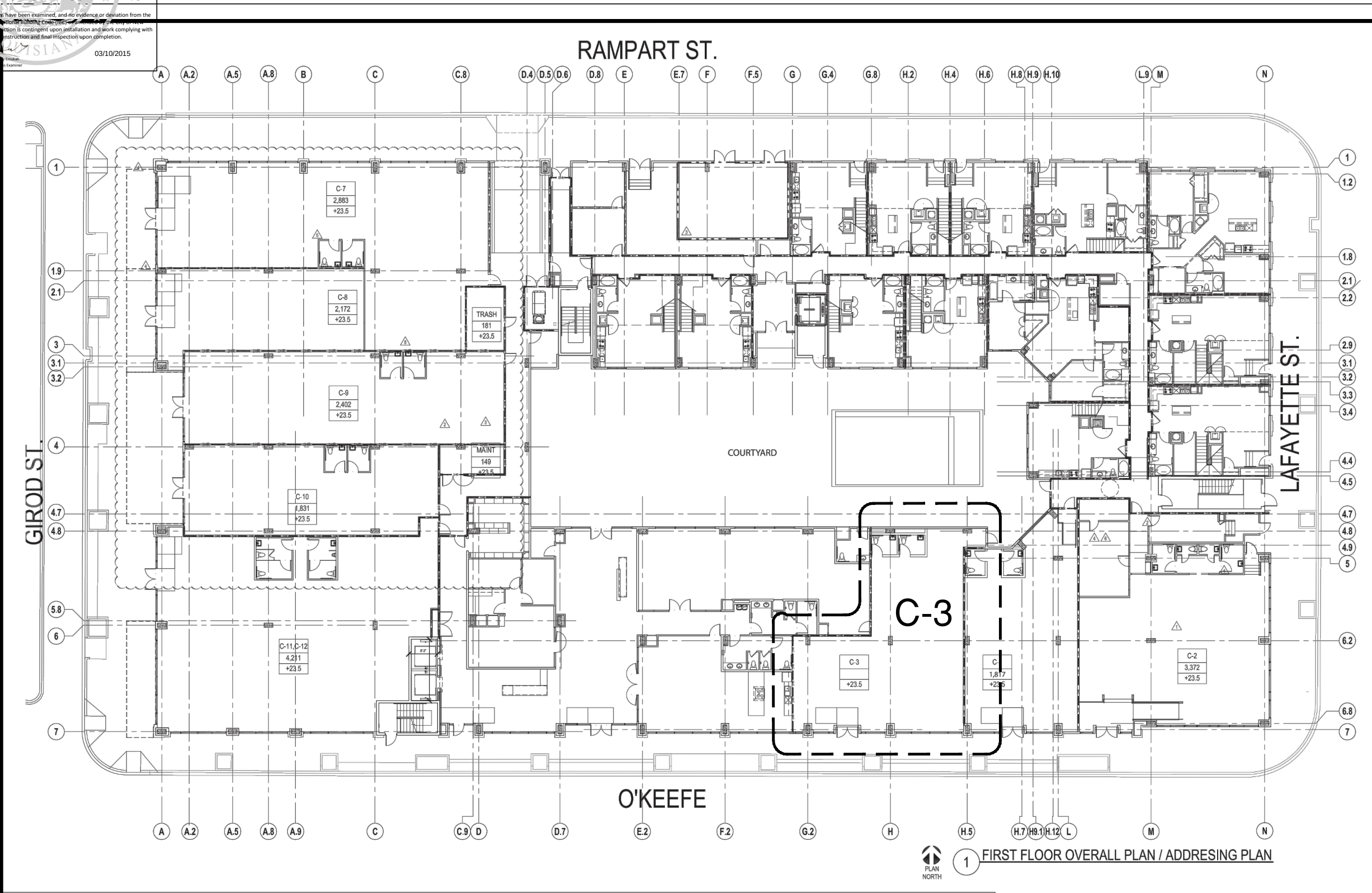




611 O'Keefe Ave., Suite C-3 South Market District Parcel C New Orleans, LA 70130

PROJECT DESCRIPTION: White Box Retail Space

PROJECT DIRECTORY:

Owner: South Market District C, LLC
643 Magazine St. Suite 201
New Orleans, LA 70130
Contact: Chris Papamichael
Phone: (504) 301-0014
Email: cpapamichael@thedomaincos.com

Tenant: NOLA Barre
1927 Pine St.
New Orleans, LA 70118
Contact: Clayton Carriere
Phone: (504) 915-2735
Email: clayton.carriere@me.com

PROJECT ADDRESS: 611 O'Keefe Ave., Suite C-3
New Orleans, LA 70130

BOUNDED STREETS: Girod St., S. Rampart St., Lafayette St.

PROPERTY DESCRIPTION: Lots DC, Square no. 273
Central Business District, Orleans Parish, Louisiana.

CONSTRUCTION TYPE: IBC, Type I-A, Slab on grade.

ZONING: CBD-5

GEOLOGICAL ZONE: Pile Zone GM-3.

OCCUPANCY: BUSINESS (EXERCISE RM)
OCCUPANT LOAD: 50 S.F. / PERSON, 2,231 S.F. / 50 = 45 PERSONS

NUMBER OF EXITS: NFPA 101, 38.2.4.3, ALLOWS TRAVEL DISTANCE OF 100'
TO A SINGLE EXIT IF OCC. LOAD IS LESS THAN 100.

EMERGENCY LIGHTING: NFPA 101, 38.2.9, NOT REQUIRED WITH OCC. LOAD UNDER 50,
BUT PROVIDED FOR SAFETY.

INTERIOR WALL AND CEILING FINISH: NFPA 101, 38.3.3.2, SHALL BE CLASS A OR B.

INTERIOR FLOOR FINISH: NFPA 101, 38.3.3.3, SHALL BE CLASS 1 OR 2.

DETECTION, ALARM, COM: NFPA 101, 38.3.4, NOT REQUIRED.

CORRIDORS: NFPA 101, 38.3.6.1, NOT REQUIRED, EXCEPTION 2 AND
NFPA 101, 7.1.3.1 EXIT ACCESS CORRIDORS.
EXCEPTION 1, EXIT ACCESS CORRIDORS NOT REQUIRED TO BE RATED.

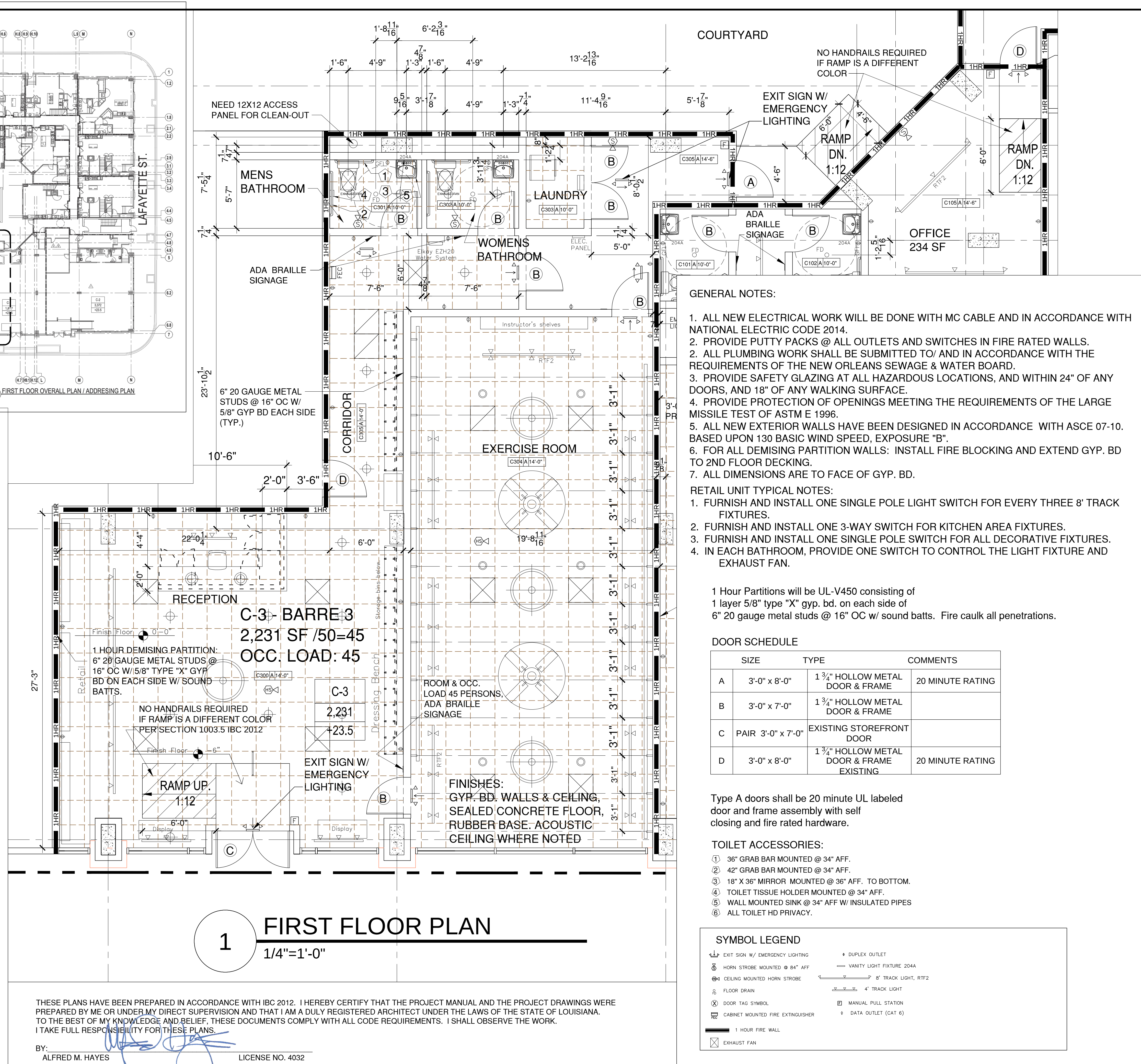
HEATING VENTILATING AND AIR CONDITIONING: NFPA 101, 38.5.2 SHALL
COMPLY WITH SECTION 9.2

NEW STROBES, FIRE ALARMS, & SMOKE DETECTORS IN EACH ROOM
TO BE CONNECTED TO EXISTING FIRE ALARM SYSTEM.

NOTE: ALL NEW ELECTRICAL WORK WILL BE DONE WITH ROMEX CABLE
AND IN ACCORDANCE WITH NATIONAL ELECTRIC CODE 2009.

NOTE: ALL PLUMBING WORK SHALL BE SUBMITTED TO / AND IN
ACCORDANCE WITH THE REQUIREMENTS OF THE
NEW ORLEANS SEWAGE & WATER BOARD.

TENANT SPACE C-3: 2,231 S.F.



GENERAL NOTES:

- ALL NEW ELECTRICAL WORK WILL BE DONE WITH MC CABLE AND IN ACCORDANCE WITH NATIONAL ELECTRIC CODE 2014.
- PROVIDE PUTTY PACKS @ ALL OUTLETS AND SWITCHES IN FIRE RATED WALLS.
- ALL PLUMBING WORK SHALL BE SUBMITTED TO/ AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW ORLEANS SEWAGE & WATER BOARD.
- PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, AND WITHIN 24" OF ANY DOORS, AND 18" OF ANY WALKING SURFACE.
- PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.
- ALL NEW EXTERIOR WALLS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASCE 07-10. BASED UPON 130 BASIC WIND SPEED, EXPOSURE "B".
- FOR ALL DEMISING PARTITION WALLS: INSTALL FIRE BLOCKING AND EXTEND GYP. BD TO 2ND FLOOR DECKING.
- ALL DIMENSIONS ARE TO FACE OF GYP. BD.

RETAIL UNIT TYPICAL NOTES:

- FURNISH AND INSTALL ONE SINGLE POLE LIGHT SWITCH FOR EVERY THREE 8' TRACK FIXTURES.
- FURNISH AND INSTALL ONE 3-WAY SWITCH FOR KITCHEN AREA FIXTURES.
- FURNISH AND INSTALL ONE SINGLE POLE SWITCH FOR ALL DECORATIVE FIXTURES.
- IN EACH BATHROOM, PROVIDE ONE SWITCH TO CONTROL THE LIGHT FIXTURE AND EXHAUST FAN.

1 Hour Partitions will be UL-V450 consisting of
1 layer 5/8" type "X" gyp. bd. on each side of
6" 20 gauge metal studs @ 16" OC w/ sound batts. Fire caulk all penetrations.

DOOR SCHEDULE

SIZE	TYPE	COMMENTS
A 3'-0" x 8'-0"	1 3/4" HOLLOW METAL DOOR & FRAME	20 MINUTE RATING
B 3'-0" x 7'-0"	1 3/4" HOLLOW METAL DOOR & FRAME	
C PAIR 3'-0" x 7'-0"	EXISTING STOREFRONT DOOR	
D 3'-0" x 8'-0"	1 3/4" HOLLOW METAL DOOR & FRAME EXISTING	20 MINUTE RATING

Type A doors shall be 20 minute UL labeled door and frame assembly with self closing and fire rated hardware.

TOILET ACCESSORIES:

- 36" GRAB BAR MOUNTED @ 34" AFF.
- 42" GRAB BAR MOUNTED @ 34" AFF.
- 18" X 36" MIRROR MOUNTED @ 36" AFF. TO BOTTOM.
- TOILET TISSUE HOLDER MOUNTED @ 34" AFF.
- WALL MOUNTED SINK @ 34" AFF W/ INSULATED PIPES
- ALL TOILET HD PRIVACY.

SYMBOL LEGEND

EXIT SIGN W/ EMERGENCY LIGHTING	DUPLEX OUTLET
HORN STROBE MOUNTED @ 84" AFF	VANITY LIGHT FIXTURE 204A
CEILING MOUNTED HORN STROBE	8' TRACK LIGHT, RTF2
FLOOR DRAIN	4' TRACK LIGHT
DOOR TAG SYMBOL	MANUAL PULL STATION
CABINET MOUNTED FIRE EXTINGUISHER	DATA OUTLET (CAT 6)
1 HOUR FIRE WALL	
EXHAUST FAN	

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH IBC 2012. I HEREBY CERTIFY THAT THE PROJECT MANUAL AND THE PROJECT DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF LOUISIANA. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS COMPLY WITH ALL CODE REQUIREMENTS. I SHALL OBSERVE THE WORK. I TAKE FULL RESPONSIBILITY FOR THESE PLANS.

BY: ALFRED M. HAYES LICENSE NO. 4032

611 O'Keefe Ave., Suite C-3 (BARRE 3)
South Market District Parcel C, New Orleans, LA 70130

Hayes Architects
A.P.A.C.



DESIGNED BY: A.HAYES
DRAFTER: R.KEMP
CHECKED BY: A.HAYES

PROJECT NO. PC-C3 REV.

SCALE:
DATE: 2/9/15

A-100

SHEET 1 OF 1

5212 ELWOOD PARKWAY
METAIRIE, LOUISIANA 70003
504.251.5942
A.HAYES@HAYESARCHITECTS.COM
E-MAIL AHAYES@HAYESARCHITECTS.COM
COPYRIGHT 2015