

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

First Floor - Conditioned 2,174 SQUARE FEET
Second Floor - Conditioned 861 SQUARE FEET
3,035 SQUARE FEET (CONDITIONED)

Porches 319 SQUARE FEET
Existing Shed 113 SQUARE FEET
Garage 388 SQUARE FEET
Total 3,855 SQUARE FEET

Directory

Owner

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

General Contractor

TBD
TBD
New Orleans, LA
TBD
Contact: TBD

Architect

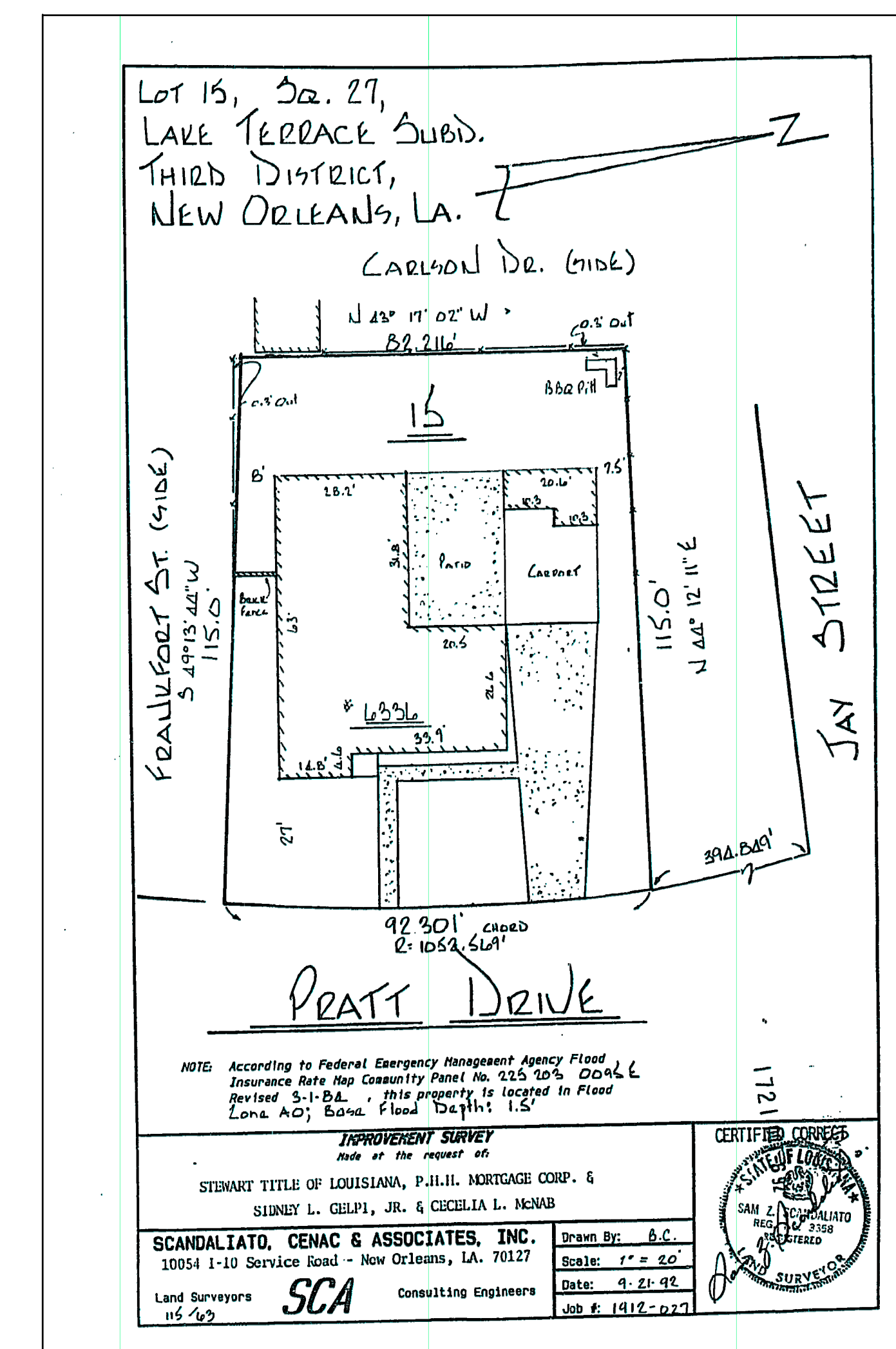
Melancon Ortega Designs
7711 Maple Street
New Orleans, Louisiana 70118
504-450-9913
Contact: Patrick Melancon

Index Of Drawings

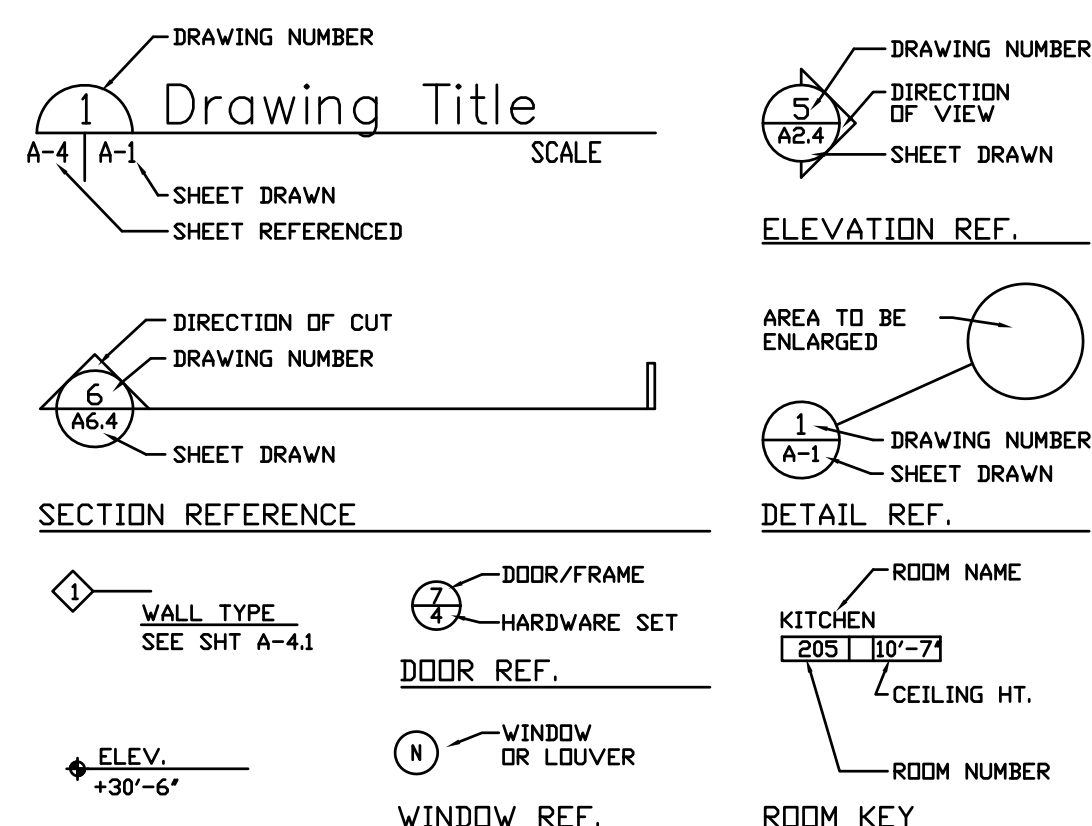
ARCHITECTURAL DRAWINGS

- #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-102.1 - PLAN - SECOND FLOOR - PROPOSED
- #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 - OPENING SCHEDULE - DOORS
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- #14 E-102.0 - ELECTRICAL PLAN - SECOND FLOOR - PROPOSED

Survey



Architectural Symbols



Life Safety Compliance /General Notes

1. 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.
2. 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.
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 (SEE A201-A204).
4. BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SEC. R322.1.8 IRC 2021 ED.
5. WHERE TOILET ROOMS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1507 OF THE IBC 2021 ED.
6. BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SEC. R322.1.8 IRC 2021 ED.
7. INSULATION SHALL BE PROVIDED AS REQUIRED BY SECTION 1102 OF THE IRC 2021 ED. (TYP. CEILING/WALL/FLOOR IS R-30/R-13/R-13).
8. 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 2021 ED. (SEE A101/A102).
9. EXTERIOR STAIRS OF FOUR OR MORE RISERS WILL HAVE A HANDRAIL IN COMPLIANCE WITH R311.7.8 IRC 2021 ED. (SEE A101).
10. SEE CARBON MONOXIDE / SMOKE DETECTOR LOCATIONS (SEE E101 - E102).
11. 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).
12. A BENCHMARK CERTIFICATE OR ELEVATION CERTIFICATE HAS BEEN SUBMITTED TO VERIFY THAT THE STRUCTURE MEETS THE REQUIRED ADVISORY BASE FLOOD ELEVATION.

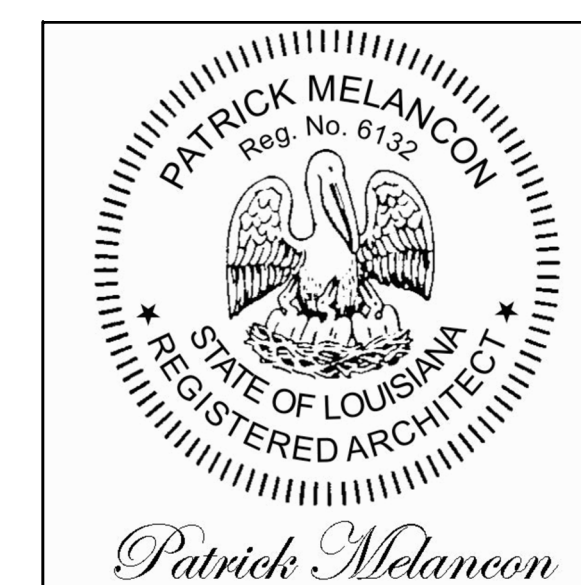
Title Sheet

Sheet #: 1 of 14

Project #:	Revision:
Date: 12-06-2024	Revision:
Scale:	T-1.00.0
Drawn By: PM	
Checked By:	
Revision:	

MELANCON ORTEGA DESIGNS
architecture+interiors

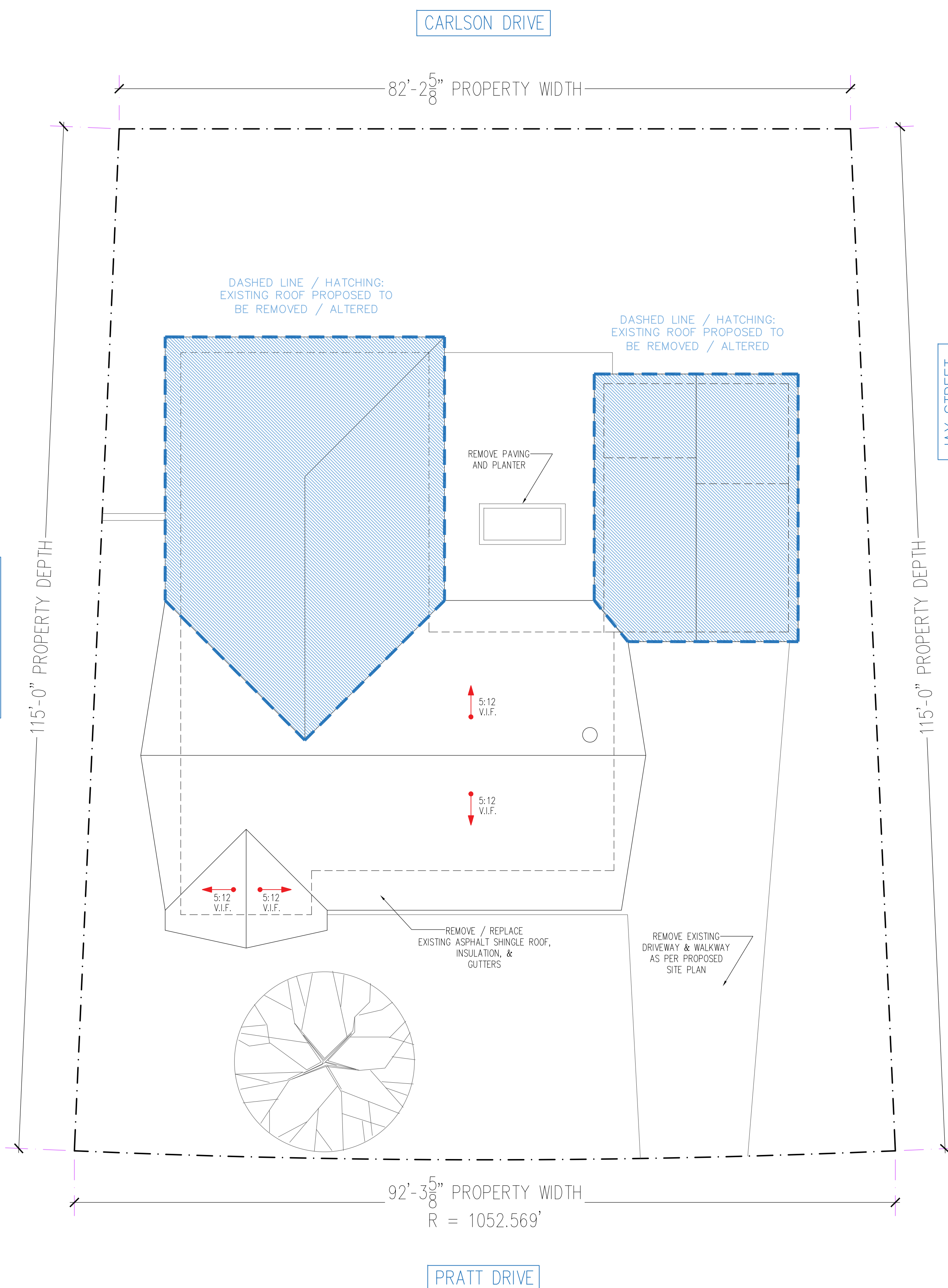
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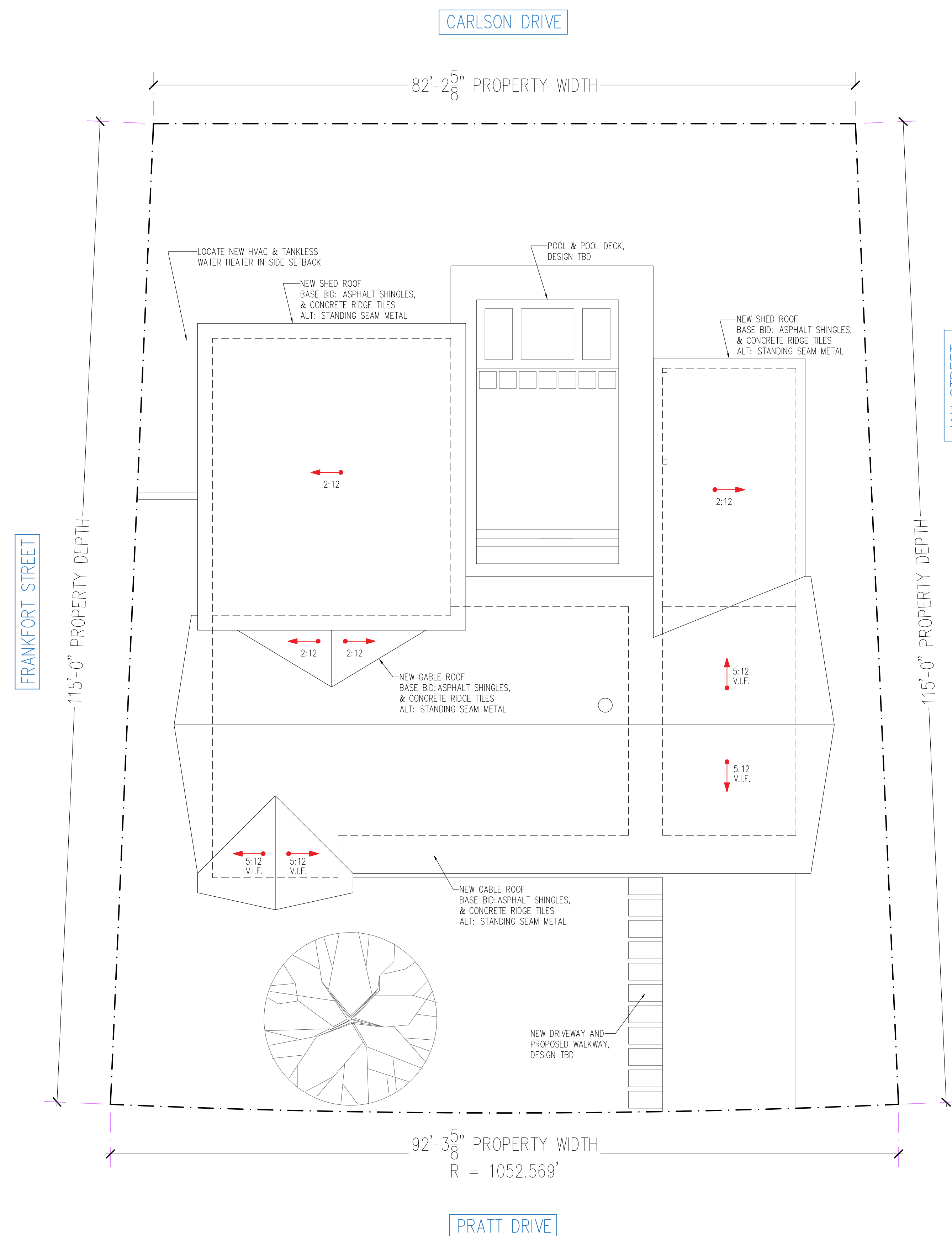
Site Plan

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Date: 12-06-2024	Revision:
Scale:	A-1.00.0
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Checked By:	
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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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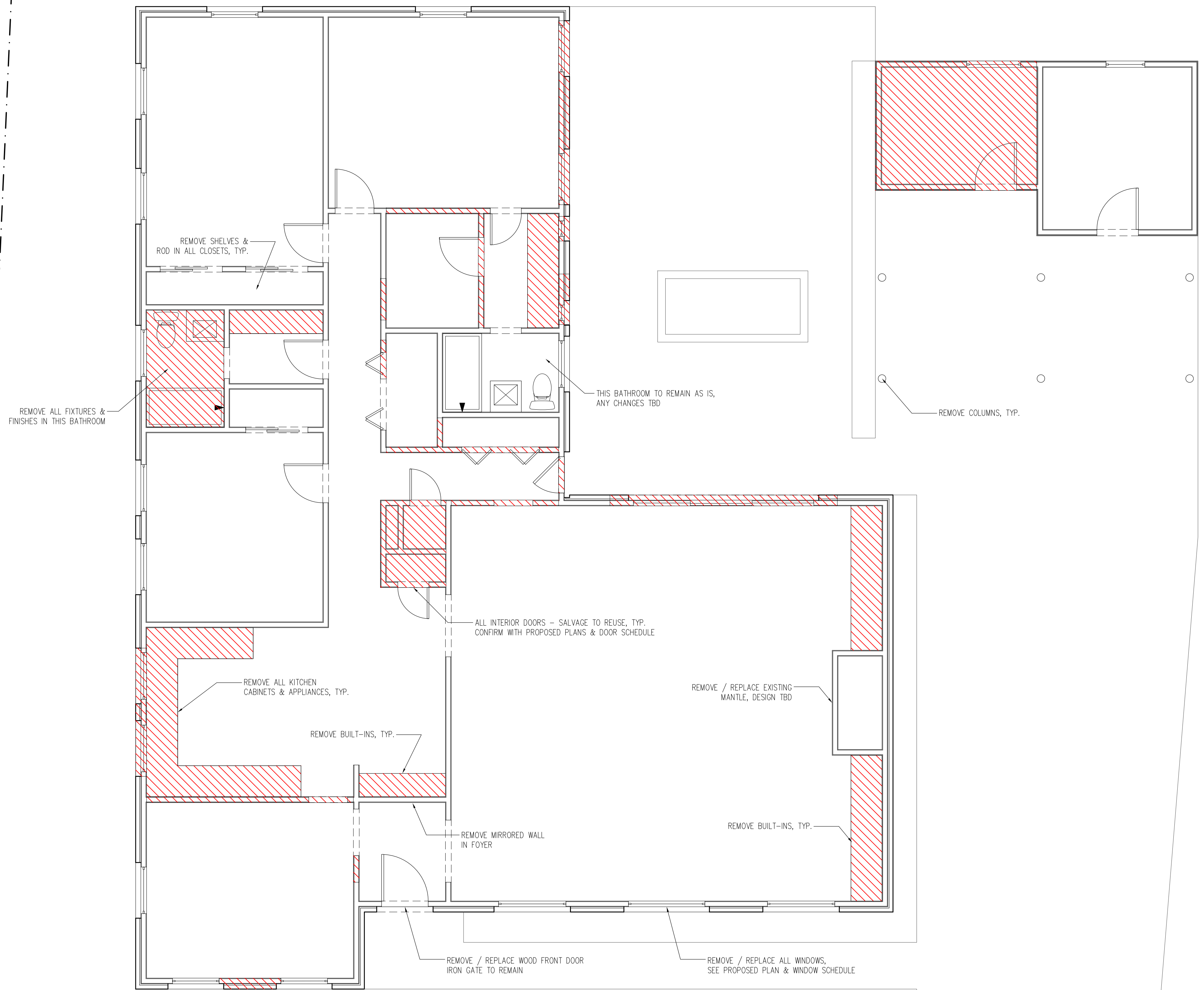
1st Floor - Demo

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Drawn By: PM	
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Revision:	

GENERAL NOTES:

- 1) ALL INTERIOR DOORS SHOWN TO BE REMOVED ARE TO BE SALVAGED FOR REUSE. NEW DOORS AND HARDWARE ARE TO MATCH EXISTING..
- 2) ALL WINDOWS ARE TO BE REMOVED AND REPLACED IN EXISTING OR PROPOSED LOCATIONS. CONFIRM WITH THE PROPOSED PLANS & WINDOW SCHEDULES.
- 3) CONFIRM WITH GENERAL NOTES ON PROPOSED PLANS FOR FLOORING FINISHES..
- 4) ALL EXISTING INTERIOR AND EXTERIOR LIGHTING TO BE REMOVED AND REPLACED IN THE SAME LOCATION.
- 5) FOR CROWN, BASE, & DOOR / WINDOW / OPENING CASING - ALL TO BE REMOVED AND REPLACED. DESIGN TBD.
- 6) ALL EXISTING INSULATION TO BE REMOVED & REPLACED.
- 7) ALL EXISTING GUTTERS TO BE REMOVED & REPLACED.
- 8) ALL WALLPAPER THROUGHOUT HOME TO BE REMOVED, SHEETROCK BELOW TO BE SALVAGED.
- 9) ALL AIR GRILLES & ELECTRICAL PLATES TO BE REPLACED.
- 10) ALL SHELVING & RODS IN CLOSETS TO BE REMOVED AND REPLACED.



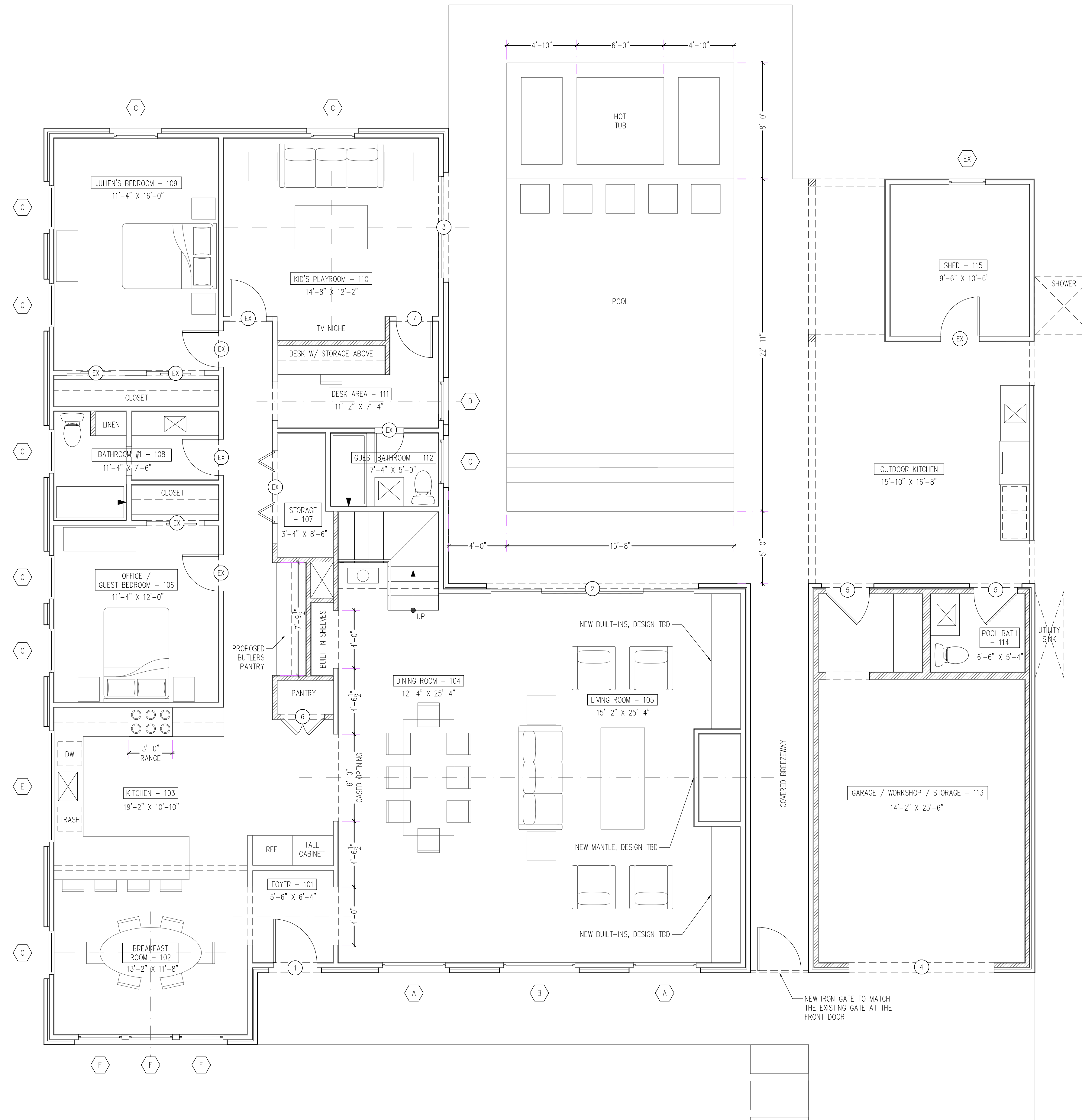
HATCHING INDICATES ELEMENTS TO BE REMOVED

1 Plan - 1st Floor - Demo
A-101 | A-101
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

- FLOORING: REFINISH EXISTING TERRAZZO IN THE KITCHEN, LIVING ROOM, HALLWAY, BOTH BATHROOMS, & VESTIBULE. REFINISH EXISTING PARQUET FLOORING IN JULIEN'S BEDROOM AND KIDS PLAYROOM, RELOCATE EXISTING PARQUET IN THE DINING ROOM TO THE GUEST BEDROOM. REMOVE THE REMAINING PARQUET FLOORING IN THE LIVING ROOM AND REPLACE WITH NEW TERRAZZO FLOORING.

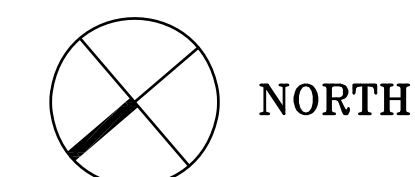


HATCHING INDICATES LOCATION OF NEW WALL

1 Plan - 1st Floor Proposed

A-101 | A-101

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



PRICING SET

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1st Floor - Proposed

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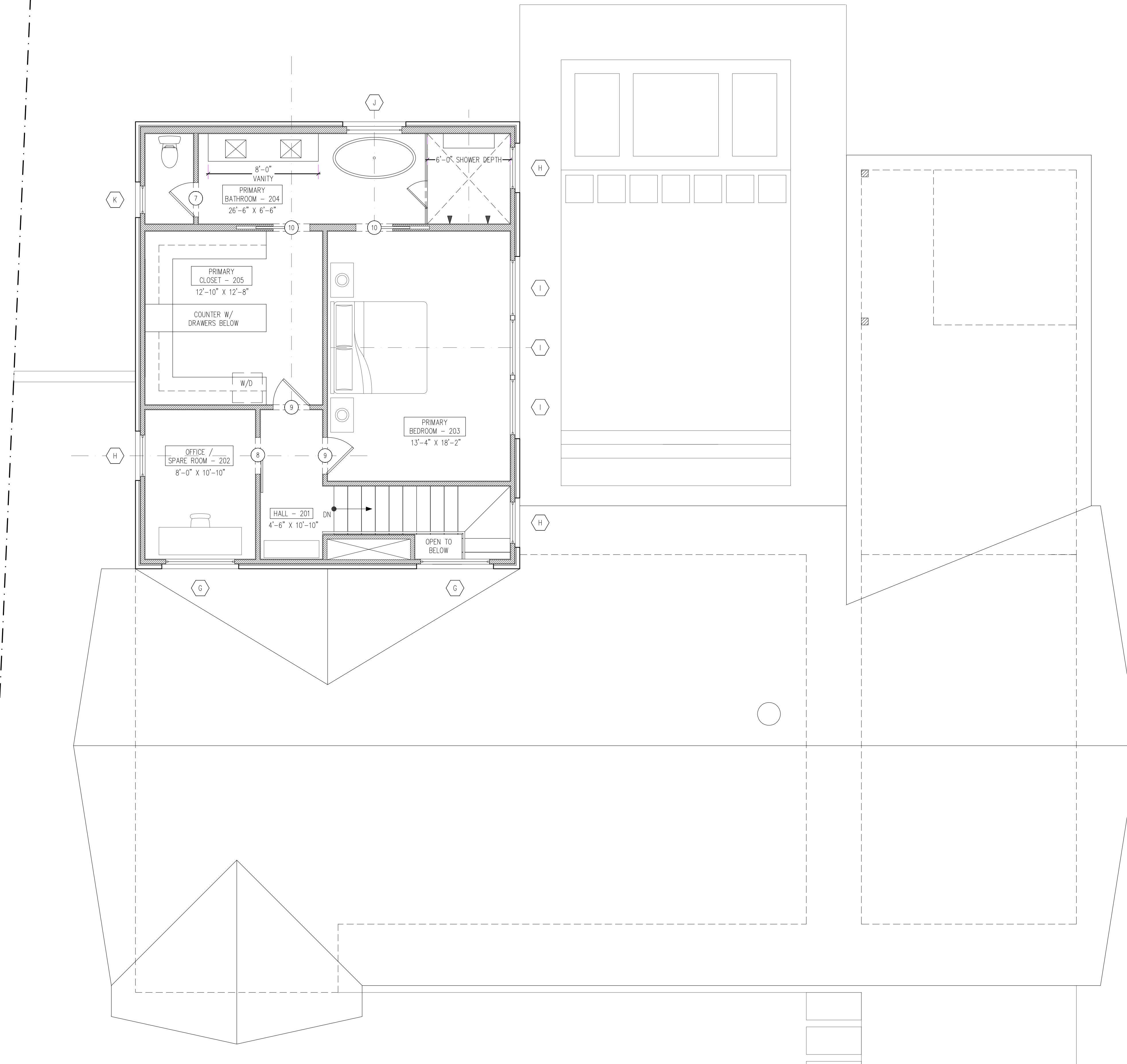
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Checked By:	
Revision:	
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NEW ORLEANS, LA
PATRICK@MOD-AI.COM | 504.450.9913

GENERAL NOTES:

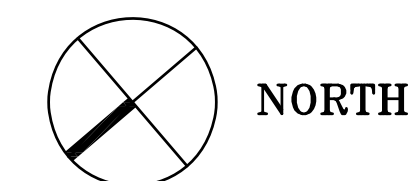
- 1) FLOORING: ENGINEERED HARDWOOD FLOORS THROUGHOUT, AND TILE IN THE PRIMARY BATHROOM.



HATCHING INDICATES LOCATION OF NEW WALL

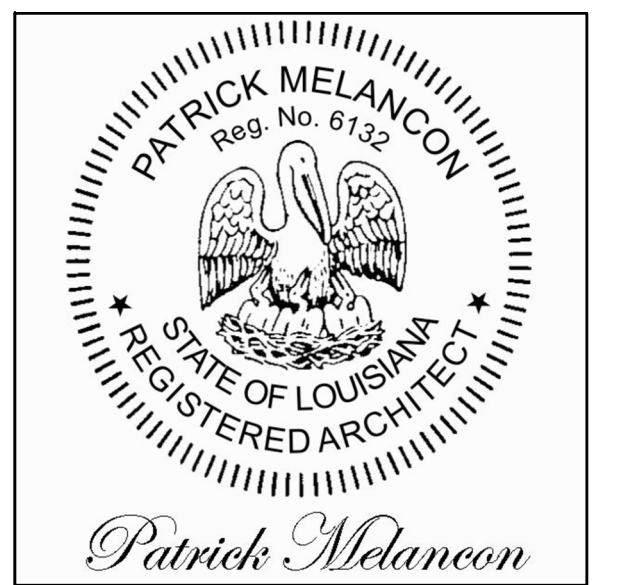
1 Plan - 2nd Floor Proposed
A-101 | A-101

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



PRICING SET

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2nd Floor - Proposed

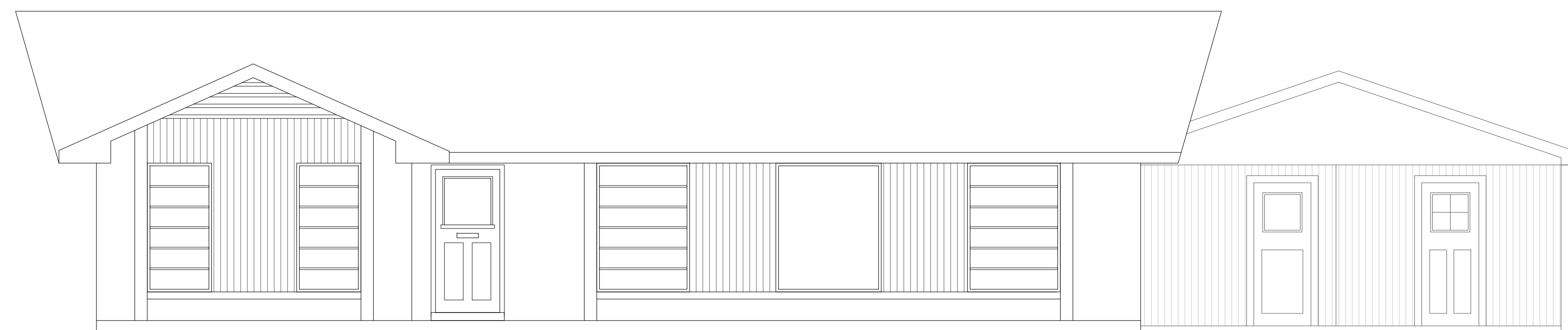
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Revision:	

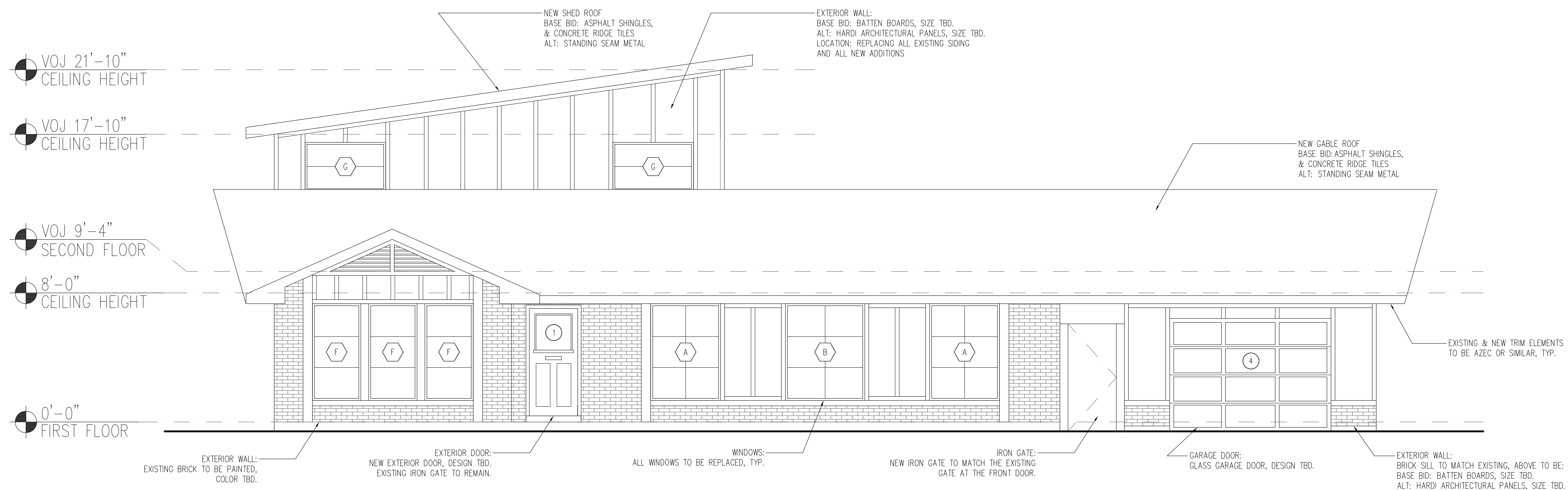
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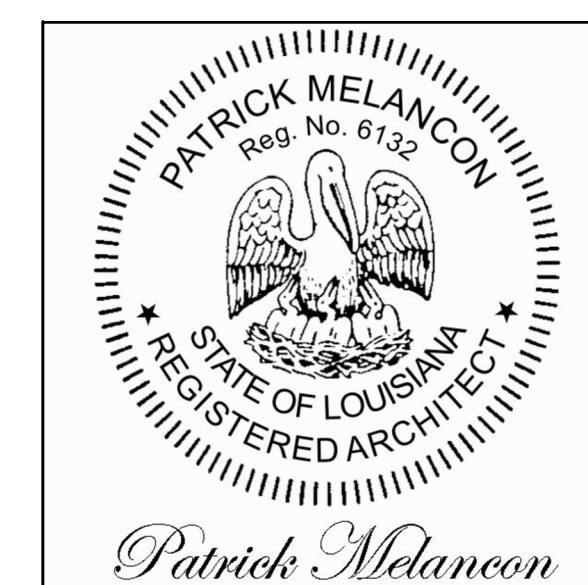
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1 Existing Elevation - North
 A-201 | A-201 SCALE: 1/4" = 1'-0"



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

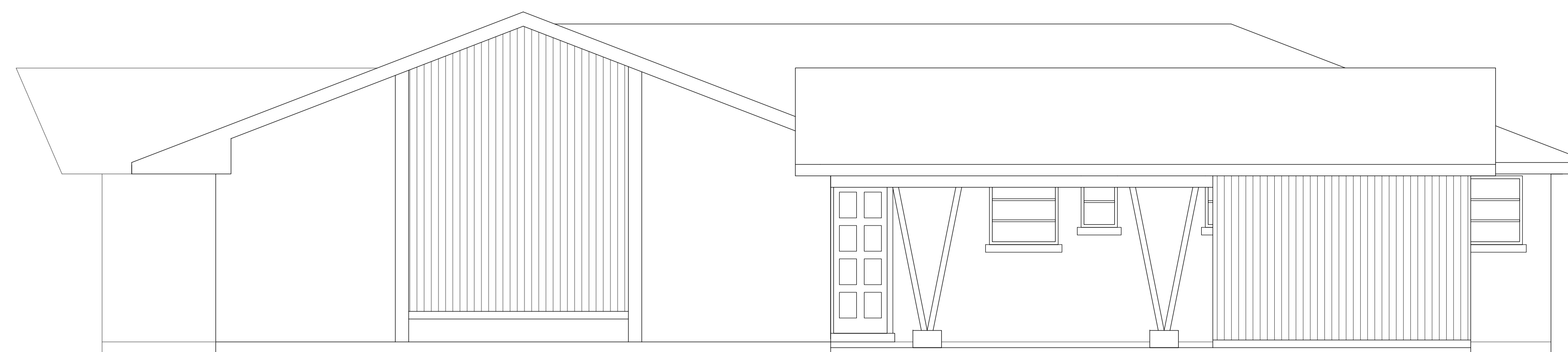


Exterior Elevations

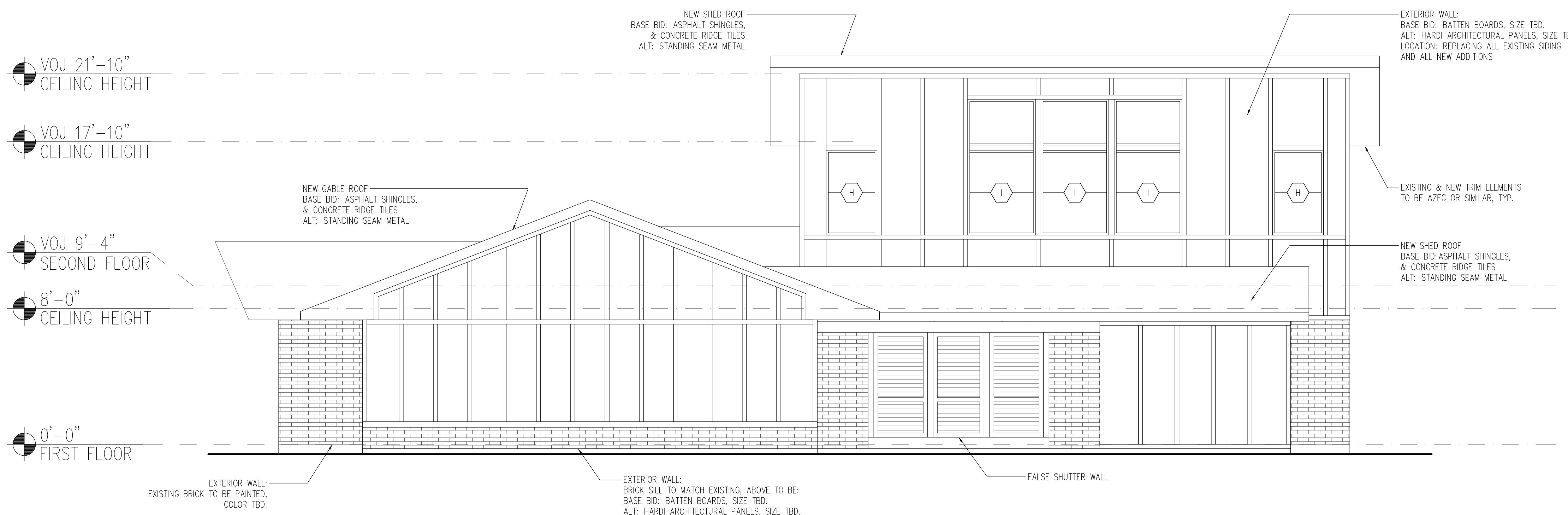
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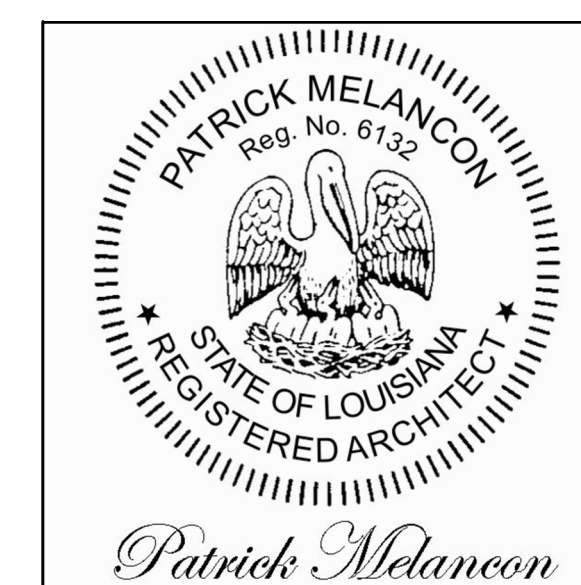
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1 Existing Elevation - South
A-202 | A-202 SCALE: 1/4" = 1'-0"



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

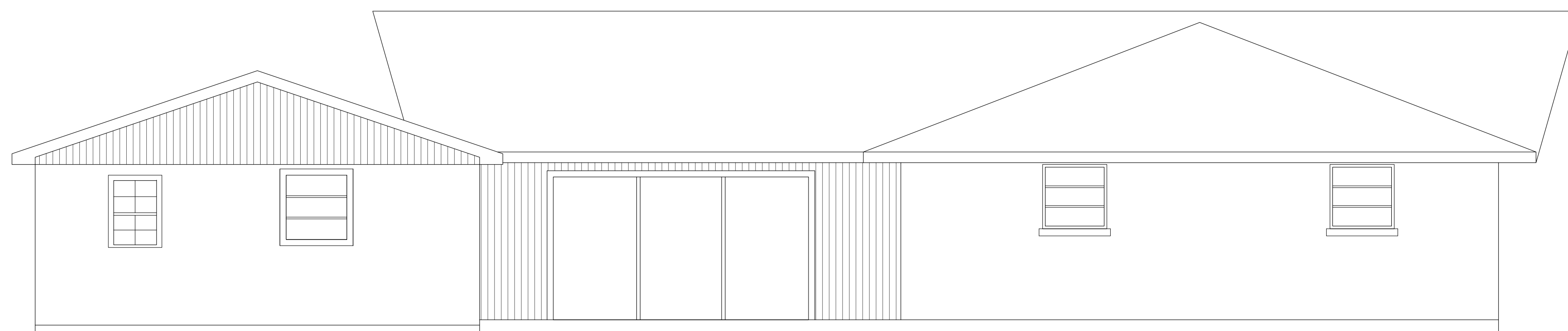


Exterior Elevations

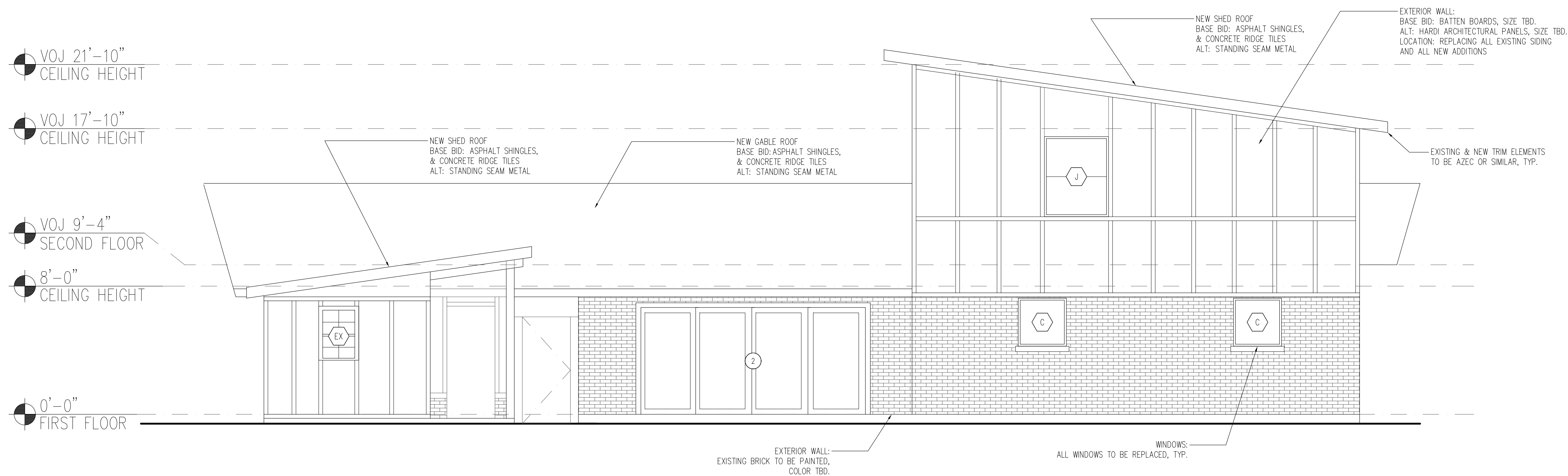
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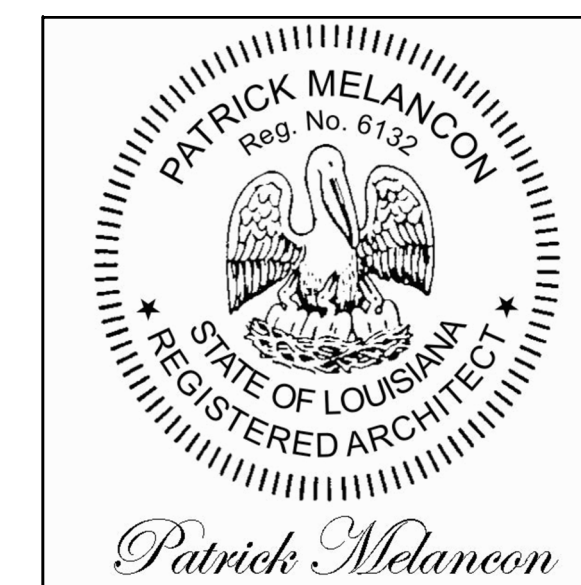
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1 Existing Elevation - West
 A-203 | A-203 SCALE: 1/4" = 1'-0"



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

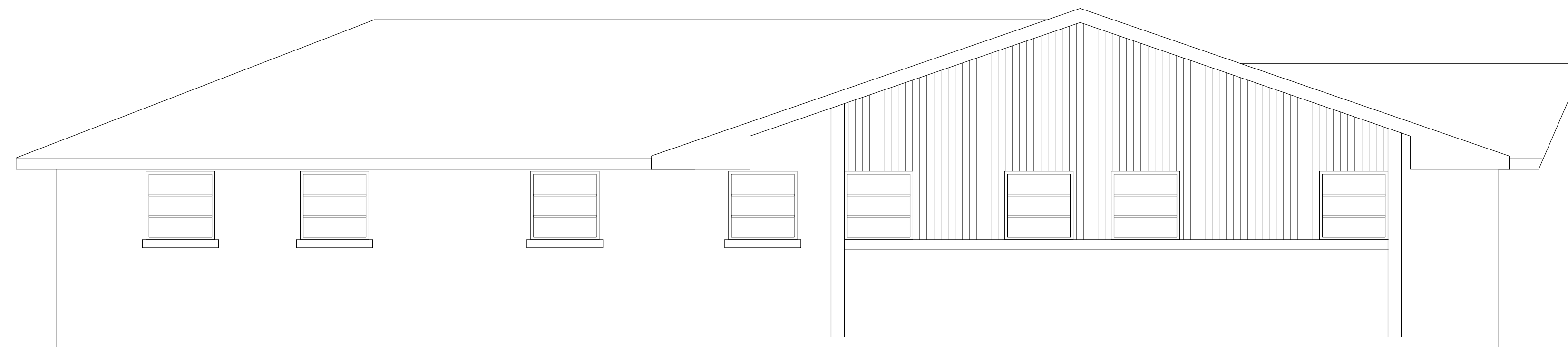


Exterior Elevations

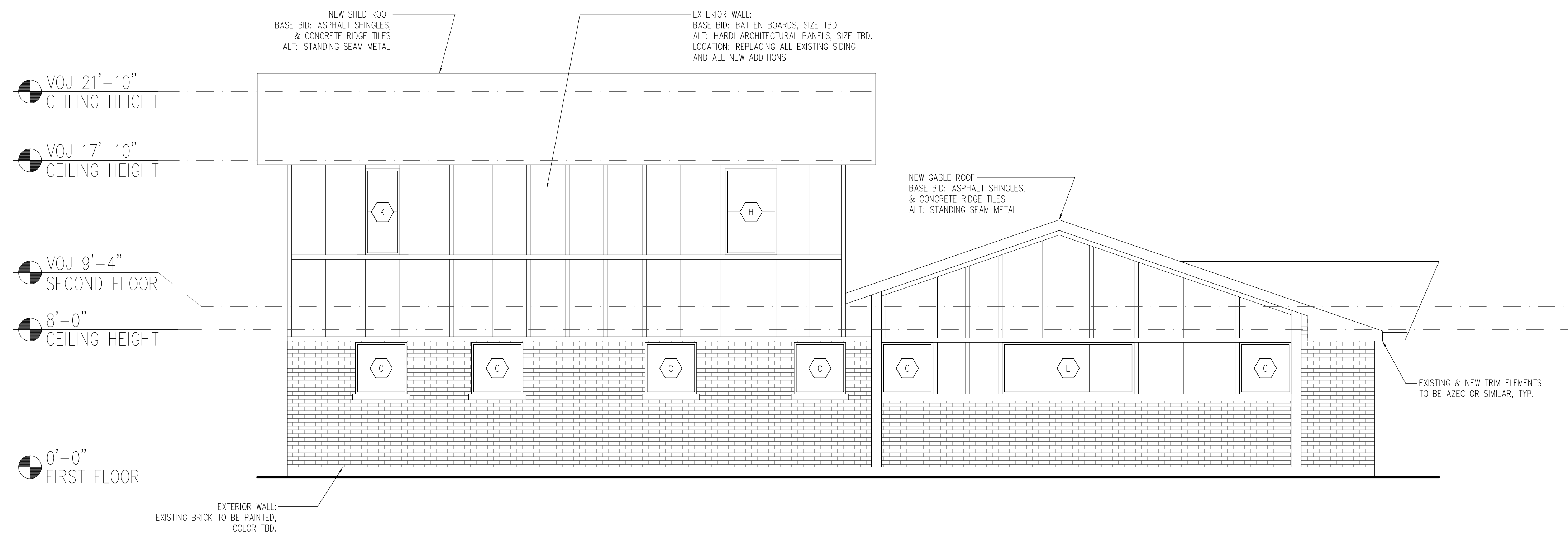
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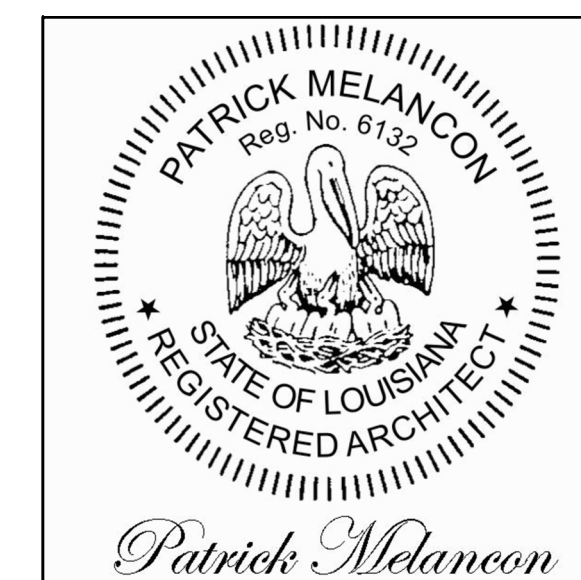
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1 Existing Elevation - East
A-204 | A-204 SCALE: 1/4" = 1'-0"



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

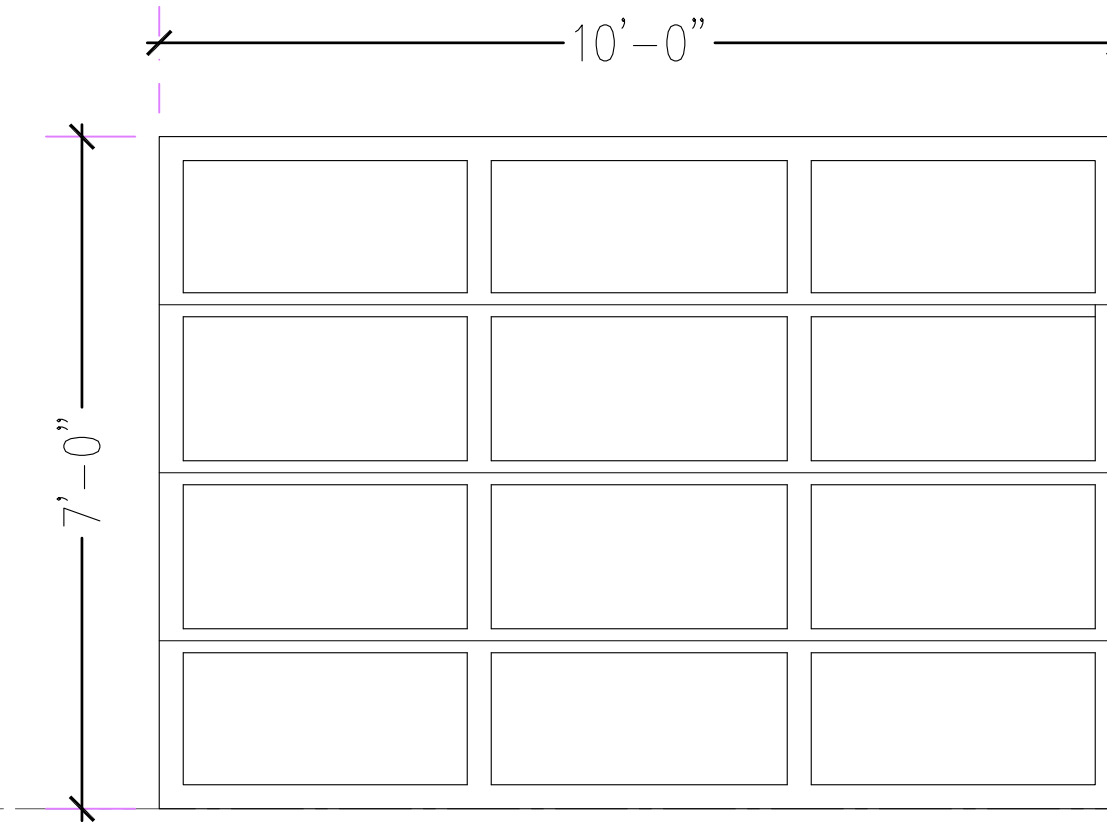
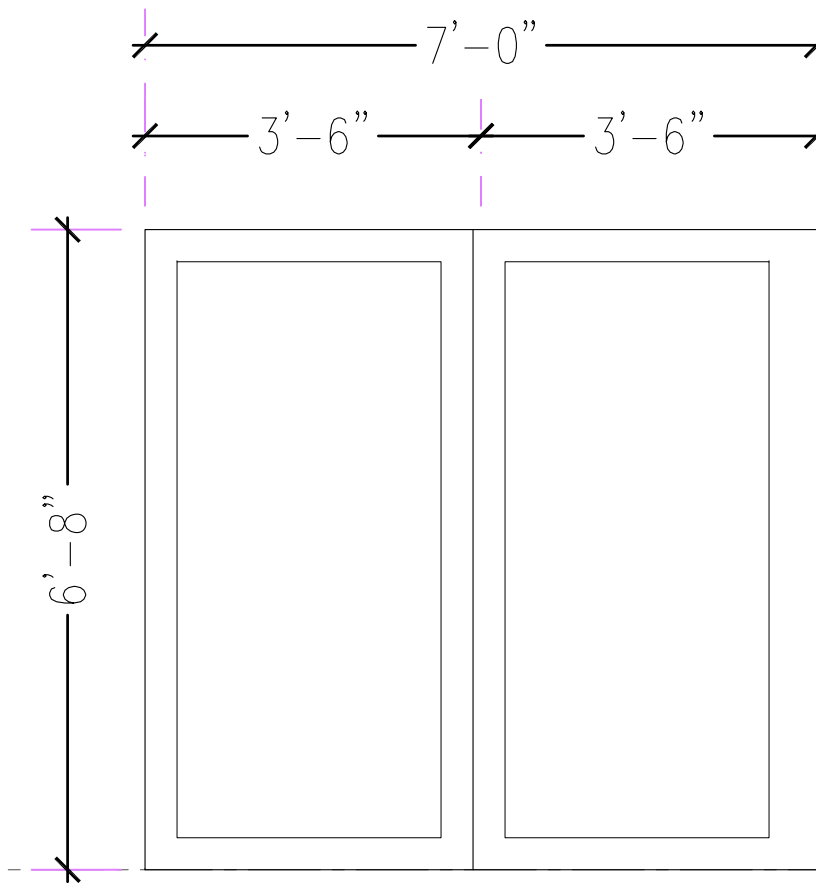
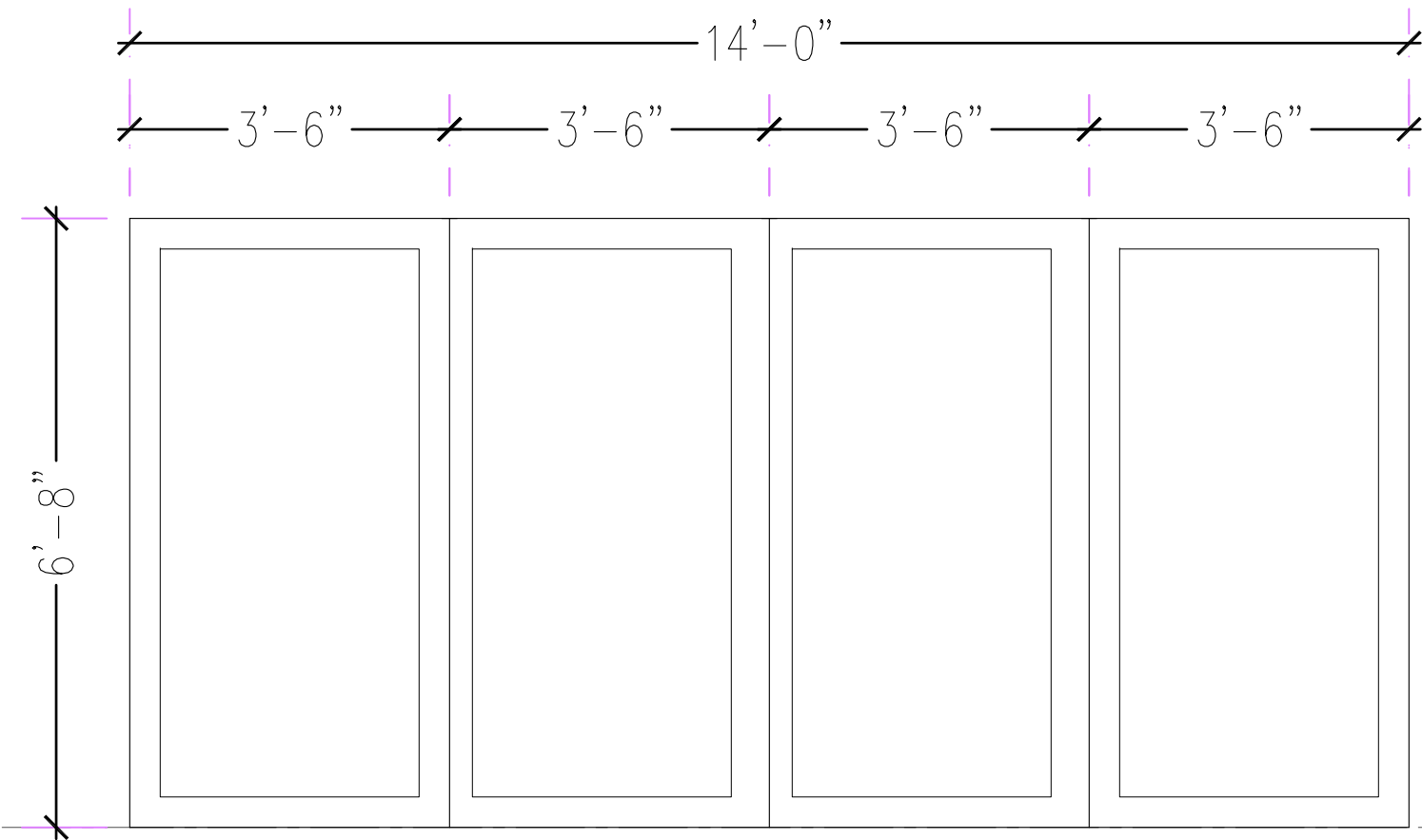
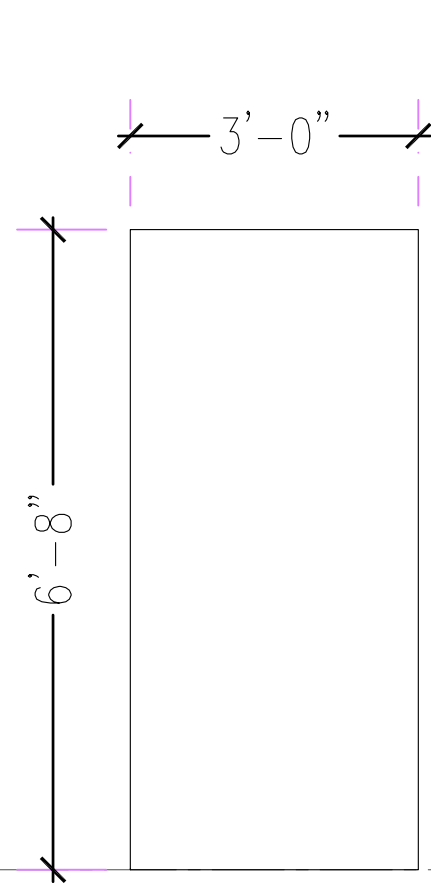


Exterior Elevations

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1 Door - Type "1"

DETAIL | DETAIL | SCALE: 1/2" = 1'-0"
 QTY. 1 EXTERIOR
 SPANISH CEDAR OR MAHOGANY
 FRONT DOOR - DESIGN TBD

2 Door - Type "2"

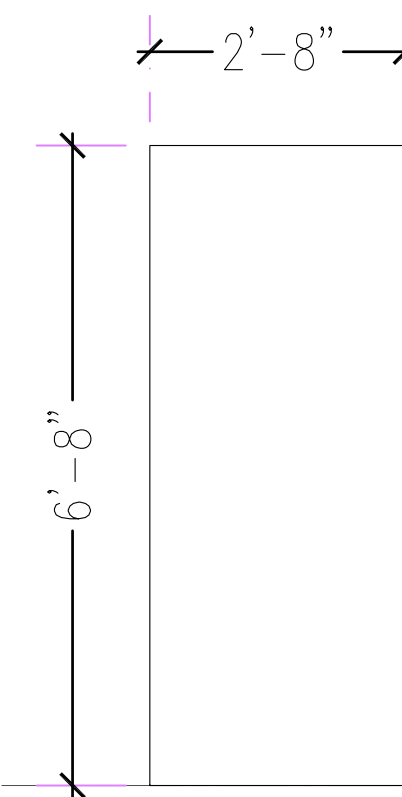
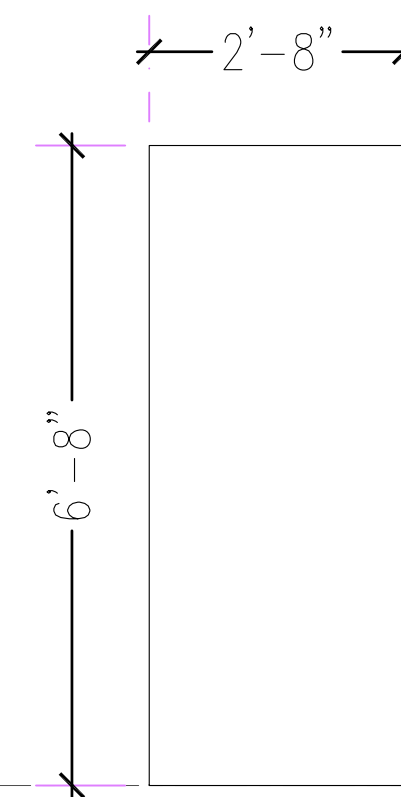
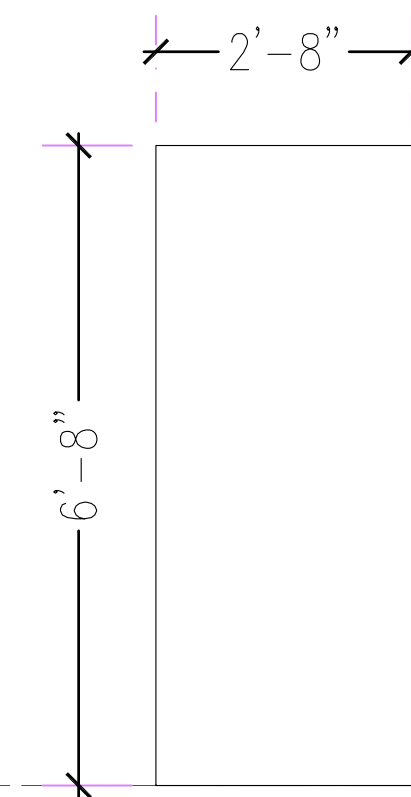
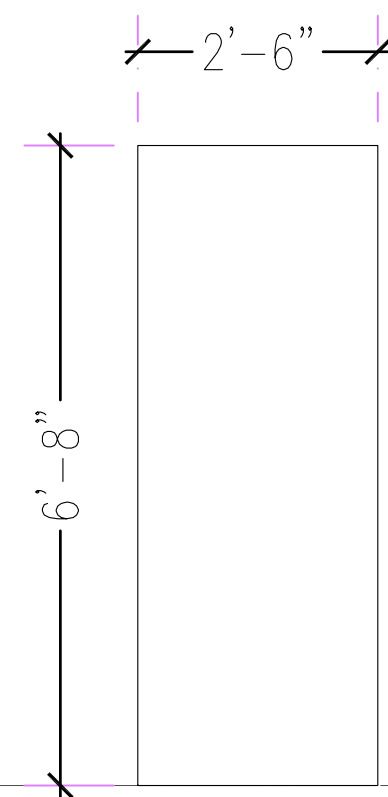
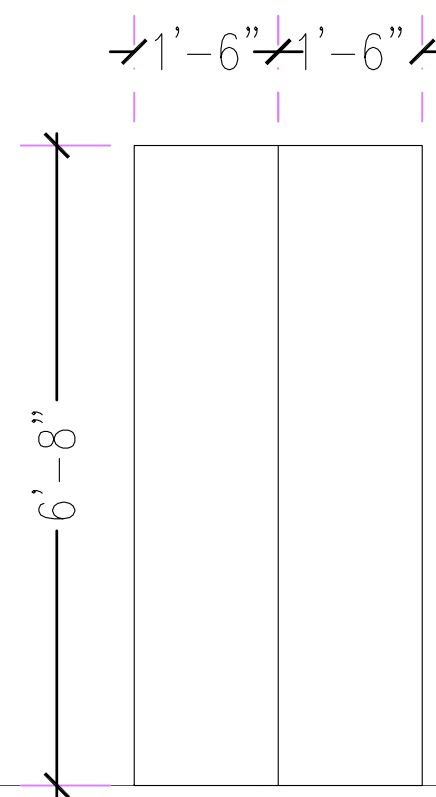
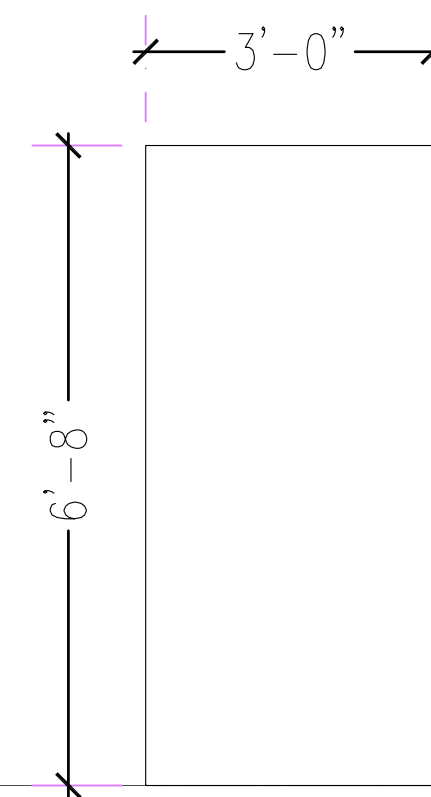
DETAIL | DETAIL | SCALE: 1/2" = 1'-0"
 QTY. 1 EXTERIOR
 LIVING ROOM SLIDER

3 Door - Type "3"

DETAIL | DETAIL | SCALE: 1/2" = 1'-0"
 QTY. 1 EXTERIOR
 KIDS PLAYROOM SLIDER

4 Door - Type "4"

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



5 Door - Type "5"

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

6 Door - Type "6"

DETAIL | DETAIL | SCALE: 1/2" = 1'-0"
 QTY. 1 INTERIOR

7 Door - Type "7"

DETAIL | DETAIL | SCALE: 1/2" = 1'-0"
 QTY. 2 INTERIOR

8 Door - Type "8"

DETAIL | DETAIL | SCALE: 1/2" = 1'-0"
 QTY. 1 INTERIOR
 BARN DOOR / SLIDER

9 Door - Type "9"

DETAIL | DETAIL | SCALE: 1/2" = 1'-0"
 QTY. 2 INTERIOR

10 Door - Type "10"

DETAIL | DETAIL | SCALE: 1/2" = 1'-0"
 QTY. 2 INTERIOR
 POCKET DOOR

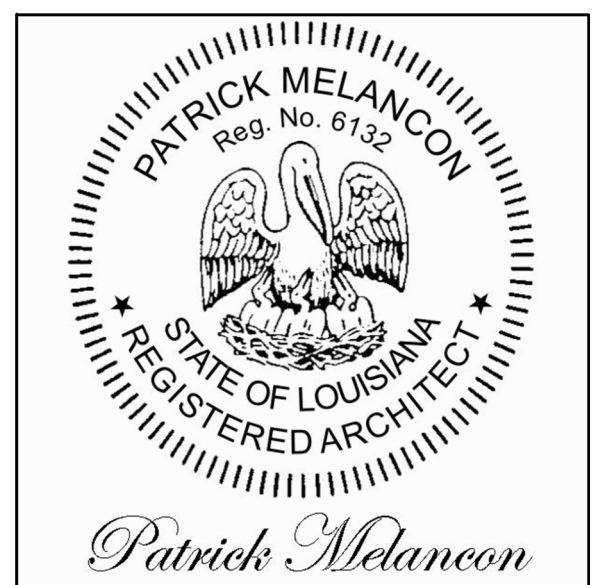
NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS FOR OPENINGS, PROPOSED & EXISTING.
 BASE BID: DOOR PROFILE TO MATCH EXISTING
 ALT: DOOR PROFILE TBD.

COMPLIANCE NOTES:

- SAFETY GLAZING TO BE INSTALLED AT WINDOW IN SHOWER IN ACCORDANCE WITH SECTION R308.4.5 IRC 2012 ED.
- OPERABLE EGRESS PATHS PROVIDED WITH OPENINGS LARGER THAN 6 SF AT ALL BEDROOMS .
- APPROVED PLYWOOD & OPERABLE SHUTTERS TO BE PROVIDED FOR WINDOWS IN ACCORDANCE WITH IRC REGULATIONS REGARDING IMPACT RESISTANCE.

MATERIALS NOTES:

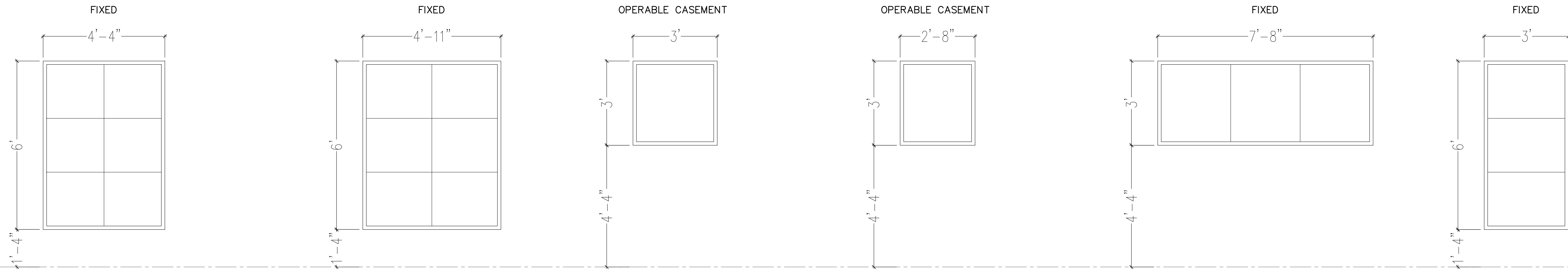
- ALL GLAZING TO BE INSULATED.
- ALL WINDOW & DOOR MUNTINS NO LARGER THAN 3/8".
- MARVIN CONTEMPORARY SERIES: SOUND AND THERMAL INSULATION



Opening Schedules

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Project #:	Revision:
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1 Window - Type "A"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 2

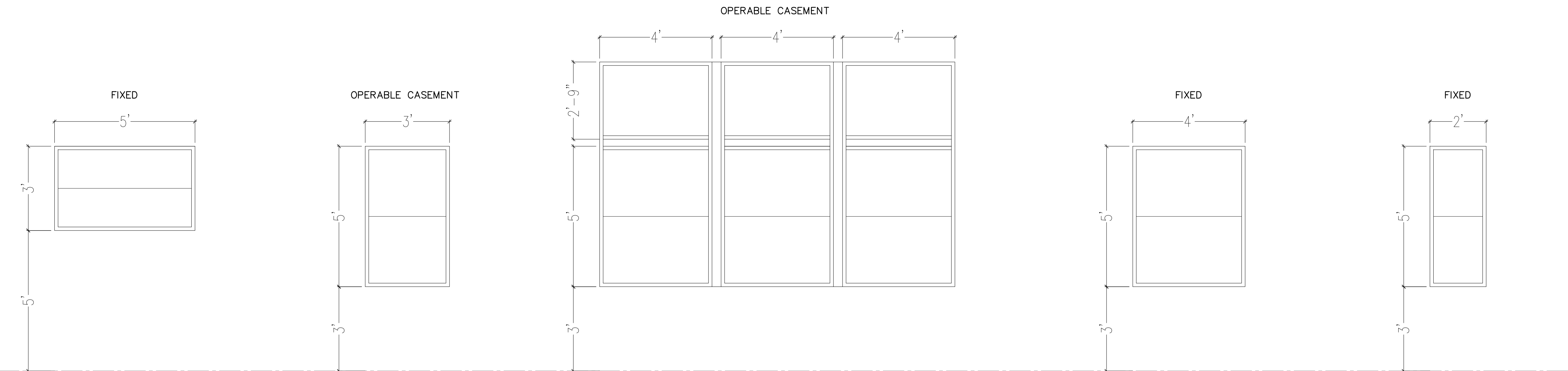
2 Window - Type "B"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 1

3 Window - Type "C"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 9

4 Window - Type "D"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 1

5 Window - Type "E"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 1

6 Window - Type "F"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 3



7 Window - Type "G"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 2

8 Window - Type "H"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 3

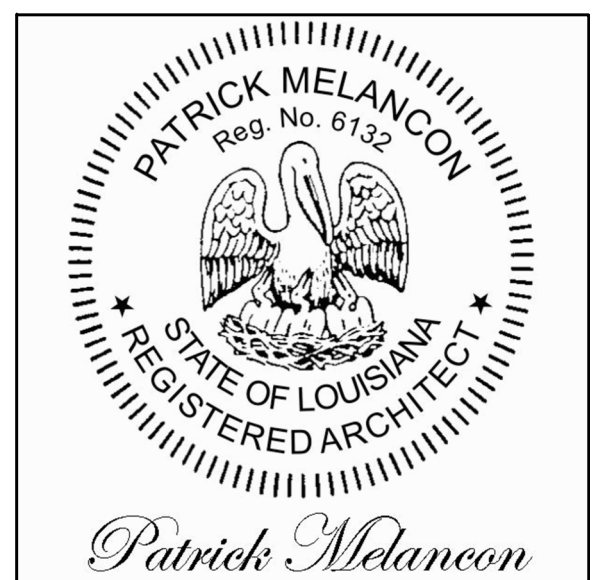
9 Window - Type "I"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 1

10 Window - Type "J"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 1

11 Window - Type "K"
 DETAIL | DETAIL SCALE: 1/2" = 1'-0"
 QUANTITY: 1

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS FOR OPENINGS, PROPOSED & EXISTING.

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COMPLIANCE NOTES:

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- APPROVED PLYWOOD & OPERABLE SHUTTERS TO BE PROVIDED FOR WINDOWS IN ACCORDANCE WITH IRC REGULATIONS REGARDING IMPACT RESISTANCE.

MATERIALS NOTES:

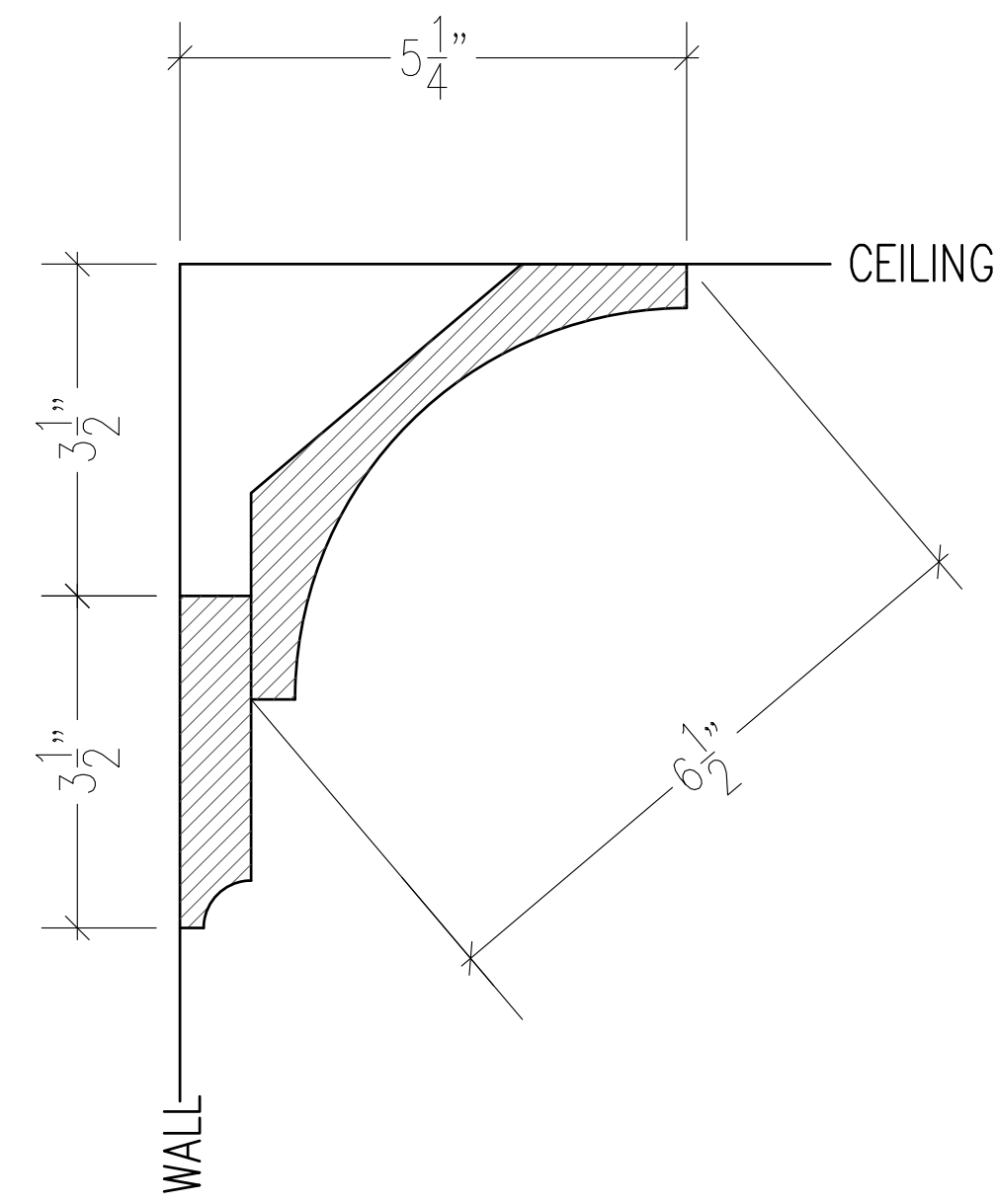
- ALL GLAZING TO BE INSULATED.
- ALL WINDOW & DOOR MUNTINS NO LARGER THAN 8".
- MARVIN CONTEMPORARY SERIES: SOUND AND THERMAL INSULATION

Opening Schedules

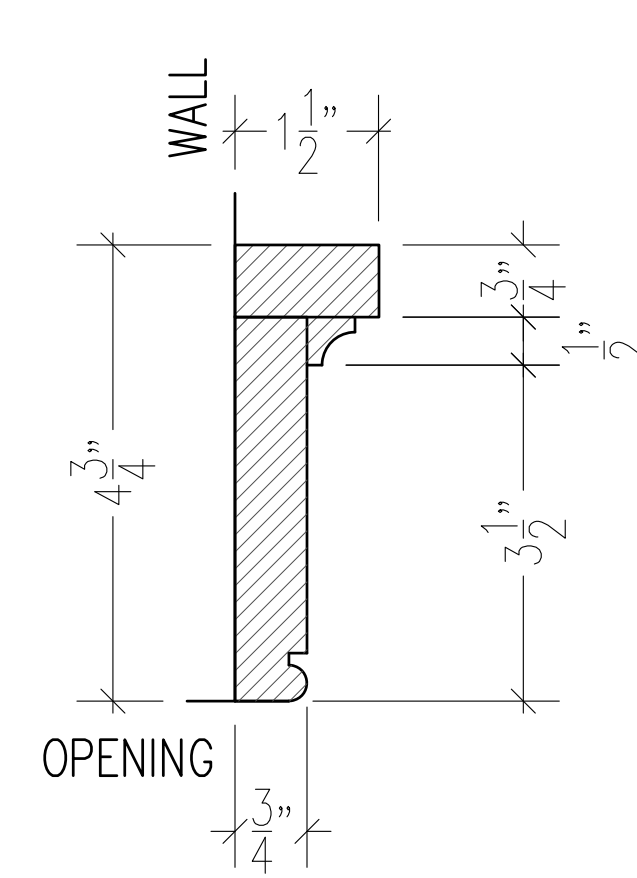
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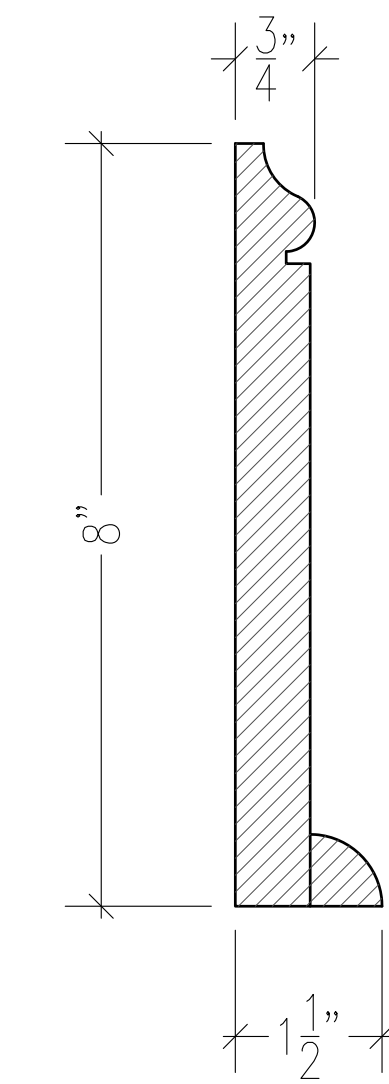
NOTE: TRIM PROFILES ARE SHOWN AS PLACEHOLDERS, DESIGN TBD.



CROWN TYPE "A"



CASING TYPE "A"



BASEBOARD TYPE "A"

1 Trim Profiles
 DETAIL | DETAIL | SCALE: 6" = 1'-0"

ROOM FINISH SCHEDULE							
ROOM NAME	FLOOR	BASE	WALL	CEILING	CROWN	CASING	NOTES
FIRST FLOOR							
FOYER - 101	REFINISHED TERRAZZO	A			A	A	
BREAKFAST ROOM - 102	NEW TERRAZZO	A			A	A	
KITCHEN - 103	REFINISHED TERRAZZO	A			A	A	
DINING ROOM - 104	REFINISHED TERRAZZO	A			A	A	
LIVING ROOM - 105	REFINISHED TERRAZZO	A			A	A	
OFFICE / GUEST BEDROOM - 106	REFINISHED PARQUET	A			A	A	
STORAGE - 107	REFINISHED TERRAZZO					A	
BATHROOM #1 - 108	REFINISHED TERRAZZO	A			A	A	
JULIENS BEDROOM - 109	REFINISHED PARQUET	A			A	A	
KIDS PLAYROOM - 110	REFINISHED PARQUET	A			A	A	
DESK AREA - 111	REFINISHED TERRAZZO	A			A	A	
GUEST BATHROOM - 112	REFINISHED TERRAZZO	A			A	A	
GARAGE - 113	CONCRETE SLAB				A	A	
POOL BATHROOM - 114	CONCRETE SLAB				A	A	
SHED - 115	CONCRETE SLAB				A	A	
SECOND FLOOR							
HALL - 201	ENGINEERED HARDWOOD	A			A	A	
OFFICE - 202	ENGINEERED HARDWOOD	A			A	A	
PRIMARY BEDROOM - 203	ENGINEERED HARDWOOD	A			A	A	
PRIMARY BATHROOM - 204	TILE	TILE			A	A	
PRIMARY CLOSET - 205	ENGINEERED HARDWOOD	A			A	A	

PRICING SET

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



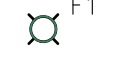
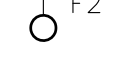
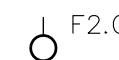

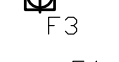







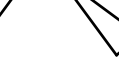


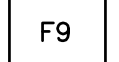



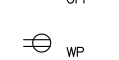




Trim & Finish Sched.

Sheet #: 12 of 14

Project #:	Revision:
Date: 12-06-2024	Revision:
Scale:	A-2.07.0
Drawn By: PM	
Checked By:	
Revision:	
Revision:	

MELANCON ORTEGA DESIGNS
 architecture+interiors

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 AND R315 -- OF THE IRC 2015 EDITION.
-  RECEPTACLE
 -  GROUND FAULT INTERRUPTOR
 -  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

Sheet #: 13 of 14

Project #:	Revision:
Date: 12-06-2024	Revision:
Scale:	E-1.01.1
Drawn By: PM	
Checked By:	
Revision:	
Revision:	

1 Plan - 1st Floor Lighting RCP

A-101 | E-101 SCALE: 1/4" = 1'-0"

MELANCON ORTEGA DESIGNS
architecture+interiors

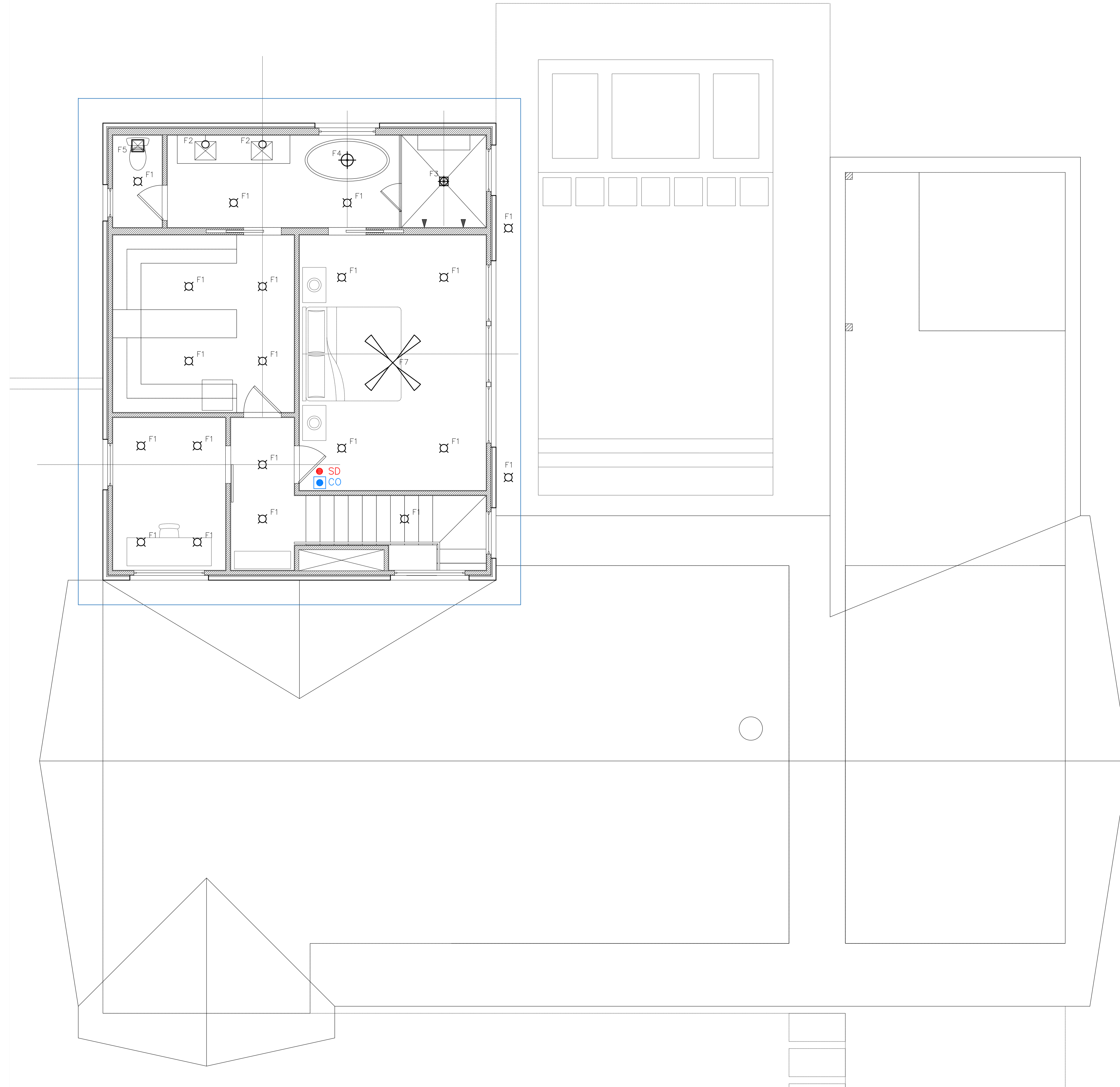
NEW ORLEANS, LA
PATRICK@MOD-AL.COM | 504.450.9913

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 - F2 - OWNER PROVIDED WALL SCIENCE
 - F2.G - OWNER PROVIDED GAS WALL SCIENCE
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2 Plan - 2nd Floor Lighting RCP
A-102 | E-102 SCALE: 1/4" = 1'-0"

PRICING SET

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



2nd Floor Electrical RCP

Sheet #: 14 of 14

Project #:	Revision:
Date: 12-06-2024	Revision:
Scale:	E-1.02.1
Drawn By: PM	
Checked By:	
Revision:	
Revision:	

MELANCON ORTEGA DESIGNS
architecture+interiors

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