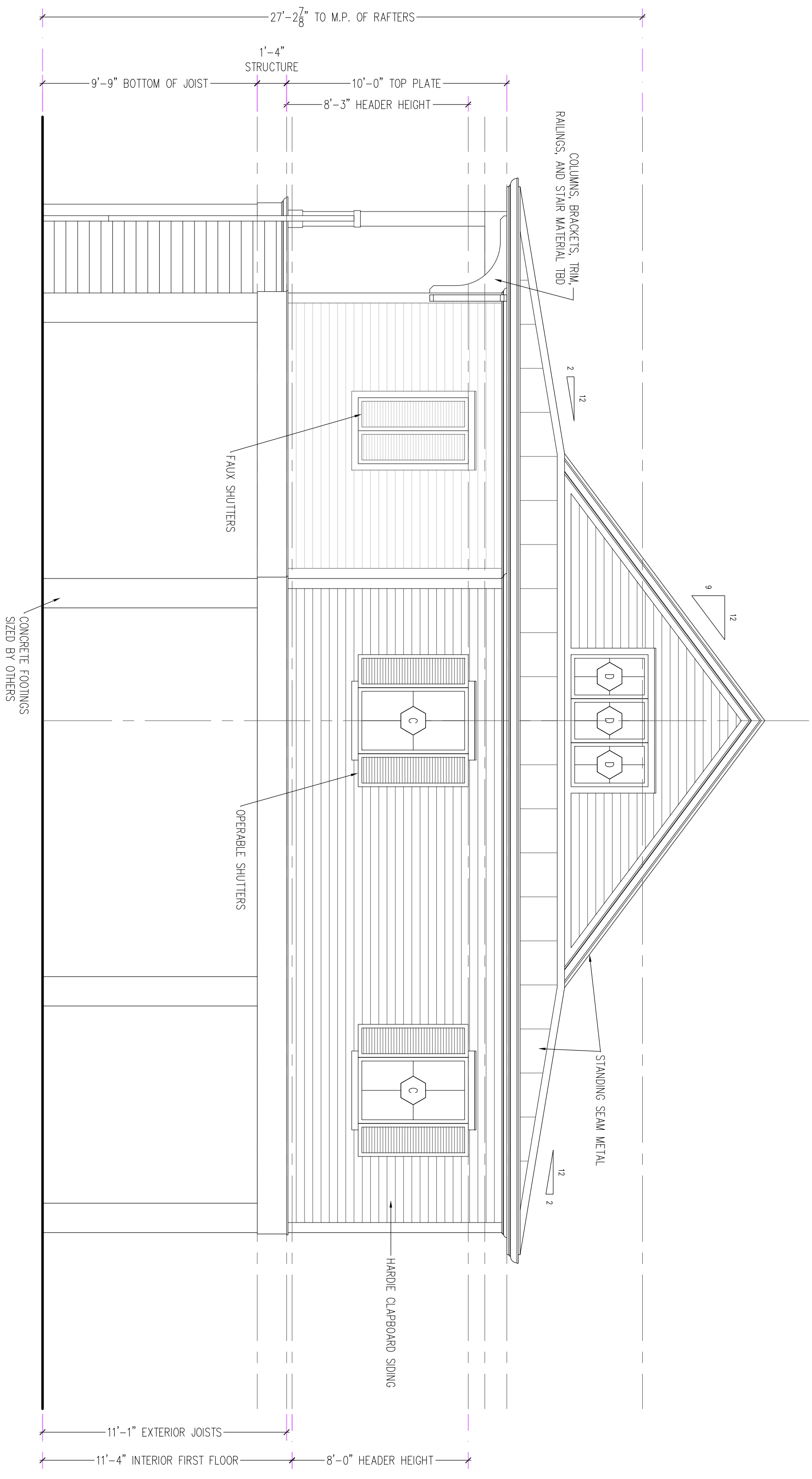


Exterior Elevations

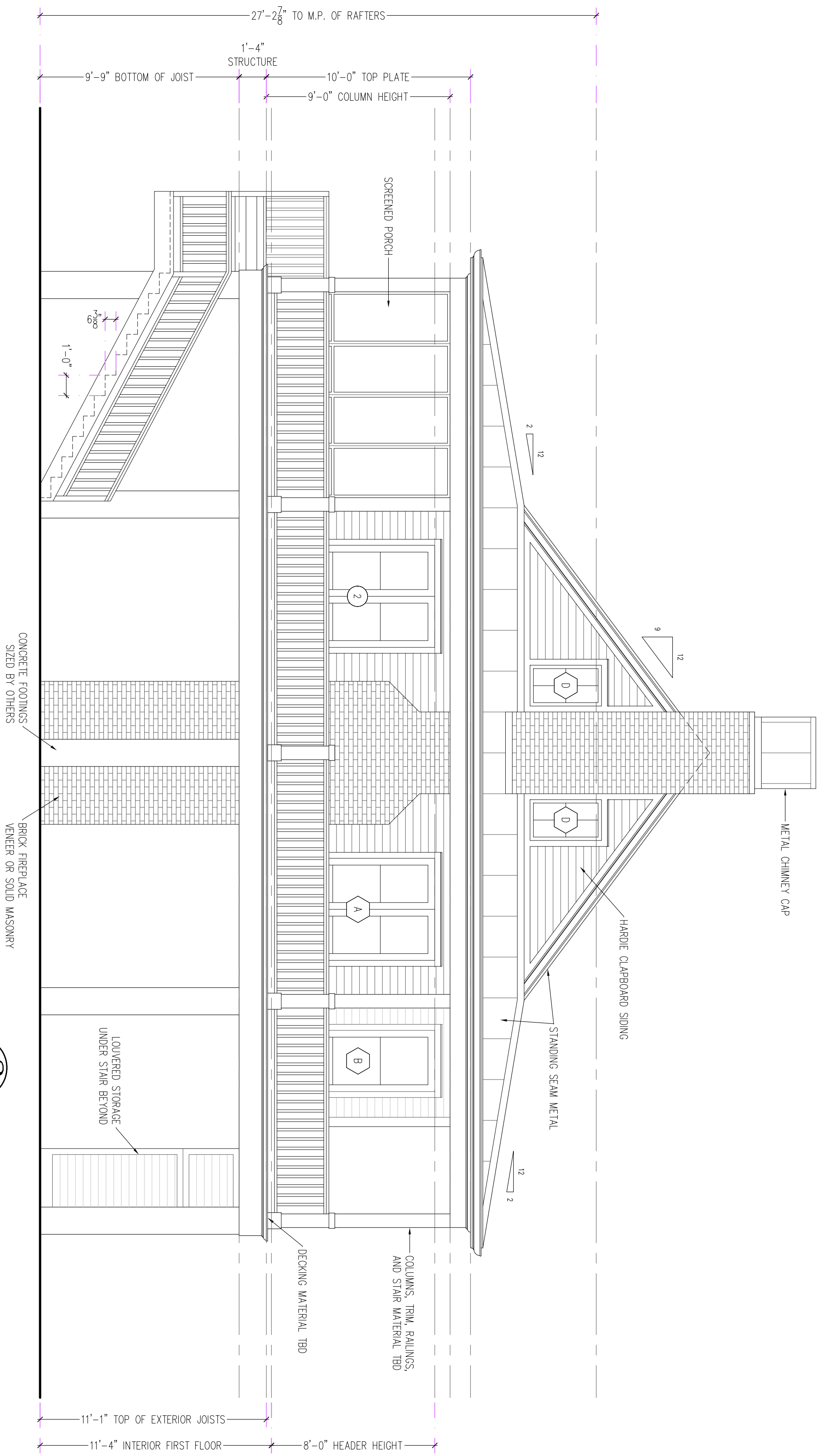
Sheet #: 5 of X

Project #:	Revision:
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Revision:	
Revision:	

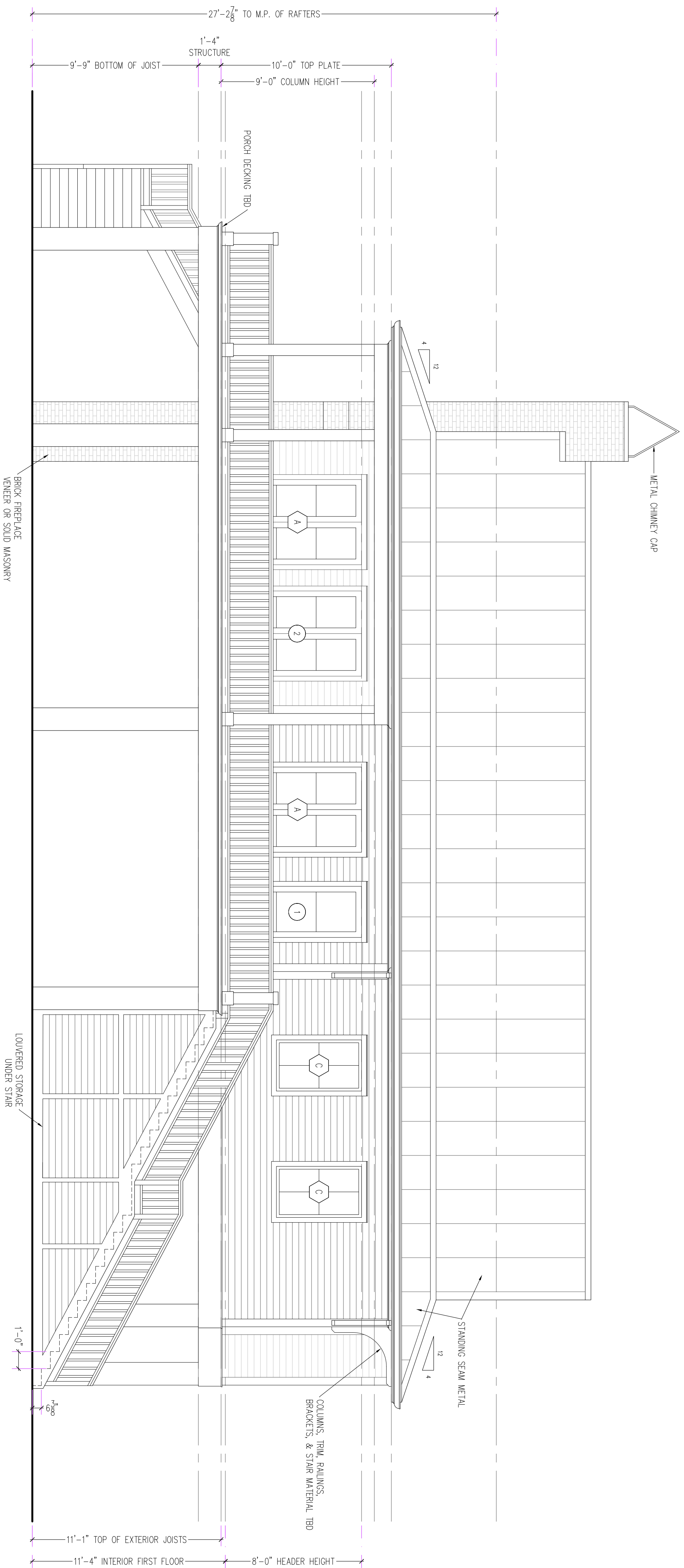
**A-2.01.0**



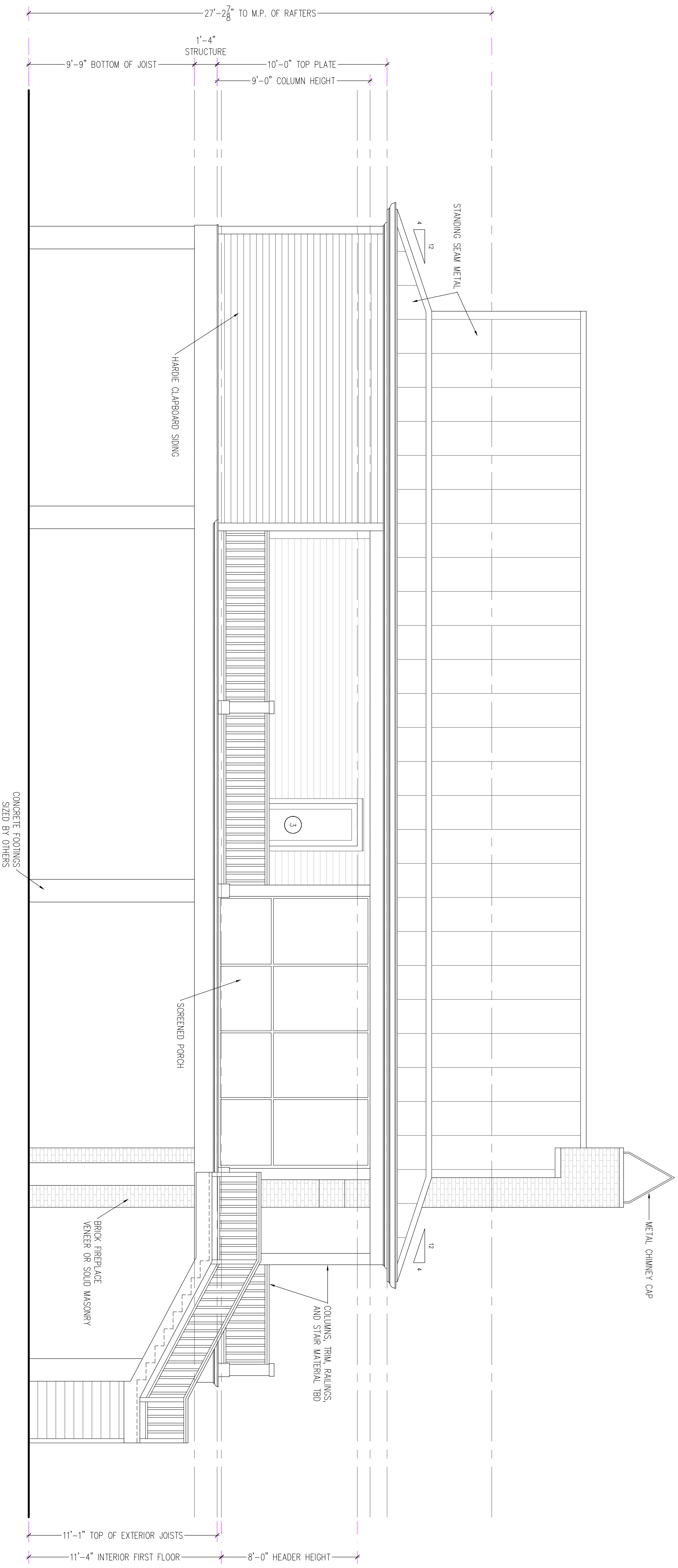
**1** Elevation - North  
A-201 | A-201  
SCALE: 1/4" = 1'-0"



**2** Elevation - South  
A-201 | A-201  
SCALE: 1/4" = 1'-0"



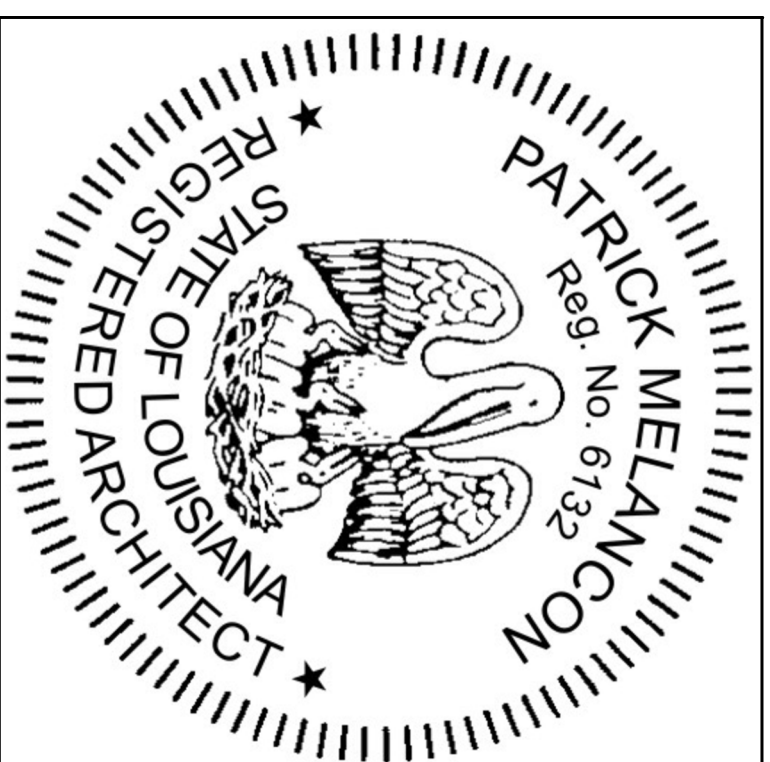
**1** Elevation – East  
 A-202 | A-202  
 SCALE: 1/4" = 1'-0"



**2** Elevation – West  
 A-202 | A-202  
 SCALE: 1/4" = 1'-0"

PRICING/PERMIT SET  
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Additions & Renovations  
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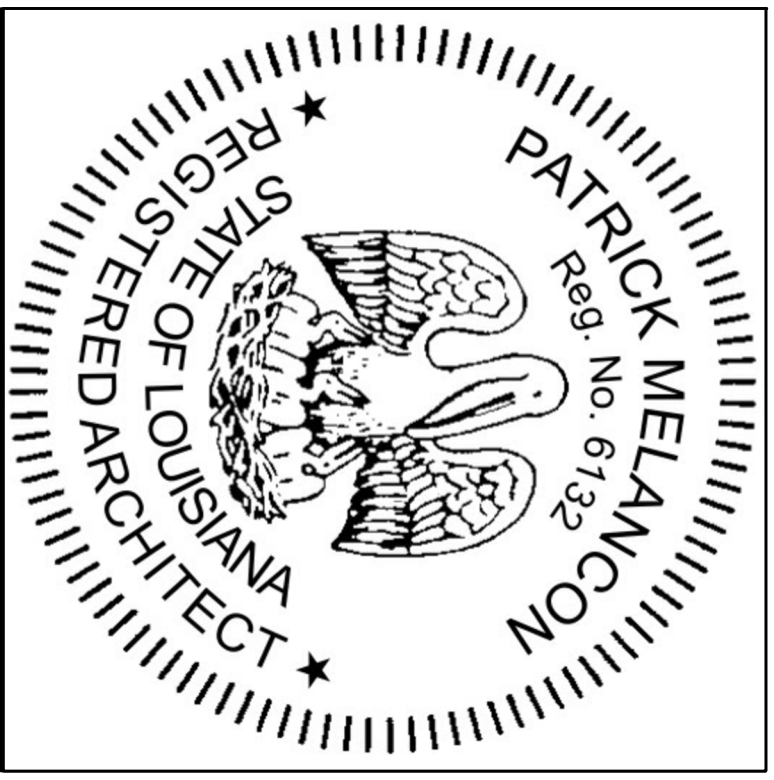


Exterior Elevations  
 Sheet # 6 of X

Project #:	Revision:
Date: 03-11-2022	Revision:
Scale:	
Drawn By:	
Checked By:	
Revision:	
Revision:	

**A-2.02.0**

Additions & Renovations  
to  
The Smith Residence  
US Highway 90  
New Orleans, LA 70129



Exterior Elevations

Sheet # 6 of 11

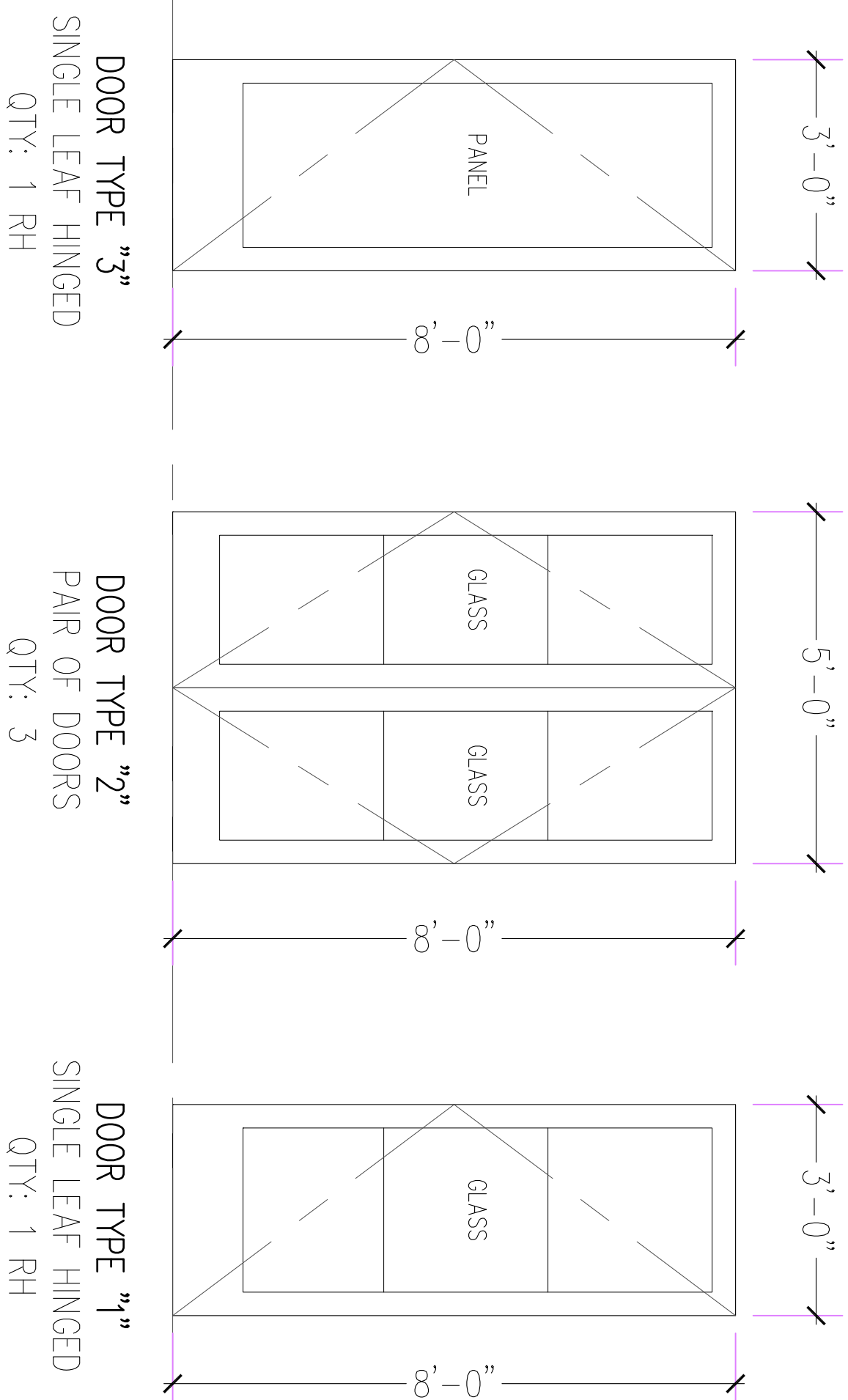
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Date: 03-11-2022	Revision:
Scale:	
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Revision:	
Revision:	
Revision:	

A-2.03.0

1 Exterior Doors

A-203 A-203

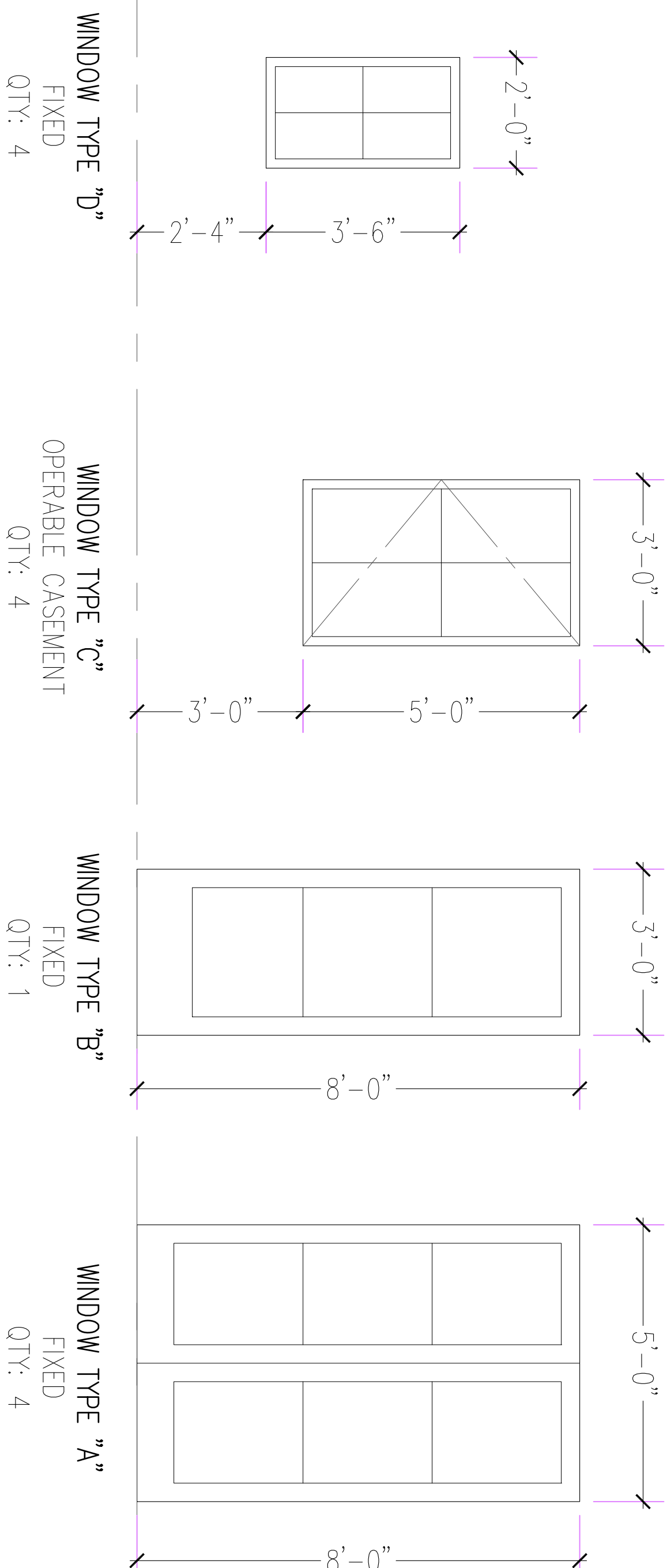
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2 Exterior Windows

A-203 A-203

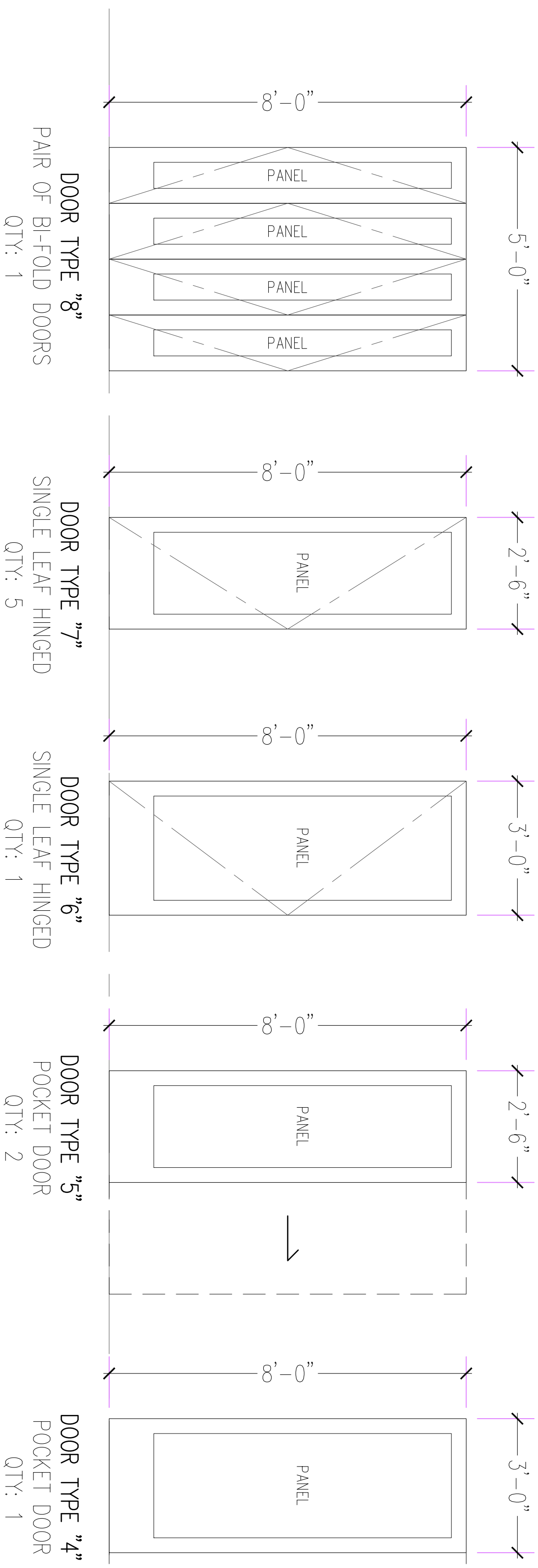
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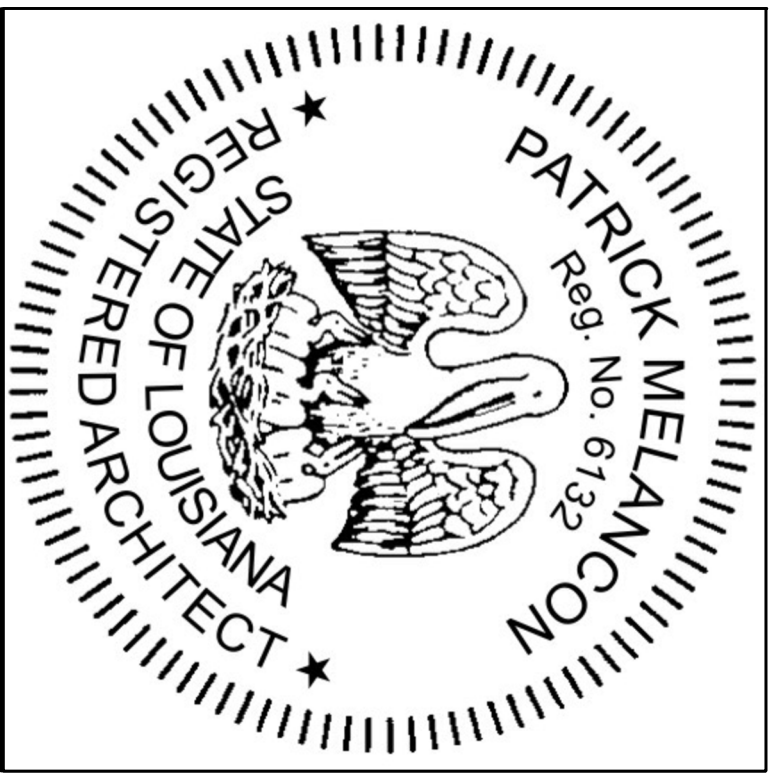
3 Interior Doors

A-203 A-203

SCALE: 1/2" = 1'-0"



Additions & Renovations  
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New Orleans, LA 70129



Lighting RCP

Sheet # of X

Project #:	Revision:
Date: 03-11-2022	Revision:
Scale:	
Drawn By:	
Checked By:	
Revision:	
Revision:	

E-1.01.0

**1** Plan - First Floor Lighting RCP

A-101 | E-101

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



FIGURE LEGEND

- F1 - 4IN SQUARE RECESSED
- F1A - 2IN SQUARE RECESSED
- F1B - 4IN SQUARE RECESSED GIMBLE
- F2 - DESIGNER PROVIDED CEILING MOUNT FIXTURE
- F2.G - BEYOLQ OR SIM. GAS PENDANT
- F3 - DESIGNER PROVIDED WALL MOUNT FIXTURE
- F3.G - BEYOLQ OR SIM. GAS SCOURG
- F4 - UNDER CABINET LED STRIP LIGHTING
- F6 - 4 INCH SQUARE RECESSED WET/OUTDOOR RATED
- F7 - DESIGNER PROVIDED CEILING FAN
- F8 - EXTERIOR SPOTLIGHT
- F9 - RECESSED MOUNT CHANNEL OUTDOOR LED STRIP
- F10 - SOFFIT OUTDOOR PUCK LIGHT

SCC ● SMOKE & CARBON MONOXIDE DETECTOR ALARM

NOTE:  
SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PROVIDED AS PER SECTION 905 OF THE IRC 2015 EDITION.