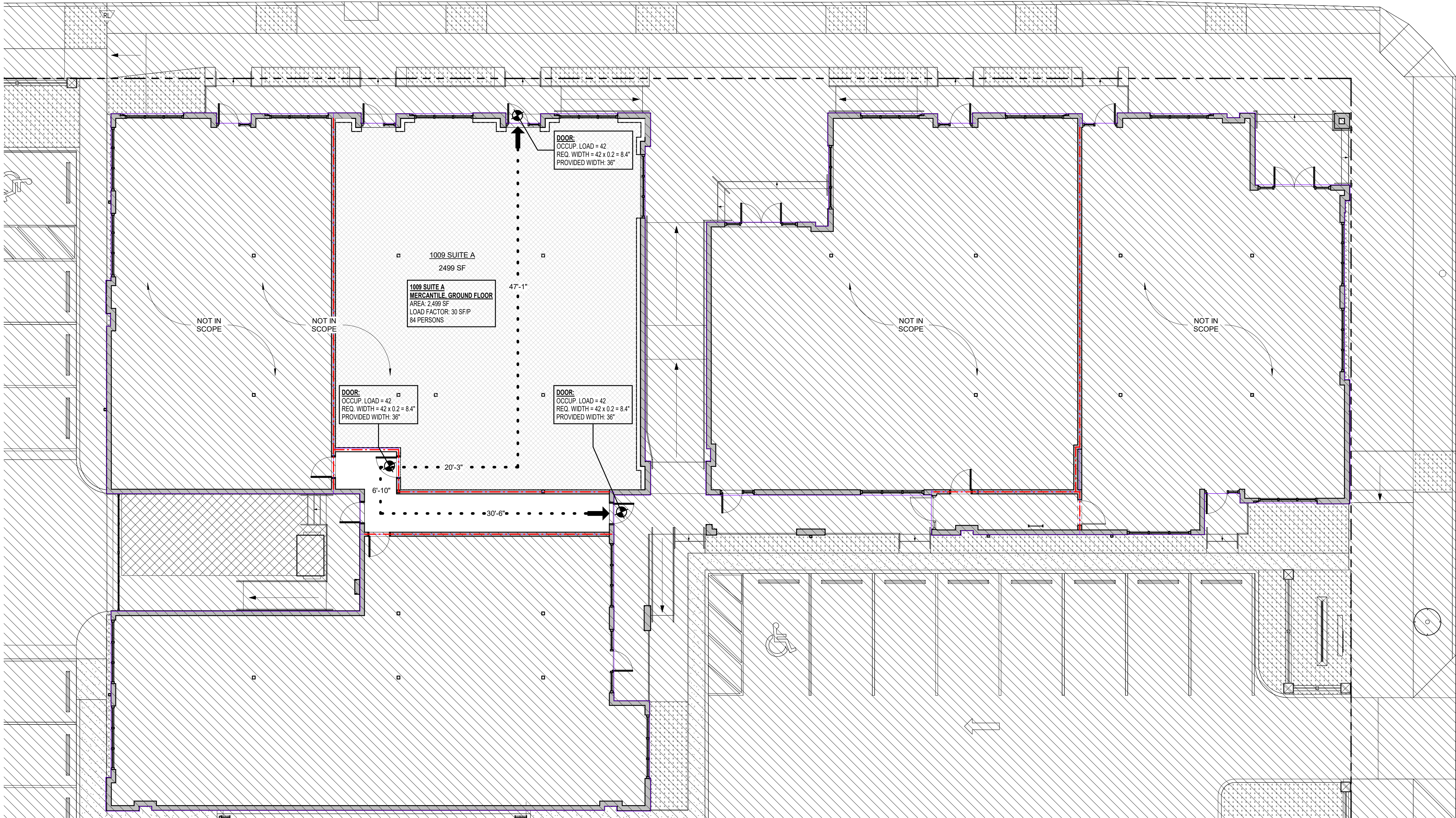




2 GROUND FLOOR PLAN - 1009 SUITE B LIFE SAFETY
A-3.40 A-0.03 SCALE: 1/8" = 1'-0"

- EXISTING WALL
- NEW CONSTRUCTION
- 1-HR RATED WALL
- 2-HR RATED WALL
- EGRESS PATH
- MERCANTILE, GRADE FLOOR

OCCUPANCY - 1009 SUITE A			
OCCUPANCY TYPE	Sq. Ft.	AREA/OCC.	OCC. LOAD
MERCANTILE, GRADE FLOOR	2499 SF	30 SF	84

ZONING ANALYSIS

PROJECT ADDRESS	
1009 ELYSIAN FIELDS AVE. SUITE A NEW ORLEANS, LA 70117	
ZONING CLASSIFICATION	
ZONING DISTRICT:	HMC-2
OVERLAY AND INTERIM ZONING DISTRICT :	RDO-1/EC

CODE ANALYSIS

Applicable Codes
2015 International Building Code w/ City of New Orleans Amendments
2009 International Mechanical Code w/ City of New Orleans Amendments
2015 Life Safety Code, NFPA 101
NFPA 10 Fire Extinguishers
NFPA 13, 13D, 13R Sprinkler Systems
NFPA 70 National Electrical Code
NFPA 72 Fire Alarm Systems
NFPA 80 Fire Doors and Windows
2010 ADA Standards for Accessible Design
Louisiana Energy Code
Part XIV, State Sanitary Code
Louisiana State Plumbing Code

Use / Occupancy
Mixed Use-Non Separated Uses
Primary IM Mercantile

Fire Resistance Rating Requirements
Construction Type II-B
Structural Frame 0 Hr
Bearing Walls - Exterior 0 Hr
Bearing Walls - Interior 0 Hr
Nonbearing Walls - Exterior 0 Hr
Nonbearing Walls - Interior 0 Hr
Floor Construction 0 Hr
Roof Construction 0 Hr

Allowable Building Height and Area
MOST RESTRICTIVE OCCUPANCY GROUP: ASSEMBLY A-2
ALLOWABLE HEIGHT BEFORE INCREASES 55'-0" / 2 STORIES
ALLOWABLE HEIGHT AFTER INCREASES 75'-0" / 3 STORIES
TABULAR AREA (PER FLOOR) 9,500 SF (BEFORE INCREASES)
ALLOWABLE AREA INCREASES
OPEN FRONTAGE 3,990 SF
SPRINKLER 19,000 SF
ALLOWABLE AREA (PER FLOOR) 32,490 SF (AFTER INCREASES)

ARRANGEMENT OF EXITS (SPRINKLERED)
SEPARATION OF EXITS IBC 1/3 OVERALL DIAGONAL DIM. NFPA 1/3 OVERALL DIAGONAL DIM.
DEAD-END CORRIDOR 50' MAX (MERCANTILE OCC.) 50' MAX (MERCANTILE OCC.)
COMMON PATH OF TRAVEL 75' MAX (MERCANTILE OCC.) 100' MAX (MERCANTILE OCC.)
TRAVEL DISTANCE TO EXITS 250' MAX (MERCANTILE OCC.) 250' MAX (MERCANTILE OCC.)

PERMIT SET

ELYSIAN FIELDS SUITE A - WHITEBOX
NEW CONSTRUCTION - NON STRUCTURAL INTERIOR
1009 Elysian Fields Ave. Suite A, New Orleans LA 70117

TRAPOLIN PEEARCHITECTS

A PROFESSIONAL CORPORATION | 850 Tchoupitoulas | New Orleans, Louisiana 70130 | T (504) 523 2772 | F (504) 523 3081 | www.trapolinpeer.com

Owner

MarketFare St Claude, LLC
135 Robert E. Lee Blvd.
New Orleans, LA 70124
(504) 207-0162

Contractor

Ryan Gootee General
Contractors, LLC
1100 Ridgewood Dr
Metairie, LA 70001
(504) 832-1282



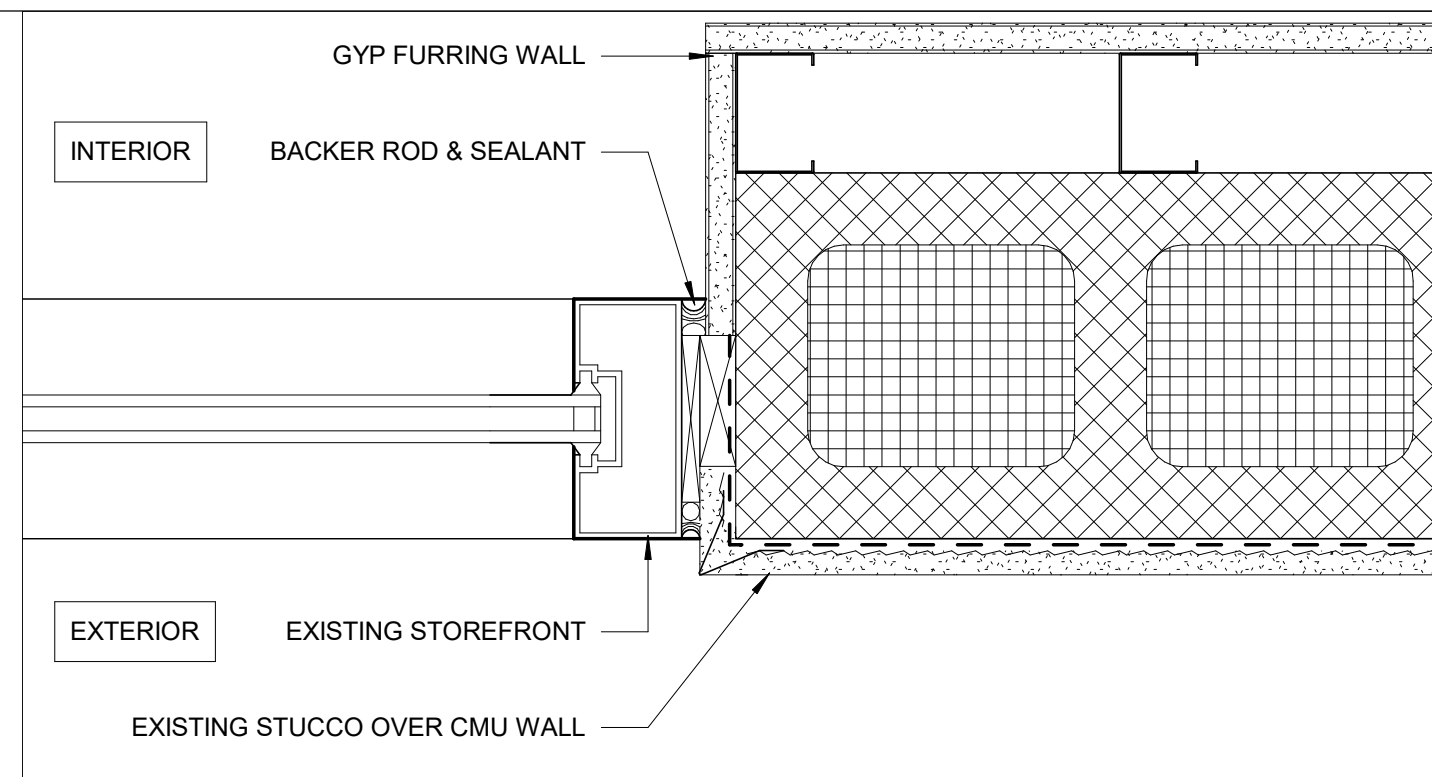
Revisions	

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Drawn By	TH
Checked By	GG

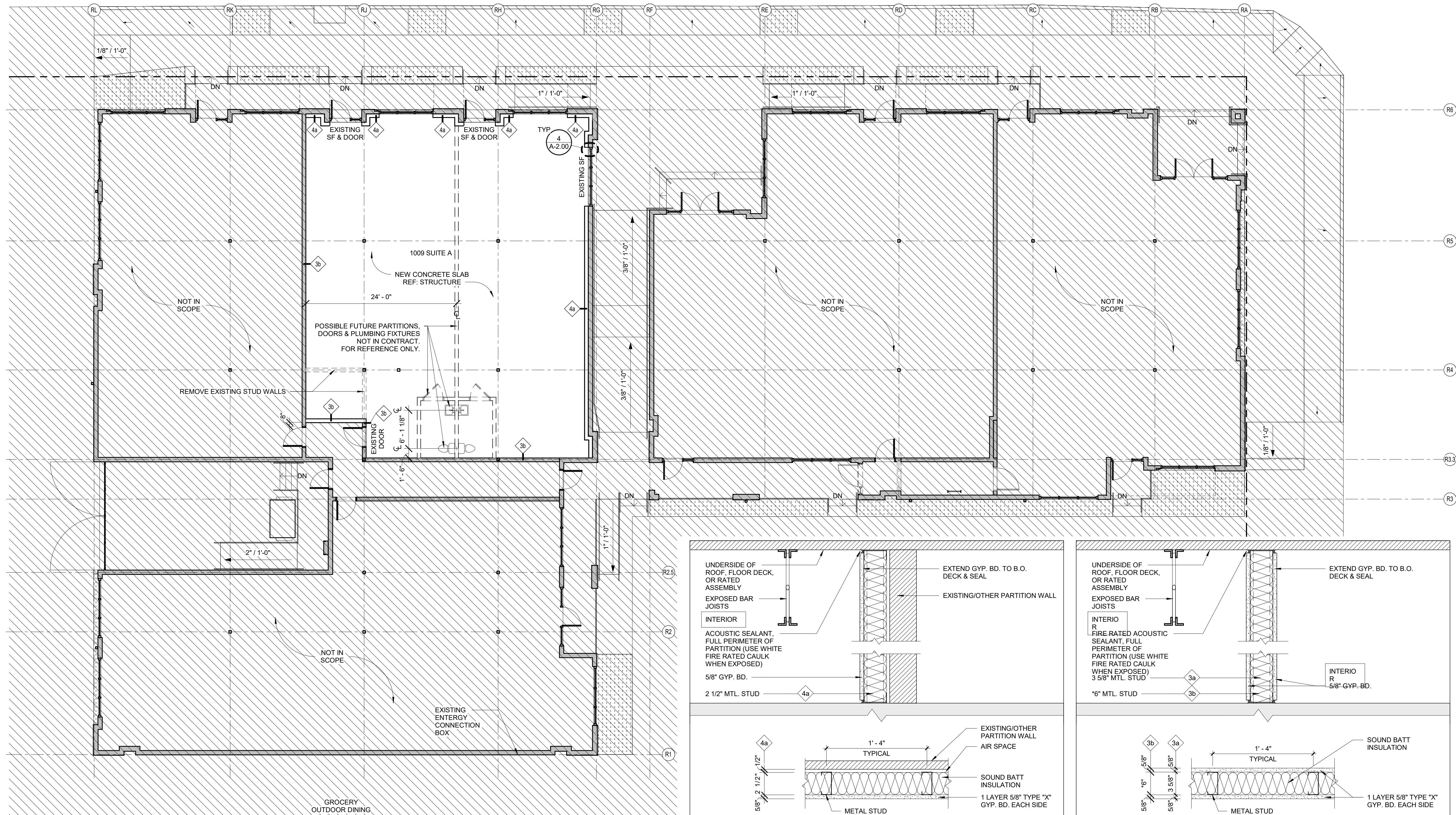
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Title
LIFE SAFETY - 1009 SUITE A

Sheet



 JAMB DETAIL @ FURRING WALL
A-2.00 | A-2.00 SCALE: 3" = 1'-0"



FIRST FLOOR PLAN - 1009 SUITE A

FLOOR PLAN GENERAL NOTES:

1. Prior pouring the concrete slab allow tenant to finish thier additional plumbing tie-in.
2. Provide furred gypsum board partitions at exterior masonry walls.
3. Gypsum board partitions tapped only and fire rated as necessary.

PLAN LEGEND

-  - NEW METAL STUD WALL
-  - EXISTING WALL
-  - POSSIBLE FUTURE WALL, N.I.C.
-  - EXISTING COLUMN/ STRUCTURE
-  - NOT IN SCOPE
-  - LANDSCAPE

PERMIT SET

ELYSIAN FIELDS SUITE A - WHITEBOX
NEW CONSTRUCTION - NON STRUCTURAL INTERIOR
1009 Elysian Fields Ave. Suite A, New Orleans LA 70117

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(504) 207-0162

Contractor

**Ryan Gootee General
Contractors, LLC**
1100 Ridgewood Dr
Metairie, LA 70001
(504) 832-1282

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Interoffice Data	
Project Number	CN13584-05
Drawn By	TH
Checked By	GG

Issue Date 07/29/2022

Title _____

**FLOOR PLAN - 1009
SUITE A**

Sheet

A-2.00

ELYSIAN FIELDS SUITE B - WHITEBOX
NEW CONSTRUCTION - NON STRUCTURAL INTERIOR
1009 Elysian Fields Ave. Suite B, New Orleans LA 70117

TRAPOLIN PEEBARCHITECTS

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(504) 207-0162

Contractor
Ryan Gootee General Contractors, LLC
1100 Ridgewood Dr
Metairie, LA 70001
(504) 832-1282



Revisions	

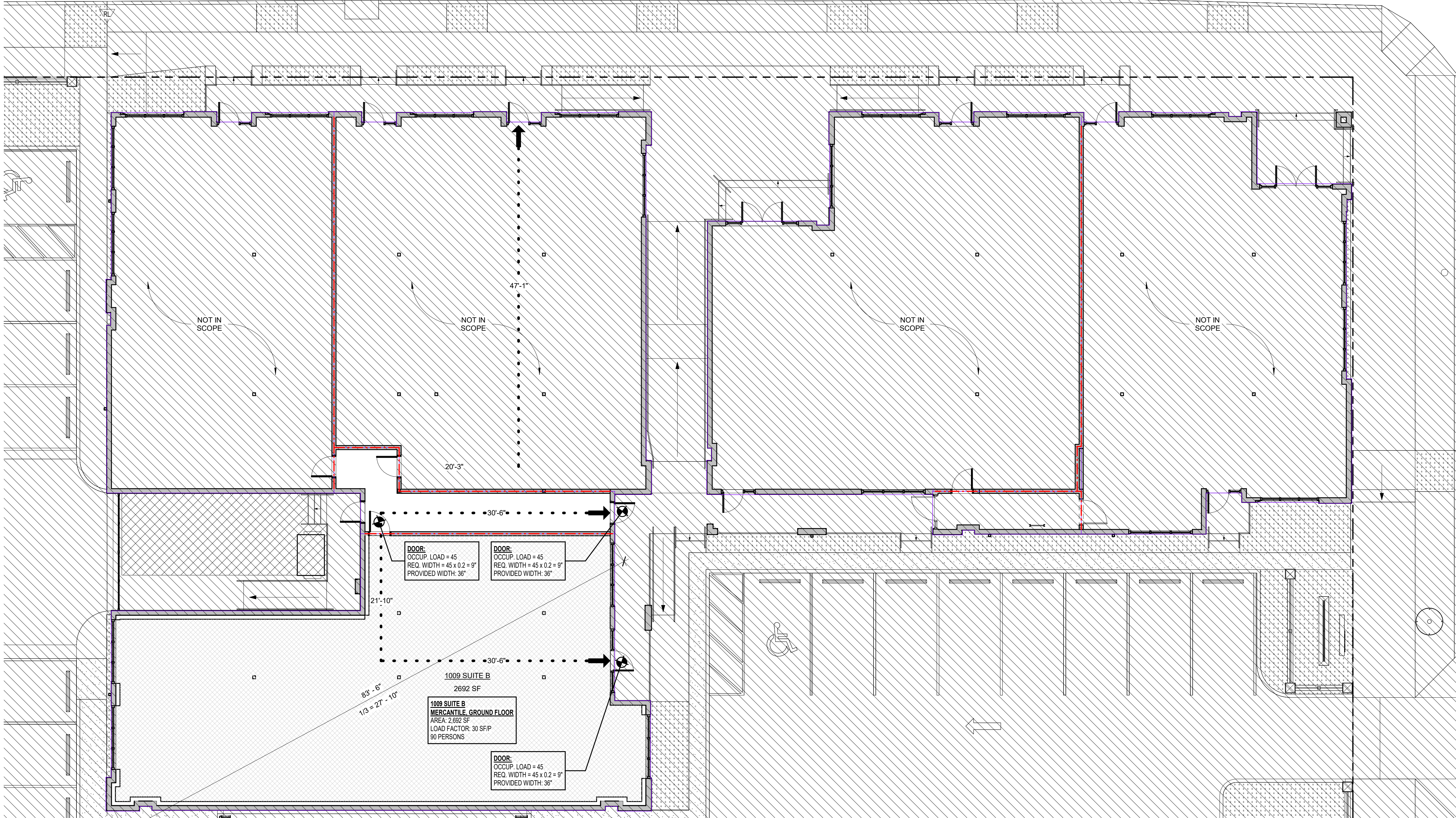
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Project Number	CN13584-05
Drawn By	TH
Checked By	GG

Issue Date
07/29/2022

Title
LIFE SAFETY - 1009 SUITE B

Sheet

A-0.03



2 GROUND FLOOR PLAN - 1009 SUITE B LIFE SAFETY

A-3.40 A-0.03 SCALE: 1/8" = 1'-0"

- EXISTING WALL
- NEW CONSTRUCTION
- 1-HR RATED WALL
- 2-HR RATED WALL
- EGRESS PATH
- MERCANTILE, GRADE FLOOR

OCCUPANCY - 1009 SUITE B			
OCCUPANCY TYPE	Sq. Ft.	AREA/OCC.	OCC. LOAD
MERCANTILE, GRADE FLOOR	2692 SF	30 SF	90

ZONING ANALYSIS

PROJECT ADDRESS
1009 ELYSIAN FIELDS AVE. SUITE B
NEW ORLEANS, LA 70117

ZONING CLASSIFICATION
ZONING DISTRICT: HMC-2
OVERLAY AND INTERIM ZONING DISTRICT: RDO-1/EC

CODE ANALYSIS

Applicable Codes
2015 International Building Code w/ City of New Orleans Amendments
2009 International Mechanical Code w/ City of New Orleans Amendments
2015 Life Safety Code, NFPA 101
NFPA 10 Fire Extinguishers
NFPA 13, 13D, 13R Sprinkler Systems
NFPA 70 National Electrical Code
NFPA 72 Fire Alarm Systems
NFPA 80 Fire Doors and Windows
2010 ADA Standards for Accessible Design
Louisiana Energy Code
Part XIV, State Sanitary Code
Louisiana State Plumbing Code

Use / Occupancy
Mixed Use-Non Separated Uses
Primary IM Mercantile

Fire Resistance Rating Requirements
Construction Type II-B
Structural Frame 0 Hr
Bearing Walls - Exterior 0 Hr
Bearing Walls - Interior 0 Hr
Nonbearing Walls - Exterior 0 Hr
Nonbearing Walls - Interior 0 Hr
Floor Construction 0 Hr
Roof Construction 0 Hr

Allowable Building Height and Area
MOST RESTRICTIVE OCCUPANCY GROUP: ASSEMBLY A-2
ALLOWABLE HEIGHT BEFORE INCREASES 55'-0" / 2 STORIES
ALLOWABLE HEIGHT AFTER INCREASES 75'-0" / 3 STORIES
TABULAR AREA (PER FLOOR) 9,500 SF (BEFORE INCREASES)
ALLOWABLE AREA INCREASES
OPEN FRONTAGE 3,990 SF
SPRINKLER 19,000 SF
ALLOWABLE AREA (PER FLOOR) 32,490 SF (AFTER INCREASES)

ARRANGEMENT OF EXITS (SPRINKLERED)
SEPARATION OF EXITS IBC 1/3 OVERALL DIAGONAL DIM. NFPA 1/3 OVERALL DIAGONAL DIM.
DEAD-END CORRIDOR 50' MAX (MERCANTILE OCC.) 50' MAX (MERCANTILE OCC.)
COMMON PATH OF TRAVEL 75' MAX (MERCANTILE OCC.) 100' MAX (MERCANTILE OCC.)
TRAVEL DISTANCE TO EXITS 250' MAX (MERCANTILE OCC.) 250' MAX (MERCANTILE OCC.)

ELYSIAN FIELDS SUITE B - WHITEBOX
NEW CONSTRUCTION - NON STRUCTURAL INTERIOR
1009 Elysian Fields Ave. Suite B, New Orleans LA 70117

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Contractor

**Ryan Gootee General
Contractors, LLC**

1100 Ridgewood Dr
Metairie, LA 70001

(504) 832-1282

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**FLOOR PLAN - 1009
SUITE B**

Shoe

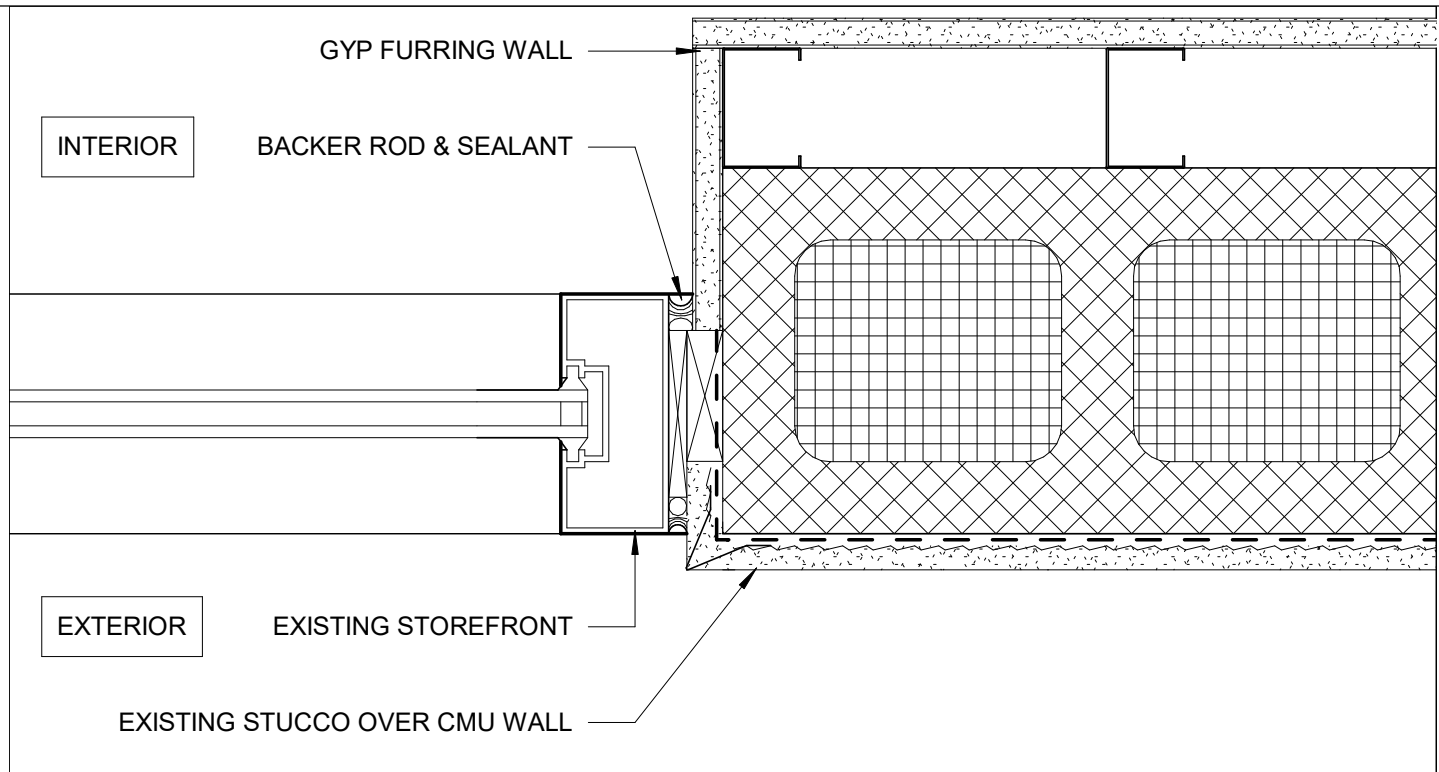
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FLOOR PLAN GENERAL NOTES:

1. Prior pouring the concrete slab allow tenant to finish thier additional plumbing tie-in.
2. Provide furred gypsum board partitions at exterior masonry walls.
3. Gypsum board partitions tapped only and fire rated as necessary.

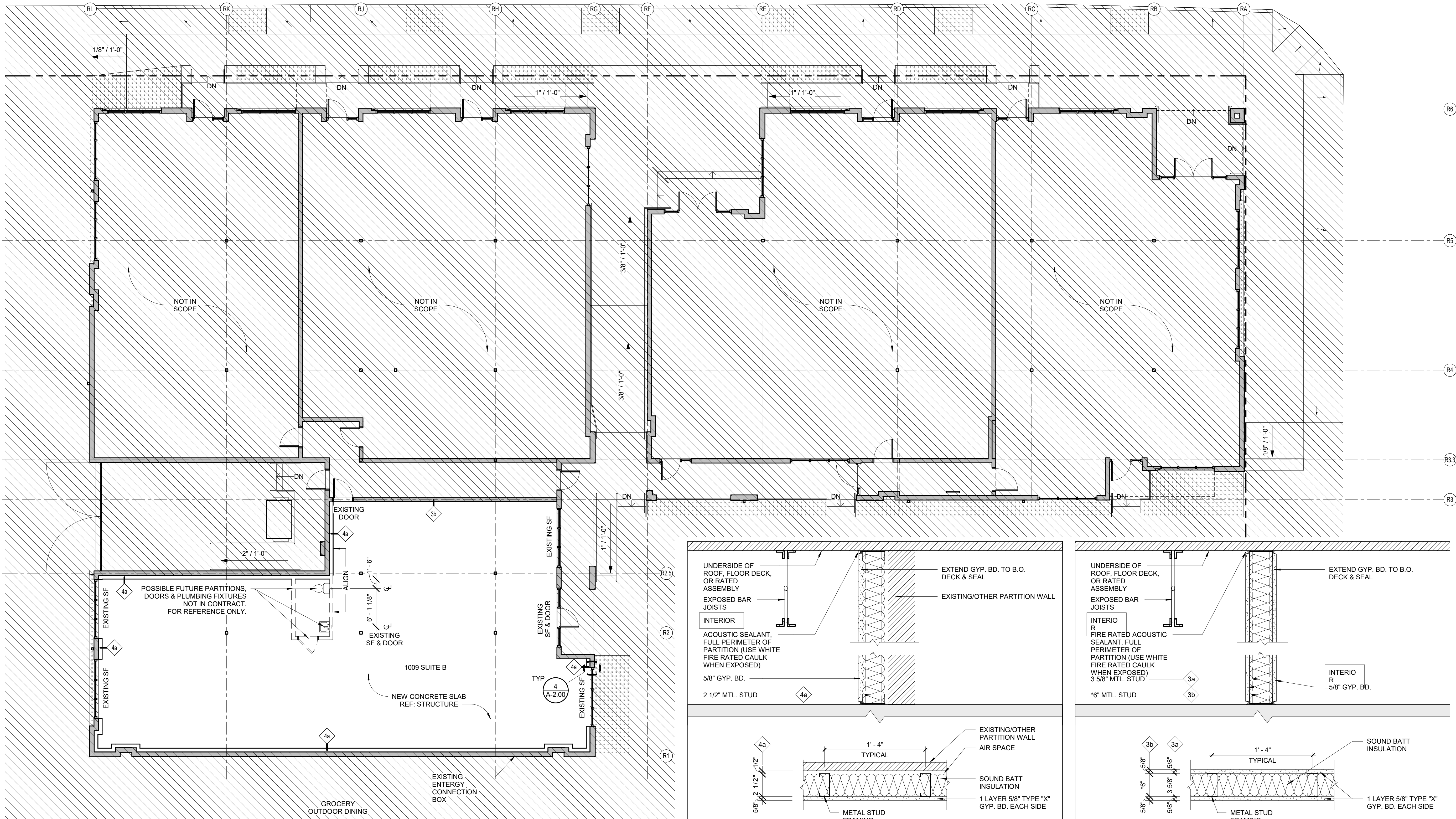
PLAN LEGEND

-  - NEW METAL STUD WALL
-  - EXISTING WALL
-  - POSSIBLE FUTURE WALL, N.I.C.
-  - EXISTING COLUMN/ STRUCTURE
-  - NOT IN SCOPE
-  - LANDSCAPE



JAMB DETAIL @ FURRING WALL

A-2.00 A-2.00 SCALE: 3" = 1'-0"



FIRST FLOOR PLAN - 1009 SUITE B

A-1.02 A-2.00 SCALE: 1/8" = 1'-0"

INTERIOR FURRING PARTITION

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

INTERIOR PARTITION - 1HR RATE

INTERIOR PARTITION - 1 HR RATED

UL#: U419

ELYSIAN FIELDS SUITE C - WHITEBOX
NEW CONSTRUCTION - NON STRUCTURAL INTERIOR
1001 Elysian Fields Ave. Suite C, New Orleans LA 70117

TRAPOLIN PEEARCHITECTS

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Contractor
Ryan Gootee General Contractors, LLC
1100 Ridgewood Dr
Metairie, LA 70001
(504) 832-1282



Revisions	

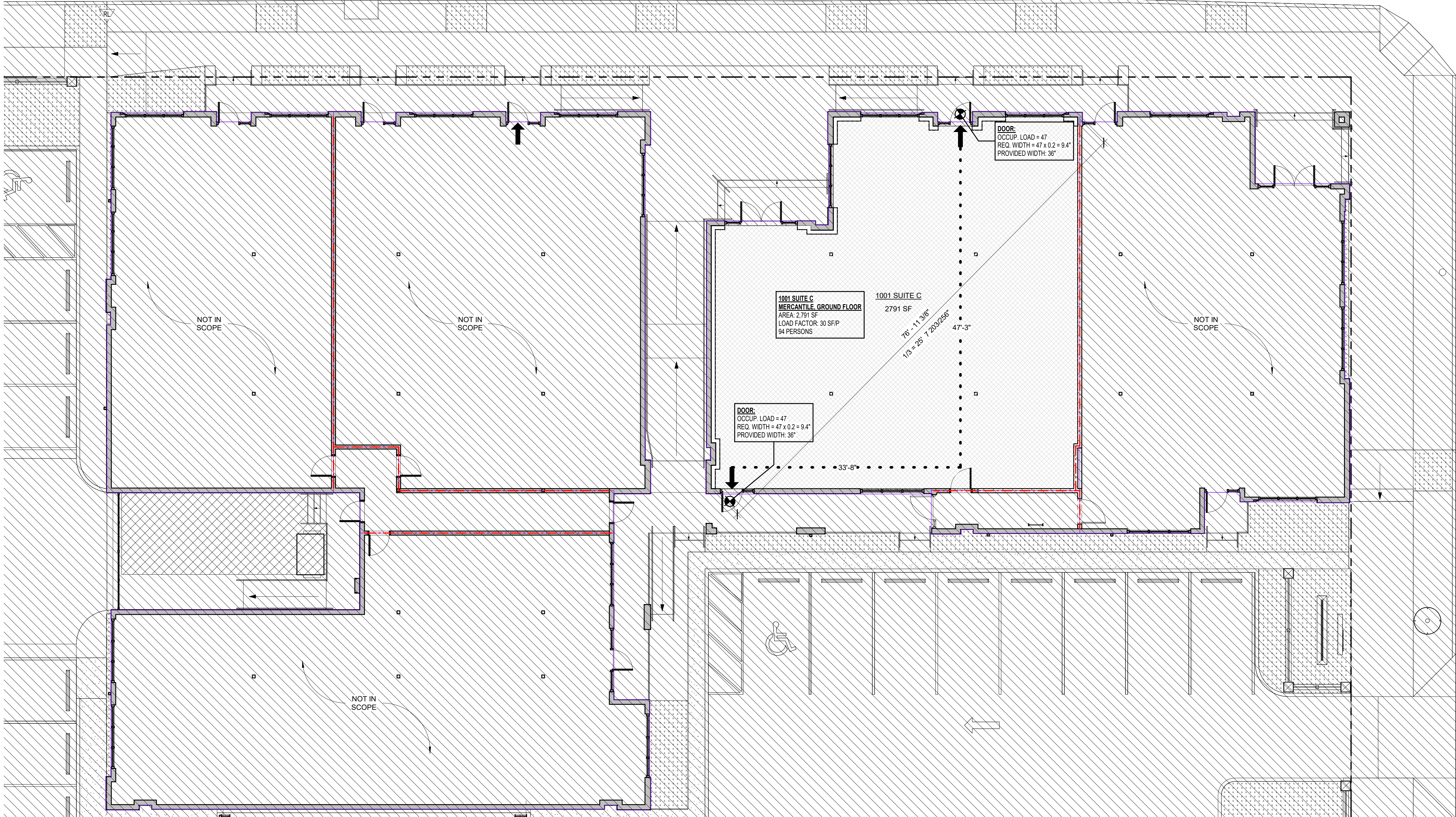
Interface Data	
Project Number	CN13584-05
Drawn By	TH
Checked By	GG

Issue Date
07/29/2022

Title
LIFE SAFETY - 1001 SUITE C

Sheet

A-0.03



2
GROUND FLOOR PLAN - 1001 SUITE C LIFE SAFETY
A-3.40 A-0.03 SCALE: 1/8" = 1'-0"

- EXISTING WALL
- NEW CONSTRUCTION
- 1-HR RATED WALL
- 2-HR RATED WALL
- EGRESS PATH
- MERCANTILE, GRADE FLOOR

OCCUPANCY - 1001 SUITE C			
OCCUPANCY TYPE	Sq. Ft.	AREA/OCC.	OCC. LOAD
MERCANTILE, GRADE FLOOR	2791 SF	30 SF	94

ZONING ANALYSIS

PROJECT ADDRESS
1001 ELYSIAN FIELDS AVE. SUITE C
NEW ORLEANS, LA 70117

ZONING CLASSIFICATION
ZONING DISTRICT: HMC-2
OVERLAY AND INTERIM ZONING DISTRICT: RDO-1/EC

CODE ANALYSIS

Applicable Codes
2015 International Building Code w/ City of New Orleans Amendments
2009 International Mechanical Code w/ City of New Orleans Amendments
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NFPA 10 Fire Extinguishers
NFPA 13, 13D, 13R Sprinkler Systems
NFPA 70 National Electrical Code
NFPA 72 Fire Alarm Systems
NFPA 80 Fire Doors and Windows
2010 ADA Standards for Accessible Design
Louisiana Energy Code
Part XIV, State Sanitary Code
Louisiana State Plumbing Code

Use / Occupancy
Mixed Use-Non Separated Uses
Primary IM Mercantile

Fire Resistance Rating Requirements
Construction Type II-B
Structural Frame 0 Hr
Bearing Walls - Exterior 0 Hr
Bearing Walls - Interior 0 Hr
Nonbearing Walls - Exterior 0 Hr
Nonbearing Walls - Interior 0 Hr
Floor Construction 0 Hr
Roof Construction 0 Hr

Allowable Building Height and Area
MOST RESTRICTIVE OCCUPANCY GROUP: ASSEMBLY A-2
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ALLOWABLE HEIGHT AFTER INCREASES 75'-0" / 3 STORIES
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DEAD-END CORRIDOR 50' MAX (MERCANTILE OCC.) 50' MAX (MERCANTILE OCC.)
COMMON PATH OF TRAVEL 75' MAX (MERCANTILE OCC.) 100' MAX (MERCANTILE OCC.)
TRAVEL DISTANCE TO EXITS 250' MAX (MERCANTILE OCC.) 250' MAX (MERCANTILE OCC.)

ELYSIAN FIELDS SUITE C - WHITEBOX
NEW CONSTRUCTION - NON STRUCTURAL INTERIOR
1001 Elysian Fields Ave. Suite C, New Orleans LA 70117

1001 Elysian Fields Ave. Suite C, New Orleans LA 70117

TRAPOLIN PEERARCHITECTS

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Contractor

**Ryan Gootee General
Contractors, LLC**

1100 Ridgewood Dr
Metairie, LA 70001

(504) 832-1282

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Interface Data	
Project Number	CN13584-05
Drawn By	TH
Checked By	GG

Issue Date 07/29/2022

**FLOOR PLAN - 1001
SUITE C**

Sheet

A-2.00

FLOOR PLAN GENERAL NOTES:

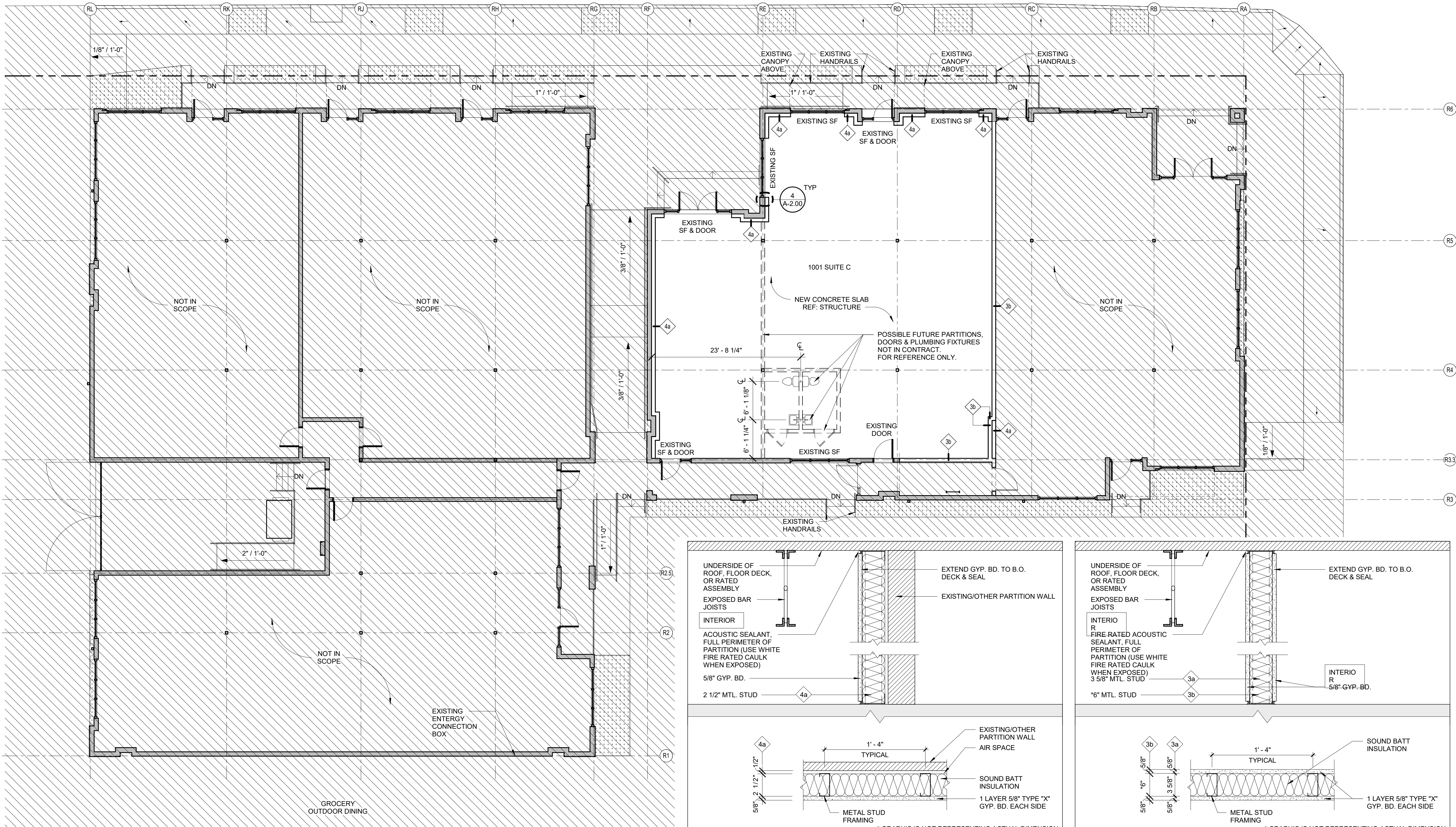
1. Prior pouring the concrete slab allow tenant to finish thier additional plumbing tie-in.
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3. Gypsum board partitions tapped only and fire rated as necessary.

PLAN LEGEND

-  - NEW METAL STUD WALL
-  - EXISTING WALL
-  - POSSIBLE FUTURE WALL, N.I.C.
-  - EXISTING COLUMN/ STRUCTURE
-  - NOT IN SCOPE
-  - LANDSCAPE

JAMB DETAIL @ FURRING WALL

A-2.00 | A-2.00 SCALE: 3" = 1'-0"



FIRST FLOOR PLAN - 1001 SUITE C

A-1.02 | A-2.00 SCALE: 1/8" = 1'-0"

INTERIOR FURRING PARTITION

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

INTERIOR PARTITION - 1HR RATE

INTERIOR PARTITION - 1 HR RATED

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

UL#: U419