

PROJECT DIRECTORY

OWNER
SOUTH MARKET DISTRICT D LLC

NEW YORK OFFICE:
11 PARK PLACE, SUITE 1705
NEW YORK, NY 10007
TEL: (212) 981-0001

NEW ORLEANS OFFICE:
643 MAGAZINE STREET, SUITE 201
NEW ORLEANS, LA 70130
TEL: (504) 301-0014

CHRIS PAPAMICHAEL, PRINCIPAL
cpapamichael@thedominicos.com

ARCHITECT
ESKEW+DUMEZ+RIPPLE

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LA 70130
TEL: (504) 561-8686

JOSE ALVAREZ, PRINCIPAL-IN-CHARGE
jalvarez@eskewdumezripple.com

SABEEN HASAN, PROJECT MANAGER
shasan@eskewdumezripple.com

BUILDING INFORMATION

PROJECT ADDRESS
939 GIROD STREET, SUITE 140
NEW ORLEANS, LA 70113

PROJECT DESCRIPTION
INTERIOR MODIFICATIONS TO 1470SF RETAIL SPACE IN AN EXISTING COMMERCIAL MIXED USE STRUCTURE CONSISTING OF A 5-STORY PARKING GARAGE WITH GROUND LEVEL RETAIL. WORK INCLUDES ADDITION OF NON-STRUCTURAL INTERIOR PARTITIONS, PLUMBING AND LIGHT FIXTURES.

BUILDING AREA (EXISTING)	PROJECT AREA
FIRST FLOOR 34051 SF	1470 SF
SECOND FLOOR 35269 SF	0 SF
THIRD FLOOR 33800 SF	0 SF
FOURTH FLOOR 33800 SF	0 SF
FIFTH FLOOR 33800 SF	0 SF
SIXTH FLOOR 33834 SF	0 SF
TOTAL 204554 SF	1470 SF

PARKING COUNT
RETAIL PARKING PROVIDED WITH SHELL GARAGE STRUCTURE

MAJOR APPLICABLE CODES AND REGULATIONS
(NOT LIMITED TO THE FOLLOWING)
INTERNATIONAL BUILDING CODE, 2012 EDITION WITH THE CITY OF NEW ORLEANS AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2012 EDITION
INTERNATIONAL FUEL GAS CODE, 2012 EDITION
NATIONAL ELECTRIC CODE, 2011 EDITION
LOUISIANA STATE PLUMBING CODE, 2013 EDITION
NFPA LIFE SAFETY CODE, 2012
AMERICANS WITH DISABILITIES ACT ADAAG, SEPTEMBER 2010
AMERICAN NATIONAL STANDARD SAFETY CODE FOR ELEVATORS, DUMBWAITER, ESCALATORS AND MOVING WALKS ANSI A17.1

ZONING CLASSIFICATION
CBD-S CONDITIONAL USE

BOUNDING STREETS
GIROD STREET/ BARNONE STREET/ LAFAYETTE STREET/ O'KEEFE AVENUE

HISTORIC DISTRICT
LAFAYETTE SQUARE (INTERIOR IMPROVEMENTS ONLY)

FLOOD ZONE
2012 FIRM ZONE X
1984 FLOOD ZONE CLASS A1

FIRE ZONE
INSIDE CITY FIRE LIMITS

OCCUPANCY CLASSIFICATION
(IBC) GROUP M - MERCANTILE
(NFPA) MERCANTILE, CLASS B

CONSTRUCTION TYPE
FIRE-RESISTIVE, NON-COMBUSTIBLE, SPRINKLERED (SPRINKLER SYSTEM PROVIDED WITH EXISTING SHELL BUILDING)

(IBC) IB
(NFPA) II(222)

FIRE PROTECTION (EXISTING)
STRUCTURAL FRAME 2HR
BEARING WALLS 2HR
EXTERIOR 2HR
INTERIOR 2HR
NON-BEARING WALLS AND PARTITIONS 2HR
EXTERIOR (< 5) 1HR
EXTERIOR (5 < X < 10) 0HR
INTERIOR 2HR
ROOF CONSTRUCTION 1HR
HAZARD OF CONTENTS ORDINARY
STAIRS 1HR
TENANT DEMISING WALL 1HR

TRAVEL DISTANCE TO EXITS
COMMON PATH LIMIT 100'
DEAD-END LIMIT 50'
TRAVEL DISTANT LIMIT 250'

FIRE ALARM
AN AUTOMATIC FIRE ALARM SYSTEM WILL BE DESIGNED AND INSTALLED BY A LICENSED FIRE ALARM CONTRACTOR WHO SHALL PREPARE DESIGN AND SHOP DRAWINGS OF THE SYSTEM AND SUBMIT SUCH DRAWINGS TO THE LANDLORD, APPLICABLE BUILDING AND FIRE DEPARTMENTS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

SEE LIFE SAFETY DIAGRAM FOR ADDITIONAL LIFE SAFETY INFORMATION.

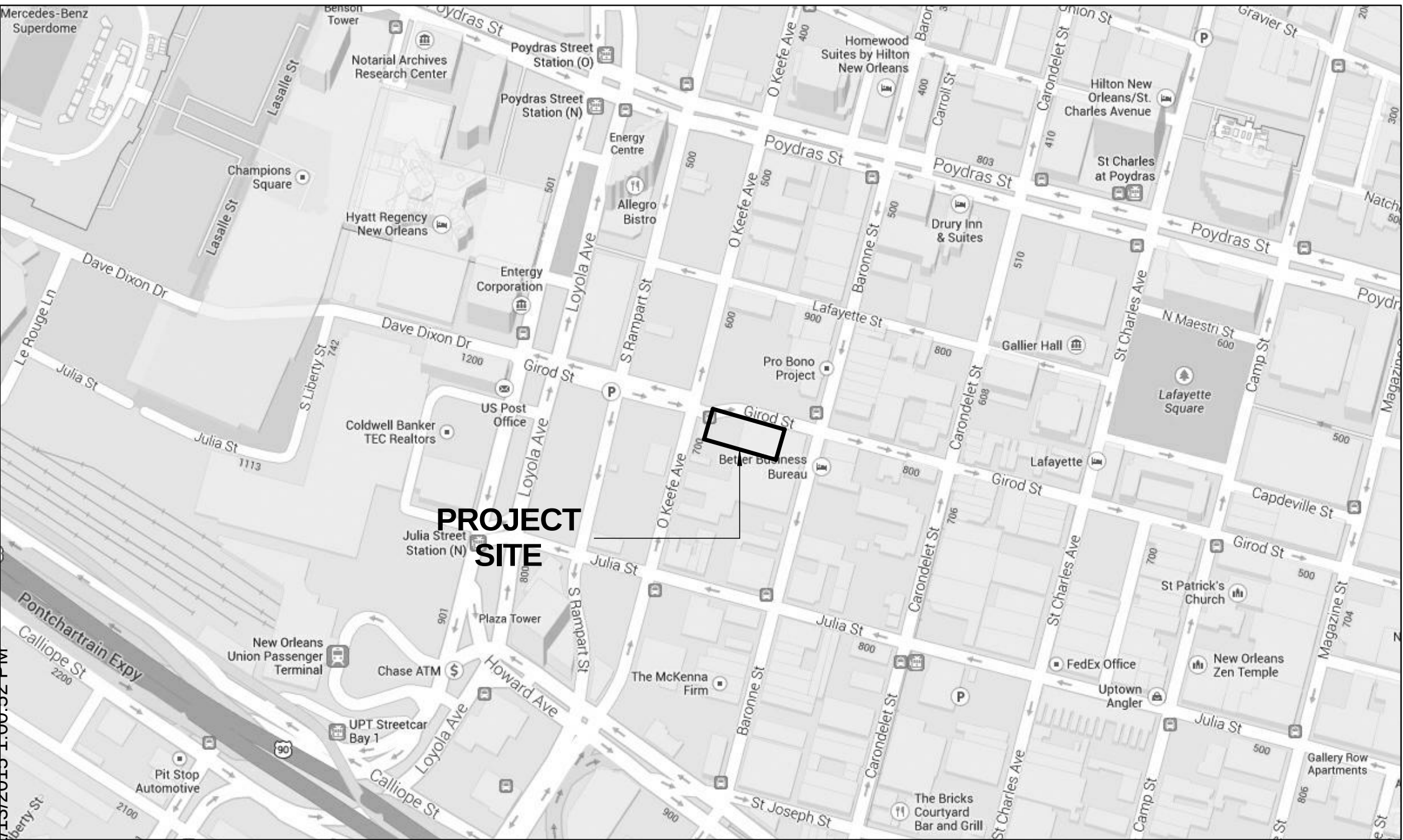
ALL OF THE SYMBOLS APPEARING ON THIS SHEET MAY NOT NECESSARILY BE USED ON THIS PROJECT. FOR ADDITIONS TO AND/OR DEVIATIONS FROM THESE STANDARDS, REFER TO THE APPLICABLE DISCIPLINE'S WORK THROUGHOUT THE SET OF DRAWINGS.

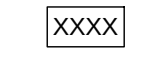
THESE DRAWINGS AND PROJECT MANUAL HAVE BEEN REVIEWED BY OUR OFFICE AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY REQUIREMENTS. WE SHALL OBSERVE THE WORK.

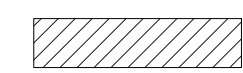
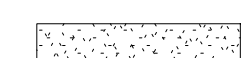
BY: 

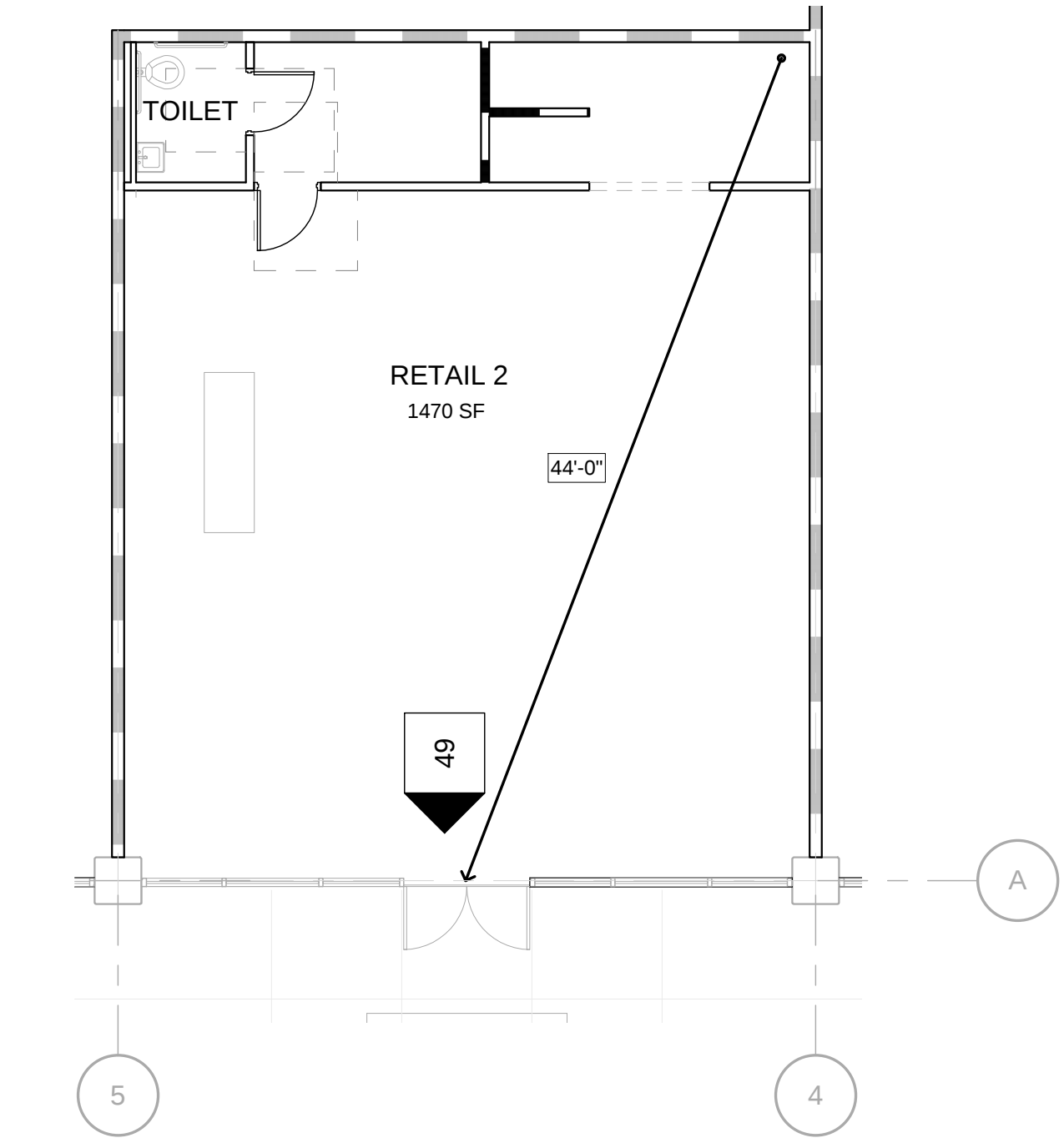
JOSE LUIS ALVAREZ LICENSE NO. 7558

LOCATION MAP



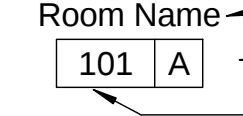
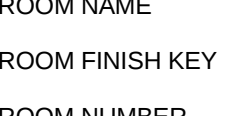
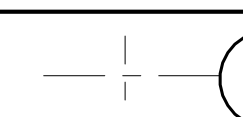
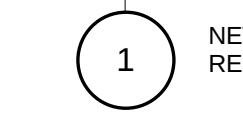
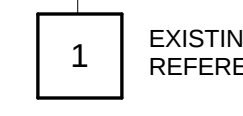
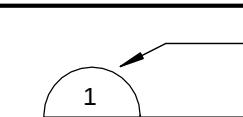
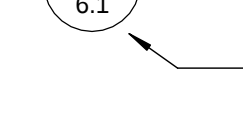
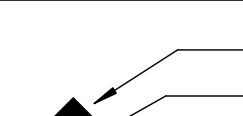
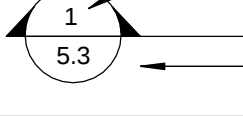
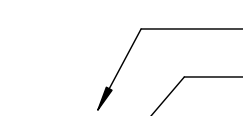
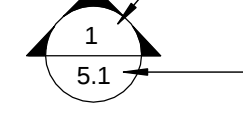
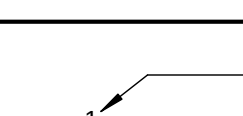
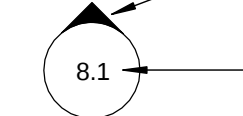
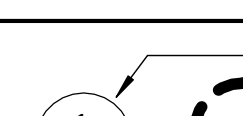
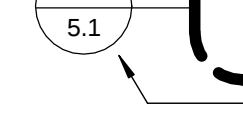
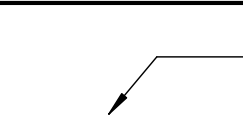
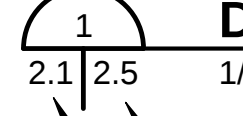
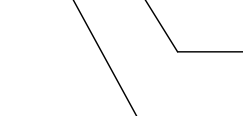
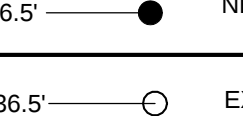
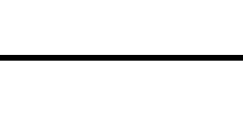
CLARIFICATION OF SYMBOLS FIRE RESISTIVITY AND EXITING	
SYMBOL	DESCRIPTION
	FIRE RATING OF OPENING PROTECTIVE IN MINUTES
	OCCUPANT LOAD OF ROOM OR AREA
	MEASURED DISTANCE OF EXIT ACCESS
	OCCUPANT LOAD USED TO DETERMINE EXISTING WIDTH
	ONE HOUR FIRE RATED PARTITION
	TWO HOUR FIRE RATED PARTITION
	THREE HOUR FIRE RATED PARTITION
	FOUR HOUR FIRE RATED PARTITION

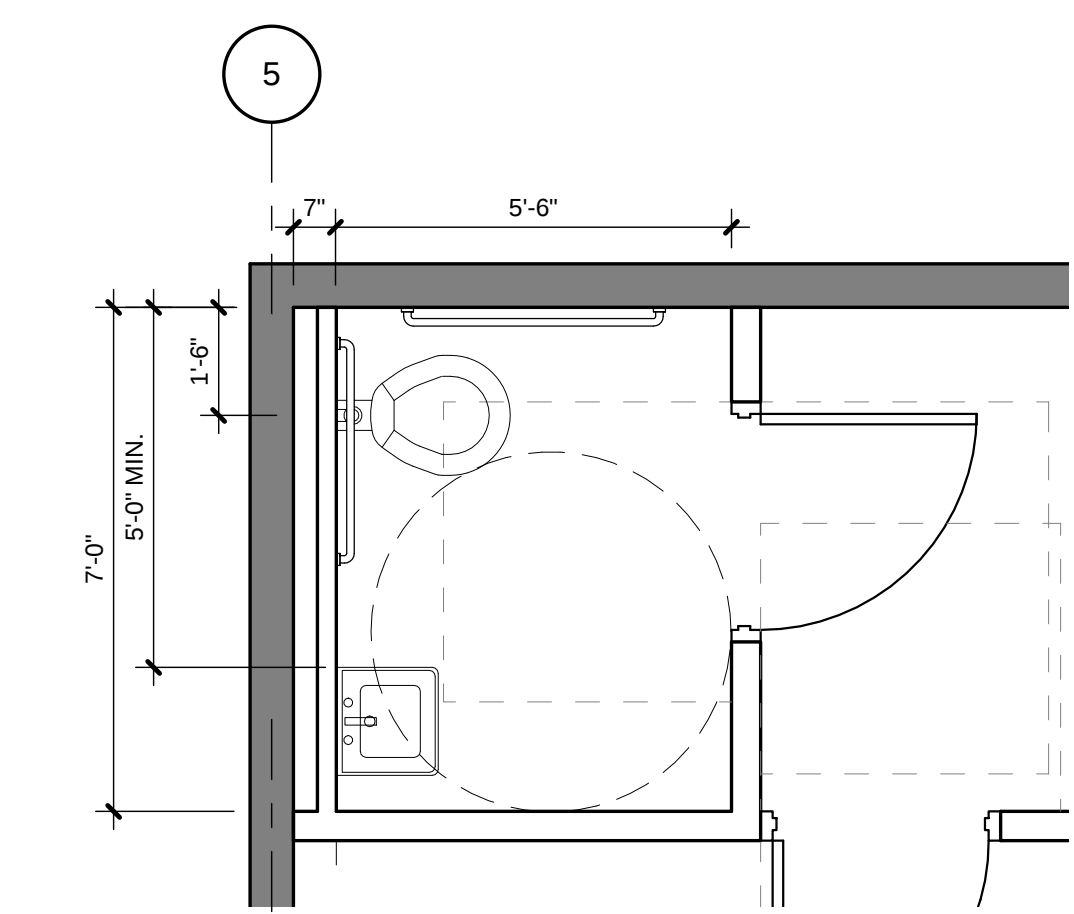
CLARIFICATION OF HATCH PATTERNS (UNLESS OTHERWISE INDICATED)	
NOTE: SEE SHEET 3.1 FOR CLARIFICATION OF TRAFFIC COATINGS.	
	EXISTING BUILDING
	GYPSUM BOARD CEILING
	EXISTING SPRINKLER HEAD
	RECESSED DOWNLIGHT FIXTURE
	EXISTING LIGHT FIXTURE TO REMAIN



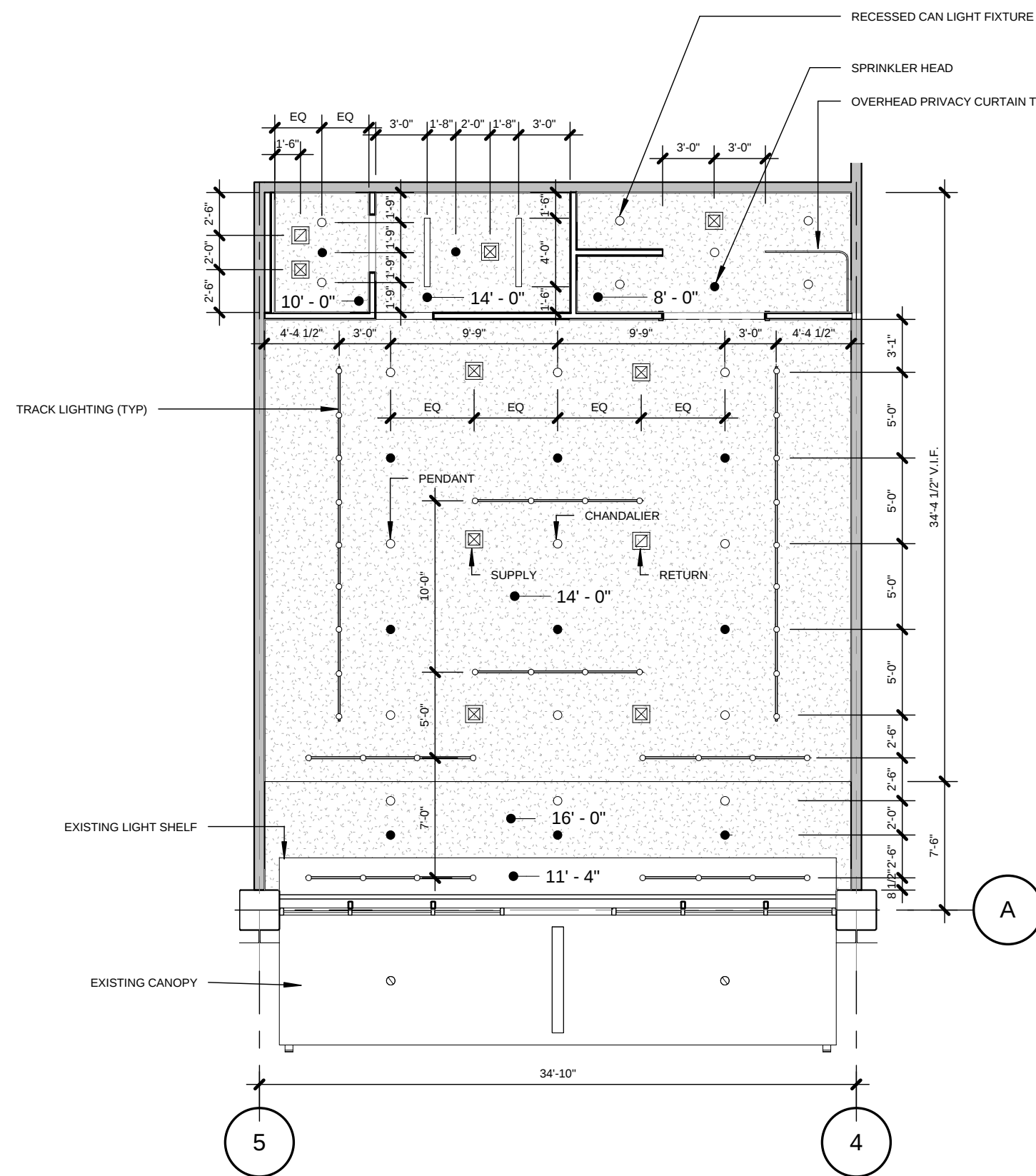
LIFE SAFETY DIAGRAM - RETAIL 2
1/8" = 1'-0"

DRAFTING SYMBOLS

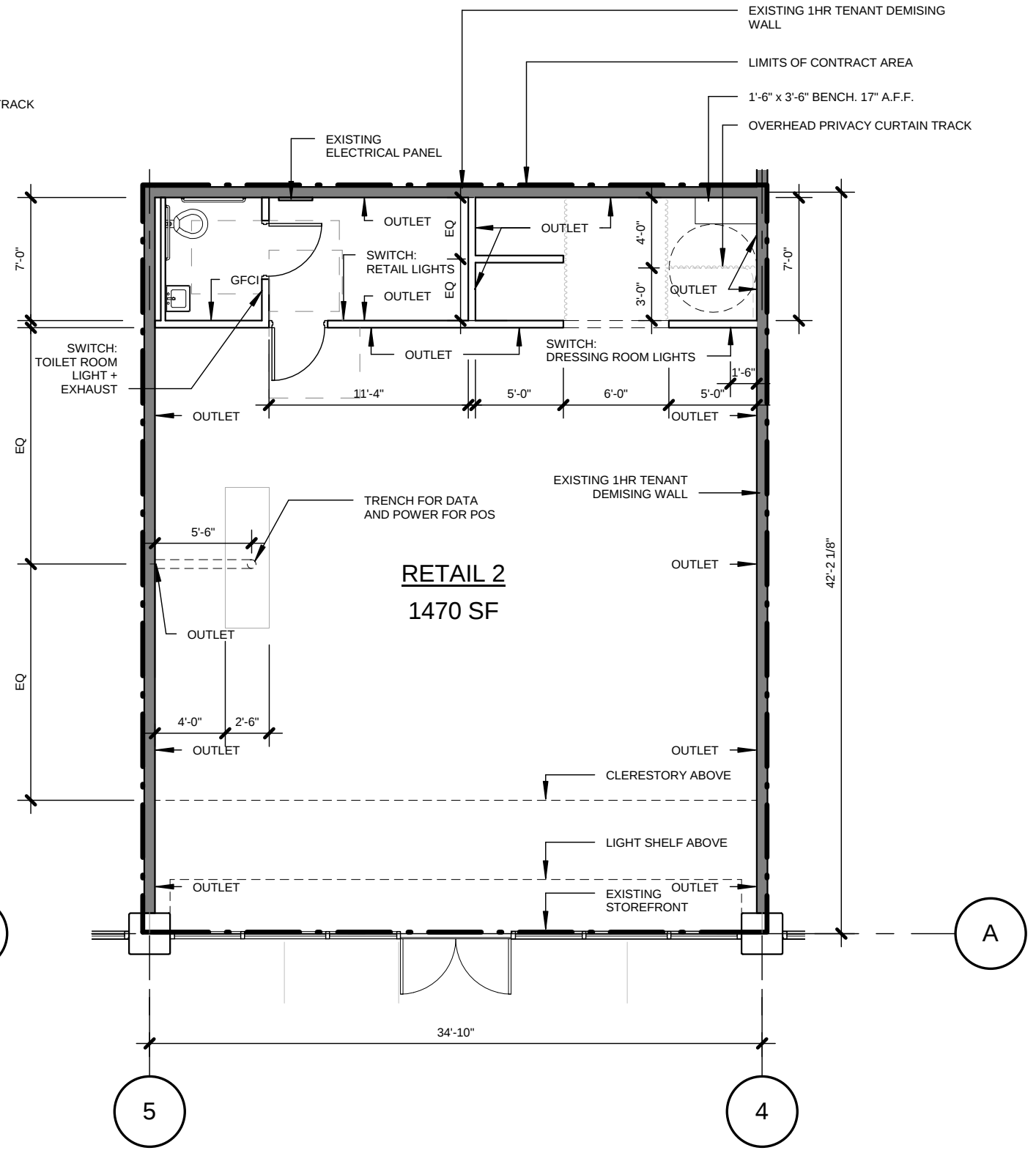
	ROOM NAME
	ROOM FINISH KEY
	ROOM NUMBER
	NEW COLUMN OR WALL REFERENCE GRID
	EXISTING COLUMN OR WALL REFERENCE GRID
	SECTION OR DETAIL NUMBER
	DIRECTION OF CUTTING PLANE
	SHEET NUMBER ON WHICH SECTION OR DETAIL IS DRAWN
	DIRECTION OF CUTTING PLANE
	LONGITUDINAL OR TRANSVERSE BUILDING SECTION NUMBER
	SHEET NUMBER ON WHICH LONGITUDINAL OR TRANSVERSE BUILDING SECTION IS DRAWN
	SURFACE SHOWN IN ELEVATION
	BUILDING ELEVATION NUMBER
	SHEET NUMBER ON WHICH BUILDING ELEVATION IS DRAWN
	INTERIOR ELEVATION NUMBER
	SURFACE SHOWN IN ELEVATION
	SHEET NUMBER ON WHICH ELEVATION IS DRAWN
	DETAIL NUMBER
	AREA OF DETAIL
	SHEET NUMBER ON WHICH ENLARGED DETAIL IS DRAWN
	SECTION OR DETAIL NUMBER
	DRAWING TITLE
	INDICATES SCALE
	SHEET NUMBER ON WHICH SECTION OR DETAIL IS DRAWN
	SHEET NUMBER ON WHICH THIS SECTION OR DETAIL IS CUT OR REFERENCED (ONE SHEET ONLY)
	NEW OR REQUIRED POINT ELEVATION
	EXISTING POINT ELEVATION



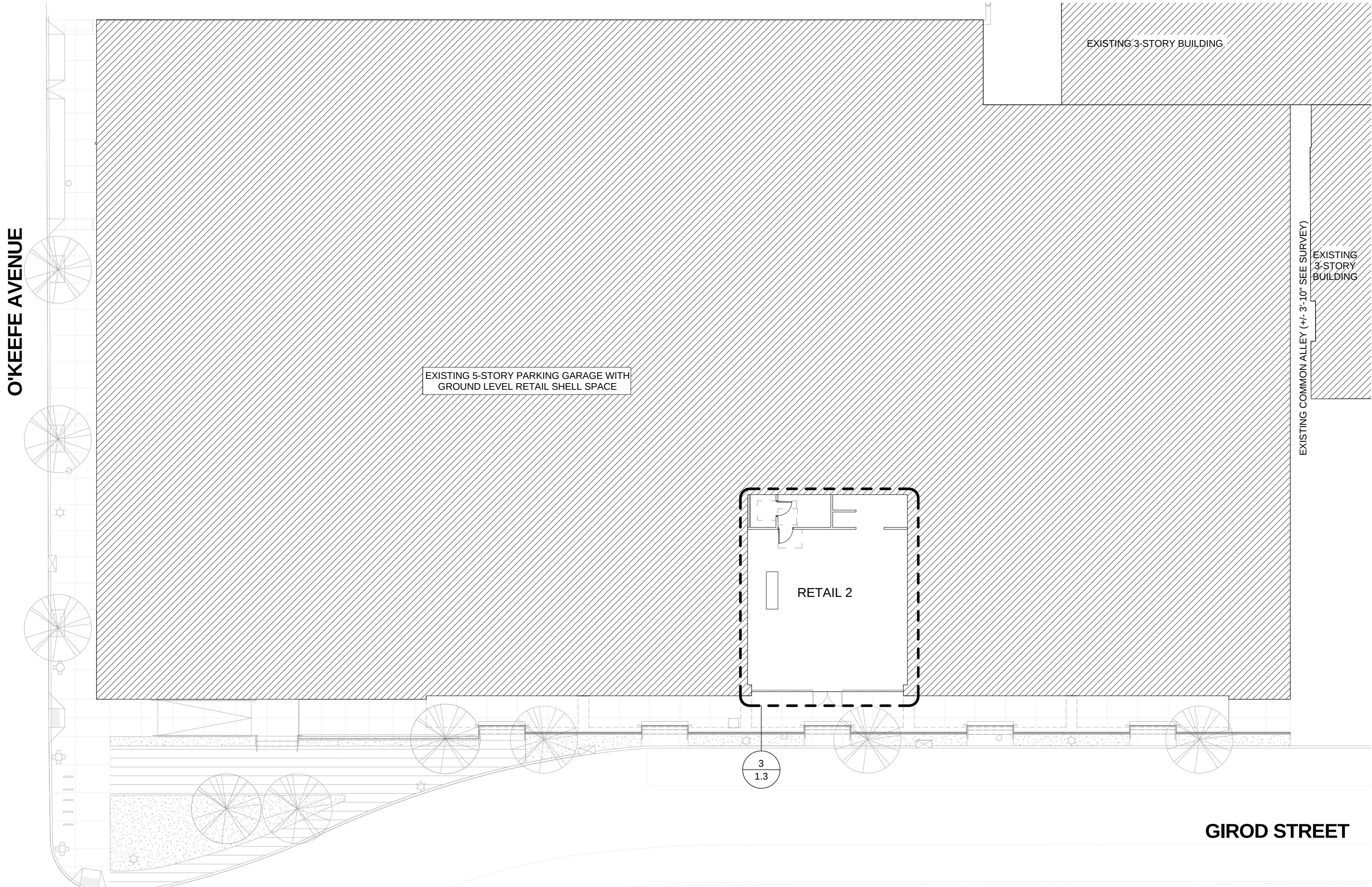
ENLARGED PLAN - TOILET ROOM
3/8" = 1'-0"



REFLECTED CEILING - RETAIL 2
1/8" = 1'-0"



FLOOR PLAN - RETAIL 2
1/8" = 1'-0"



SITE PLAN
1/16" = 1'-0"

ARCHITECTURE
INTERIOR ENVIRONMENTS
URBAN STRATEGIES

EskeW+Dumez+Ripple

SOUTH MARKET DISTRICT PARCEL D

RETAIL 2

939 Girod Street, Suite 140
New Orleans, LA 70113

Copyright © 2013
EskeW+Dumez+Ripple
A Professional Corporation
Date: 13 FEBRUARY 2015
Revisions

FOR CONSTRUCTION

EDR No: 11060.1
Drawn By: HASAN
Drawing Title: SITE PLAN

Sheet No: 1.3