

Renovations & Additions to 6336 Pratt Drive New Orleans, LA 70122

Renovations & Additions
to
6336 Pratt Drive
New Orleans, LA 70122

Building Information

Project Address

6336 Pratt Drive
New Orleans, LA 70122

Zoning

Zoning: S-RS (Suburban Single-Family Residential District)

Gross Building Area

Existing First Floor - Conditioned 2,174 SQUARE FEET
Existing Second Floor - Conditioned 905 SQUARE FEET
3,079 SQUARE FEET (CONDITIONED)

Proposed Porches 363 SQUARE FEET
Proposed Shed 113 SQUARE FEET
Proposed Garage 507 SQUARE FEET
Total 4,062 SQUARE FEET UNDER BEAM

Directory

Owner

Jimi & Jenny Smith
6336 Pratt Drive
New Orleans, LA 70122

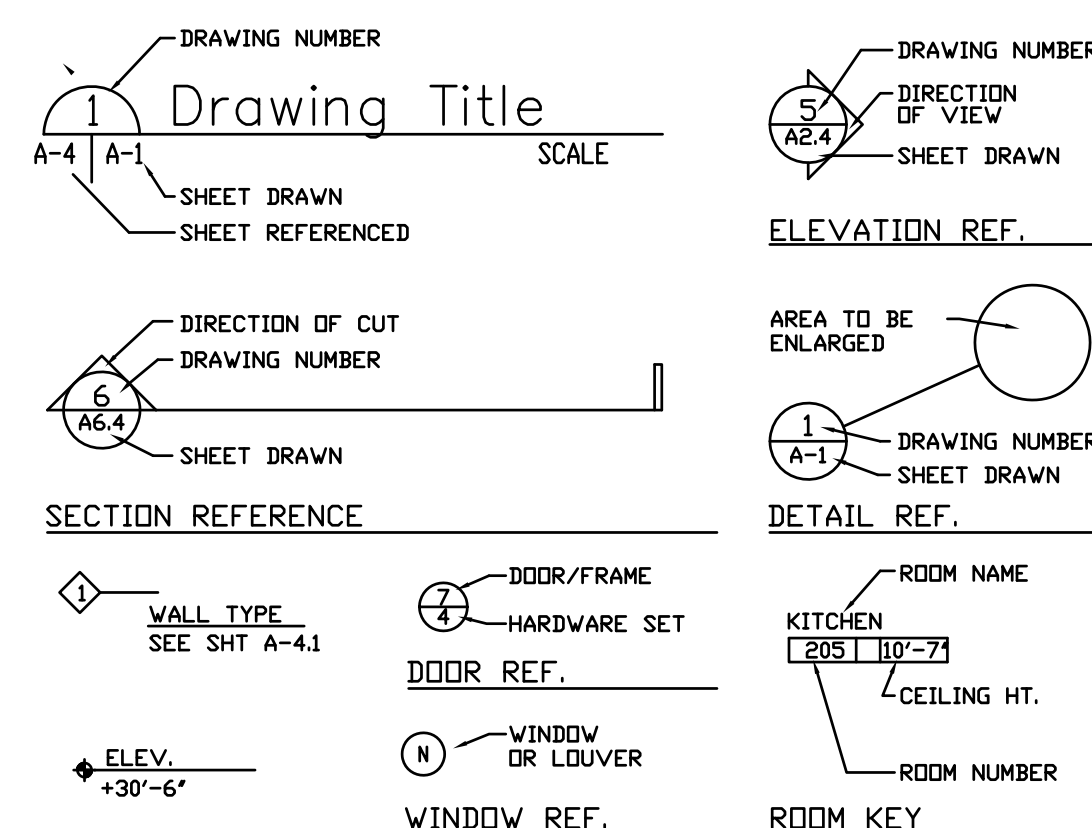
General Contractor

James A. Smith (Owner / Contractor)
6336 Pratt Drive
New Orleans, LA 70122
Contact: James A. Smith

Architect

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

Architectural Symbols



Index Of Drawings

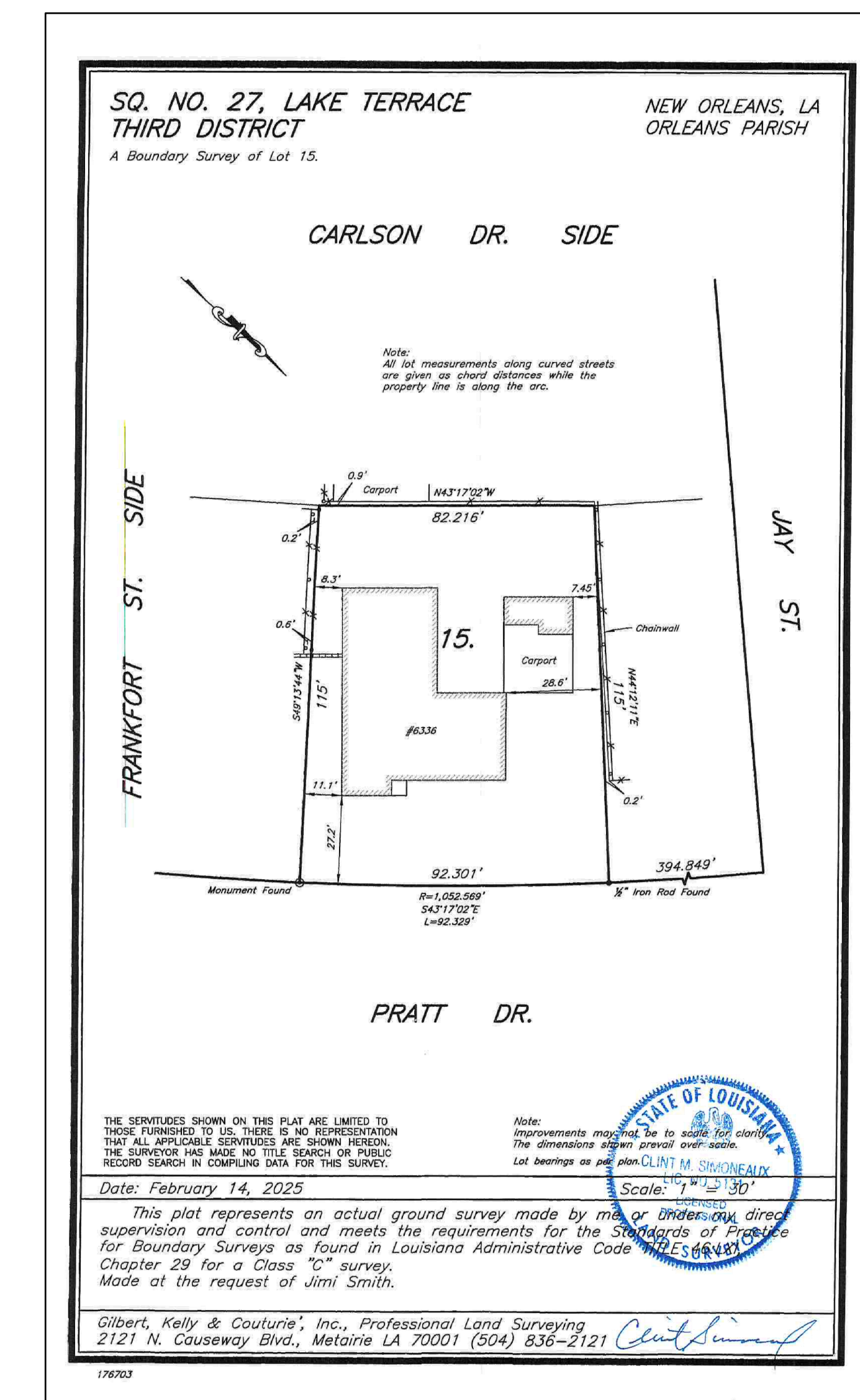
ARCHITECTURAL DRAWINGS

- #1 T-100.0 - TITLE SHEET & SHEET INDEX
- #2 A-100.0 - SITE PLAN - EXISTING & PROPOSED
- #3 A-101.0 - PLAN - FIRST FLOOR - EXISTING
- #4 A-101.1 - PLAN - FIRST FLOOR - PROPOSED
- #5 A-101.2 - FENCE PLANS & DETAILS
- #6 A-201.0 - EXTERIOR ELEVATION - EXISTING & PROPOSED
- #7 A-202.0 - EXTERIOR ELEVATION - EXISTING & PROPOSED
- #8 A-203.0 - EXTERIOR ELEVATION - EXISTING & PROPOSED
- #9 A-204.0 - EXTERIOR ELEVATION - EXISTING & PROPOSED
- #10 A-205.0 - SCHEDULE
- #11 E-101.0 - ELECTRICAL PLAN - FIRST FLOOR - PROPOSED

STRUCTURAL DRAWINGS

- #1 T-100.0 - TITLE SHEET & SHEET INDEX
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- #11 E-101.0 - ELECTRICAL PLAN - FIRST FLOOR - PROPOSED

Survey



Life Safety Compliance /General Notes

- ALL CONSTRUCTION DOCUMENTS, STANDARD NOTES, RESPONSE LETTERS AND CODE CITATIONS SHALL COMPLY WITH THE 2021 EDITION OF THE IRC TO PROPERLY REFLECT THE CURRENT BUILDING CODE SECTIONS INCLUDING SECTIONS N1101 THRU N1104.
- THIS STRUCTURE SHALL BE DESIGNED FOR 130 MPH BASIC WIND SPEED AND SHALL COMPLY WITH THE 2021 EDITION OF THE IRC SEC. R301 - INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR IMPACT RESISTANCE AT OPENINGS AND HURRICANE STRAPS AT RAFTERS AND TOP PLATES. SEE STRUCTURAL.
- A BENCHMARK CERTIFICATE OR ELEVATION CERTIFICATE HAS BEEN SUBMITTED TO VERIFY THAT THE STRUCTURE MEETS THE REQUIRED ADVISORY BASE FLOOD ELEVATION.
- BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SEC. R322.1.8 IRC 2021 ED.
- GARAGE CONSTRUCTION BELOW THE CONSTRUCTION BENCHMARK OR BASE FLOOD ELEVATION MUST HAVE FLOOD VENTS AND FLOOD RESISTANT MATERIALS.
- ENCLOSED AREAS USED FOR PARKING VEHICLES, BUILDING ACCESS, OR STORAGE REQUIRE FLOOD VENTS AS PER 2021 IRC, SEC. R322.2.2.
- WHERE TOILET ROOMS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1507 OF THE IBC 2021 ED. ALSO NOTE, NO PLUMBING TO BE INSTALLED BELOW BASE FLOOD ELEVATION.
- SEE CARBON MONOXIDE / SMOKE DETECTOR LOCATIONS (SEE E101 - E102). LOCATIONS SHOWN AS PER 2021 IRC, SEC. R314.3 & SEC. R315.
- FIRE SEPARATION TO BE PROVIDED BETWEEN DWELLING AND GARAGE AS PER IRS 2021, SEC. R302.6.
- CONTRACTOR TO PROVIDE ONE ACCESS PANEL FOR ALL UNDER-FLOOR SPACES. ACCESS PANELS SHALL BE A MINIMUM 18" X 24" IN ACCORDANCE WITH 2021 IRC, SEC. R408.4.
- 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 2021 ED. (SEE A201 - A204).
- PROVIDE ATTIC VENTILATION AS REQUIRED BY 2021 IRC, SEC. R806. UNVENTED ATTIC SPACE PERMITTED IF COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE AS PER 2021 IRC, SEC. R806.5.

- CONTRACTOR TO PROVIDE A MINIMUM OF 22" X 30" ATTIC ACCESS IN COMPLIANCE WITH THE IRC 2021, SEC. R807.
- INSULATION SHALL BE PROVIDED AS REQUIRED BY SECTION 402.1.3 OF THE IRC 2021 ED. (TYP. CEILING/WALL/FLOOR IS R-38/R-13/R-13).
- GUARDS WILL BE INSTALLED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" ABOVE GRADE. SEC. R312.1 IRC 2021 ED. (SEE A101/A102/A103).
- EXTERIOR STAIRS OF FOUR OR MORE RISERS WILL HAVE A HANDRAIL IN COMPLIANCE WITH R311.7.8 IRC 2021 ED. (SEE A101).
- THE MAXIMUM STAIR RISER HEIGHT TO BE 7-3/4" IN ACCORDANCE WITH 2021 IRC, SEC R311.7.5.2.
- CONTRACTOR TO PROVIDE TERMITE PROTECTION AT ALL NEW PIERS/PILES AS REQUIRED BY 2021 IRC, SEC R318.
- CONTRACTOR TO VERIFY ALL CHIMNEY AND FIREPLACE DETAILS TO COMPLY WITH CHAPTER 10 OF THE 2021 IRC.
- BLOWER DOOR TEST DOCUMENTATION WILL BE PROVIDED PRIOR TO THE CLOSING OF THE BUILDING PERMIT.



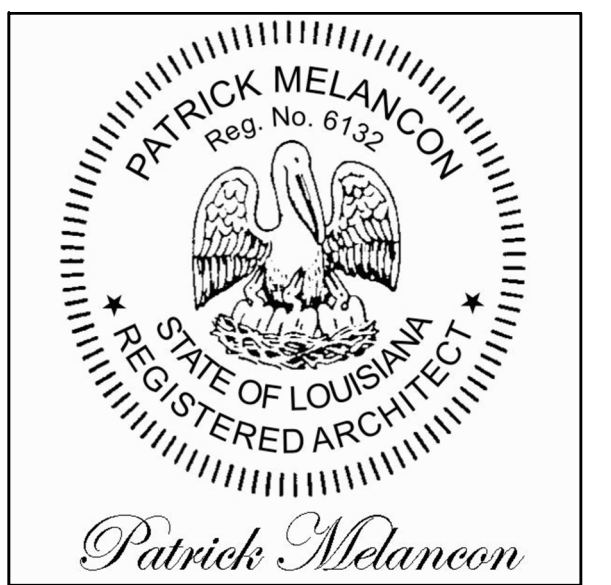
Title Sheet

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Scale:	T-1.00.0
Drawn By: ML	
Checked By: PM	
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Revision:	

MELANCON ORTEGA DESIGNS
architecture+interiors

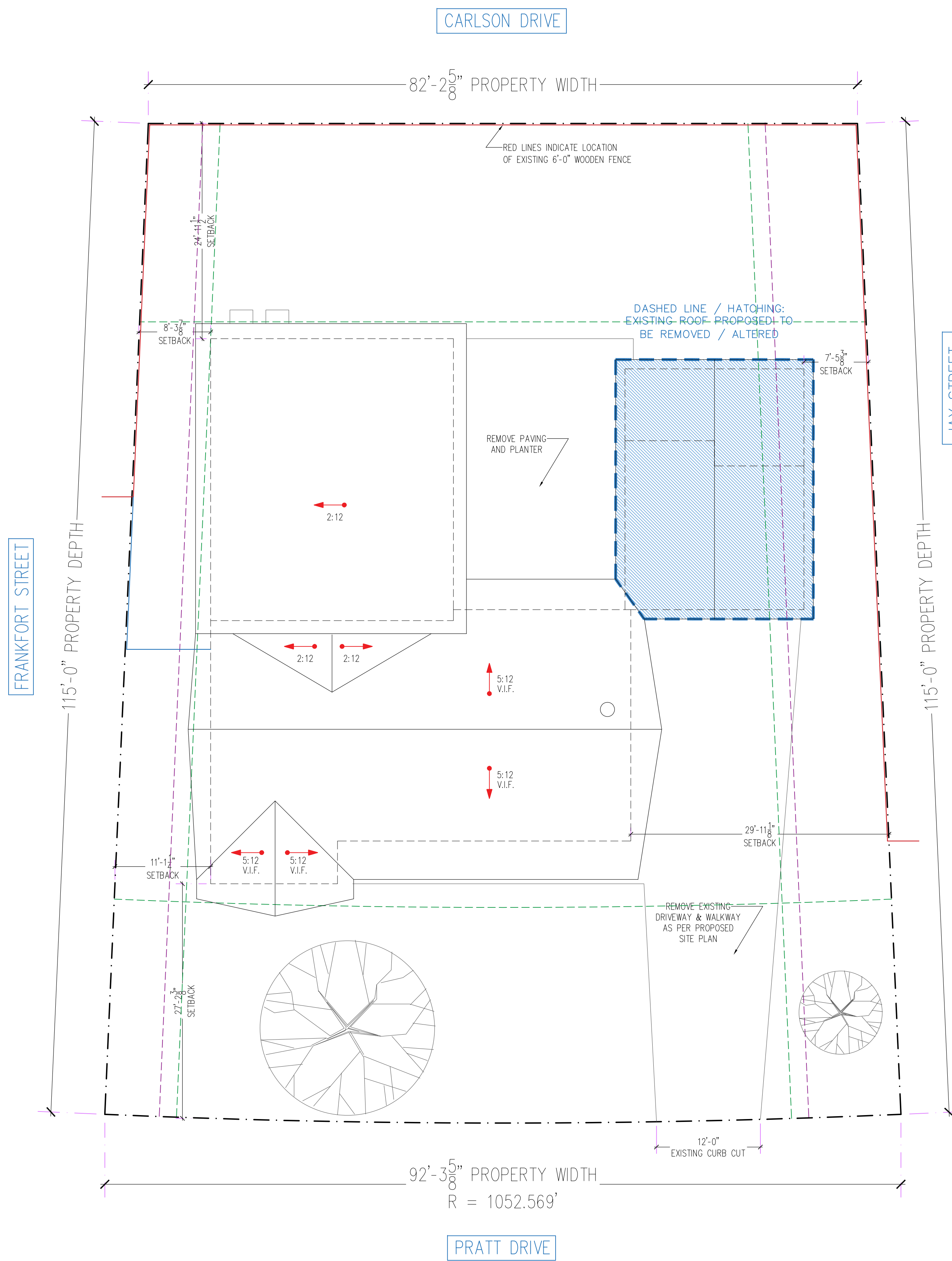
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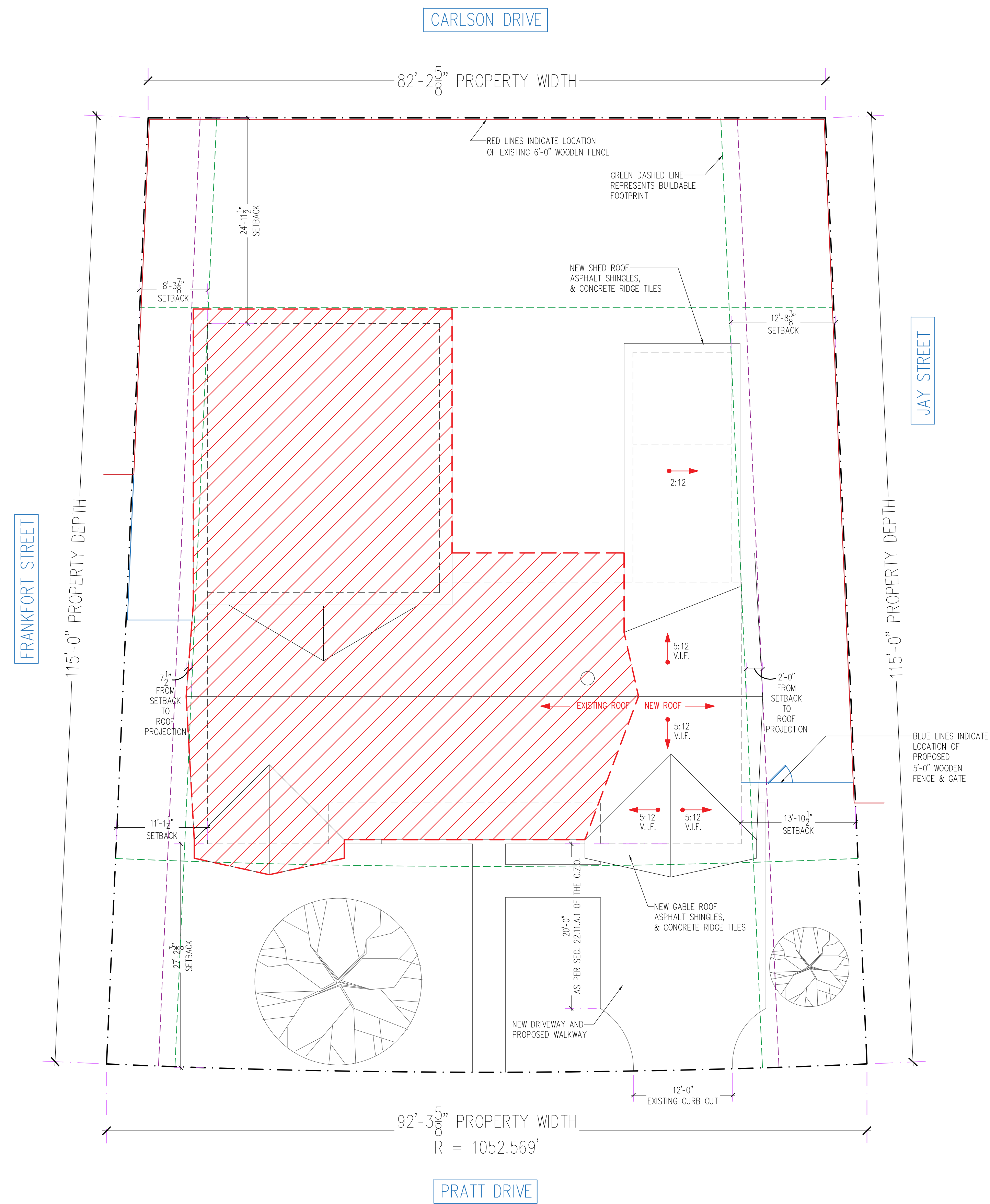
Site Plan

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Date: 03-25-2026	Revision:
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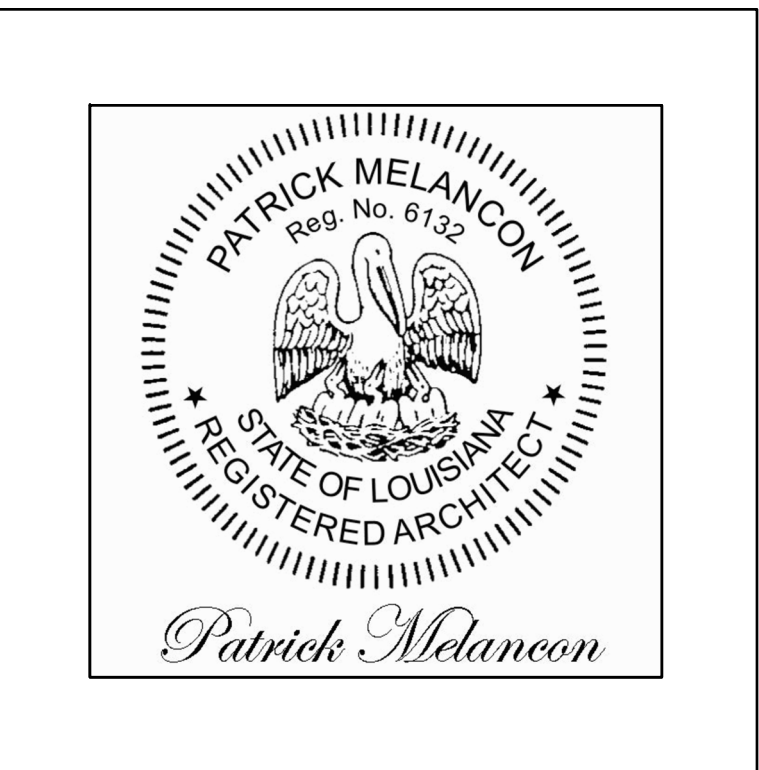


1 Plan - Site Existing
A-100 | A-100 SCALE: 1/8" = 1'-0" NORTH



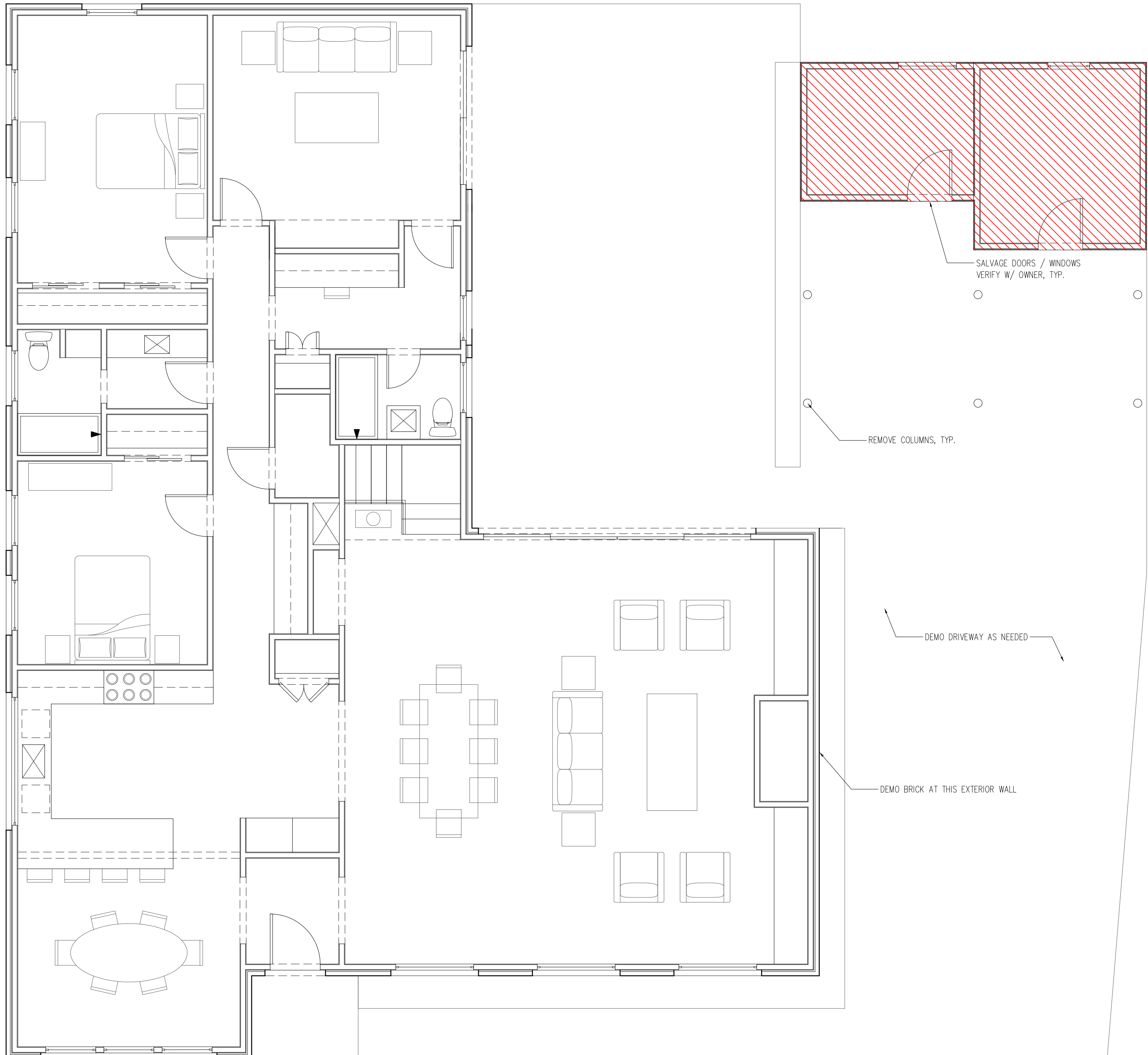
2 Plan - Site Proposed
A-100 | A-100 SCALE: 1/8" = 1'-0" NORTH

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1st Floor - Demo
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HATCHING INDICATES
ELEMENTS TO BE REMOVED

1 Plan - 1st Floor - Demo
SCALE: 1/4" = 1'-0"



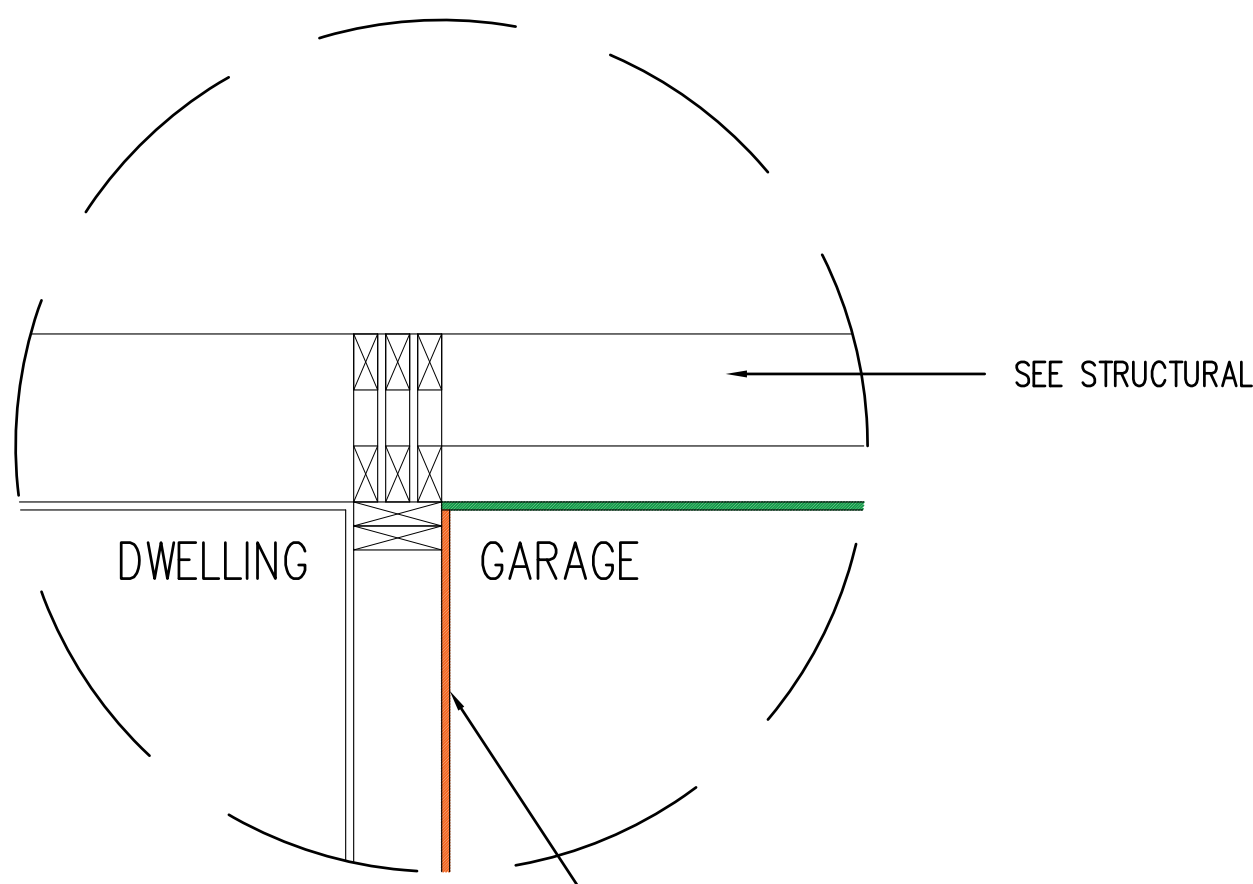
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1st Floor - Proposed

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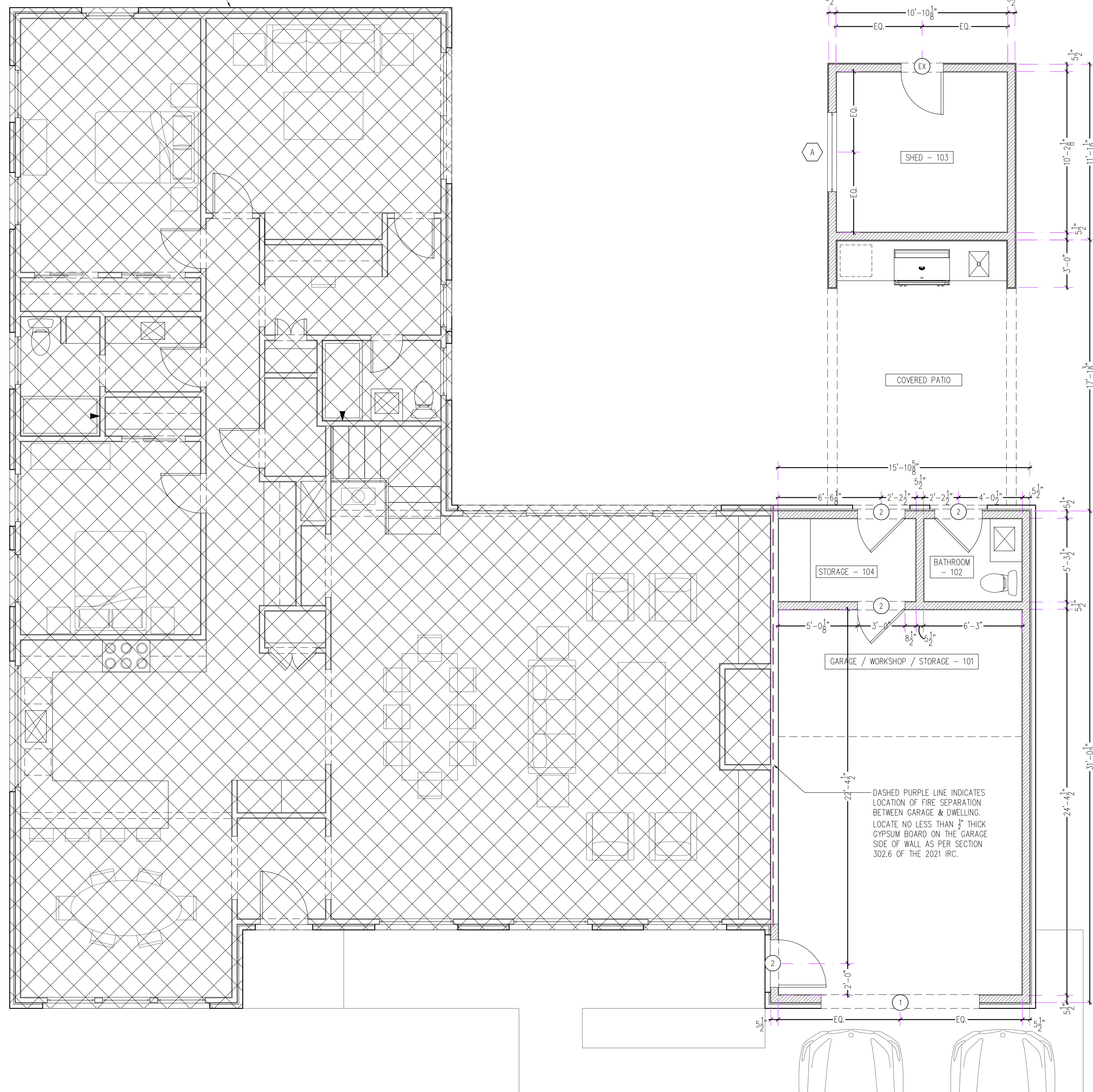
AS PER IRC 2021, SEC. R302.6
NOT LESS THAN 1/2" GYPSUM BOARD
APPLIED TO GARAGE SIDE BETWEEN
GARAGE & RESIDENCE OR ATTIC.

2 Fire Separation Detail

A-101 | A-101

SCALE: 1" = 1'-0"

HATCHED AREA INDICATES
EXISTING / NOT TO BE ALTERED



DASHED PURPLE LINE INDICATES
LOCATION OF FIRE SEPARATION
BETWEEN GARAGE & DWELLING.
LOCATE NO LESS THAN 1/2" THICK
GYPSUM BOARD ON THE GARAGE
SIDE OF WALL AS PER SECTION
302.6 OF THE 2021 IRC.

HATCHING INDICATES
LOCATION OF NEW WALL

1 Plan - 1st Floor Proposed

A-101 | A-101

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



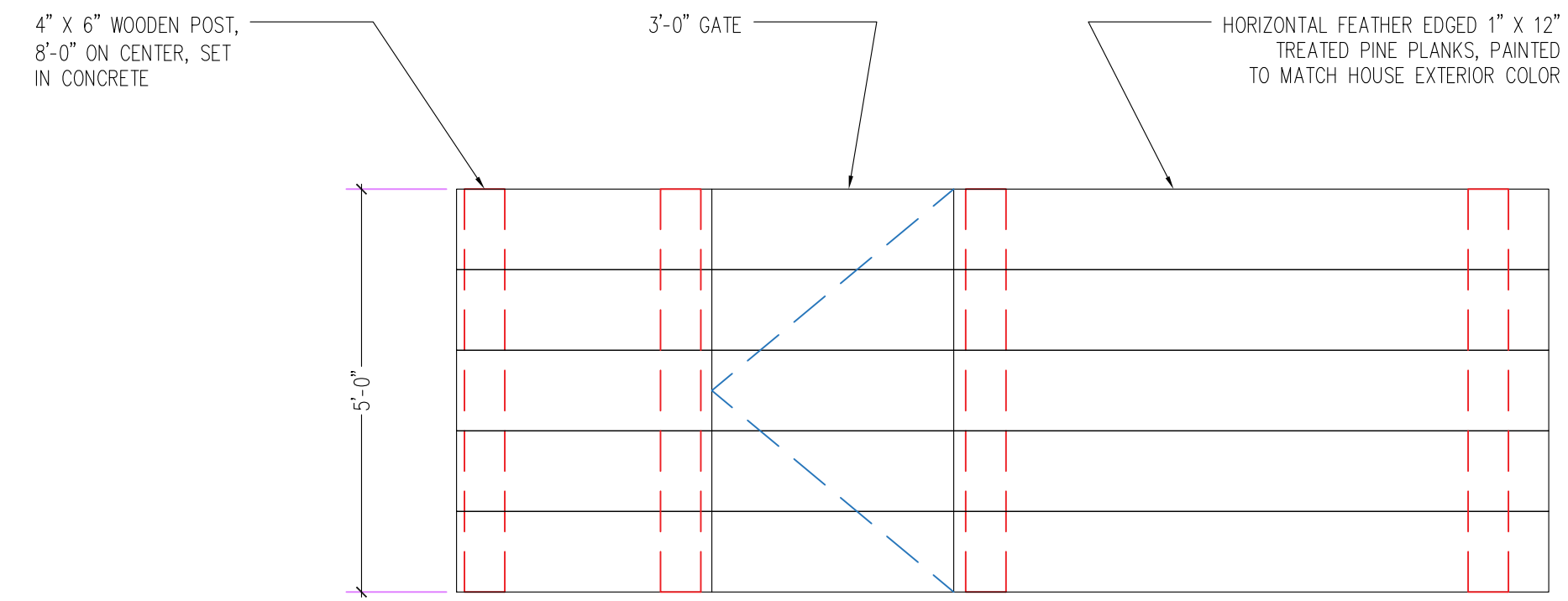
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Fence Plans & Details

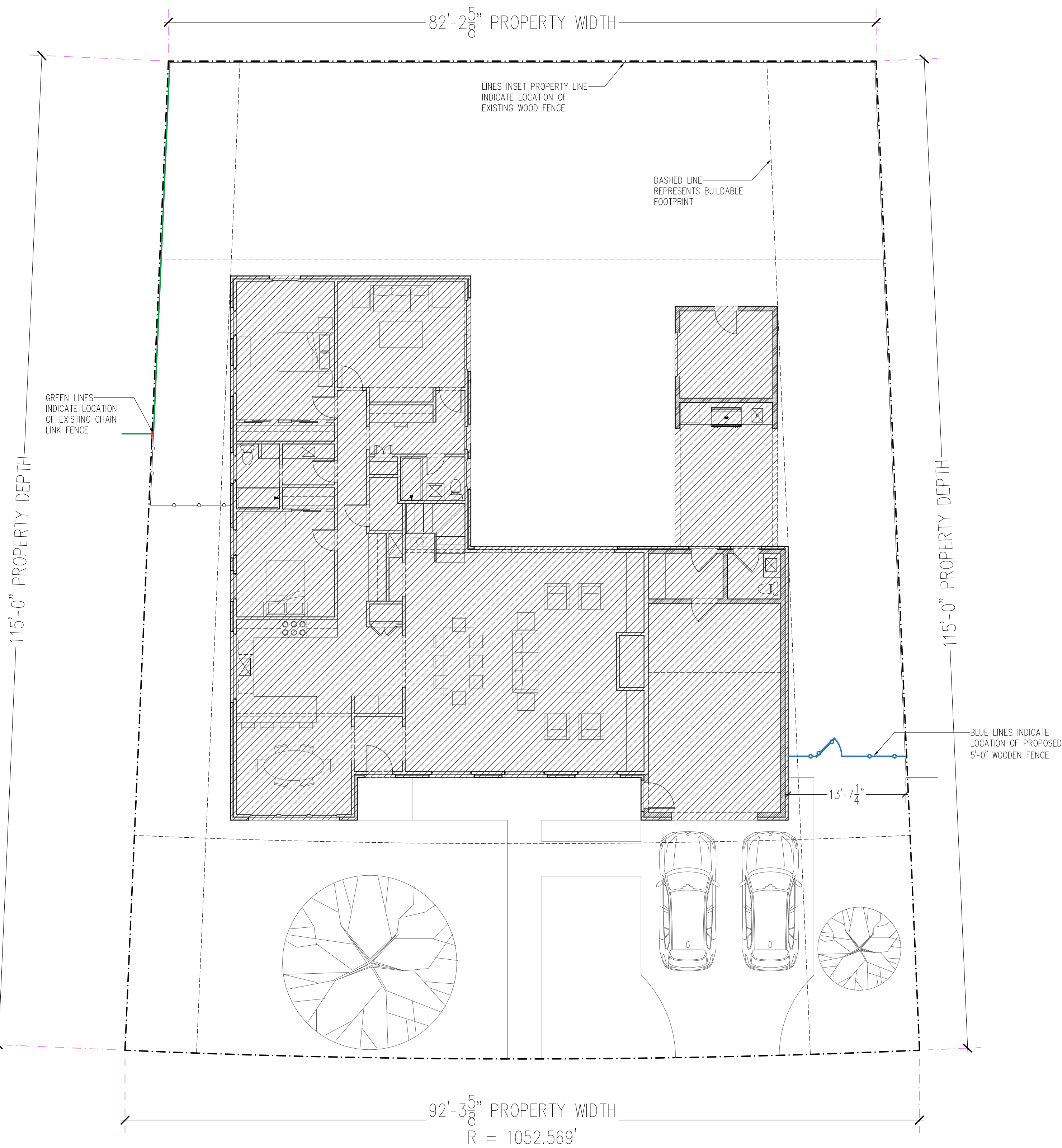
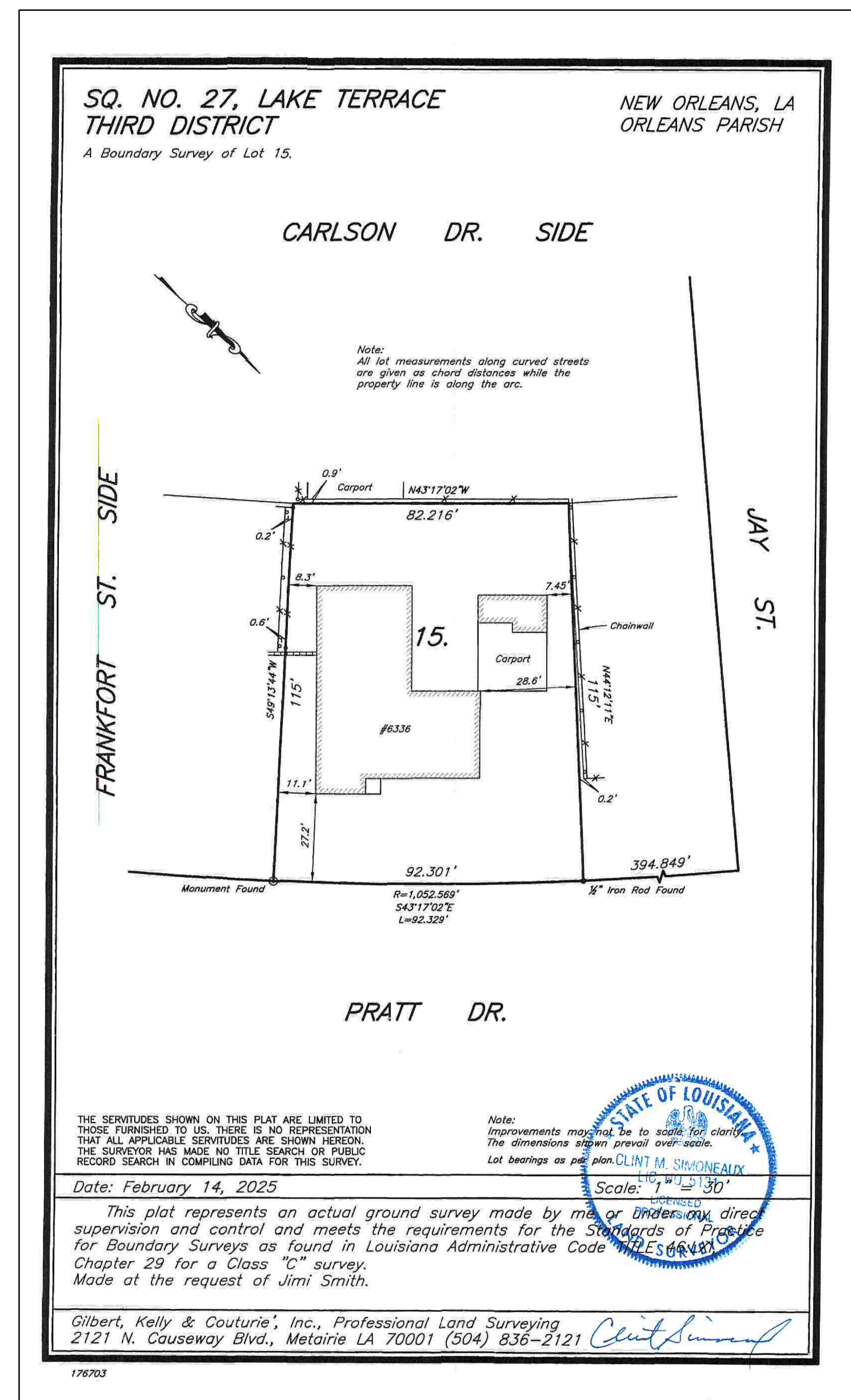
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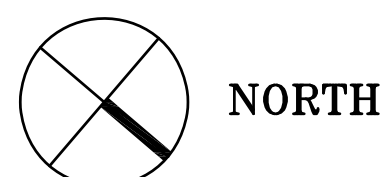
2 Elevation - Proposed Fence

A-101 | A-101 SCALE: 1/2" = 1'-0"



1 Plan - 1st Floor Proposed

A-101 | A-101 SCALE: 1/8" = 1'-0"

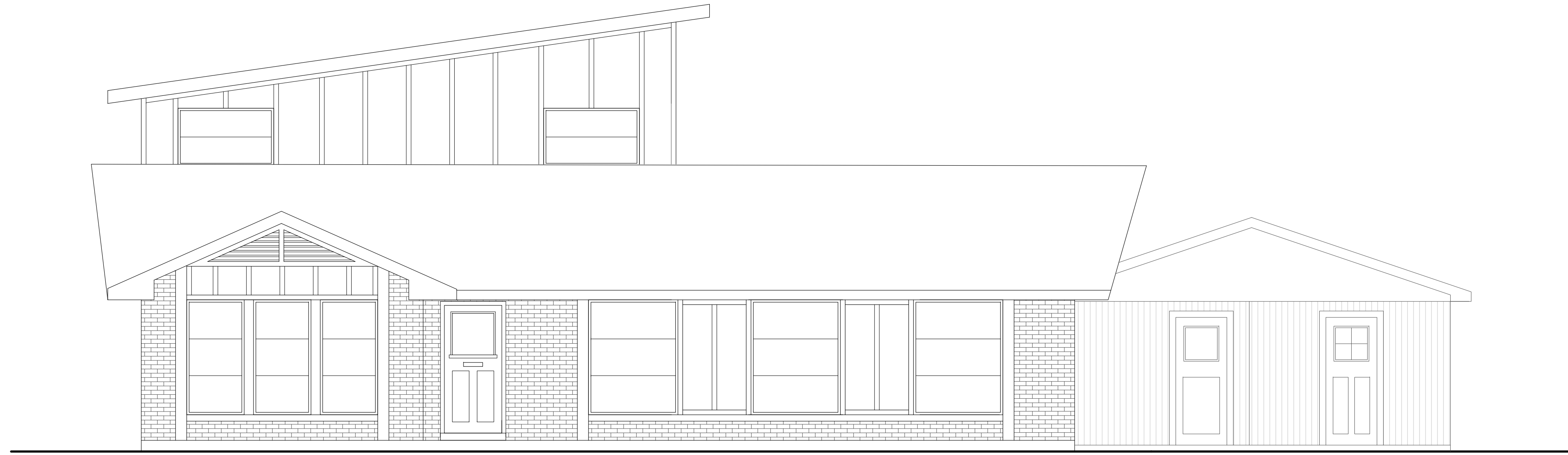


3 Survey

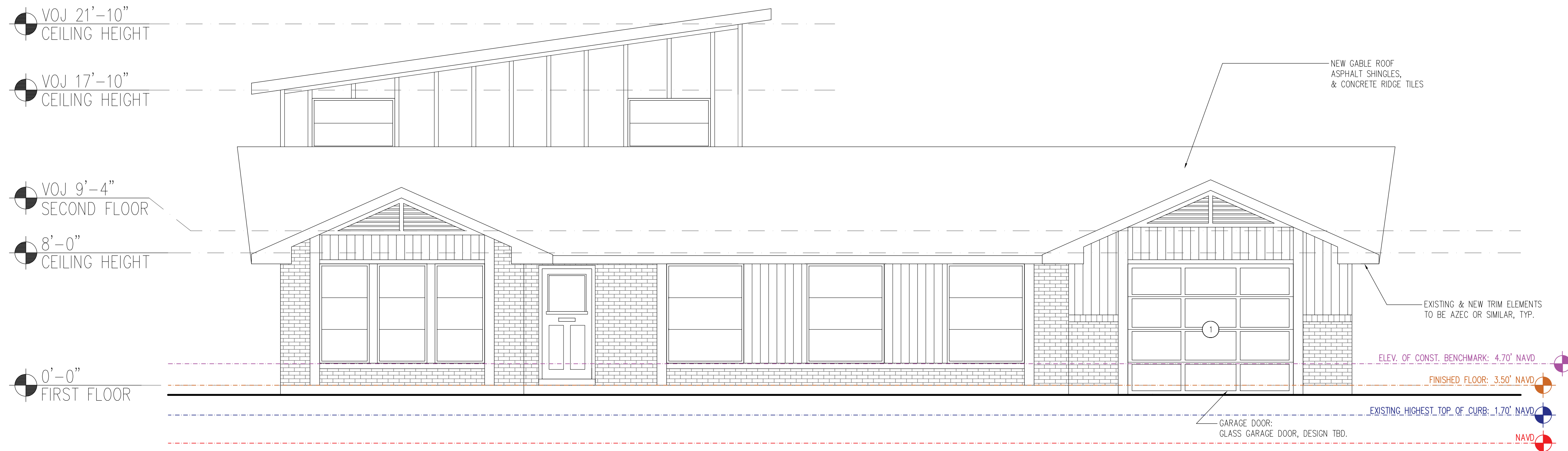
A-101 | A-101 SCALE: N/S

HATCHING INDICATES EXISTING STRUCTURE

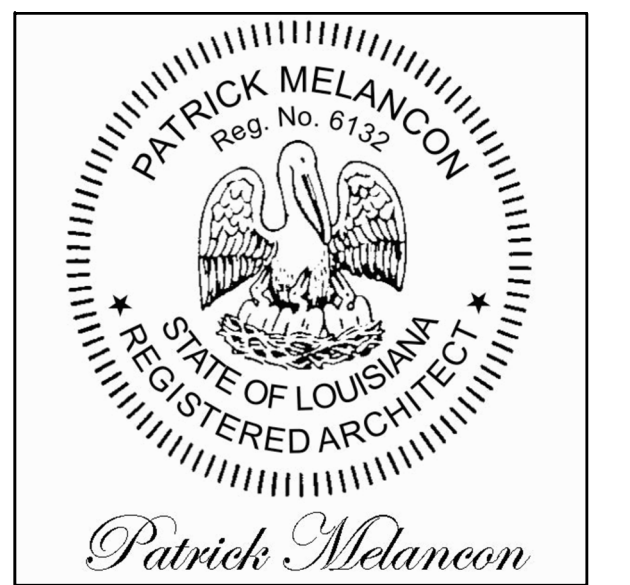
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1 Existing Elevation - North East
A-201 | A-201 SCALE: 1/4" = 1'-0"



2 Proposed Elevation - North East
A-201 | A-201 SCALE: 1/4" = 1'-0"

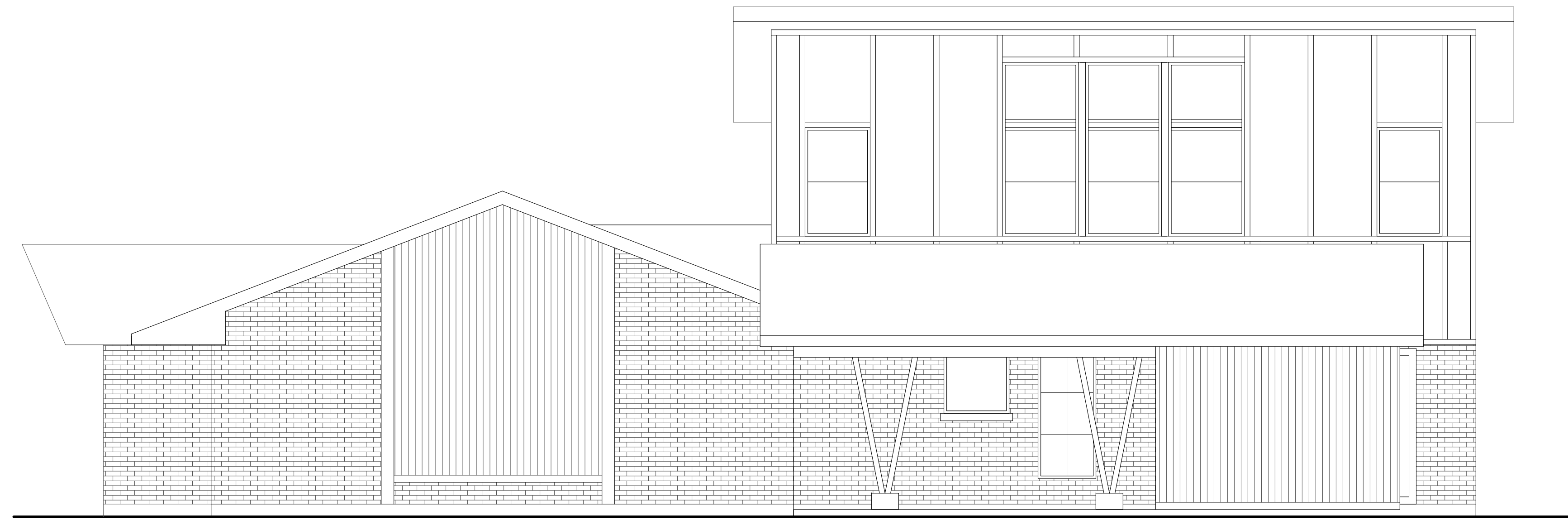


Exterior Elevations

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



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

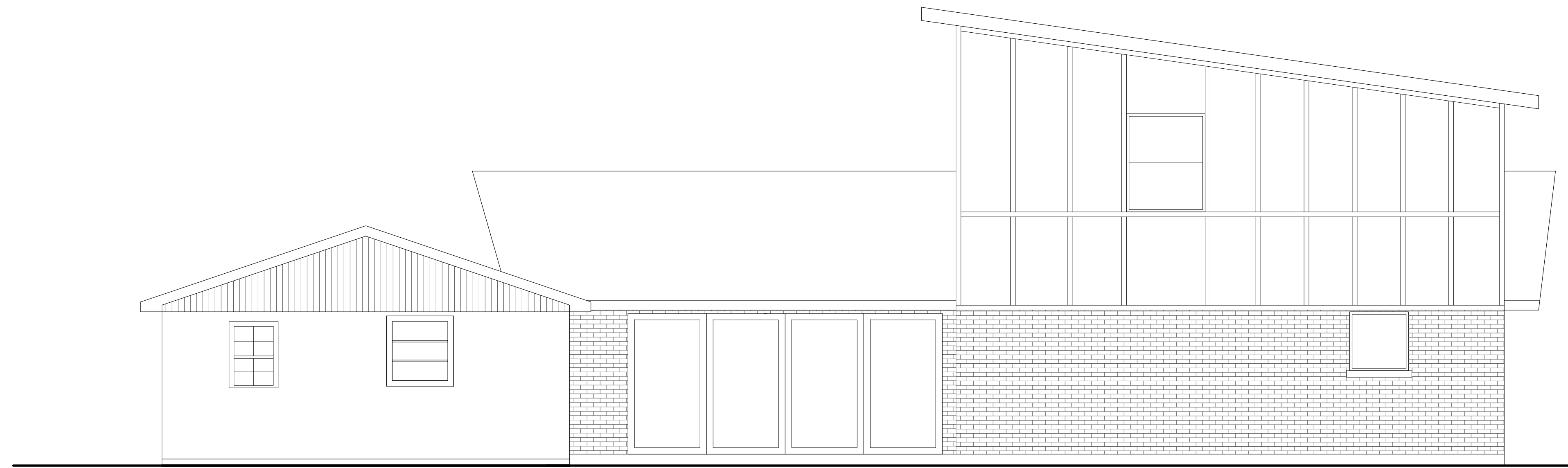


Exterior Elevations

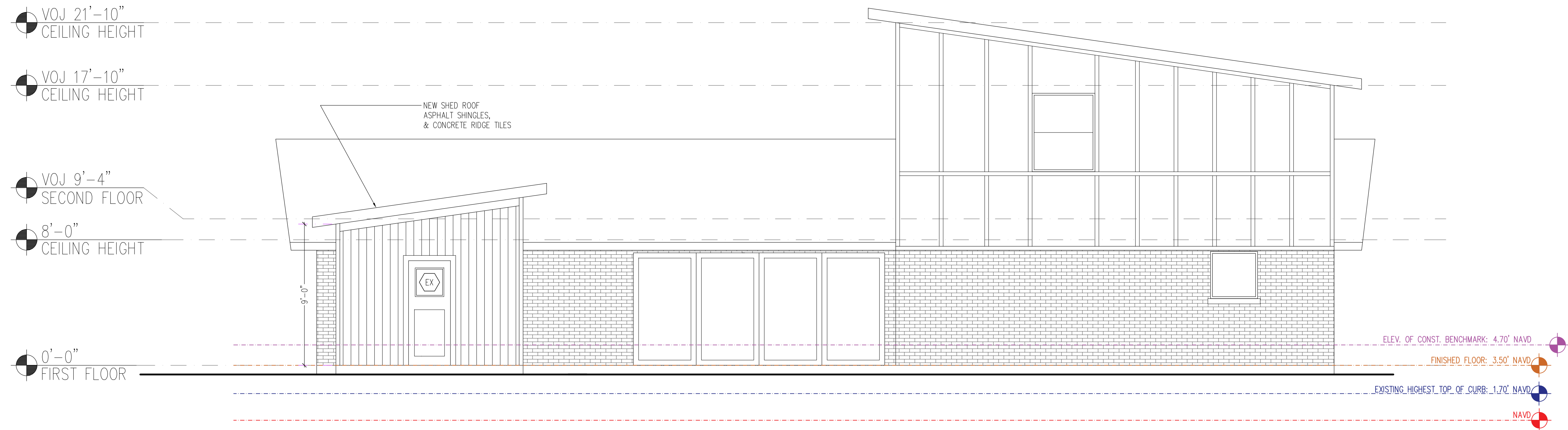
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1 Existing Elevation - South West
A-203 | A-203 SCALE: 1/4" = 1'-0"



2 Proposed Elevation - South West
A-203 | A-203 SCALE: 1/4" = 1'-0"

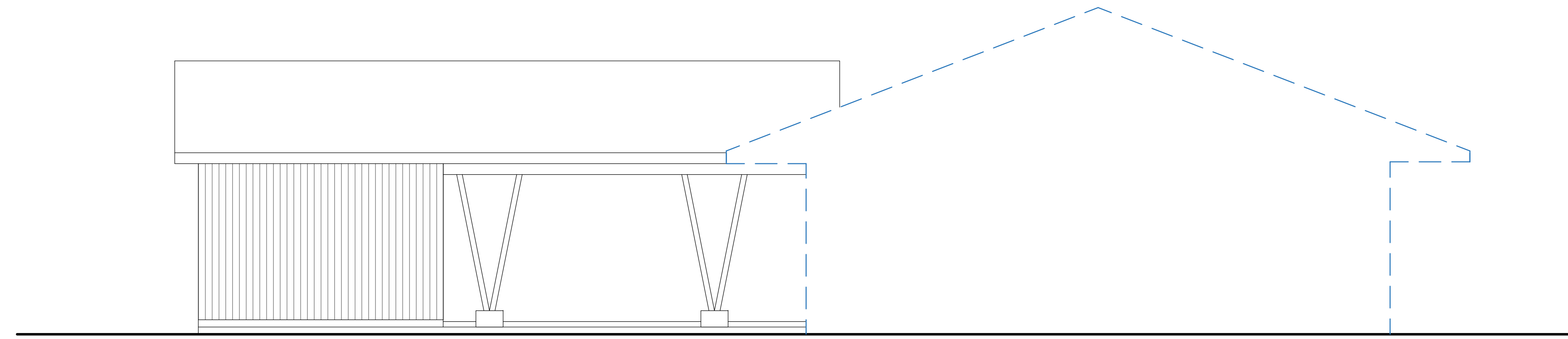


Exterior Elevations

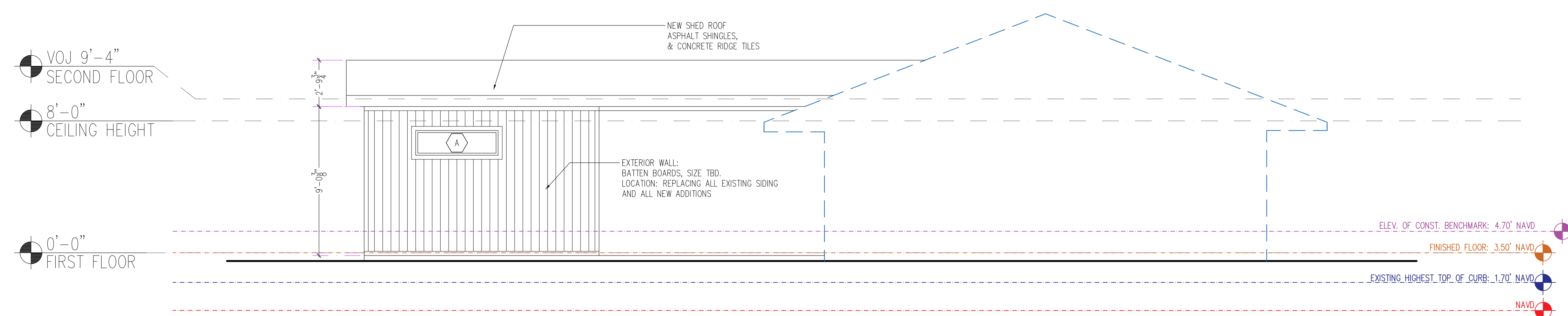
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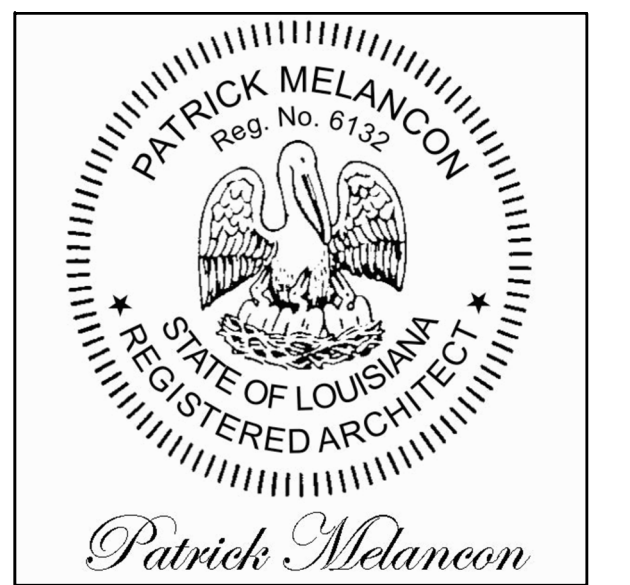
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1 Existing Elevation - South East
A-204 | A-204 SCALE: 1/4" = 1'-0"



2 Proposed Elevation - South East
A-204 | A-204 SCALE: 1/4" = 1'-0"



Exterior Elevations

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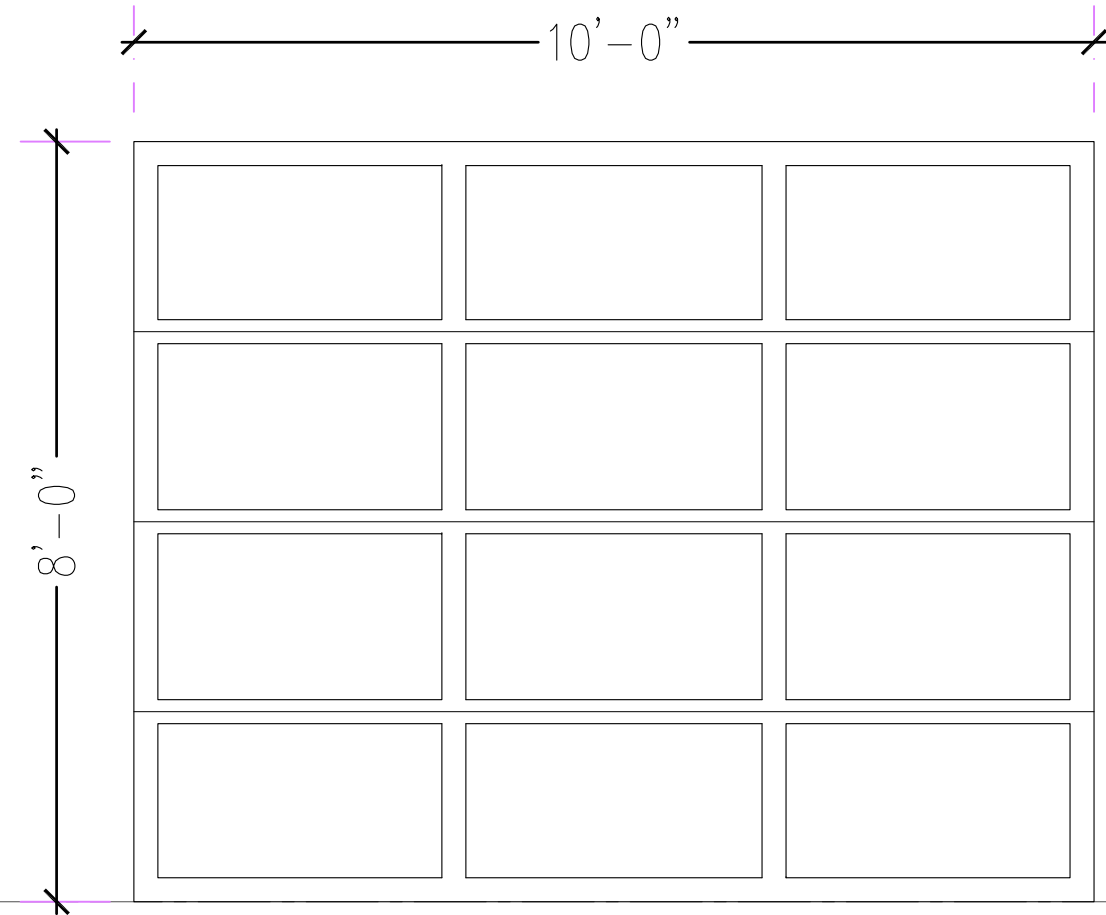
Project #:	Revision:
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MATERIALS NOTES:

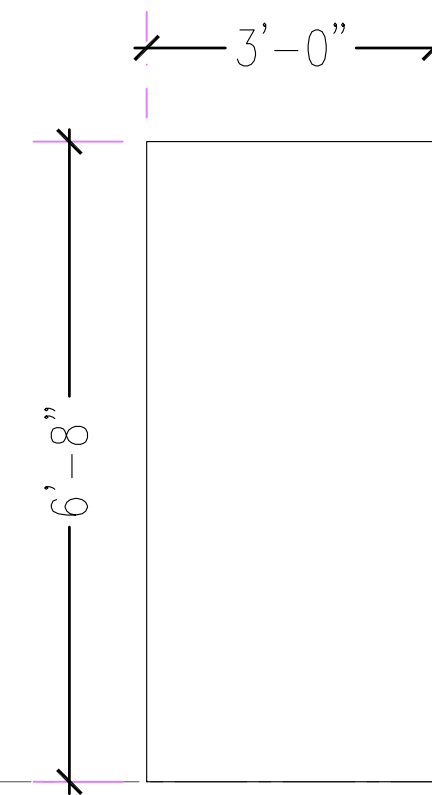
1. ALL GLAZING TO BE INSULATED.
2. ALL WINDOW & DOOR MUNTINS NO LARGER THAN 3/8".
3. MARVIN CONTEMPORARY SERIES: SOUND AND THERMAL INSULATION

COMPLIANCE NOTES:

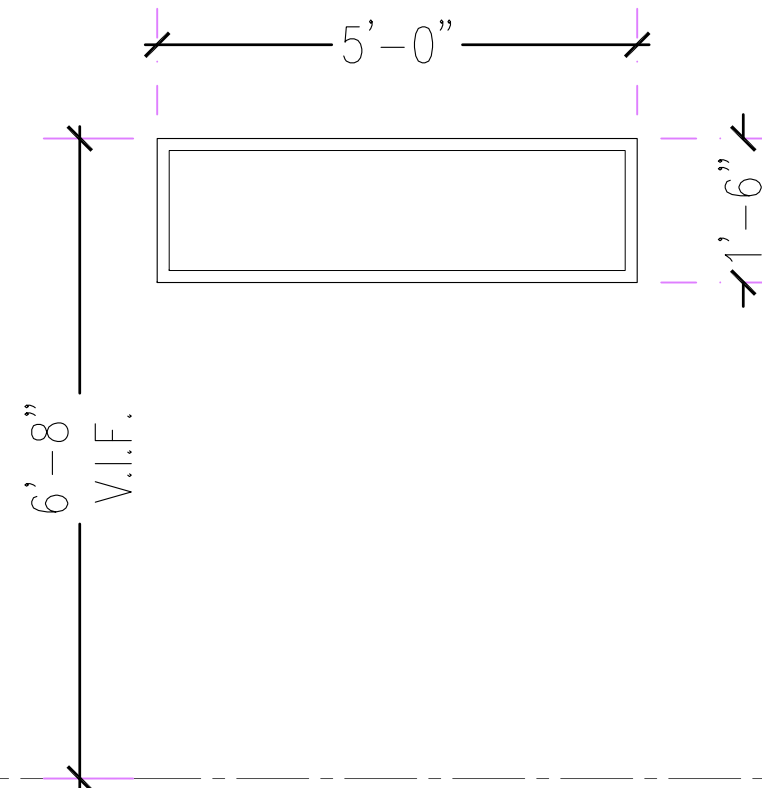
1. WINDOWS INSTALLED IN BATHTUB/SHOWER ROOMS LESS THAN 60" VERTICALLY FROM THE FLOOR AND LESS THAN 6'-0" HORIZONTALLY FROM THE EDGE OF THE SHOWER OR TUB REQUIRE SAFETY GLAZING IN ACCORDANCE WITH IRC 2021, SEC. R308.4.5.
2. OPERABLE EGRESS PATHS PROVIDED WITH OPENINGS LARGER THAN 6 SF AT ALL BEDROOMS .
3. WIND BORNE DEBRIS PROTECTION FOR WINDOWS SHALL BE PROVIDED IN ACCORDANCE WITH R301.2.1.2 IRC 2021 ED. WITH THE USE OF ACCEPTED PLYWOOD COVERING & OPERABLE SHUTTERS.
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL SHALL BE CONSIDERED TO BE IN A HAZARDOUS LOCATION AND REQUIRE SAFETY GLAZING AS PER 2021 IRC, SEC. R308.4.3. IF IT MEETS ALL OF THE FOLLOWING CONDITIONS: 1) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ FT, 2) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR, 3) THE TOP EDGE OF THE GLAZING IS MORE THAN 26" ABOVE THE FLOOR, 4) ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY, AND IN A STRAIGHT LINE OF THE GLAZING.
5. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION AND MUST BE SAFETY GLAZED AS PER 2021 IRC, SEC. R308.4.1.
6. GARAGE DOORS INTO THE RESIDENCE SHALL BE A SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS AND SHALL BE EQUIPPED WITH A SELF-LATCHING AND SELF-CLOSING DEVICE, AS PER IRC 2021, SEC. R302.5.1.



1 Door - Type "1"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QTY. 1 EXTERIOR
 GARAGE GLASS DOOR

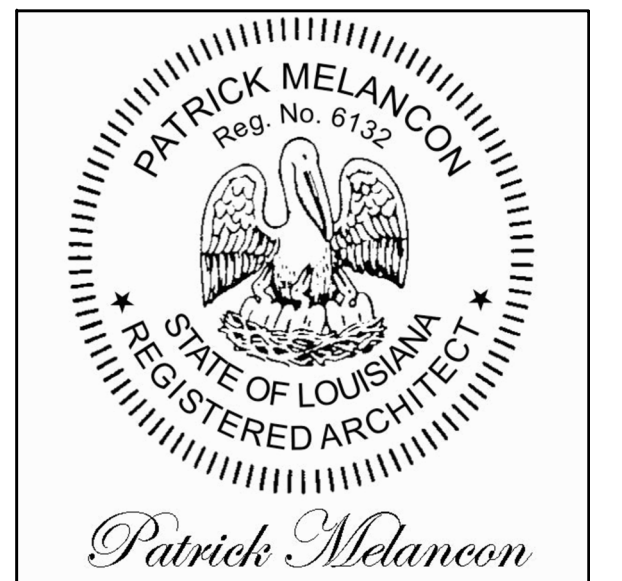


2 Door - Type "2"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QTY. 4 EXTERIOR



3 Window - Type "A"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QTY. 1

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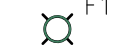
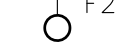








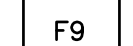
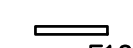











Schedules

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ROOM FINISH SCHEDULE							
ROOM NAME	FLOOR	BASE	WALL	CEILING	CROWN	CASING	NOTES
FIRST FLOOR							
GARAGE - 101	CONCRETE SLAB						
POOL BATHROOM - 102	CONCRETE SLAB						
SHED - 103	CONCRETE SLAB						
STORAGE - 104	CONCRETE SLAB						

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Fixture Legend:

-  F1 - VAC SQUARE RECESSED LED OR APPROVED EQUAL
 -  F2 - OWNER PROVIDED WALL SCIENCE
 -  F2.G - OWNER PROVIDED GAS WALL SCIENCE
 -  F3 - LIGHTOLIER WET LOCATION RECESSED INCANDESCENT
 -  F4 - OWNER PROVIDED CEILING PENDANT / CHANDELIER
 -  F4.G - OWNER PROVIDED GAS CEILING PENDANT / CHANDELIER
 -  F5 - BRDAN REMOTE VENT
 -  LVH - BRDAN LIGHT HEAT VENT
 -  F6 - UP LIGHTS, CONSULT CLIENTS
 -  F7 - 52" CEILING FAN (ND LIGHT KIT)
 -  F8 - OWNER PROVIDED CEILING FLUSH MOUNT FIXTURE
 -  F9 - LIGHTOLIER 24 x 24 FLDR.
 -  F10 - UNDER CABINET LIGHT
 -  F11 - FUTURE FAN LOCATION WIRE FOR FUTURE LIGHT / FAN KIT. INSTALL OWNER SUPPLIED FIXTURE.
 -  F12 - SECURITY LIGHT W- PHOTO CELL
 -  F13 - FLOOD LIGHTS - CONSULT CLIENTS
 -  CO - CARBON MONOXIDE ALARM
 -  SD - SMOKE DETECTOR ALARM
- NOTE:**
SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PROVIDED AS PER SECTIONS R314.3 AND R315 - OF THE IRC 2021 EDITION.
-  RECEPTACLE
 -  GFI
 -  WEATHER PROOF OUTLET
 -  QUAD OUTLET
 -  FLOOR RECEPTACLE
 -  TV CABLE RECEPTACLE VERIFY HEIGHT IN FIELD W- OWNER

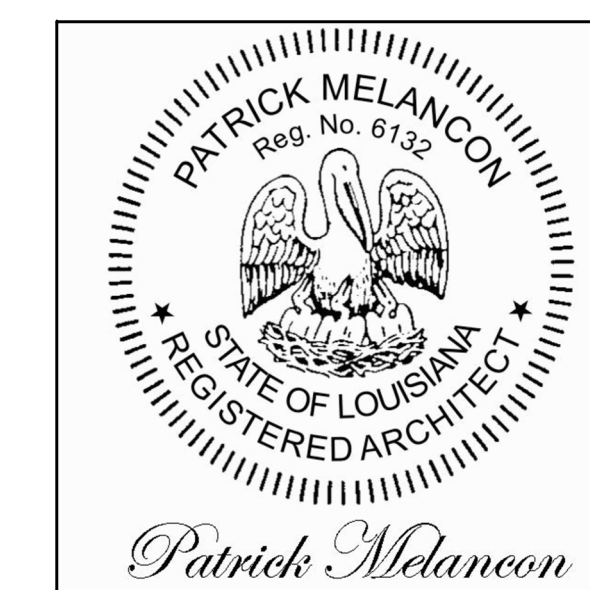
General Notes:

- #1 ALL LIGHTING, ELECTRICAL, AND POWER NEEDS TO BE IN COMPLIANCE WITH MOST CURRENT IRC BUILDING CODE, NFPA 70 (NATIONAL ELECTRICAL CODE), ORLEANS PARISH & ALL APPLICABLE LOCAL CODES.
- #2 GFI PROTECTED OUTLETS IN BATHROOMS SHALL NOT BE ON THE SAME CIRCUIT AS ANY OTHER ROOM CIRCUITS.
- #3 ALL SWITCHES AND FIXTURES (EXCEPT FANS) TO BE ON DIMMERS UNLESS NOTED OTHERWISE. LOCATION OF LIGHTS ALL RELATE TO CENTERLINES OF ROOMS OR VANITIES AND ARE SPACED EQUALLY. PLACE SWITCHES TIGHT TO CORNERS WHEN POSSIBLE IN CONSIDERATION OF ARTWORK PLACEMENT ON WALLS.
- #4 ELECTRICAL: ALL OUTLET RECEPTACLES AT BATHROOM WALLS OR BELOW COUNTERS IN BATHROOMS OR NEXT TO TOILETS MUST BE GFI PROTECTED. ALL OUTLET RECEPTACLES FOR COUNTER USE INCLUDING ISLAND OUTLETS MUST BE GFI.
- #5 CONTRACTOR SHALL COORDINATE EXACT ROUGH-IN LOCATION OF ALL OUTLET BOXES WITH OWNER OR CABINET INSTALLER.
- #6 VERIFY MOUNTING HEIGHT & LOCATION OF SWITCHES IN COORDINATION WITH DOOR CASINGS.
- #7 ALL WEATHER PROOF (WP) OUTLETS TO BE GFI.
- #8 PROVIDE POWER FOR CLICK STRIP OR ROPE LIGHTING AT ALL CABINET AND COVE CEILING LOCATIONS AT KITCHEN, BUILT-INS.
- #9 ALL WIRING TO BE MINIMUM 12 AWG, COPPER. ALL BRANCH CIRCUITS TO BE MINIMUM 20 AMPS.
- #10 PROVIDE SEPARATE CAT5 COAXIAL CABLE RUNS TO EACH RECEPTACLE FROM SINGLE DISTRIBUTION POINT IN ATTIC.
- #11 PANELS & BREAKERS TO BE SQUARE "D" HOMELINE. * NO TANDEM BREAKERS.
- #12 KEEP WIRING LOOSE & LONG FOR ALL F2 & F4 FIXTURES FOR FLEXIBILITY OF LOCATION
- #13 ALL SOFFIT LIGHTS ON PHOTO CELL SENSOR
- #14 RUN CONDUIT TO LIGHT TREES AND LANDSCAPE



NOTE: CONTRACTOR TO MAINTAIN EXISTING ELECTRICAL LOCATIONS WHEN POSSIBLE. CONFIRM WITH CLIENTS PRIOR TO CONSTRUCTION.

Renovations & Additions
to
6336 Pratt Drive
New Orleans, LA 70122



1st Floor Electrical RCP

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Project #:	Revision:
Date: 03-25-2026	Revision:
Scale:	E-1.01.1
Drawn By: ML	
Checked By: PM	
Revision:	
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