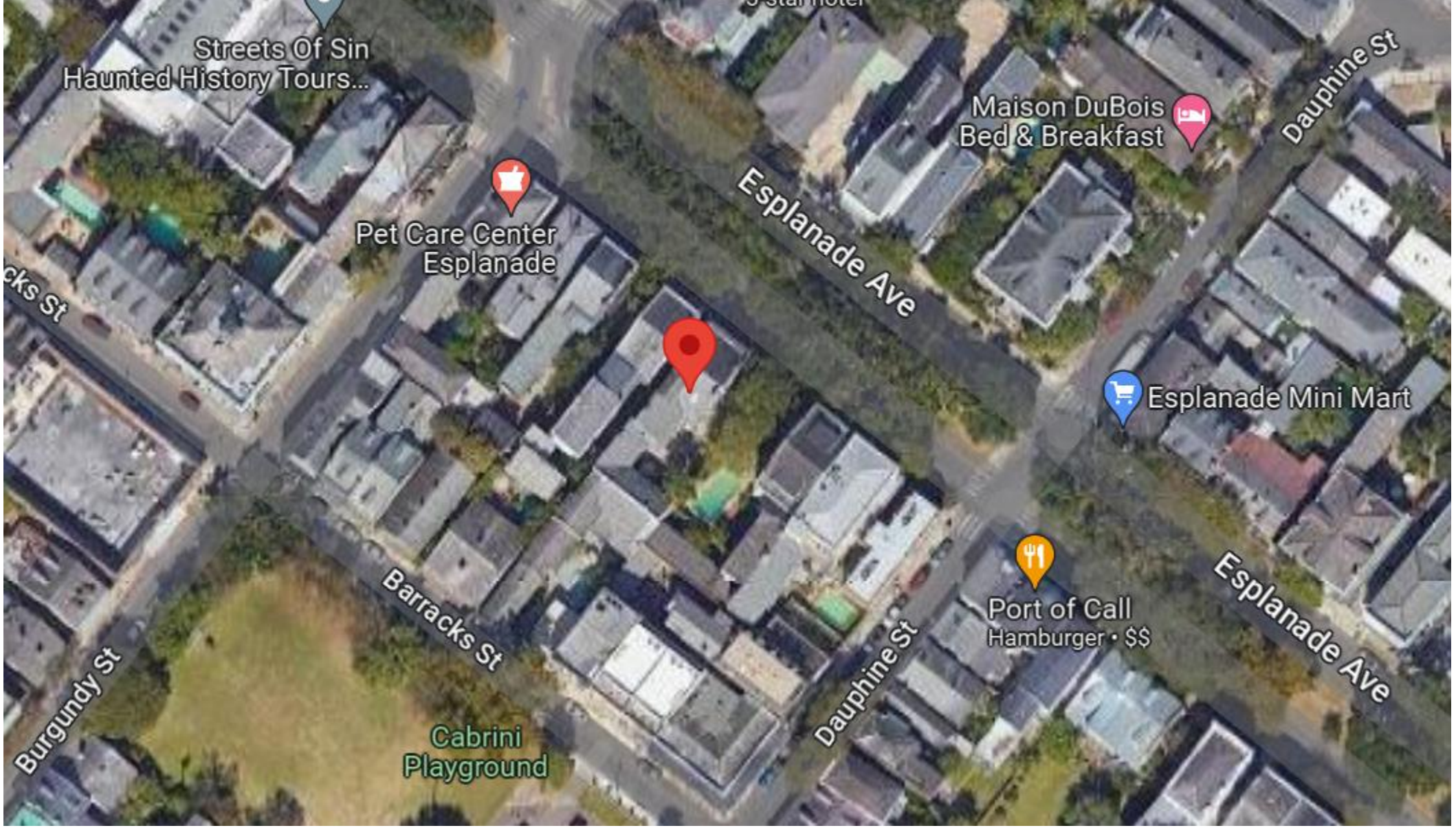
Vieux Carré Commission
Architecture Committee Meeting

Tuesday, March 24, 2026

New Business

922 Esplanade


Streets Of Sin
Haunted History Tours...
Pet Care Center
Esplanade
Esplanade Ave
Maison DuBois
Bed & Breakfast
Dauphine St
Esplanade Mini Mart
Port of Call
Hamburger • $$
Esplanade Ave
Barracks St
Burgundy St
Dauphine St
Cabrini
Playground

922 Esplanade

922 Esplanade – 1980

922 Esplanade

922 Esplanade

922 Esplanade

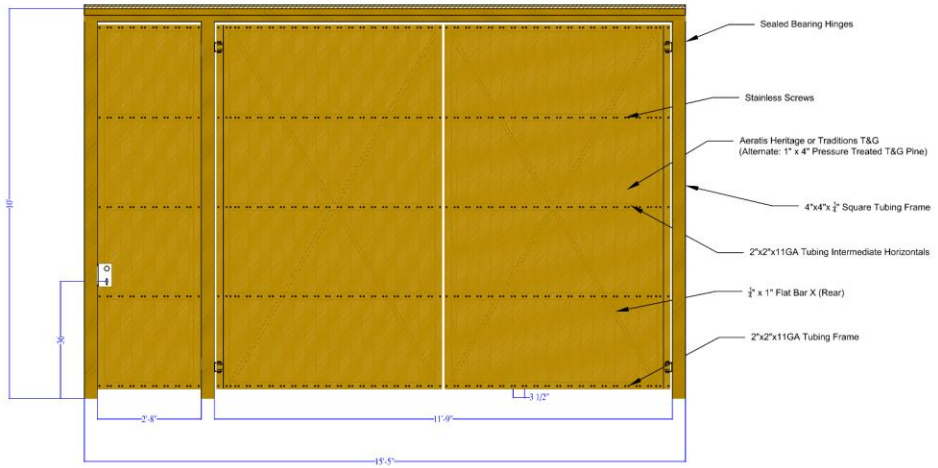
922 Esplanade

922 Esplanade

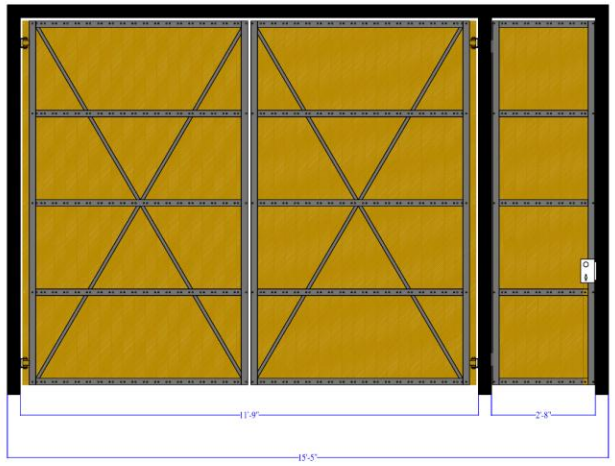
VCC Architecture Committee

March 24, 2026

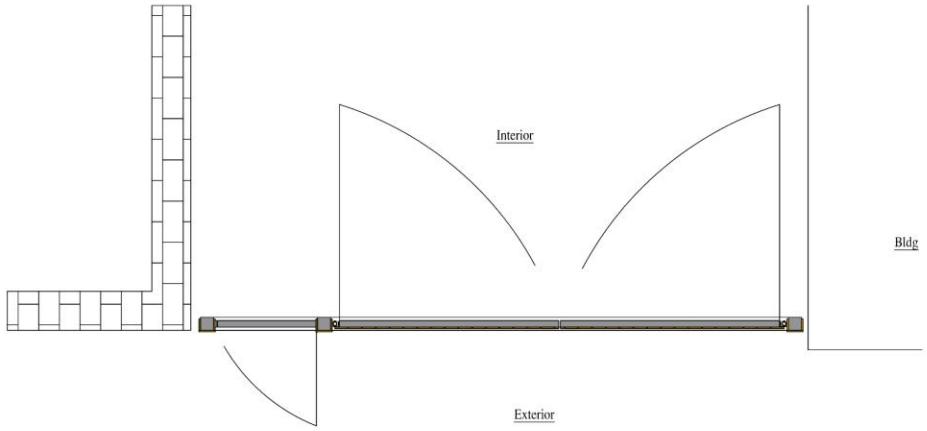
Exterior Elevation View



Interior Elevation View



Plan View



Bruce Germer
922 Esplanade Ave
Driveway Gates
Steel & T&G Pine

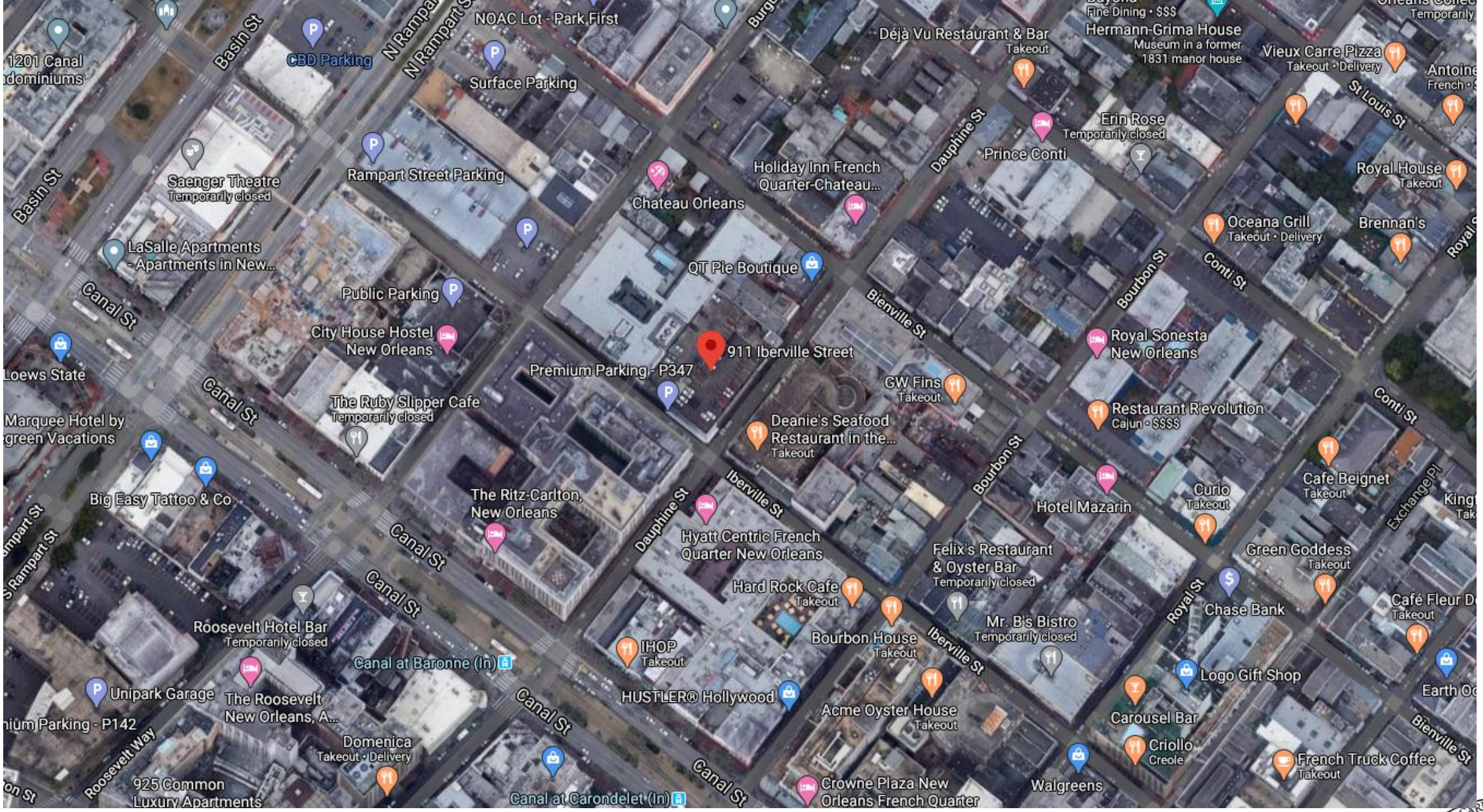
Authement Iron Works
www.authement.com
(504) 467-6666

3/4/2026
Version: 05
FRT

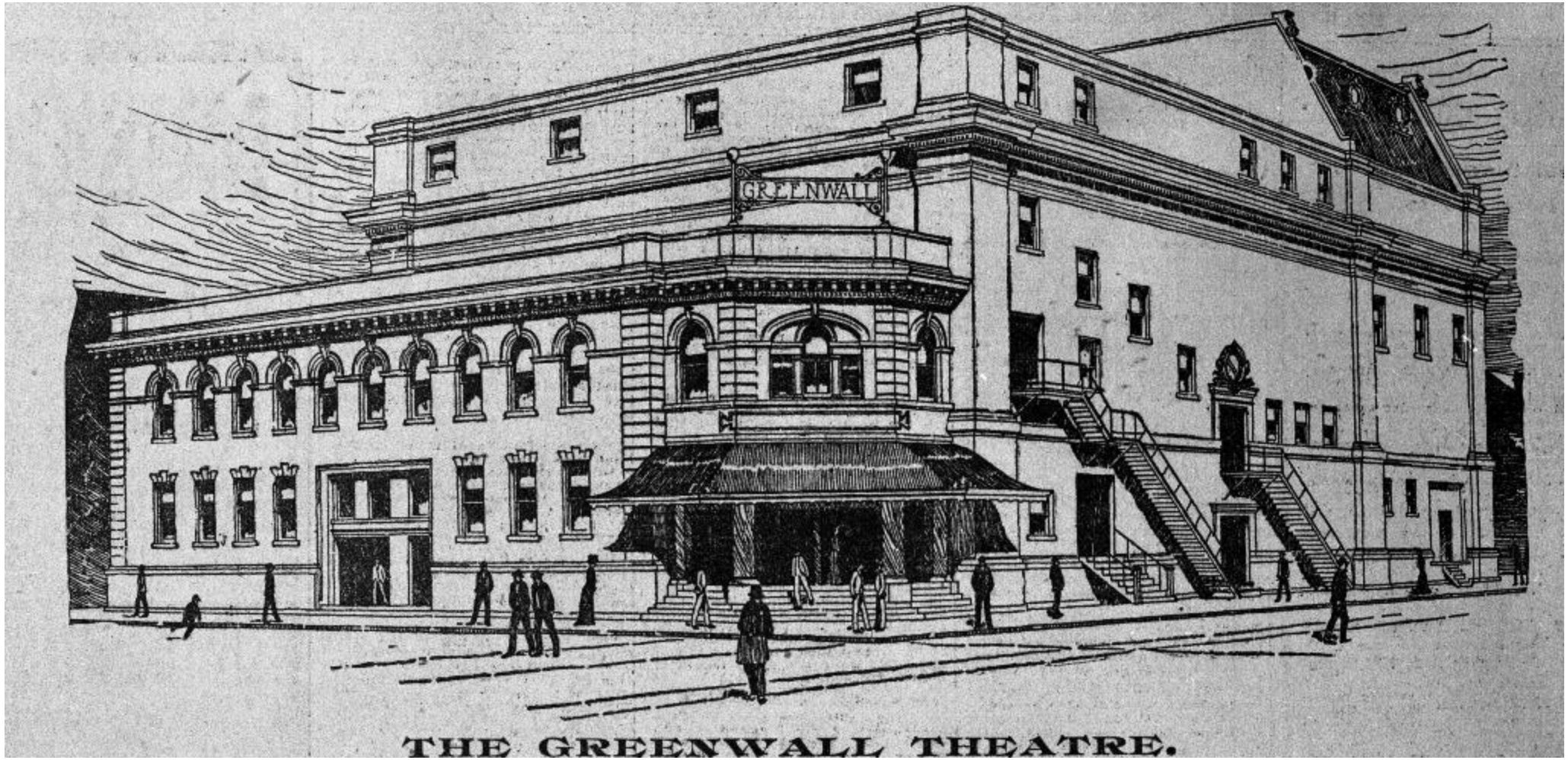
Scale 1/2" = 1'

922 Esplanade

911 Iberville



911 Iberville



THE GREENWALL THEATRE.

911 Iberville

911 Iberville, ca. 1928

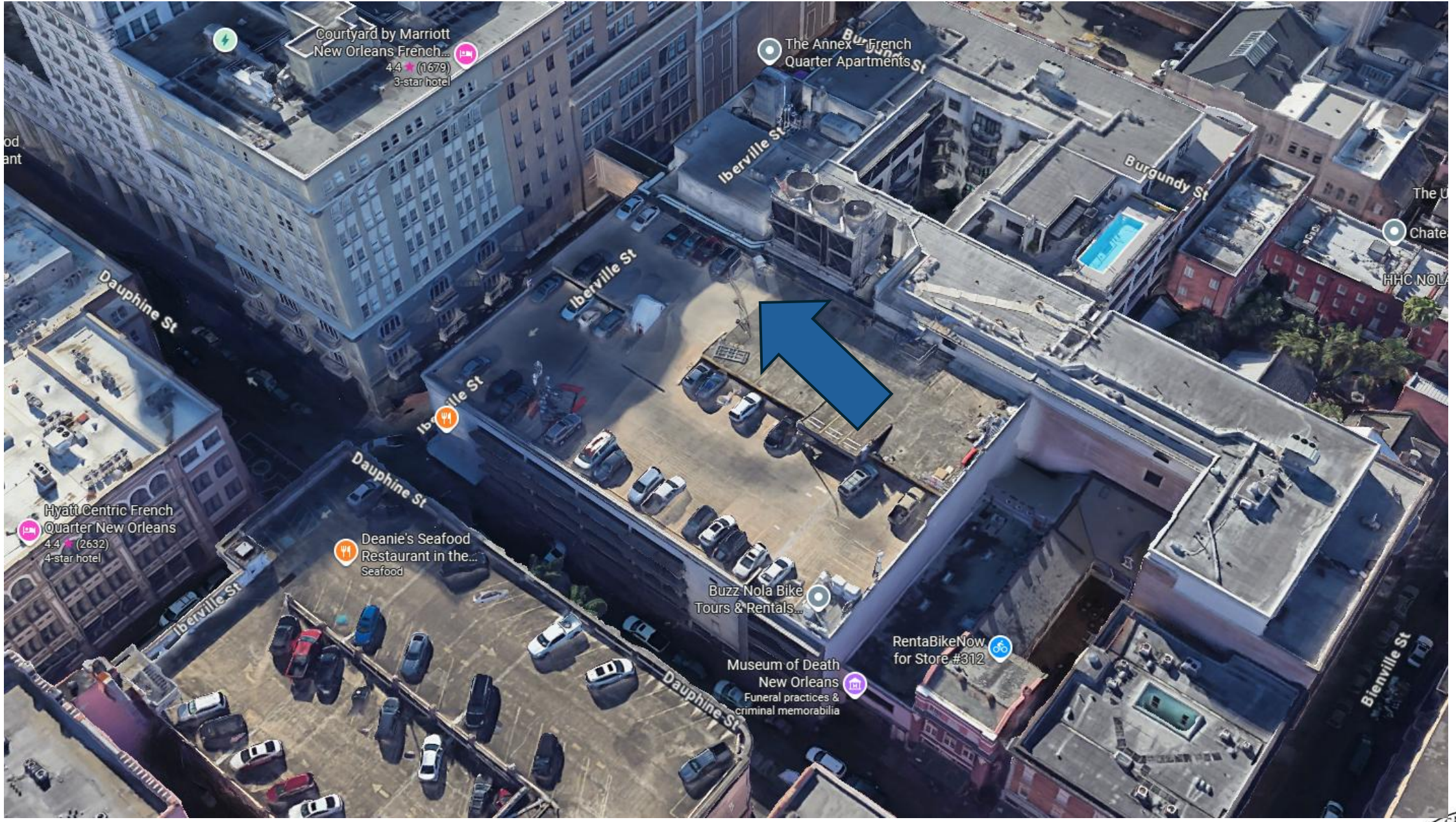
911 Iberville

911 Iberville

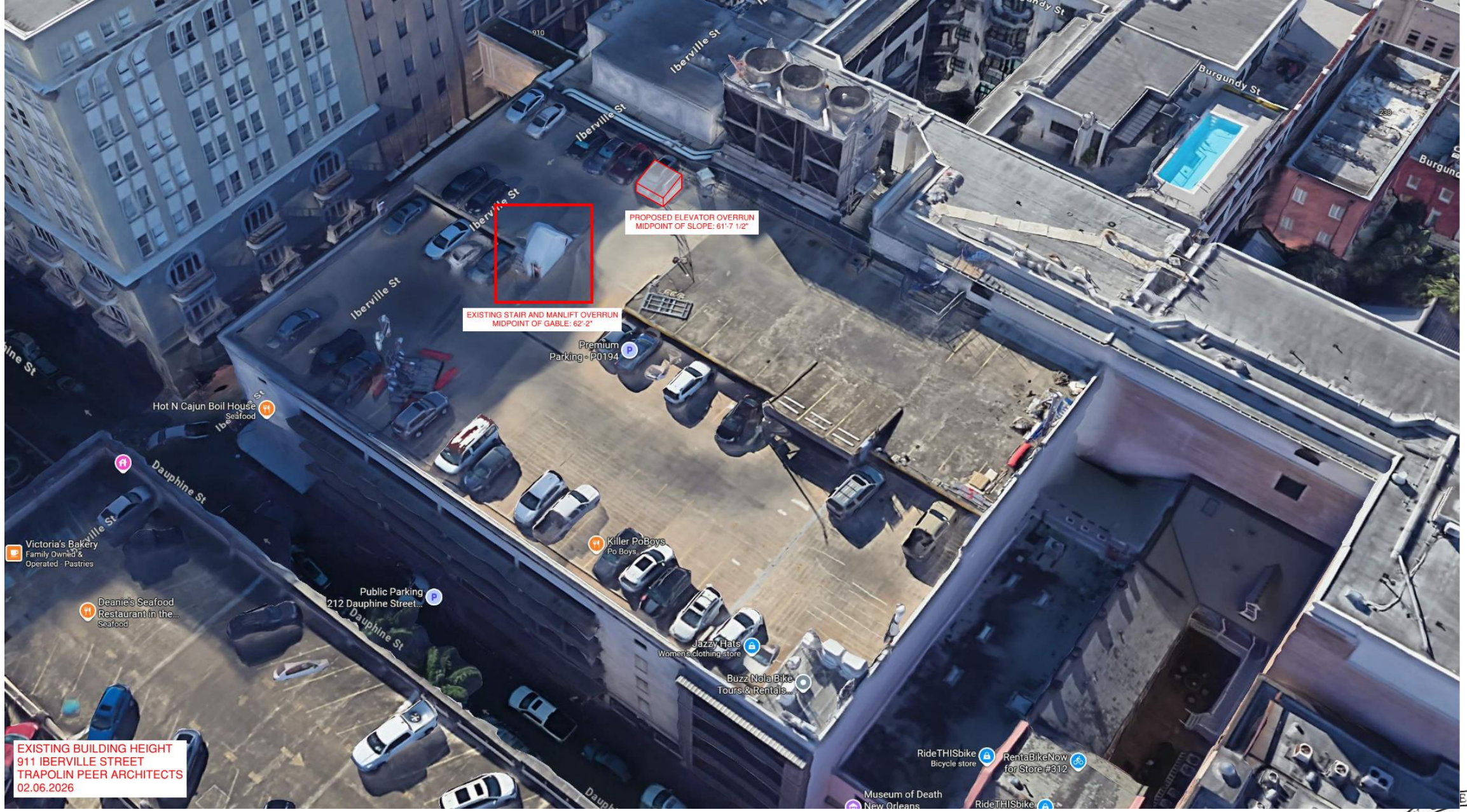
911 Iberville

VCC Architecture Committee

March 24, 2026



911 Iberville



911 Iberville

VCC Architecture Committee

March 24, 2026

PROJECT INFORMATION

PROJECT ADDRESS
911 IBERVILLE STREET
NEW ORLEANS, LA 70112

PROJECT DESCRIPTION
LIMITED RENOVATION OF EXISTING NON-SPRINKLERED MULTI-LEVEL OPEN PARKING GARAGE TO ADD AN ELEVATOR THROUGH ALL FLOORS. SCOPE OF WORK INCLUDE MINOR STRUCTURAL, ELECTRICAL, PLUMBING, AND MECHANICAL SCOPE. THE ROOF WILL INCLUDE A NEW ELEVATOR OVERRIDE. THERE IS NO PROPOSED CHANGE IN USE, AREA, BUILDING HEIGHT, OCCUPANT COUNT, OR EGRESS LAYOUT.

PROPERTY INFORMATION
OWNER: HYMAN-MOSES PROPERTIES LLC
GEOPIN: 41221287
TAX BILL ID: 2206103701
LOT: UNDES
BLOCK: 93
PARID: 9AA-IBERVILLEST

ZONING INFORMATION
DISTRICT: VCC-2
DESCRIPTION: VIEUX CARRE COMMERCIAL DISTRICT
FUTURE LAND USE: MU-HC
FUTURE LAND USE DESCRIPTION: MIXED-USE HISTORIC CORE
LOCAL DISTRICT: VIEUX CARRE
LOCAL DISTRICT ORDINANCE: PART II CODE, CHAPTER 166 - VIEUX CARRE, SEC 166-2
JURISDICTION: VCC
CONTROL: FULL

REGULATORY AUTHORITY

NEW ORLEANS SAFETY & PERMITS
1340 PYDRAS STREET
SUITE 800
NEW ORLEANS, LA 70112
504.658.7100

NEW ORLEANS CITY PLANNING COMMISSION
1300 PERDIDO STREET
7TH FLOOR
NEW ORLEANS, LA 70112
504.658.7100

LOUISIANA STATE FIRE MARSHAL
8181 INDEPENDENCE BLVD.
BATON ROUGE, LOUISIANA 70806
1.800.256.5452

VIEUX CARRE COMMISSION
1300 PERDIDO STREET
NEW ORLEANS, LA 70112
504.658.1420

APPLICABLE CODES

2021 IBC	LOUISIANA BUILDING CODE
2021 IEBC	LOUISIANA EXISTING BUILDING CODE
2021 IECC	LOUISIANA ENERGY CODE
2021 IMC	LOUISIANA MECHANICAL CODE
2021 IPC	LOUISIANA PLUMBING CODE
2020 NFPA 70	LOUISIANA ELECTRICAL CODE
2021 NFPA 101	LIFE SAFETY CODE
2021 NFPA 88A	PARKING STRUCTURES
2010 ADA	ADA STANDARDS

ALL OTHER APPLICABLE CODES AND ORDINANCES

ZONING CODE ANALYSIS

BULK AND YARD REGULATIONS 10-2 (VCC-2)
MAXIMUM BUILDING HEIGHT: 50' (NO CHANGE, ELEVATOR BULKHEADS EXCLUDED)

BUILDING CODE ANALYSIS

BUILDING INFORMATION
OCCUPANCY: EXISTING OPEN PARKING GARAGE WITH SEPERATED MIXED USE (NO CHANGE OF USE)
S-2 (LOW HAZARD)
M MERCANTILE (ON GROUND FLOOR)
SPRINKLERED: NONE (NO CHANGE)
FIRE ALARM: NONE (NO CHANGE)
CONSTRUCTION TYPE: IIB / I(332) - IBC SECTION 406 (NO CHANGE)
NUMBER OF LEVELS: 6 LEVELS, 11 TIERS (NO CHANGE)
BUILDING HEIGHT: EXISTING: 57'-6 1/2", PROPOSED MIDPOINT OF ELEVATOR BULKHEAD ROOF: 71'-1 1/2"
EXISTING BUILDING AREA: 142,000 SF (NO CHANGE)
LEVEL 1 = 23,666 SF
LEVEL 2 = 23,666 SF
LEVEL 3 = 23,666 SF
LEVEL 4 = 23,666 SF
LEVEL 5 = 23,666 SF
LEVEL 6 = 23,666 SF

OPEN PARKING GARAGES AREA AND HEIGHT - IBC 406.5.4 (TYPE IIB)
ALLOWABLE AREA PER TIER: 50,000 SF
RAMP ACCESS: 8 TIERS MAX
MECHANICAL ACCESS: 8 TIERS MAX

FIRE RESISTANCE RATING REQUIREMENTS - IBC 601

STRUCTURAL FRAME:	0HR
BEARING WALLS EXTERIOR:	0HR
BEARING WALLS INTERIOR:	0HR
INTERIOR NON-BEARING:	0HR
FLOOR CONSTRUCTION:	0HR
ROOF CONSTRUCTION:	0HR

FIRE RESISTANCE RATING REQUIREMENTS OF EXTERIOR WALLS BY SEPARATION DISTANCE - IBC 705.5

< 5':	1HR (PROVIDED AT NEW ELEVATOR OVERRIDE)
> 5' / < 10':	1HR (PROVIDED AT NEW ELEVATOR OVERRIDE)
> 10', < 30':	0HR
> 30':	0HR

FIRE RESISTANCE RATING FOR EGRESS COMPONENTS

FIRE WALLS:	EXISTING (NO CHANGE)
FIRE BARRIERS:	EXISTING (NO CHANGE)
FIRE PARTITIONS:	EXISTING (NO CHANGE)
OCCUPANCY SEPARATION	EXISTING (NO CHANGE)
SHAFT ENCLOSURES:	ENCLOSURES FOR ALL NON-LOAD BEARING WALLS IN VERTIAL OPENINGS ARE NOT REQUIRED PER IBC 406.5.9

MEANS OF EGRESS
SINGLE EXIT: EXISTING (NO CHANGE)

PROJECT TEAM

ARCHITECT
TRAPOLIN PEER ARCHITECTS, APC
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130
MATTHEW BUYER
MBUYER@TRAPOLINPEER.COM

OWNER
CENTRAL PARKING C/O TED MOSES
911 IBERVILLE STREET
NEW ORLEANS, LA 70112
TED MOSES
TEDHMOSES@GMAIL.COM

CONTRACTOR
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NEW ORLEANS, LA 70118
RYAN ALLEN
RALLEN@LANDISLLC.COM

MEP ENGINEER
MOSES ENGINEERS
909 POYDRAS STREET #2150
NEW OLREANS, LA 70112
BLAKE HOSLI
BHOSLI@MOSESENGINEERS.COM

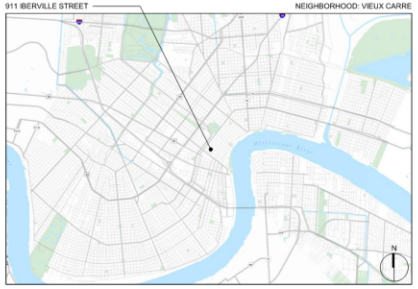
STRUCTURAL ENGINEER
SHRENK, ENDOM & FLANAGAN
4227 BIENVILLE STREET
NEW ORLEANS, LA 70119
JOHN ENDOM
JENDOM@SEFENGINEERS.COM

SCOPE NOT IN CONTRACT (BY OTHERS)

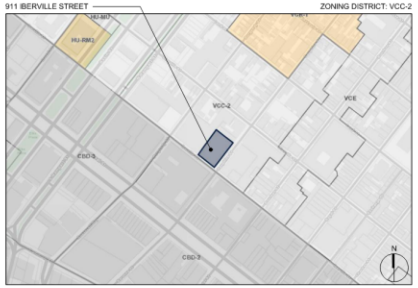
1. MODIFICATIONS TO GARAGE LIGHTING - PREMIUM PARKING
2. GARAGE SIGNAGE - PREMIUM PARKING
3. PARKING STRIPING - PREMIUM PARKING
4. SECURITY CAMERAS (ELEVATOR AND ELV ENTRY, PROVIDE ROUGH IN'S IN ELEVATOR) - PREMIUM PARKING

GC SHALL COORDINATE SCHEDULE AND COORDINATION REQUIREMENTS WITH OWNER AND PREMIUM PARKING PRIOR TO CONSTRUCTION

VICINITY MAP



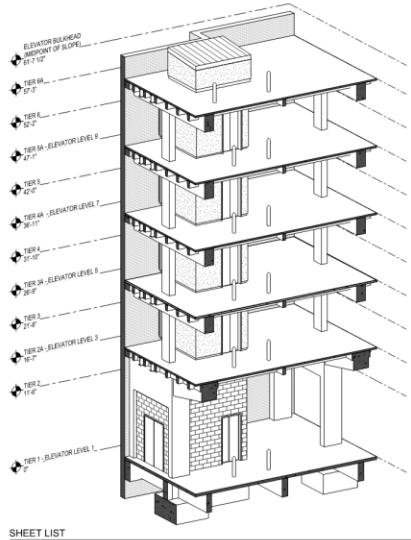
ZONING MAP



AREA PLAN

ROOF AXON

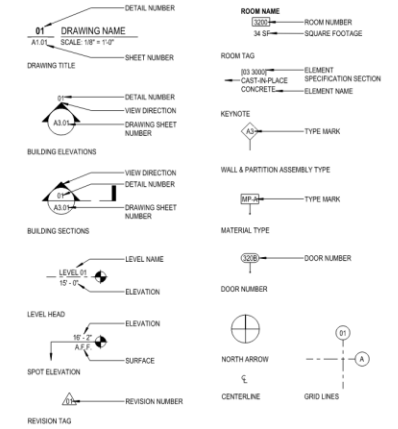
AXON DIAGRAM



SHEET LIST

ARCHITECTURAL	
A0.01	COVER SHEET
A1.00	OVERALL PLANS
A2.01	PLANS
A5.01	BUILDING SECTIONS
A5.02	SECTION DETAILS
5	
STRUCTURAL	
S1	FOUNDATION PLAN
S2	FRAMING PLANS
S3	FRAMING PLANS
S4	FOUNDATION DETAILS
S5	FRAMING DETAILS
S6	CMU DETAILS
6	
MECHANICAL, ELECTRICAL, PLUMBING	
E0.01	ELECTRICAL GENERAL NOTES
E0.02	ELECTRICAL DETAILS
E01.01	1ST FLOOR PLAN - ELECTRICAL DEMO
MEP0.00	GEN NOTES, SYM, ABBREV, & SHT INDEX
MEP0.01	MEP DETAILS AND SCHEDULES
MEP2.01	1ST FLOOR OVERALL PLAN - MEP - NEW
MEP2.02	1ST - 6TH FLOOR PLANS - MEP - NEW
MEP5.00	SPECIFICATIONS
8	
19	

TAGS AND SYMBOLS



ABBREVIATIONS

ABV	ABOVE
ACP	ACCESS PANEL
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
APC	ACOUSTIC PANEL CEILING
ARCH	ARCHITECT OR ARCHITECTURAL
BD	BOARD
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BTWN	BETWEEN
BOS	BOTTOM OF STEEL
CHNL	CHANNEL
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CNTRL	CONTROL
CO	CLEAN OUT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET
CT	CERAMIC TILE
CW	CURTAIN WALL
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
DS	DOWNSPOUT
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATOR
EP	ELECTRICAL PANEL
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FIXT	FIXTURE
FLR	FLOOR
FO	FACE OF
FND	FOUNDATION
FT	FOOT OR FEET)
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GP BD	GYPSUM BOARD
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HDWR	HARDWARE
HM	HOLLOW METAL
HR	HOUR
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
INCL	INCLUDED
INFO	INFORMATION
INSUL	INSULATION
IN	INCHES
INT	INTERIOR
LAM	LAMINATE
LDR	LADDER
LNTL	LINTEL
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
MOD BIT	MODIFIED BITUMINOUS
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NOS	NOT IN SCOPE
NSMF	NON-STRUCTURAL METAL FRAMING
NTS	NOT TO SCALE
OAD	OVERFLOW AREA DRAIN
OC	ON CENTER
OFCI	OWNER FURNISHED / CONTRACTOR INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OS	OVERFLOW SCUPPER
OVH	OVERHEAD
PERF	PERFORATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PRPT	PARAPET
PT	PRESSURE TREATED
PTD	PAINT OR PAINTED
PV	PLUMBING VENT
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING OR REINFORCED
REQD	REQUIRED
REV	REVISION
RF	REFRIGERATOR
RM	ROOM
RO	ROUGH OPENING
RUB	RUBBER
SF	STOREFRONT
SIM	SIMILAR
SIP	STRUCTURAL INSULATED PANEL
SPEC	SPECIFIED OR SPECIFICATION
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
SQ	SQUARE
T&G	TONGUE AND GROOVE
T/	TOP OF
TELE	TELEPHONE
TEMP	TEMPORARY
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TS	TUBE STEEL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VWFB	VENTED WOOD FLOOR BASE
W/	WITH
WO	WITHOUT
WD	WOOD
WH	WATER HEATER
WN	WINDOW
WW	WINDOW WALL

TRAPOLINPEER ARCHITECTS

FOR PERMIT

CENTRAL GARAGE
ELEVATOR INSTALLATION
911 IBERVILLE ST.

OWNER
CENTRAL PARKING C/O TED MOSES
911 IBERVILLE ST.
NEW ORLEANS, LA 70112

ARCHITECT
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850 TCHOUPITOULAS STREET
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CONTRACTOR
LANDIS CONSTRUCTION
8300 EARHART BLVD #300
NEW ORLEANS, LA 70118

PAULA MAY PEER REG. NO. 5396 STATE OF LOUISIANA REGISTERED ARCHITECT

#	DESCRIPTION	DATE

PROJECT NUMBER
CN25238

ISSUE DATE
01.26.2026

COVER SHEET

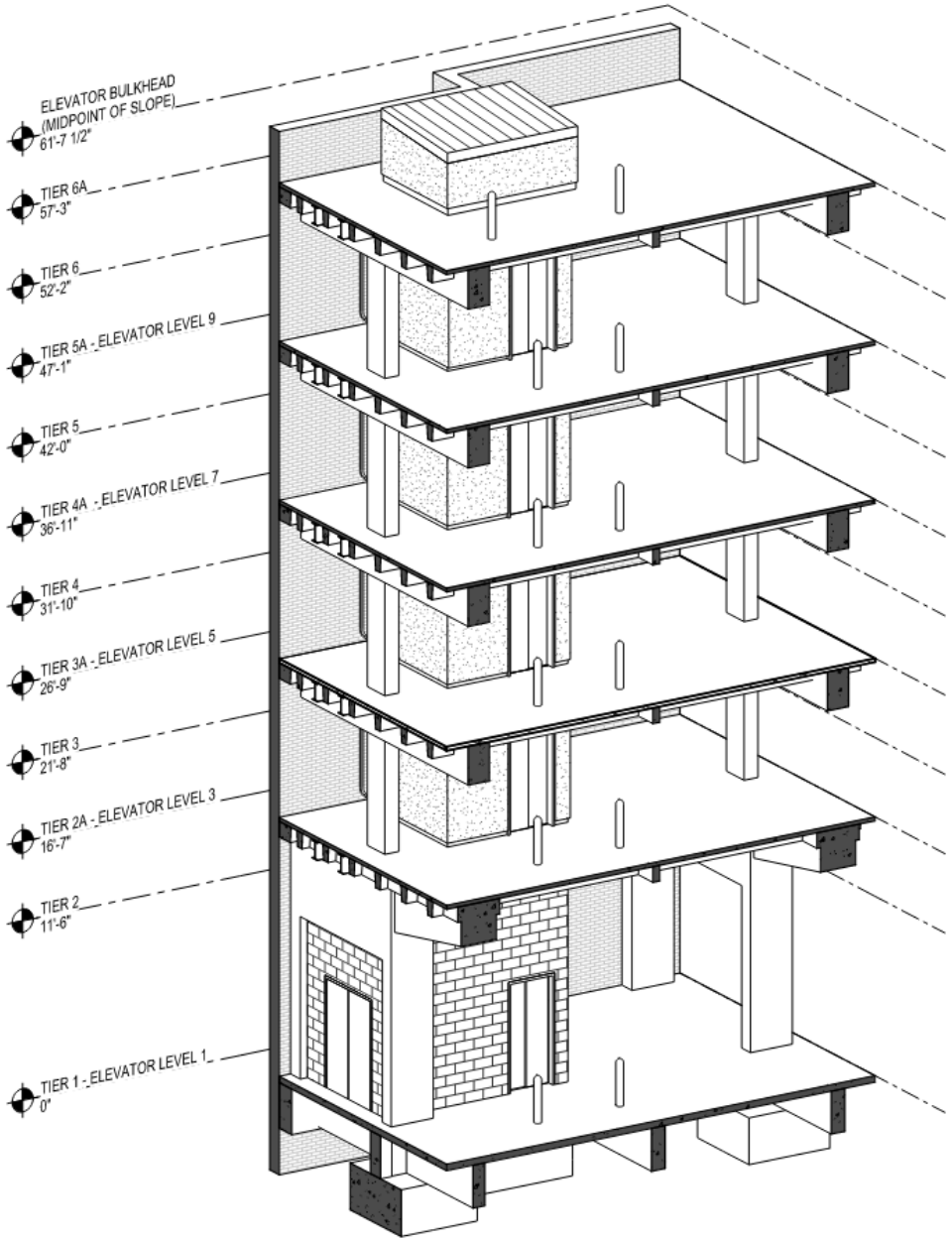
A0.01

911 Iberville

VCC Architecture Committee

March 24, 2026

AXON DIAGRAM



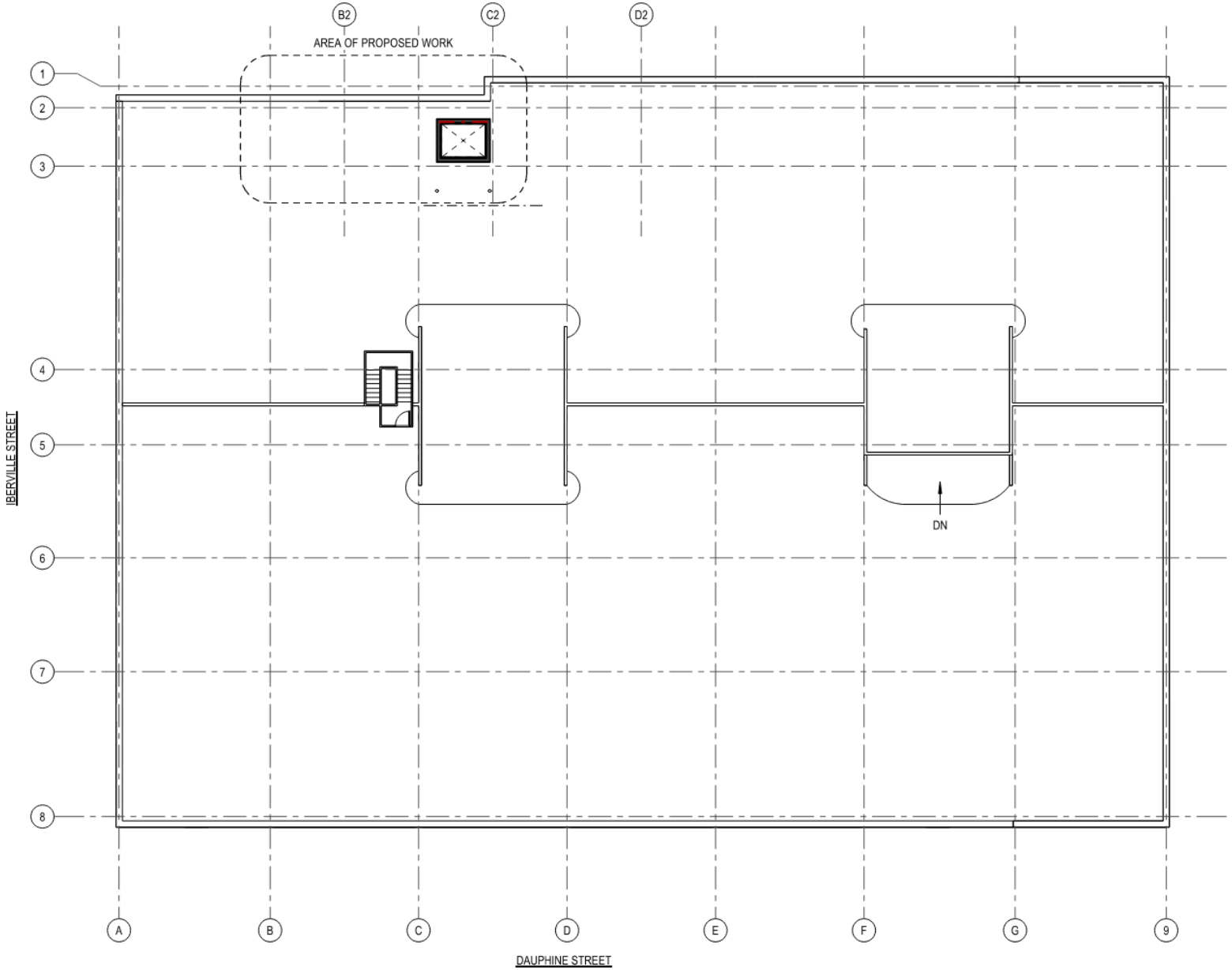
SHEET LIST

ARCHITECTURAL

911 Iberville

VCC Architecture Committee

March 24, 2026



4 TIER 6A - LEVEL 11 (ROOF)
A1.00 SCALE: 1/16" = 1'-0"

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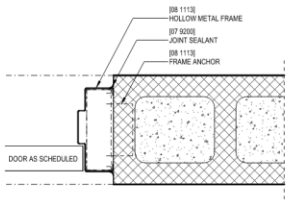
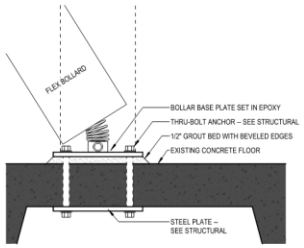
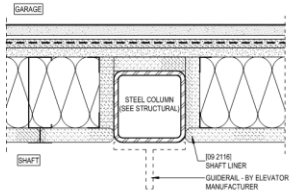


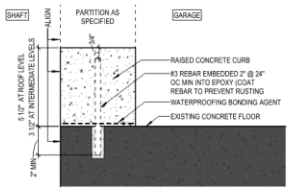
8 TYP OPENING DTL - HM DOOR FRAME @ NSMF
A2.01 SCALE: 3" = 1'-0"



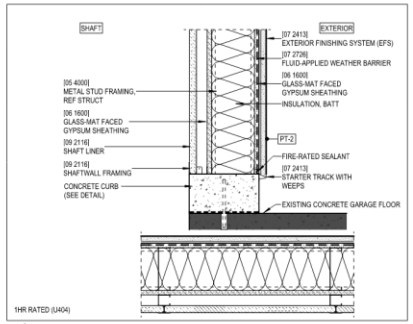
7 DETAIL - FLEX BOLLARD BASE
A2.01 SCALE: 3" = 1'-0"



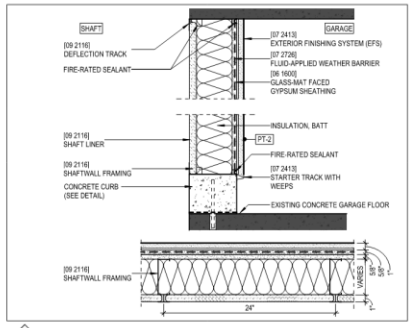
6 DETAIL - SHAFT GUIDERAIL
A2.01 SCALE: 3" = 1'-0"



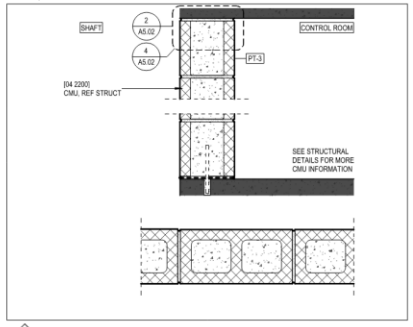
5 DETAIL - CONCRETE CURB
A2.01 SCALE: 3" = 1'-0"



3 1HR RATED ELEVATOR SHAFTWALL @ ROOFTOP 6" STUD



2A ELEVATOR SHAFTWALL (SIDES) 6" STUD
2B ELEVATOR SHAFTWALL (FRONT/BACK) 3 5/8" STUD



1A EXT - CMU - 6" NOMINAL CMU 6" CMU

DOOR SCHEDULE

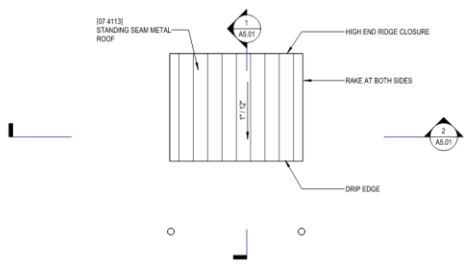
DR1 - DOUBLE SWING DOOR - 7'-0" HEIGHT X 6'-0" WIDTH X 1/34 " THICKNESS - PAINTED HEAVY DUTY HOLLOW METAL PANELS AND FULLY WELDED FRAME (ORDER DOOR FRAME HEAD TO COURSE WITH CMU WALL)

HARDWARE:
- ASSA ABLOY 5400 LEVER WITH CYLYNDRICAL LOCK (STOREROOM FUNCTION KEYED TO EXISTING MASTER)(SELF LOCKING)
- FLUSH BOLT AND LOCK STRIKE FOR INTACTIVE LEAF
- HEAVY DUTY 4.5" X 4.5" SQUARE BALL BEARING HINGES
- HEAVY DUTY DOOR CLOSERS
- WEATHERSTRIPPING AT HEAD, JAMBS, AND SILL

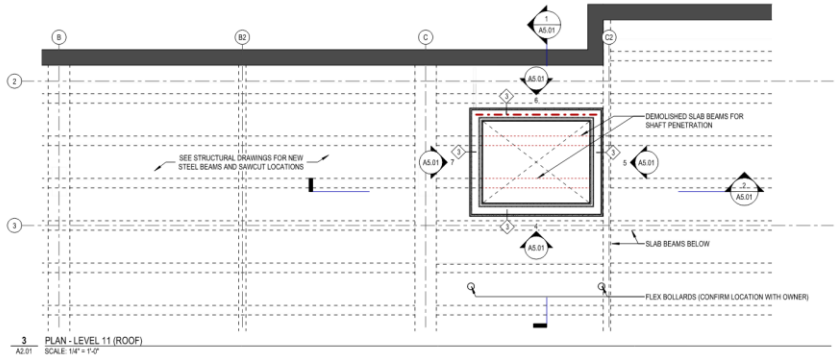
NOTE: CONFIRM COMPATIBILITY WITH OWNER'S KEYING SYSTEM PRIOR TO ORDERING

FINISH SCHEDULE

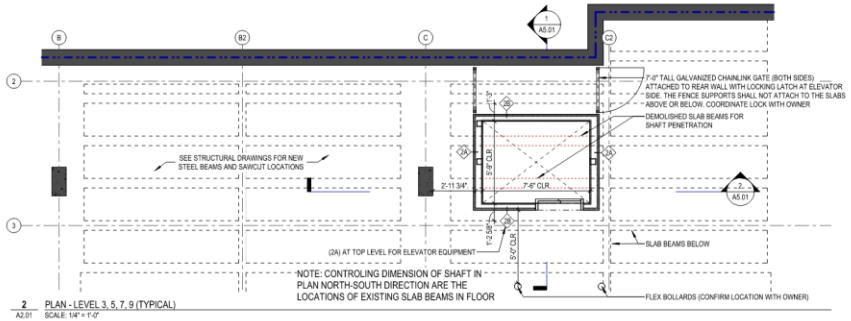
PT-1 - EXTERIOR METAL PAINT ON STEEL
PT-2 - EXTERIOR EFS FINISH COAT (FINE TEXTURE)
PT-3 - EXTEIOR PAINT ON CMU
PT-4 - PAINT FOR PATCH AND REPAIR OF EXISTING SURFACES



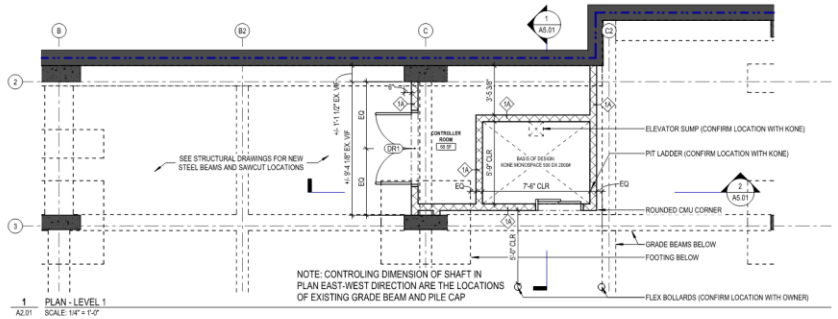
4 PLAN - ROOF OF ELEVATOR PENTHOUSE
A2.01 SCALE: 1/4" = 1'-0"



3 PLAN - LEVEL 11 (ROOF)
A2.01 SCALE: 1/4" = 1'-0"



2 PLAN - LEVEL 3, 5, 7, 9 (TYPICAL)
A2.01 SCALE: 1/4" = 1'-0"



1 PLAN - LEVEL 1
A2.01 SCALE: 1/4" = 1'-0"

TRAPOLINPEER ARCHITECTS

FOR PERMIT

CENTRAL GARAGE
ELEVATOR INSTALLATION
911 IBERVILLE ST.

OWNER
CENTRAL PARKING C/O TED MOSES
911 IBERVILLE ST.
NEW ORLEANS, LA 70112

ARCHITECT
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130

CONTRACTOR
LANDIS CONSTRUCTION
8300 EARHART BLVD #300
NEW ORLEANS, LA 70118

PAULA MAY PEER REG. NO. 5306 STATE OF LOUISIANA REGISTERED ARCHITECT

#	DESCRIPTION	DATE

PROJECT NUMBER
CN25236

ISSUE DATE
01.26.2026

PLANS

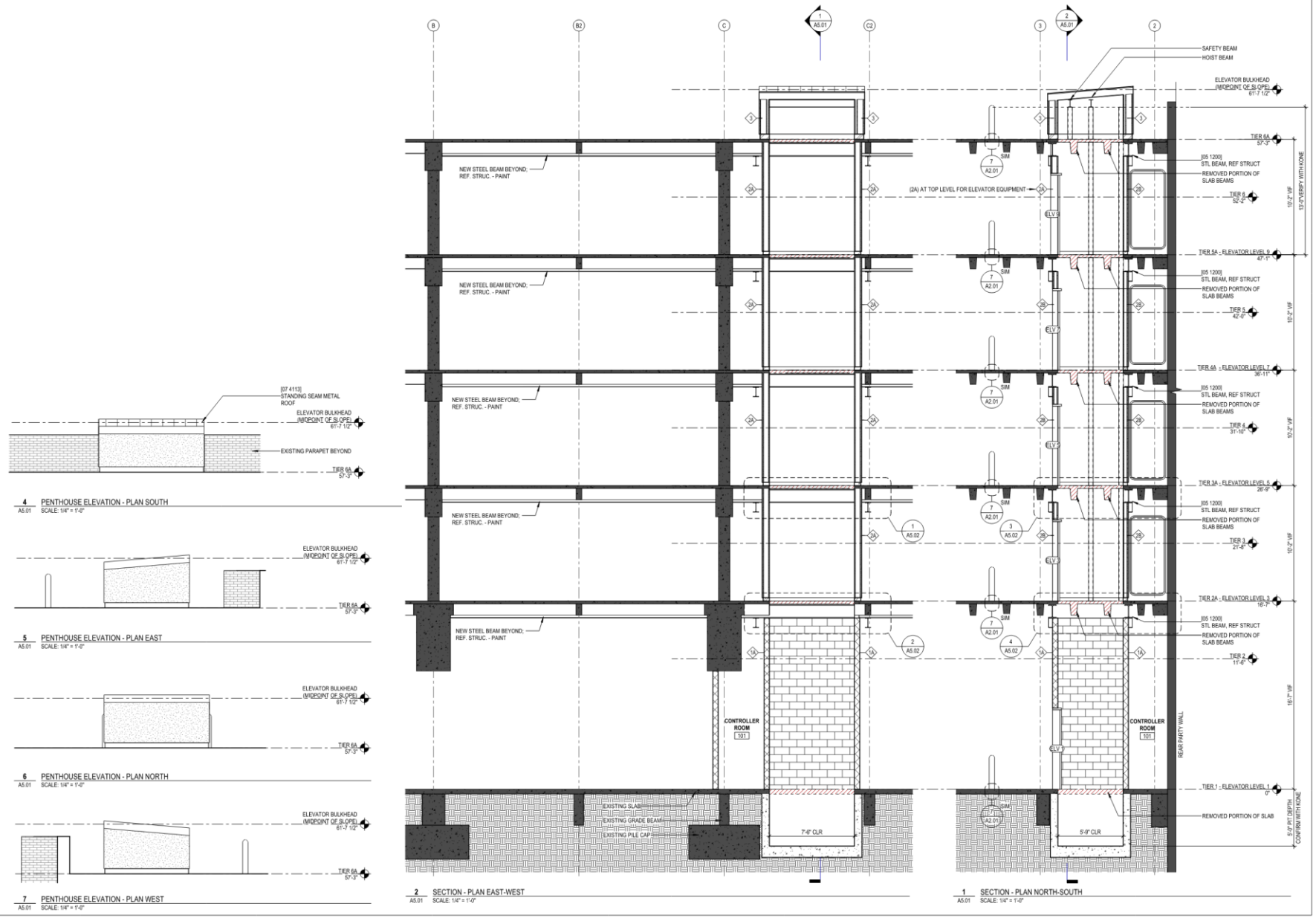
A2.01

911 Iberville

VCC Architecture Committee

March 24, 2026

VIEUX CARRE COMMISSION ESTABLISHED 1936



CENTRAL GARAGE

OWNER
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8300 EA
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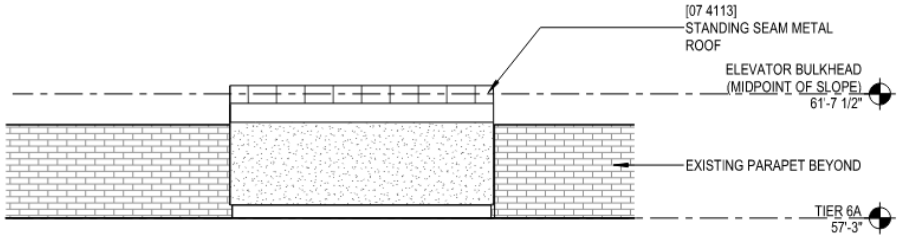
PROJECT NUMBER
CN25238
ISSUE DATE
01.26.2026

BUILDING SECTION

A5.0

911 Iberville



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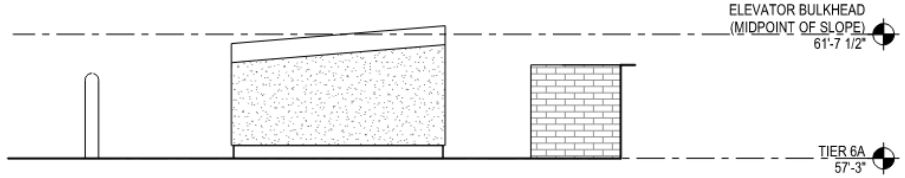

5 A5.01 PENTHOUSE ELEVATION - PLAN EAST
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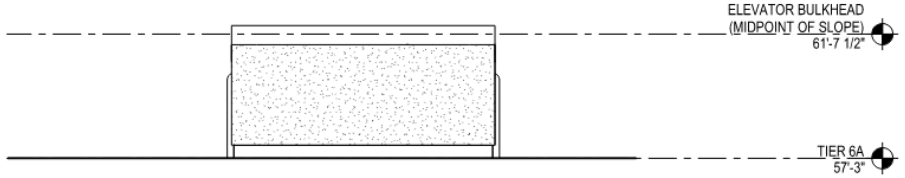

6 A5.01 PENTHOUSE ELEVATION - PLAN NORTH
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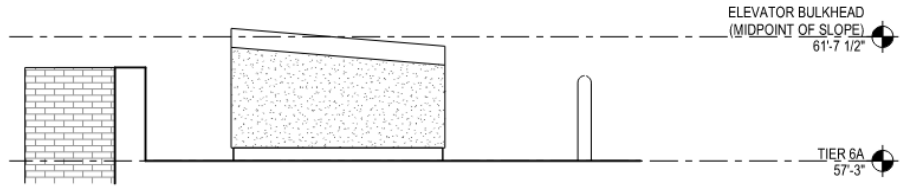

7 A5.01 PENTHOUSE ELEVATION - PLAN WEST
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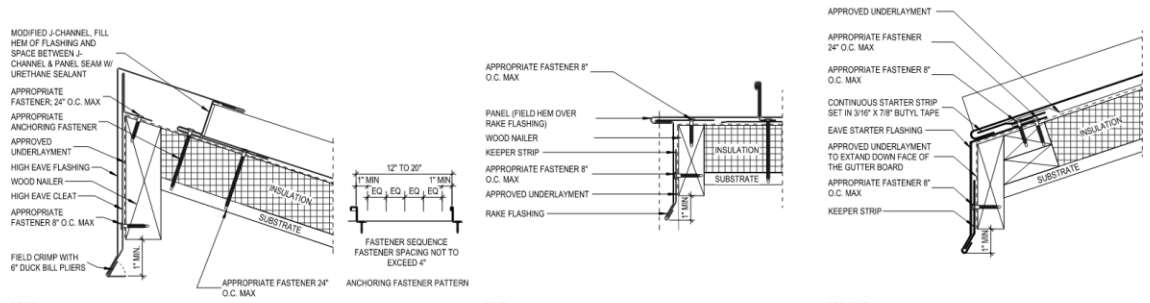
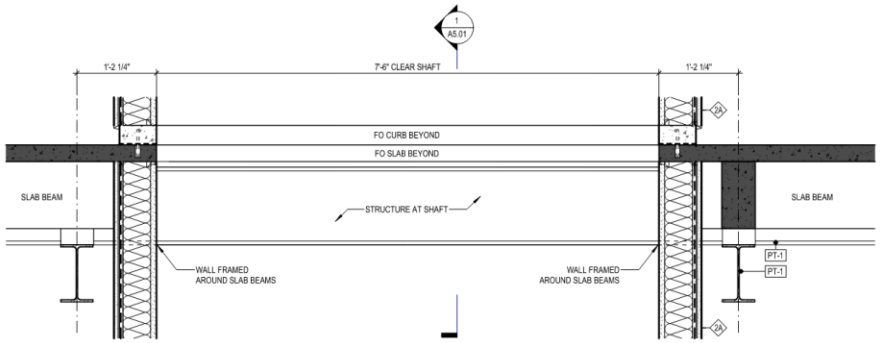


5 TYPICAL STANDING SEAM ROOF DETAILS
A5.02 SCALE: 3" = 1'-0"



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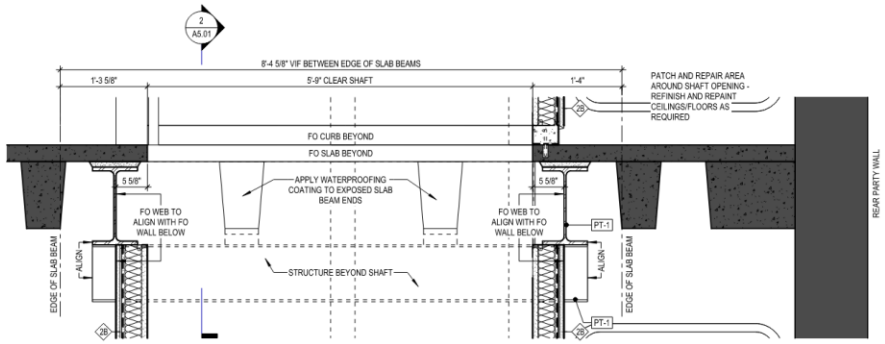
A5.02 SCALE: 1" = 1'-0"



3 DETAIL SECTION NORTH-SOUTH - TYPICAL LEVEL
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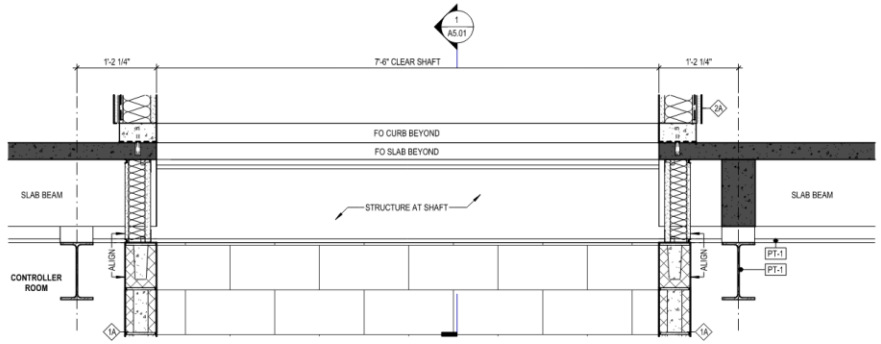

2 DETAIL SECTION EAST-WEST - LEVEL 1
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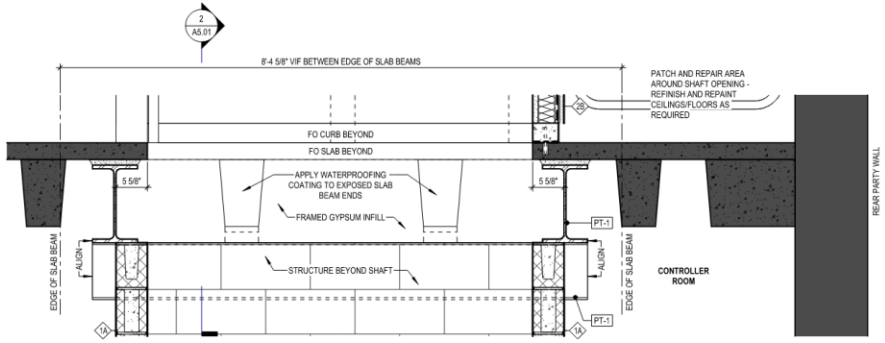

4 DETAIL SECTION NORTH-SOUTH - LEVEL 1
A5.02 SCALE: 1" = 1'-0"

CENTRAL GAR
ELEVATOR INSTALLA

OWNER
CENTRAL PARKING C/O
911 IBI
NEW ORLEA

ARCHITECT
TRAPOLIN-PEER A
850 TCHOUPITOUL
NEW ORLEA

CONTRACTOR
LANDIS CON
8300 EARHAR
NEW ORLEA

PAULA MAY JO
REG. NO. 5396
STATE OF LOUISIANA
REGISTERED ARCHITECT

DESCRIPTION

PROJECT NUMBER
CN25238
ISSUE DATE
01.26.2026

SECTION DE

A5.02

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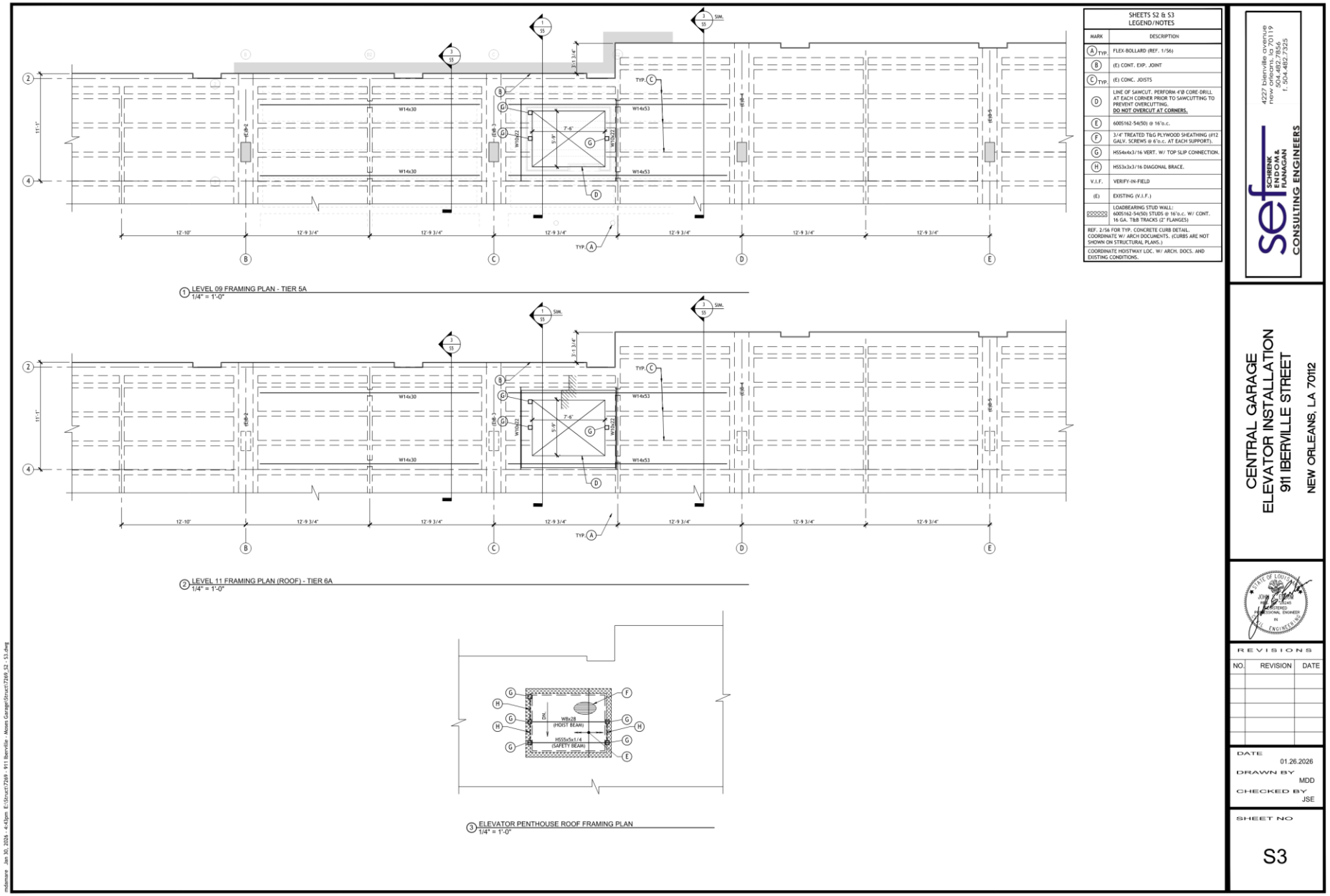
March 24, 2026



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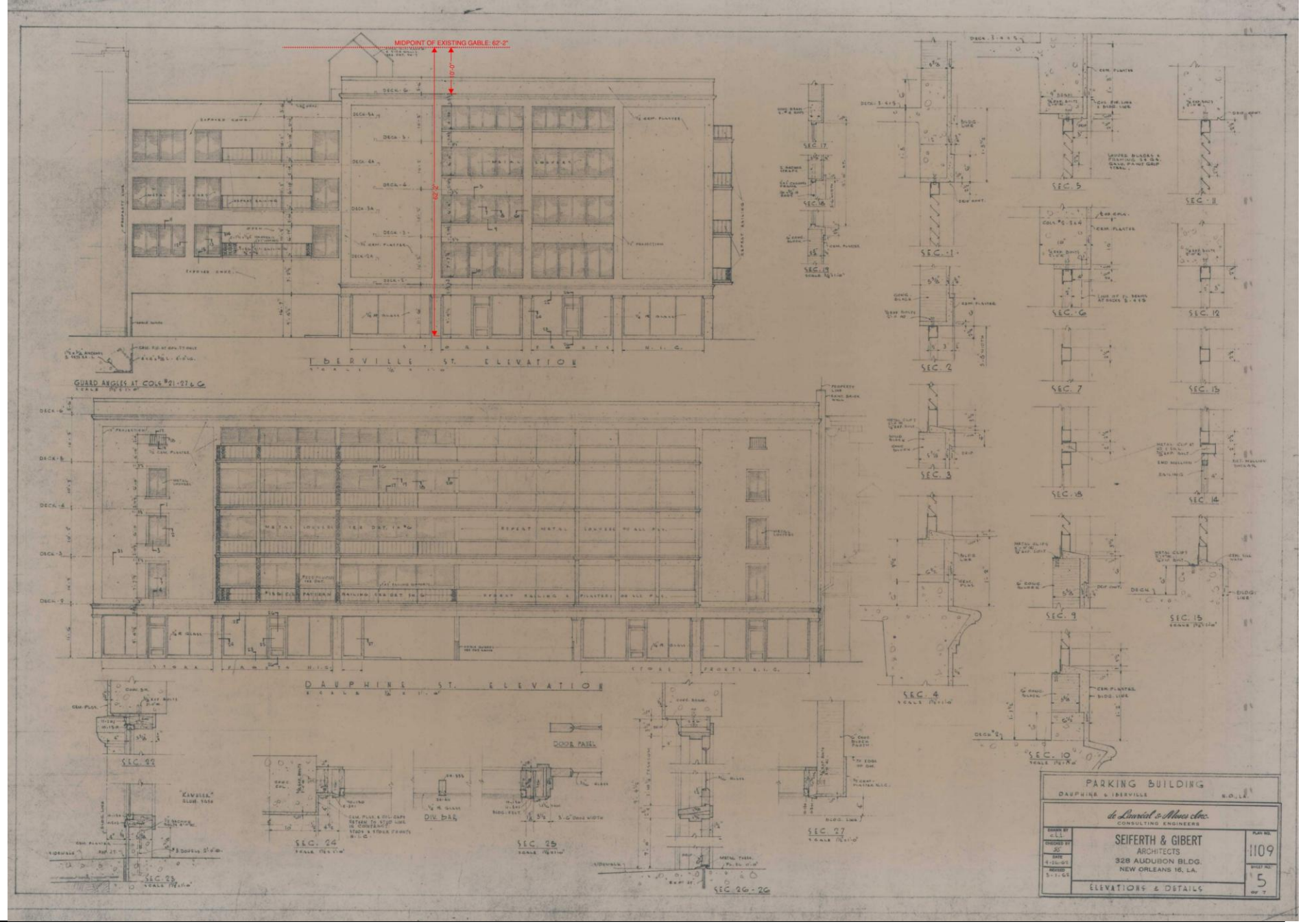
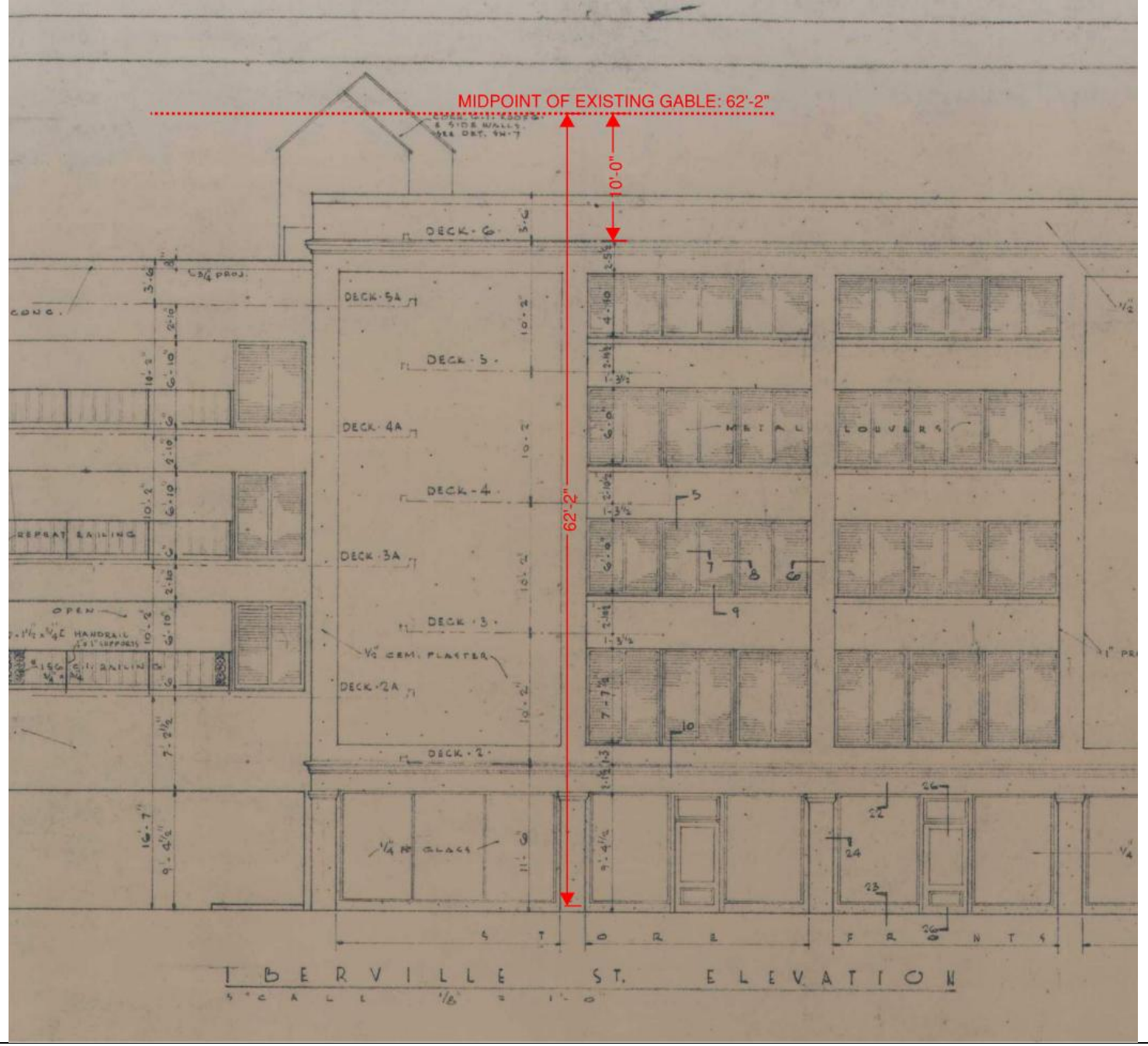
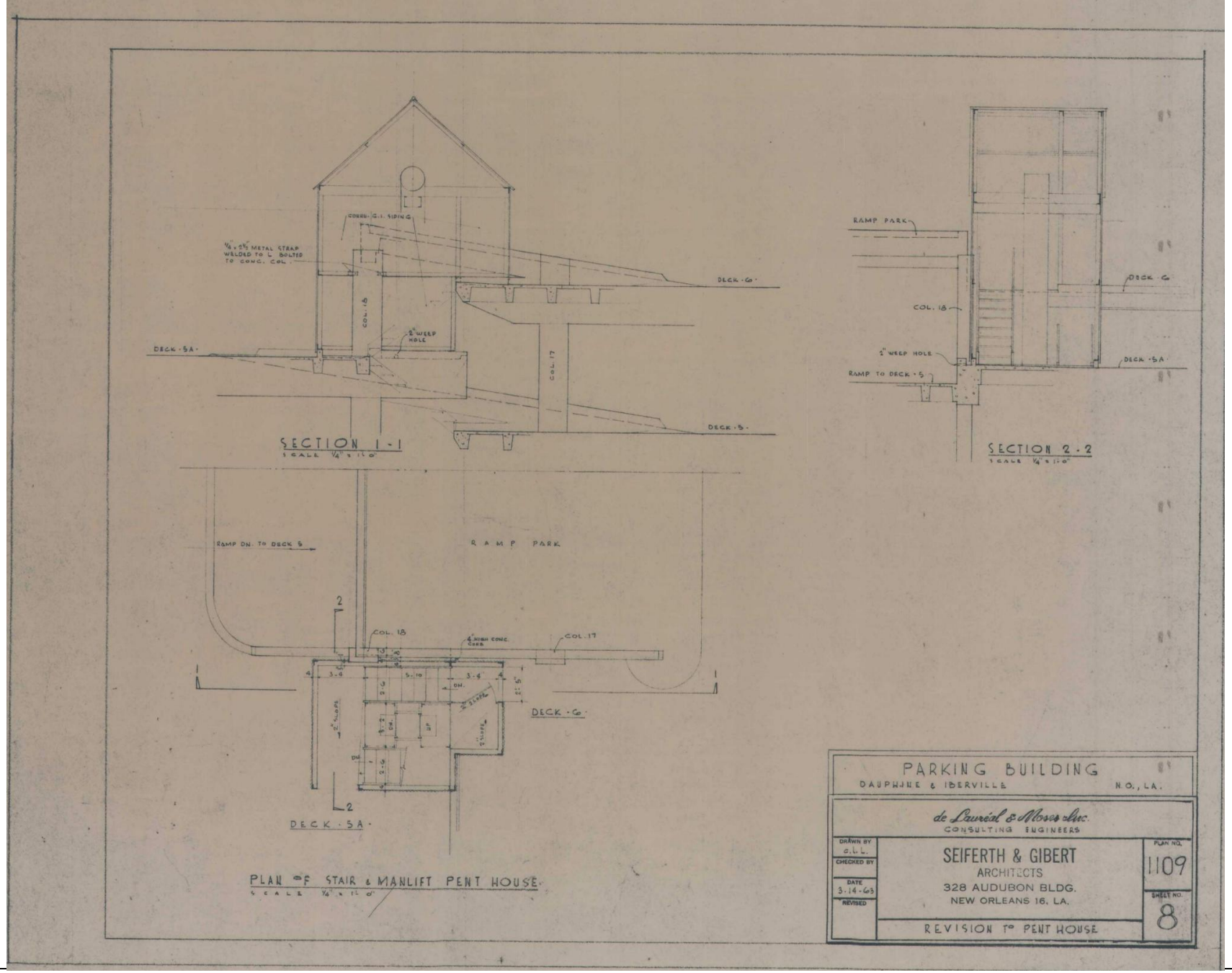


911 Iberville

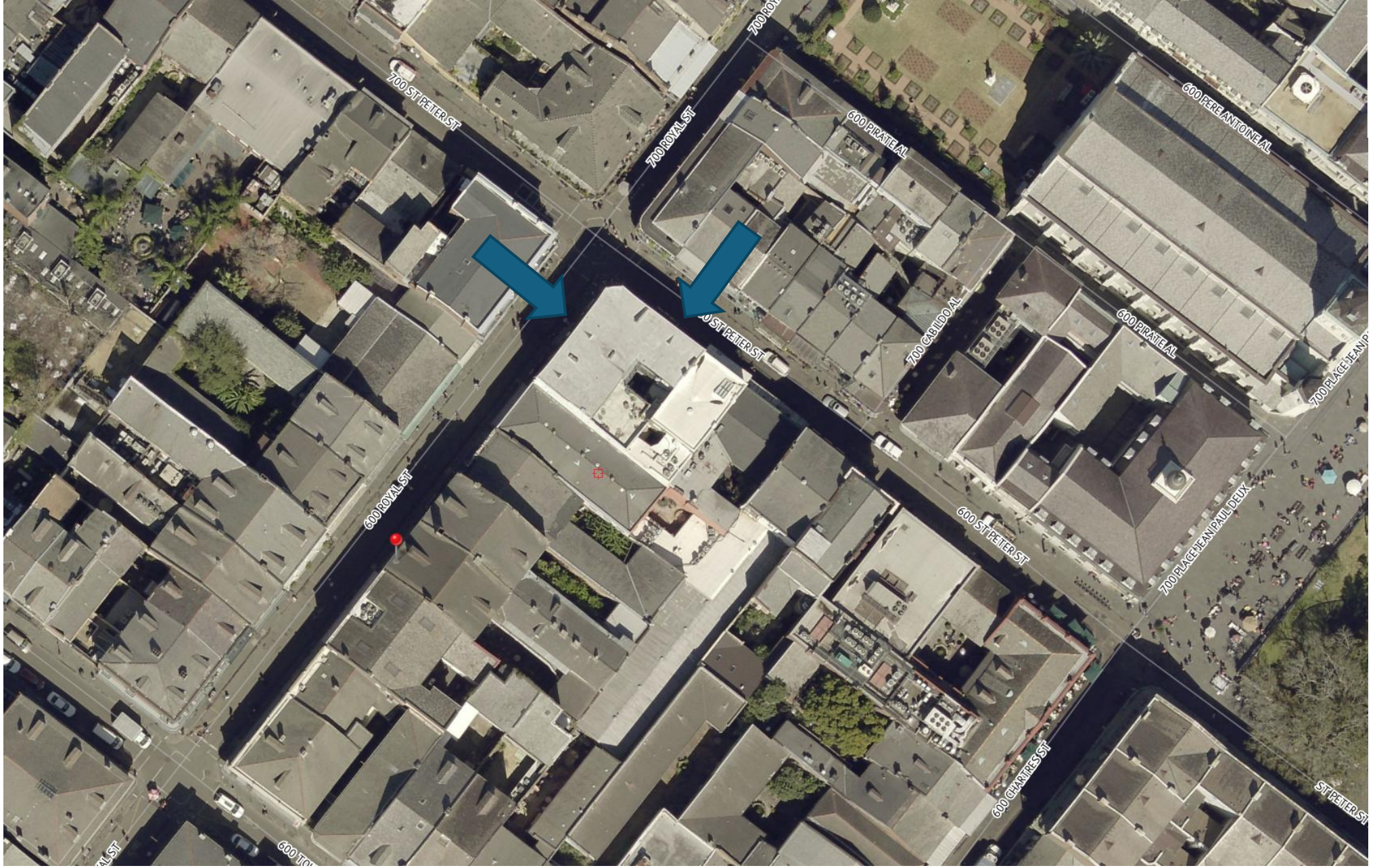


911 Iberville



911 Iberville

640 Royal



636-40 Royal

VCC Architecture Committee

March 24, 2026

636-40 Royal - 1890

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March 24, 2026

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636-40 Royal – Courtyard Before Renovation

636-40 Royal – Courtyard Before Renovation

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Prestige Locksmith
New Orleans
630
Rau for Art
Gumbo Shop
Creole
Royal St
St Peter
Brad Thompson
Fine Art Gallery
Madame Pompadour
Gift shop
Fischer-Gambino
Furniture store
Sucré
Crescent City Tour
Booking Agency

GENERAL STRUCTURAL NOTES

I. GENERAL

A. The contractor shall be responsible for all final dimensions and fit-up of the structure, including verifying all existing conditions and dimensions before commencing work. No change in size or dimension of structural members shall be made without the written approval of the professional of record.

B. The contractor shall verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the structural engineer.

C. The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place. The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.

D. Structural drawings are intended to be used with architectural,mechanical, and electrical drawings. See these drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.

E. Dimensions - Do not scale these drawings, use written dimensions only. Verify all dimensions at job site before commencing work and report any discrepancies. Where no dimensions are provided obtain clarification prior to proceeding with work.

F. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.

G. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.

H. With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EOR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.

I. The Contractor shall inform the professional of record in writing of any deviation from the Contract Documents. The Contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.

J. Note: if any items herein are not understandable or clear as to intent, the contractor must notify the Engineer of Record for clarification and/or supplemental information prior to actual installation.

II. DESIGN BASIS

A. Applicable Codes and Standards
International Residential Code 2021; ASCE 7-2016

B. Design Loads
Roof
Live Load 20 psf; Dead Load 10 psf
Decks
Live Load 60 psf; Dead Load 10 psf
Living Floors
Live Load 40 psf Dead Load 10 psf
Wind Load
The criteria is based on ASCE 7-2016 Minimum Design Loads for Buildings and Other Structures:
Basic Wind Velocity 144 mph
Risk Category II
Exposure B
For Main Wind Force Resisting System - Enclosed Building, Method 1, Simplified Procedure
For Components and Cladding - Partially Enclosed Building, Method 2, Analytical Procedure

Seismic Load
The criteria is based on ASCE 7-2016 Minimum Design Loads for Buildings and Other Structures:
Risk Category II
R Value: 6.5 (For light-frame (wood) walls sheathed with wood structural panels rated for shear resistance)
Site Class: E (soft clay)
CR_S (Coefficent of risk)=0.949
CR_1 (Coefficent of risk)=0.882

C. Deflection Limitations
Floor Members
Live L/360 Dead + Live L/240
Roof Member
Roof Live L/240

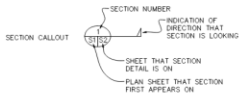
III. MATERIALS

A. EARTHWORK
Place footings on undisturbed soil. Notify the Engineer if "soft spots", underground obstructions, or any unusual condition is encountered during stripping, excavation or filling. Allowable soil bearing capacity is estimated as 750 psf.

B. STRUCTURAL STEEL
1. Fabrication and erection of structural steel shall conform to "The Manual of Steel Construction", Fourteenth Edition, American Institute of Steel Construction (AISC) including Specifications for Structural Steel Buildings, Specification for Structural Joints Using ASTM A325 or A490 Bolts, and AISC Code of Standard Practice.
2. All welding shall be performed by certified welders and shall conform to "Structural Welding Code ANSI/AWS D1.1-92", American Welding Society (AWS).
3. Wide flange and S- shapes: ASTM A992 or A572, Grade 50
4. Structural C and L shapes & plates: ASTM A36
5. Steel pipe: ASTM A53, Grade B (35 ksi yield)
6. Steel tubing (square or rect.): ASTM A500, Grade B (46 ksi yield)
7. Steel tubing (round): ASTM A501
8. Galvanized structural steel:
   A. Structural shapes and rods ASTM A123
   B. Bolts, fasteners and hardware ASTM A153
9. Anchor rods shall conform to ASTM F1554, unless noted otherwise.
10. Anchor bolts shall be headed with a nut and washer at the lower end.
11. Steel members shown on plan shall be equally spaced unless noted otherwise.
12. The Fabricator shall be responsible for the design and adequacy of all connections that are not designed or fully detailed on the Contract Documents. Shop Drawings, depicting the configuration and fabrication details, along with calculations sealed by a Registered Professional Engineer licensed to practice in the state in which the project is located, shall be submitted to the structural Engineer of Record for review. Delegated design connections include, but are not limited to, moment connections shown on plans and column splices as requested by erector.
13. Erector shall provide a Certified Welding Inspector and Quality Control Expert (AWS Certified) for the visual inspection welds.
14. All beam to column moment connections shall be designed for the minimum service reaction indicated on plans in combination with a 10 kip axial force (acting in both tension and compression).
15. Moment connection requirements shown on plans are reported as service loads.
16. Metal stairs shown on plans are for illustrative purposes only. The Fabricator shall be responsible for the design of the metal stairs. Shop Drawings, depicting the configuration, connection, and fabrication details, along with calculations signed and sealed by a Registered Professional Engineer working for the fabricator licensed to practice in the state in which the project is located, shall be submitted to the structural Engineer of Record for review of design intent.
17. All handrails shall be designed per IBC Chapter 16 including a 200 lb concentrate point load and, in public space, a 50 pound per linear foot line load. See Chapter 16 for all design requirements for handrails. Signed and sealed calculations by an Engineer licensed in the State where the project is located shall be provided by the Erector.
18. All bolted connections shall be with ASTM A325 high strength bolts, $\frac{3}{4}$" minimum diameter, unless noted otherwise.
19. All bolts are considered snug-tightened, unless noted otherwise.
20. Oversized holes shall not be provided without approval of the EOR. If oversized holes are elected and approved, bolts shall be slip-critical.
21. Where possible, all bolt holes in structural steel shall be drilled or punched in the shop. Any holes required to be made a the project site shall be mechanically drilled or punched. No burning of holes shall be allowed.
22. All connections shall be symmetrical about the axis of the member connected. Provide only one grade of bolt for each bolt diameter to be used in the connections. Do not mix grades of bolts.
23. Unless noted otherwise, all cap and base plates shall be welded to the columns continuously all around with a 1/4" fillet weld.
24. Welding electrodes shall be E70XX for manual arc welding and F7X-EXXX for submerged arc welding. All welders shall be certified by the AWS. Minimum weld size shall be 3/16" unless noted otherwise.
25. Existing framing requiring welding shall be thoroughly cleaned to ensure proper welding.
26. Provide temporary shoring when welding to existing steel.
27. Use low-hydrogen electrodes when welding to existing steel.
28. Field welded surfaces within 4 inches of weld shall be cleaned and ground smooth. After welding coat the exposed area with appropriate primer/paints as specified.
29. All welds shall be visually inspected as required by AWSD1.1 and in accordance with AWS B1.1 "Guide for the Visual Inspection of Welds", unless noted otherwise.
30. 100 percent of full penetration welds shall have ultrasonic inspection, complying with ASTM E164.
31. 100 percent of welds in beam and column moment connections shall have ultrasonic inspection, complying with ASTM E164.
32. Unless noted otherwise, every weld shall develop the full strength of the lesser of the members it joints. All butt, groove, or bevel welds shall be complete, full penetration.
33. Submit shop drawings for fabrication and erection of structural steel. Clearly indicate coordinated dimensions of mechanical unit and roof penetration sizes. Shop and Erection drawings must show all shop/floor and field welds. Initial shop drawing submittal shall include proposed connection details and job standards. Provide signed and sealed calculations for all non-standard connection details showing design capacities.
34. Splices in structural steel not shown on the structural drawings will not be accepted without specific approval of the Structural Engineer. Submitted splices shall be designed by the Fabricator's delegated design engineer and stamped by an Engineer licensed in the State where the project is located.
35. The General Contractor and Steel Erector shall notify the Structural Engineer of any fabrication or erection errors or deviations and receive written approval before any field corrections are made.
36. Alternate connection details may be used if such details are submitted to the engineer for review and approval. However, the engineer shall be the sole judge of acceptance and the Contractor's bid shall anticipate the use of those details shown on the drawings. The Contractor is responsible for the design of such alternate details which they propose and provide stamped drawings for approval.
37. All steel shall be painted with shop standard primer unless noted otherwise.
38. Main support members for the metal deck are shown. During preperation, submission, and review of the drawings, any additional angles or miscellaneous attachment details required to support the metal deck at the required elevation shall be provided by the Structural Steel Contractor.
39. Steel angles and plates along with bolts and washers, in direct contact with exterior finish masonry, and all exterior exposed structural steel, shall be hot-dipped galvanized per ASTM A123 and A153.
40. All column base plates and anchor rods hot-dipped galvanized per ASTM A123 and A153.
41. All exterior framing (beams and columns) shall be painted per Architectural specification.
42. Spandrels and columns adjacent to masonry shall have adjustable masonry ties.
43. The steel structure is a non-self-supporting steel frame and is dependent upon diaphragm action of the metal deck and attachments to the masonry wall for stability and for resistance to wind and seismic forces until these elements are complete and are capable of providing this support.
44. All dissimilar metals shall be treated or properly separated to prevent galvanic and/or corrosive effects.
45. All high-strength bolts shall be manufactured, installed, and field tested in accordance with the "Specification for Structural Joints using High Strength Bolts", RSCS, latest edition.

MARAIS CONSULTANTS ENCOURAGES REUSE OF EXISTING MATERIALS THAT ARE IN SERVICEABLE CONDITION. IF THERE IS A MATERIAL SUBSTITUTION THAT ANY PARTY WOULD LIKE TO PROPOSE, PLEASE NOTIFY US AND WE CAN ASSIST WITH DETERMINING IF THAT ITEM CAN BE USED.

GRAPHIC LEGEND



ABBREVIATIONS

@	AT
CMU	CONCRETE MASONRY UNIT
EA	EACH
GALV	GALVANIZED
GEN	GENERAL
MIN	MINIMUM
O.C.	ON CENTER
PT	PRESSURE TREATED
REF	REFERENCE
TYP	TYPICAL
V.I.F.	VERIFY IN FIELD

One Call before you dig.

MARAIS
CONSULTANTS, LLC
2018 JENA STREET
NEW ORLEANS, LA 70115
504.350.2644
maraisconsultants.com
PROFESSIONAL OF RECORD:
jenny@maraisconsultants.com

REV. NO.	DATE	DESCRIPTION
-	-	-

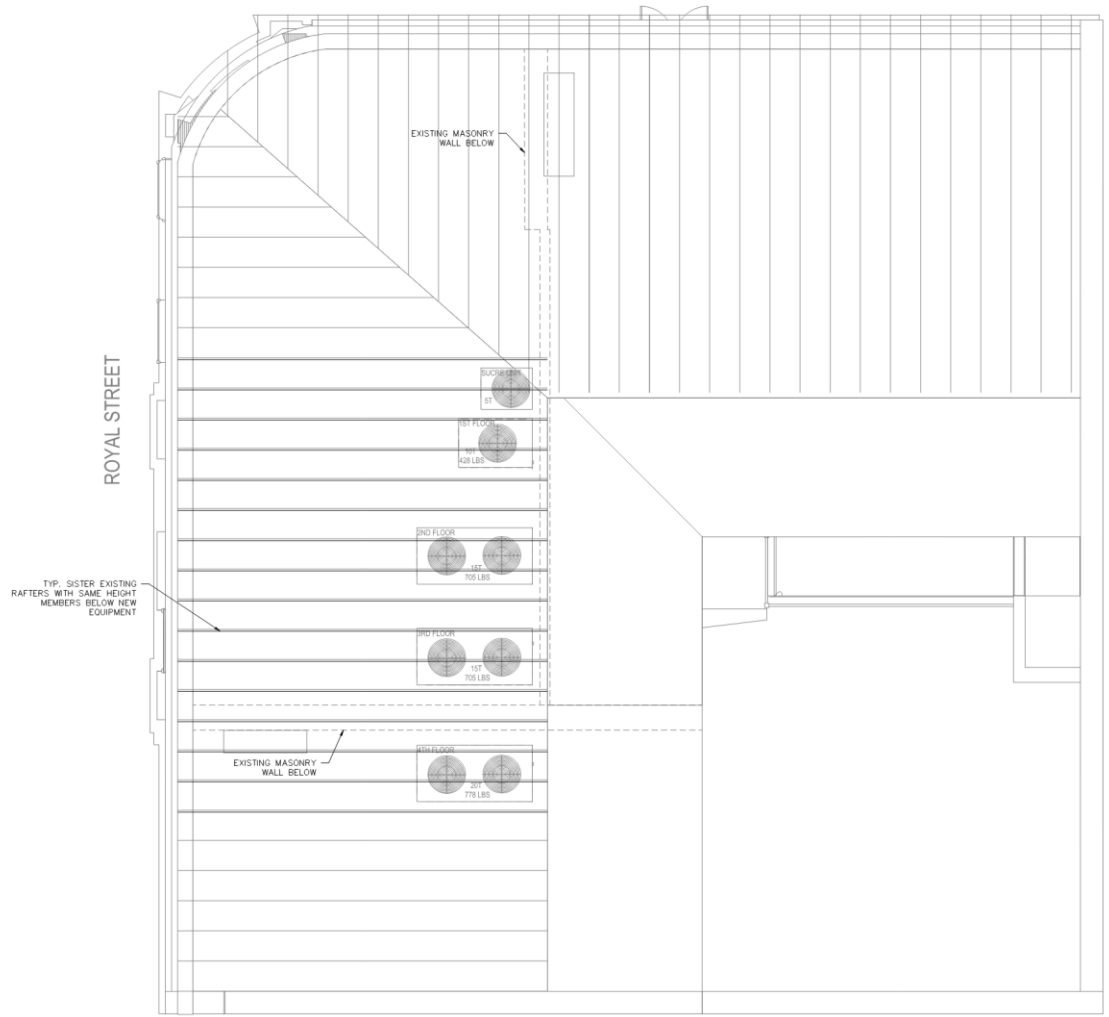
640 Royal Street
New Orleans, Louisiana

DRAWN BY: CAP
CHECKED BY: JMS
DATE: MARCH 10, 2026
ISSUE: CONSTRUCTION
SHEET SIZE: 24" x 36"

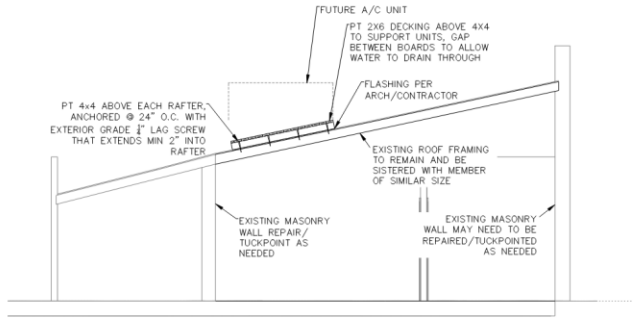
PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

GENERAL STRUCTURAL NOTES

SHEET:
S1



MECHANICAL ROOF PLATFORM FRAMING
1/4" = 1'-0"



SECTION 1/S2S2
1/4" = 1'-0"

2018 JENA STREET
NEW ORLEANS, LA 70115
504.350.2644
maraisconsultants.com
PROFESSIONAL OF RECORD:
jenny@maraisconsultants.com

REV NO.	DATE	DESCRIPTION
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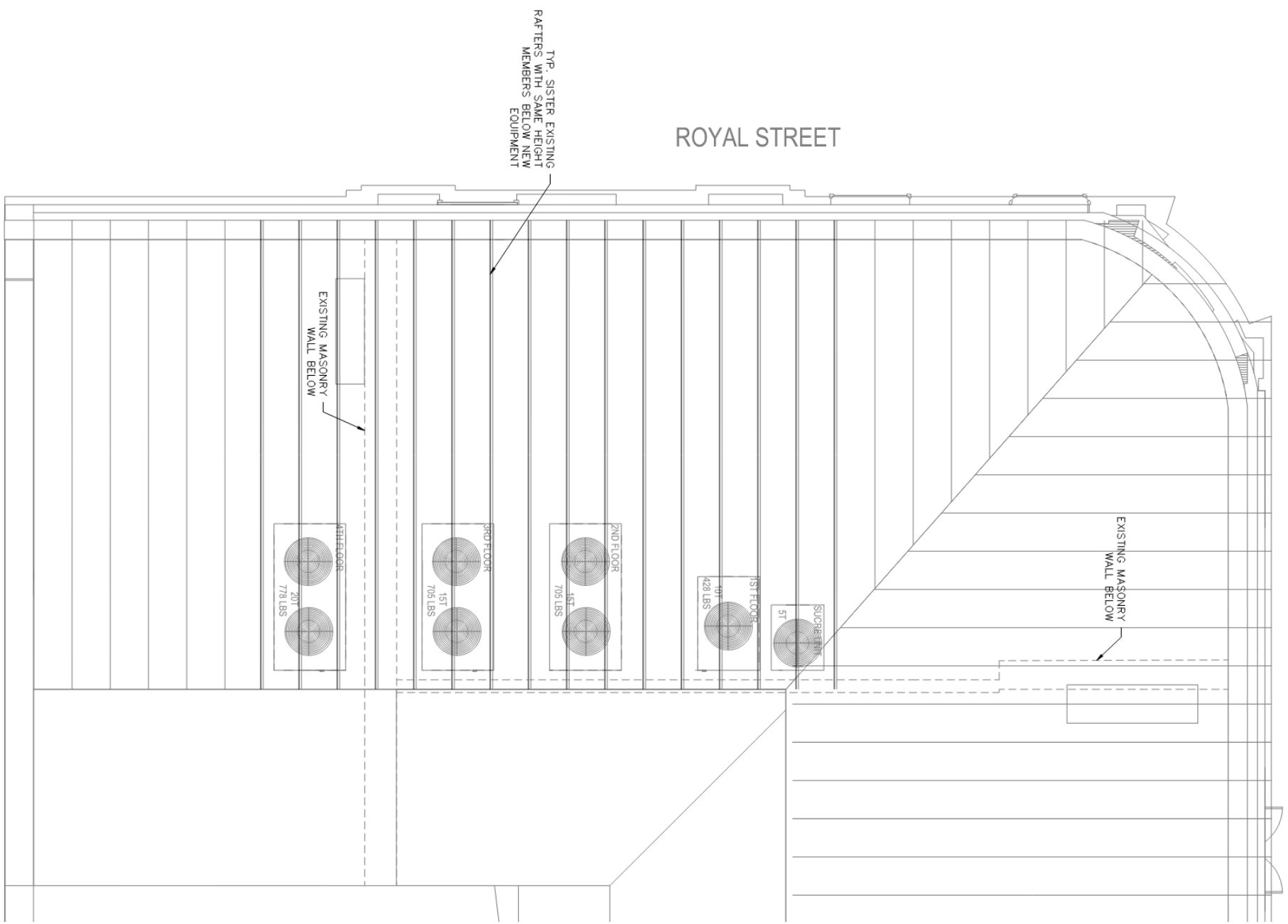
STRUCTURAL FRAMING PLAN

SHEET: S2



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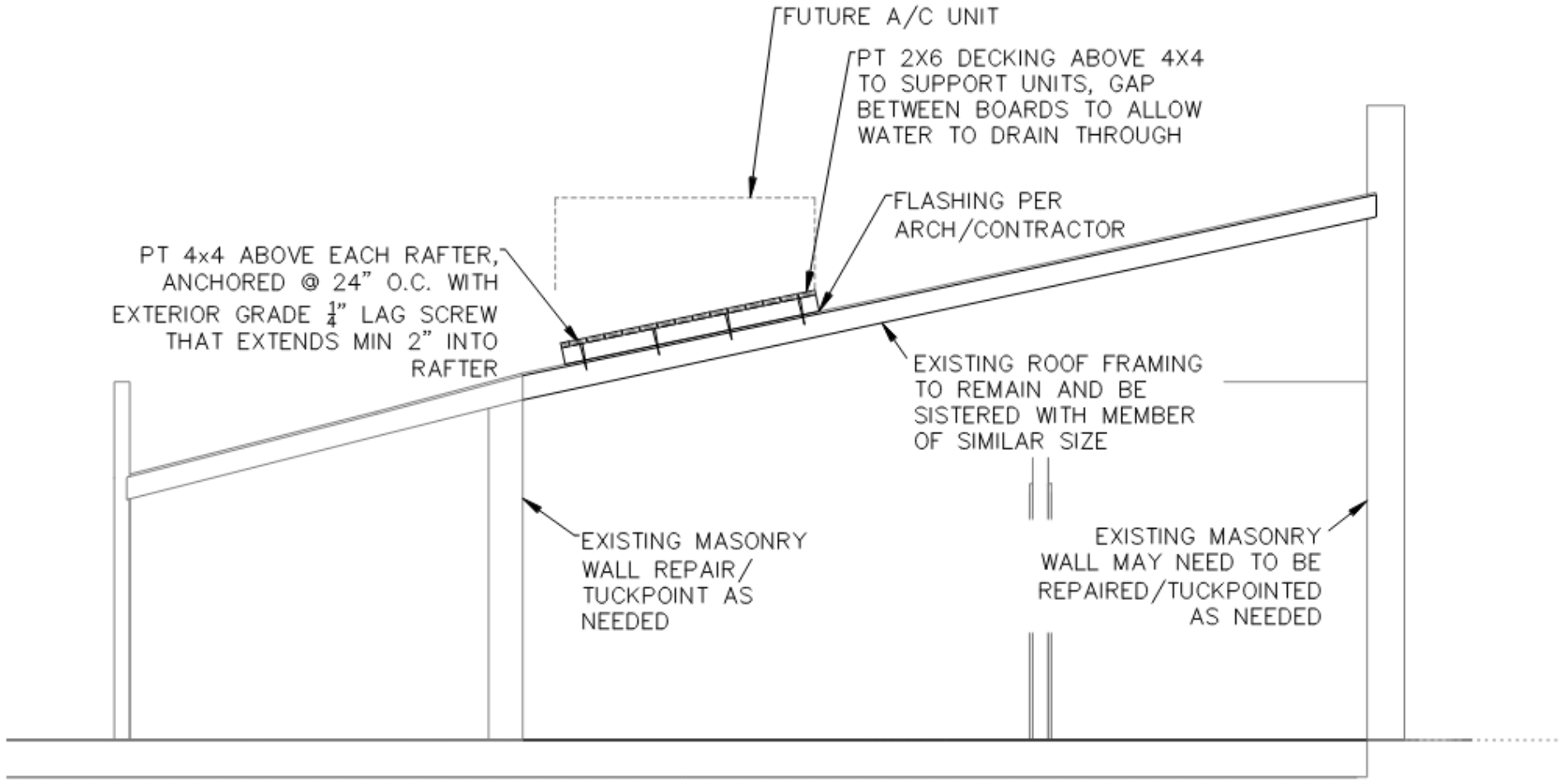

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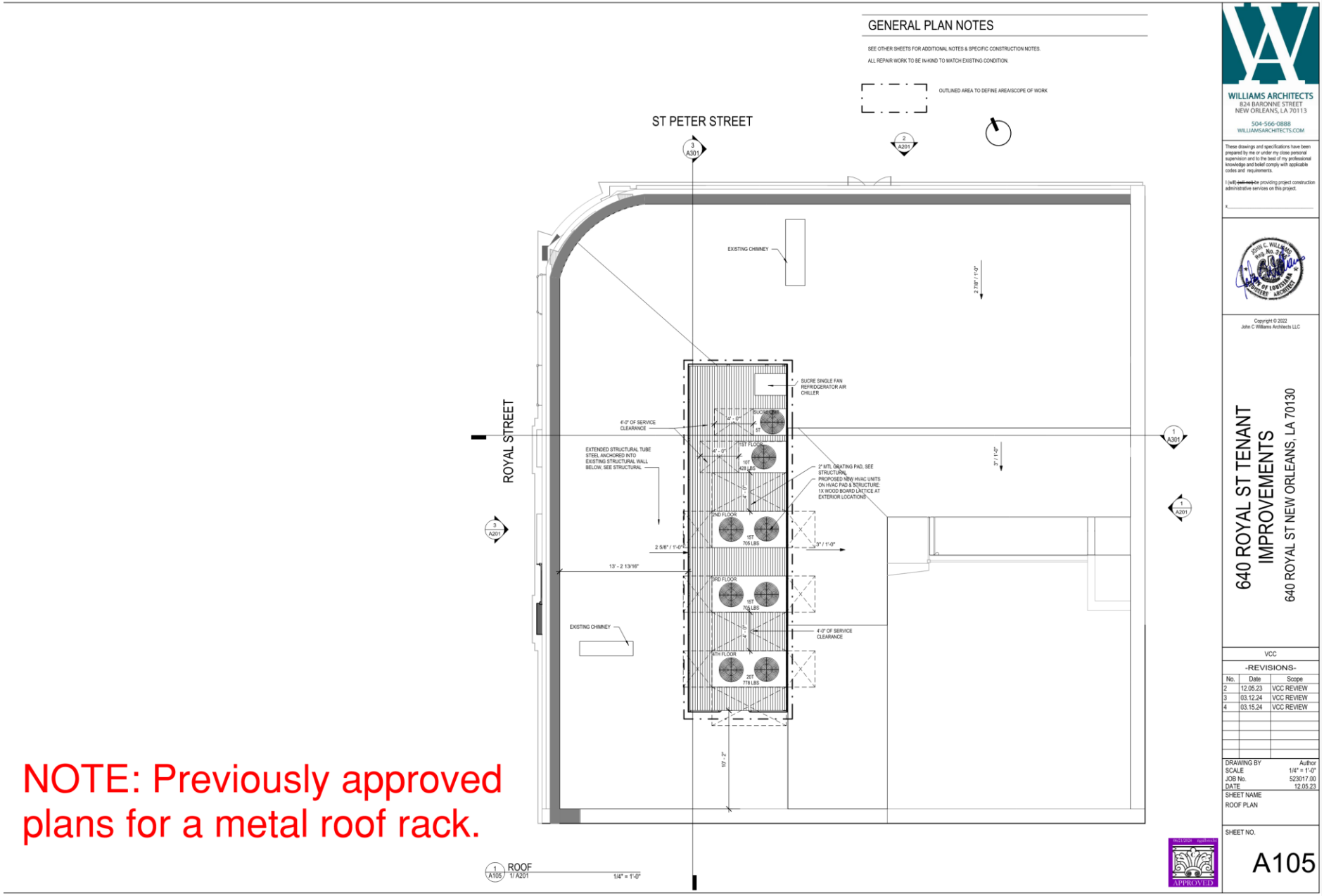
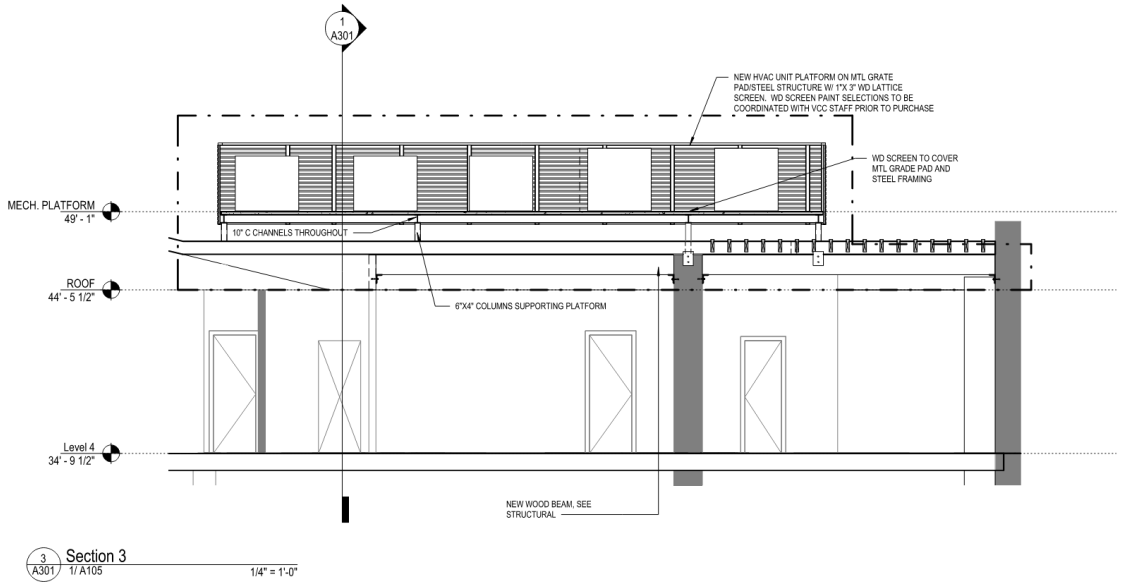
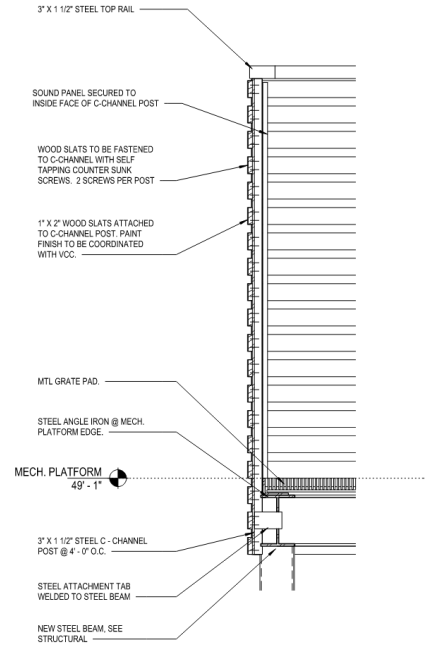
1/4" = 1'-0"



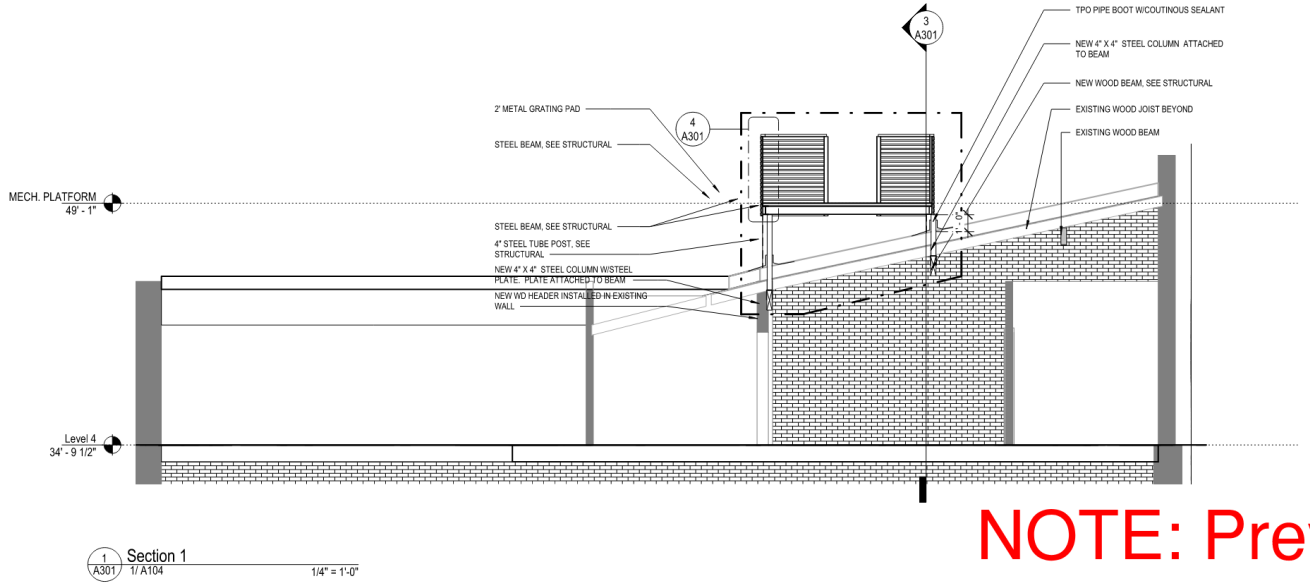
NOTE: Previously approved plans for a metal roof rack.



3 A301 Section 3 1/ A105 1/4" = 1'-0"



4 A301 Section 1 - Callout 1 1/ A301 1 1/2" = 1'-0"



1 A301 Section 1 1/ A104 1/4" = 1'-0"

NOTE: Previously approved plans for a metal roof rack.

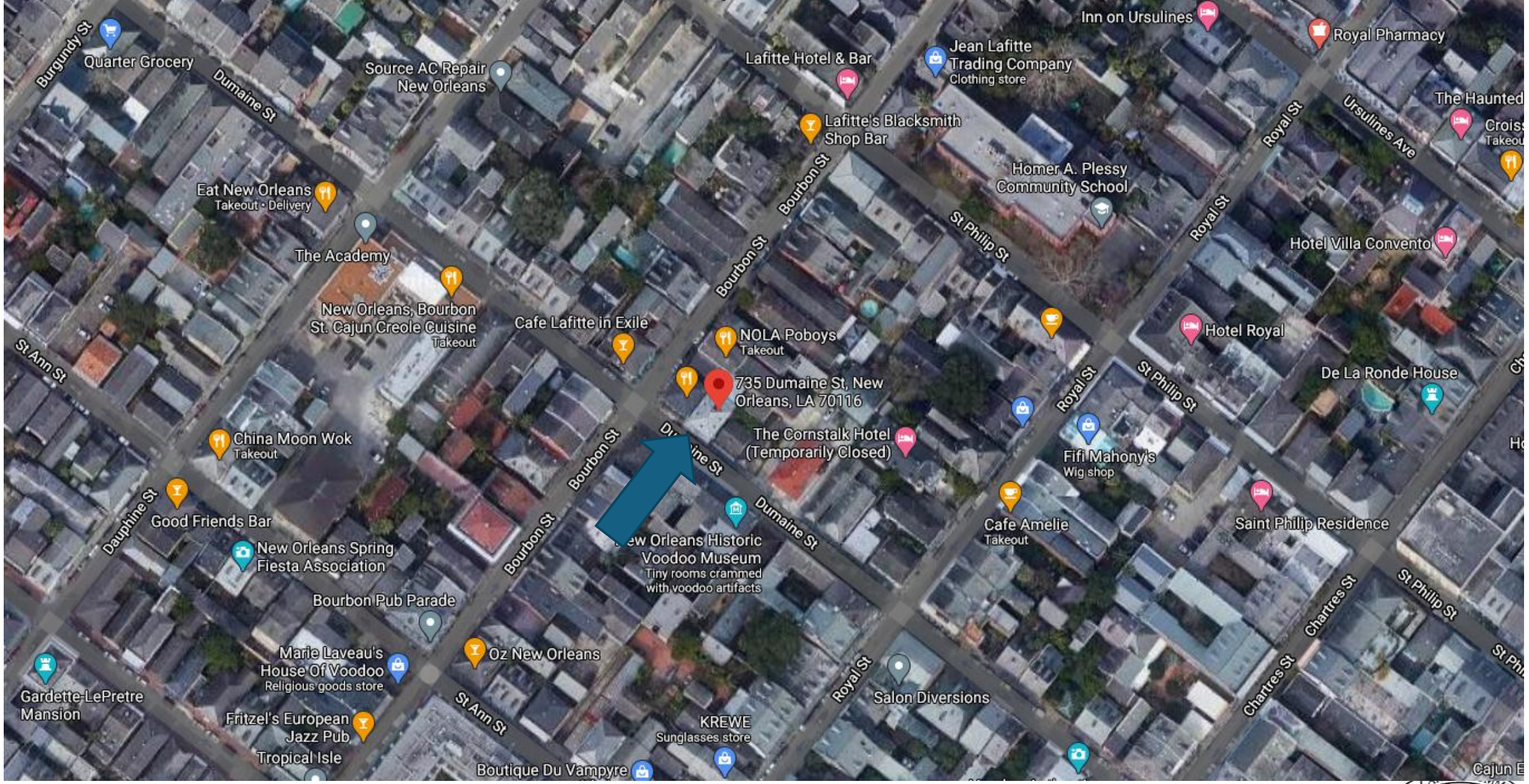
APPROVED

636-40 Royal

VCC Architecture Committee

March 24, 2026

735 Dumaine



735 Dumaine

VCC Architecture Committee

March 24, 2026

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March 24, 2026

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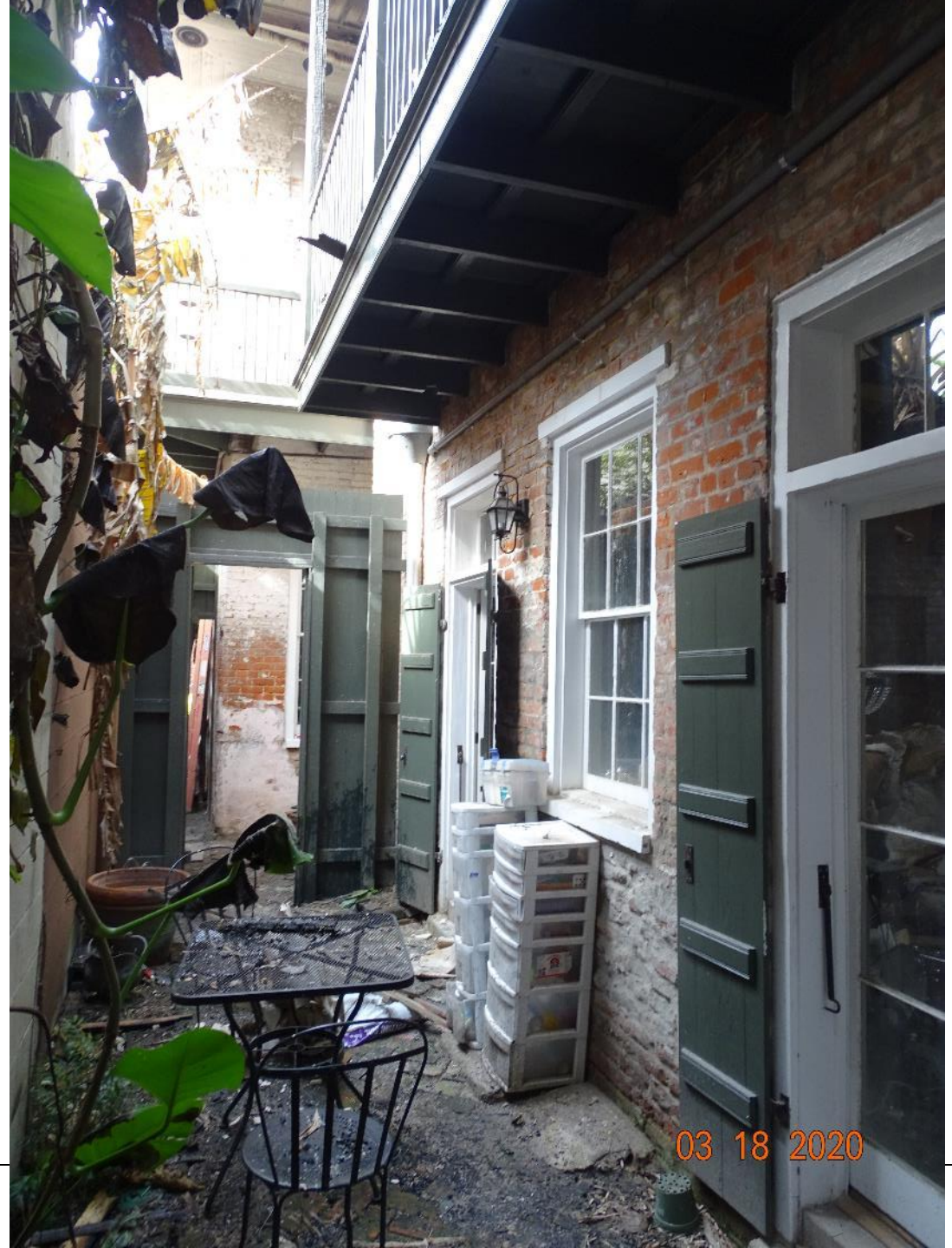
March 24, 2026



735 Dumaine

VCC Architecture Committee

March 24, 2026

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March 24, 2026

City of New Orleans
1340 Poydras Street, Suite 800
New Orleans, LA 70112

Vieux Carre Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

Dear Sir or Madam,

I am the managing member of French Sector, LLC which owns the properties at 735 and 737 Dumaine Street, New Orleans, LA 70116. I am filing today for a permit via the One Stop App to replace four locks on our property with smart locks. Two of the locks will be utilized on gates (pictures attached) to access the alleys on each side of the building. The other two smart locks would be installed on right shutters for 725 Dumaine with the final one on the entry door just behind it.

My goal is to be able to allow one time access to vendors for A/C maintence, pest control, etc. without utilizing lockboxes which I am currently using. I don't like the idea of having possibly duplicated keys floating around.

I have spoken to Noah Epstein with the VCC, and he stated that if I filed for a permit prior to March 10, 2026, then I should be able to have this item placed on the agenda for the VCC Board to consider on March 25, 2026.

I am requesting permission to use the Schlage Encode deadbolt lock on the two gates and the shutters mentioned above. The Schlage Encode (picture below) does have an exposed keypad, and it is very similar to the Schlage Touch Keyless Lever listed on the VCC's "Potentially Approvable Keypad Options" list. I am aware of the VCC preference for hidden keypads, but unfortunately, there aren't many options in that category. The listed Kwikset Kevo is no longer offered with no replacement and SimpliciKey is apparently out of business. If a covered keypad is to be required, I did find a third-party cover (picture below) for the Schlage Encode which I can use, but I am concerned about the long-term durability of this product.

I tentatively plan on using the Level smart lock on the main entry door and this lock has a keypad separate from the lock itself. This keypad would be mounted on a plastic bracket on the door frame and I would plan on using a cover on this keypad either way. The factory mounting system does not seem super durable so having a cover over the keypad just seems to be prudent.

In sum, I am requesting approval to mount four smart locks on our property. Three of these will be, if approved, Schlage Encore smart locks and one will be a level lock. If required, I will add 3rd party covers to the Schlage locks and I would plan on putting a cover on the Level lock either way.

In advance, thank you for your help with this.

Sincerely,

Charles S. Williams
Manager

735 Dumaine

VCC Architecture Committee

Schlage Encode Lock and Keypad Cover (3rd Party)

3rd Party Lock Cover I found:

Level Lock Keypad and Keypad Cover (3rd Party)

735 Dumaine

VCC Architecture Committee

March 24, 2026

735 Dumaine St
Alley on Right Side

735 Dumaine

VCC Architecture Committee

March 24, 2026

735 Dumaine

VCC Architecture Committee

March 24, 2026

1001-03 Dauphine

1001 Dauphine

VCC Architecture Committee

March 24, 2026

1001 Dauphine

1001 Dauphine

1001 Dauphine

VCC Architecture Committee

March 24, 2026

1001 Dauphine

VCC Architecture Committee

March 24, 2026

1001 Dauphine

1001 Dauphine

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1001 Dauphine

VCC Architecture Committee

March 24, 2026

1001 Dauphine

1001 Dauphine

1001 Dauphine


Mar 4, 2026 2:13:55 PM

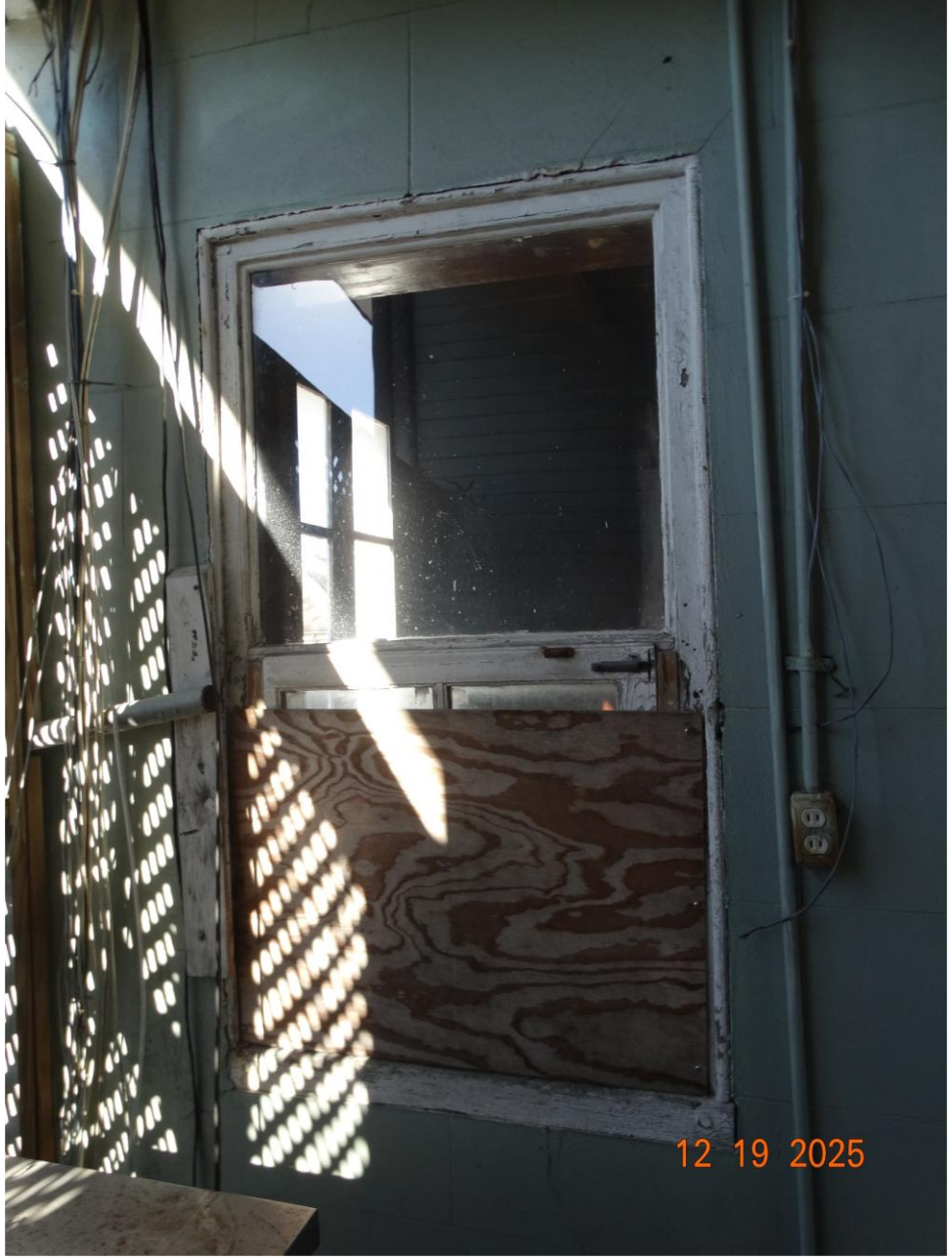
1001 Dauphine

VCC Architecture Committee

March 24, 2026

1001 Dauphine

1001 Dauphine

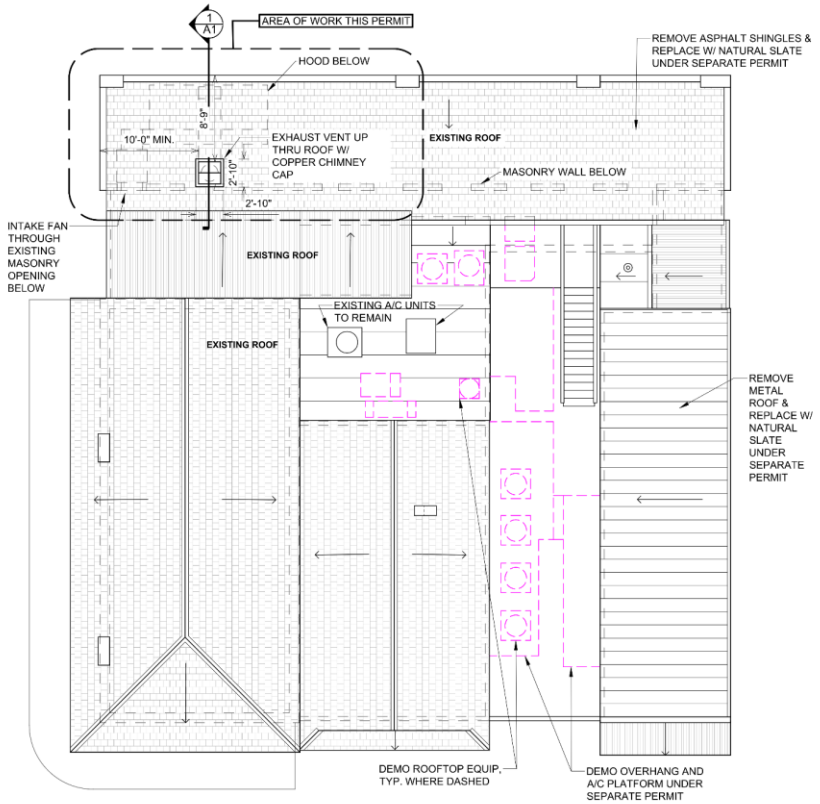


1001 Dauphine

1001 Dauphine

1001 Dauphine


Mar 4, 2026 2:16:16 PM



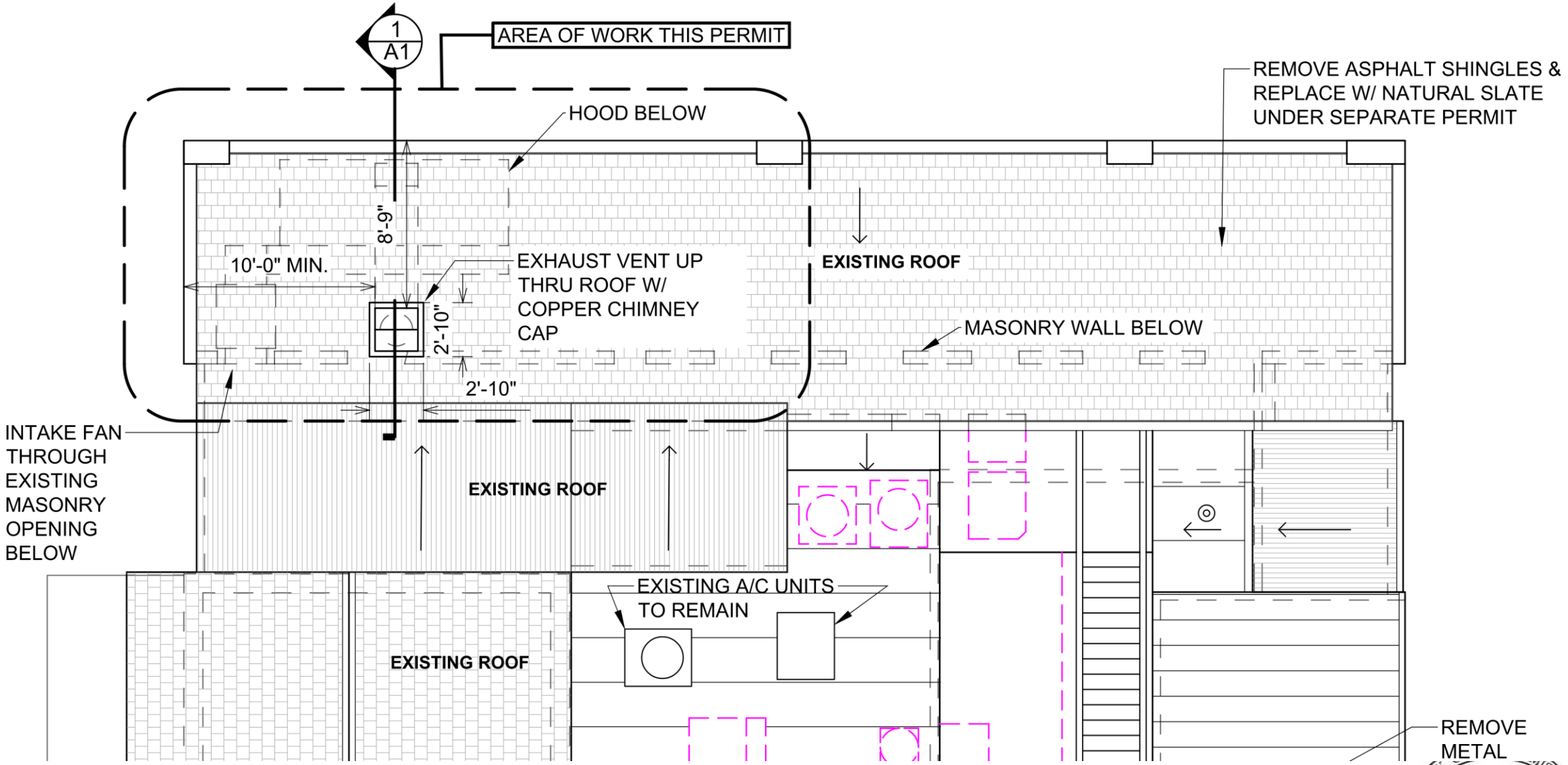
plan north

PROPOSED COMPOSITE ROOF PLAN

SC: 1/8" = 1'-0"

KITCHEN EXTENSION at MATASSA'S MARKET 1001 Dauphine Street New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.486.5870 harmon@lkharmonarchitects.com	3.10.2026	A2.0 LKH #5825.1

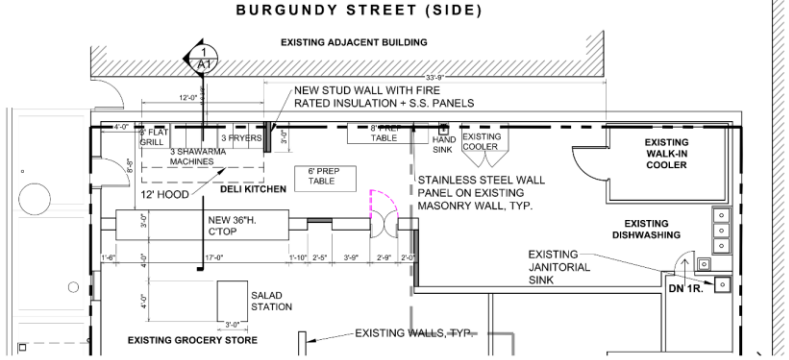
ANSI full bleed B (11.00 x 17.00 Inches)



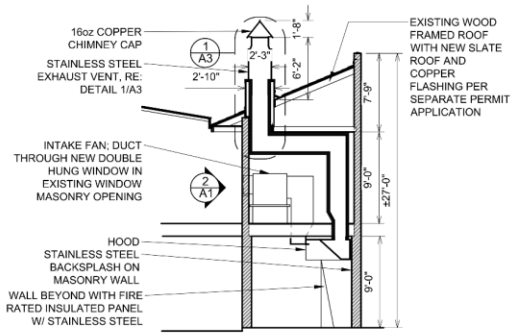
1001 Dauphine

VCC Architecture Committee

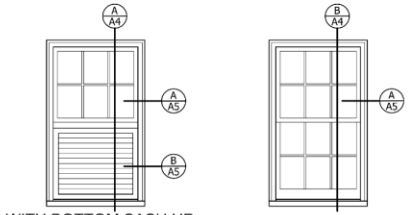
March 24, 2026



PARTIAL 1ST FLOOR PLAN
SC: 1/8" = 1'-0"



DIAGRAMMATIC SECTION
SC: 1/8" = 1'-0"

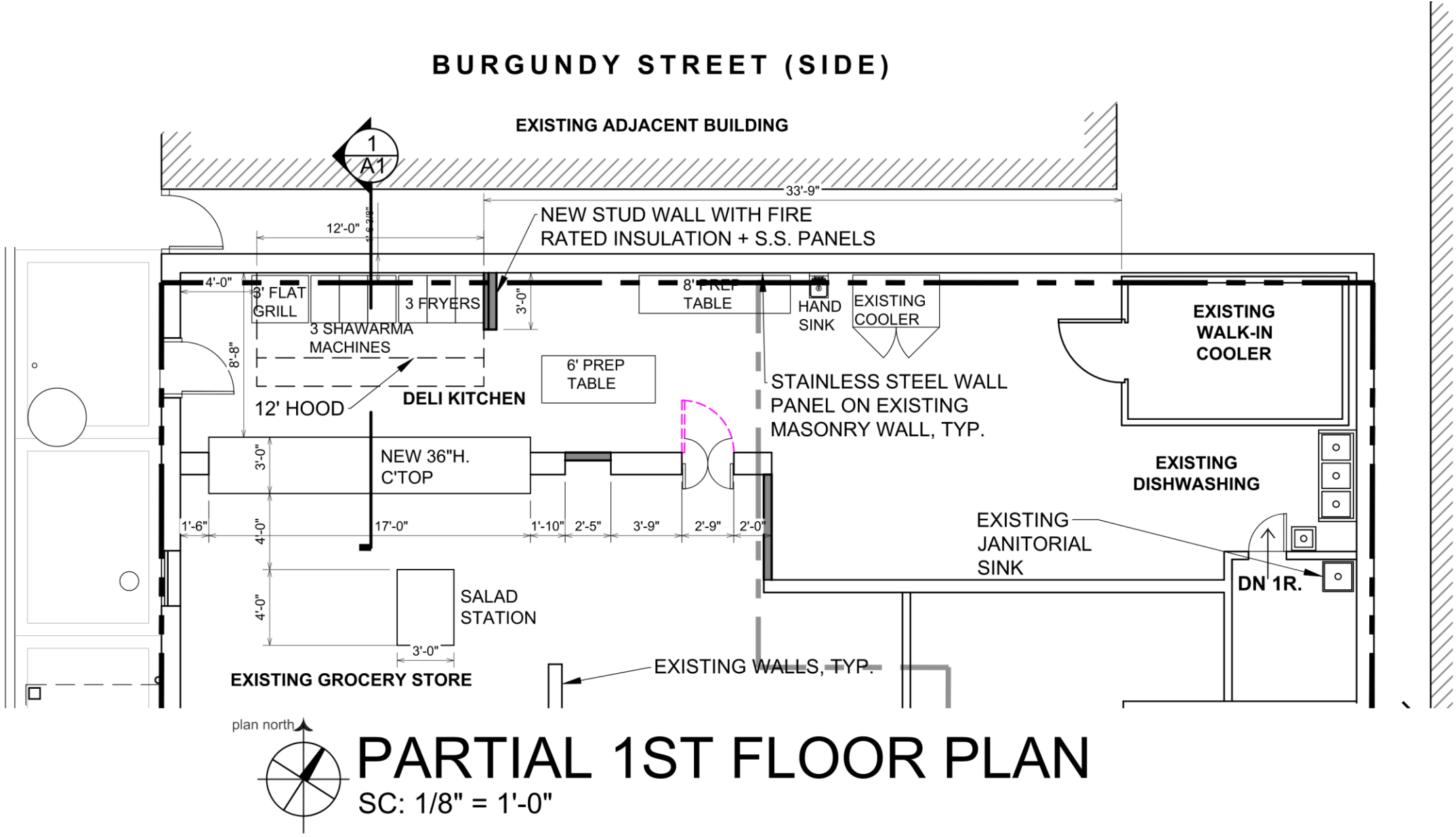


WITH BOTTOM SASH UP & LOUVERED VENT

ELEVATION of NEW WINDOW
SC: 1/2" = 1'-0"

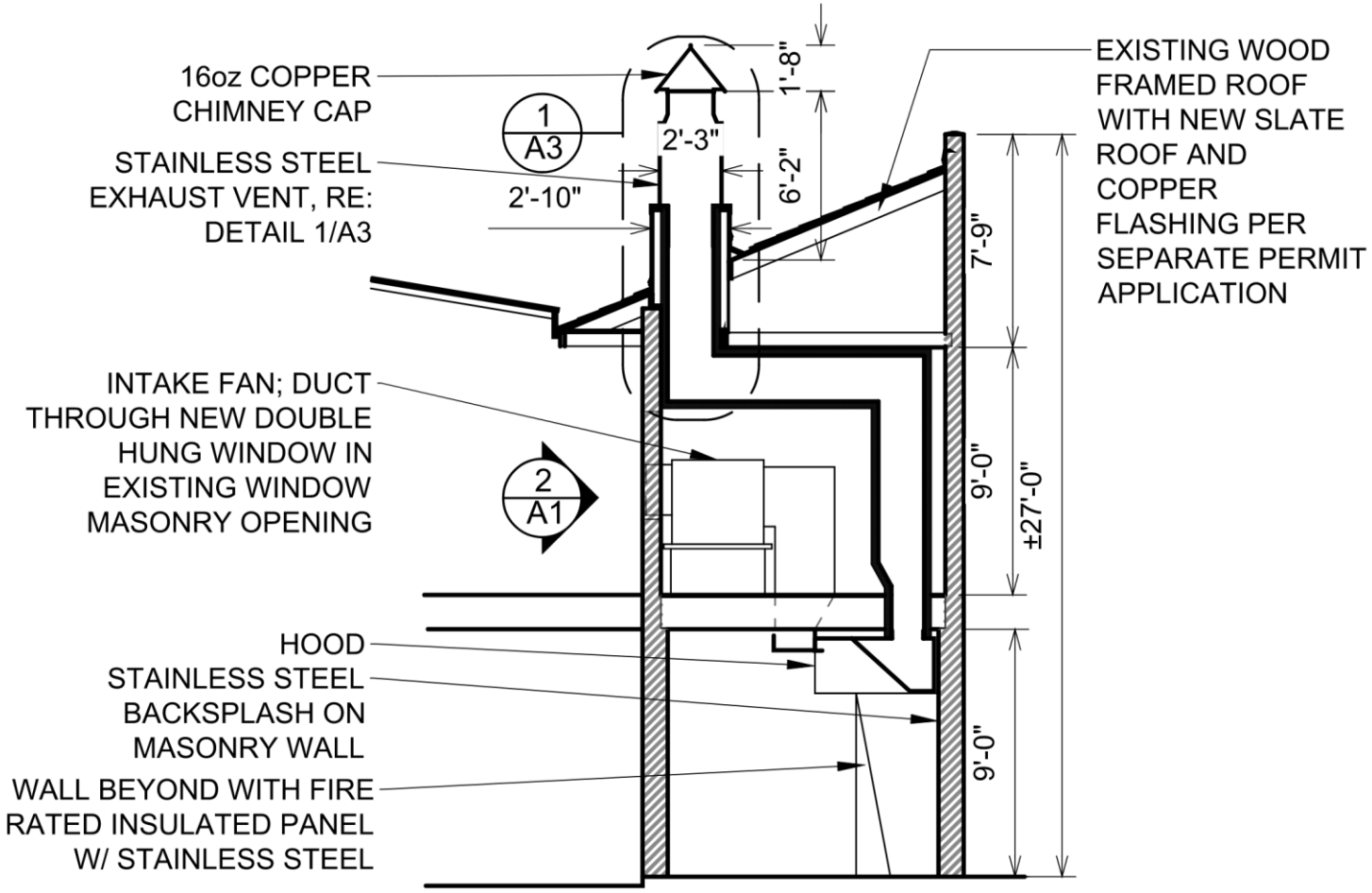
KITCHEN EXTENSION at MATASSA'S MARKET 1001 Dauphine Street New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6235 Argonne Boulevard New Orleans Louisiana 70124 504.486.5870 harmon@lkharmonarchitects.com	3.10.2026	A1.0 LKH #5825.1

ANSI full bleed B (11.00 x 17.00 Inches)



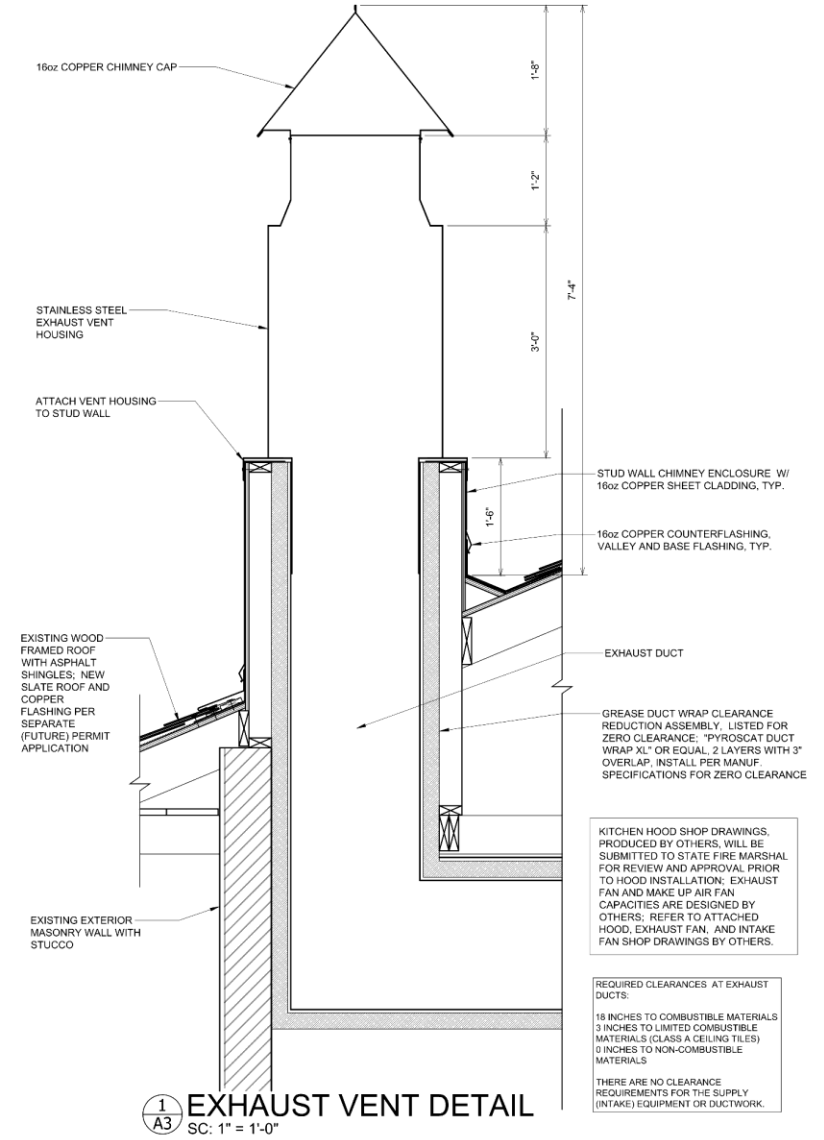
PARTIAL 1ST FLOOR PLAN

SC: 1/8" = 1'-0"



1 A1 DIAGRAMMATIC SECTION

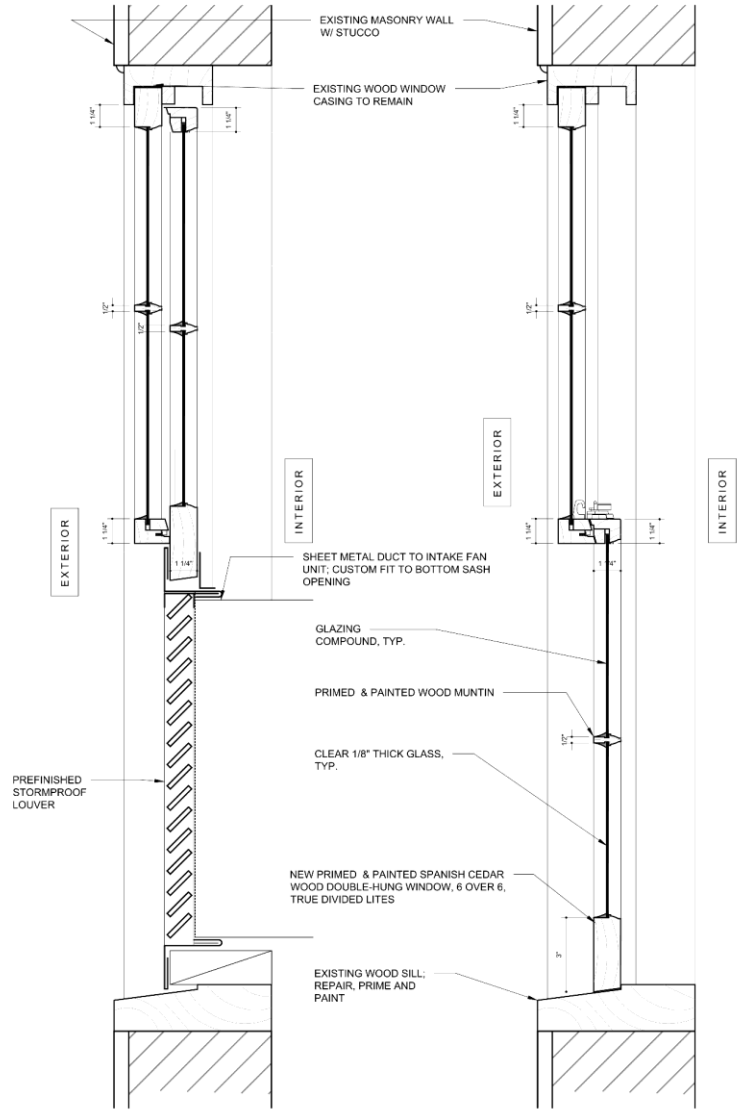
SC: 1/8" = 1'-0"



1001 Dauphine

VCC Architecture Committee

March 24, 2026



WINDOW
A/A4 VERTICAL SECTION DETAIL
SC: 3" = 1'-0"

WINDOW
B/A4 VERTICAL SECTION DETAIL
SC: 3" = 1'-0"

KITCHEN EXTENSION at MATASSA'S MARKET 1001 Dauphine Street New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.486.5870 harmon@lkharmonarchitects.com	3.10.2026 A4.0 LKH #5825.1

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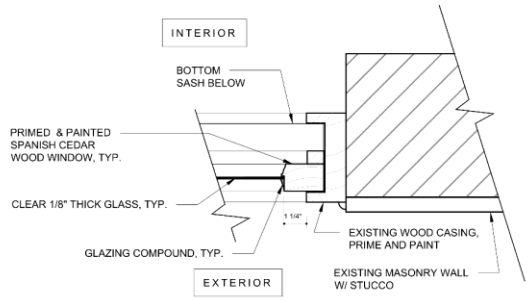
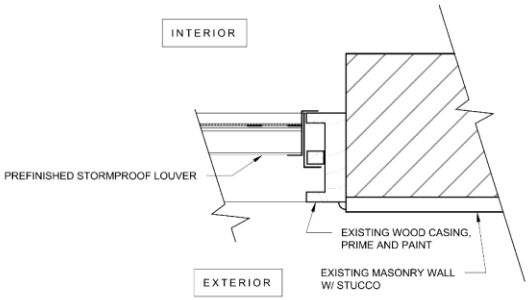


DOUBLE-HUNG WINDOW
A/A5 JAMB DETAIL
SC: 3" = 1'-0"

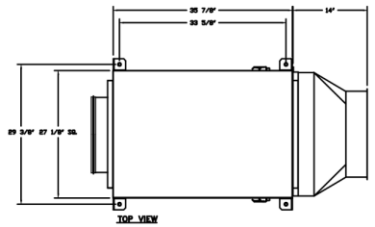


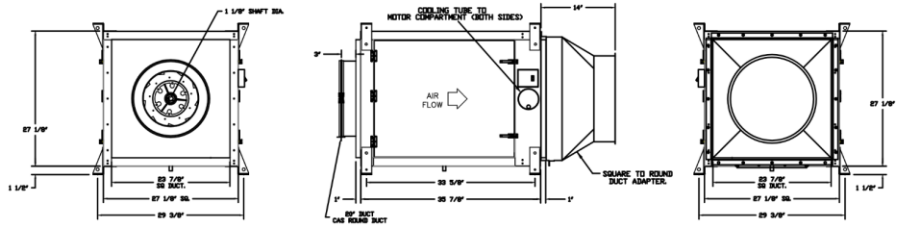
LOUVER
B/A5 JAMB DETAIL
SC: 3" = 1'-0"

KITCHEN EXTENSION at MATASSA'S MARKET 1001 Dauphine Street New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.486.5870 harmon@lkharmonarchitects.com	3.10.2026 A5.0 LKH #5825.1

ANSI full bleed B (11.00 x 17.00 Inches)

FAN #1 EASIF18DD-HESS-UL762 - EXHAUST FAN





FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- TWO ACCESS DOORS FOR EASY ACCESS.
- BACKWARD INCLINED NON-OVERLOADING WHEELS.
- UL762 LISTING.
- AMCA AIR & SOUND CERTIFIED.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- NEMA 3R SAFETY DISCONNECT SWITCH.
- DRAIN MUST BE CONNECTED TO OPTIONAL GREASE BOX OR PIPED TO GREASE RESERVOIR (RECOMMENDED).

OPTIONS:

- SIF - STAINLESS STEEL HOUSING CONSTRUCTION.
- SIF 18- SS LOW SP STRAIGHT DISCHARGE - SQUARE TO ROUND DISCHARGE ADAPTER.
- SIF18 - INLET - STANDARD 20" DUCT CONNECTION.
- SIF - HORIZONTAL OVERHEAD MOUNT - PRE-INSTALLED MOUNTS (11-36).
- HANGING SPRING VIBRATION ISOLATORS (SET OF 4), FOR INDOOR OR OUTDOOR USE WITH SQUARE INLINE FANS (HSAI25).
- 2 YEAR PARTS WARRANTY.

EXHAUST

NOTES:
- INVOFRESH USED WHEN CONNECTING TO STANDARD DUCT.
- INVOFRESHERS ARE INSTALLED ON THE INTAKE AND/OR DISCHARGE SIDES.

UNIVERSAL MOUNTING BRACKET
1/2" DIA. THREADED ROD ONLY
.360" DIA. MOUNTING HOLES.
USED WITH CEILING VIBRATION ISOLATORS.
USED WITH FLOOR VIBRATION ISOLATORS.
CAN BE RELOCATED IN THE FIELD AS NEEDED.

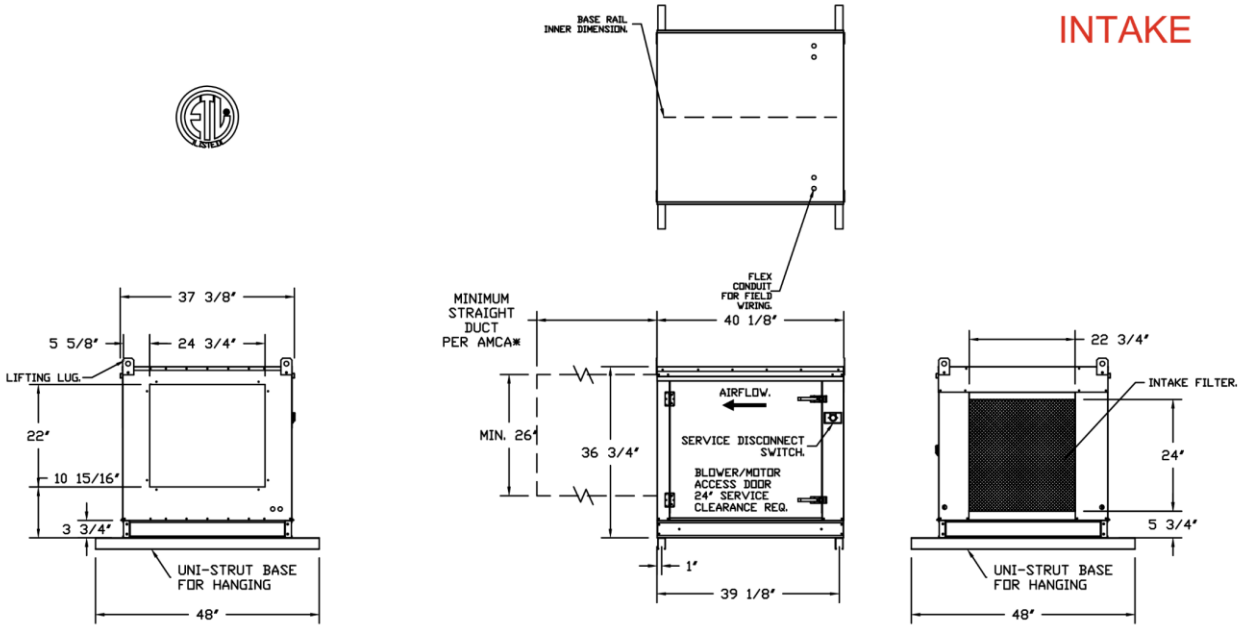
econ·air

JOB Matalas Grocery	
LOCATION NEW ORLEANS, LA, 70116	
DATE 2/26/2026	JOB # 8524906
DWG # 8	DRAWN BY
REV.	SCALE 1/4" = 1'-0"

FAN #2 ETA2-20D - SUPPLY FAN
1. INLINE SUPPLY UNIT W/ 20" DIRECT DRIVE FAN IN SIZE #2 HOUSING. INSULATED HOUSING.
2. SIDE DISCHARGE - AIR FLOW RIGHT -> LEFT.
3. INDOOR HANGING CRADLE FOR THE SIZE 2 UNTEMPERED INLINE UNIT. 2 HSA125 HANGING ISOLATORS PER UNI-STRUT INCLUDED.
4. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER SECTION).
5. 2 YEAR PARTS WARRANTY.

*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.
SUGGESTED SUPPLY STRAIGHT DUCT SIZE IS 26" x 26".

INTAKE



JOB Matalas Grocery	
LOCATION NEW ORLEANS, LA, 70116	
DATE 2/26/2026	JOB # 8524906
DWG # 9	DRAWN BY
REV.	SCALE 3/8" = 1'-0"

Appeals and Violations

1017 Orleans

1017 Orleans

VCC Architecture Committee

March 24, 2026

1017 Orleans

1017 Orleans

1017 Orleans

VCC Architecture Committee

March 24, 2026

1017 Orleans

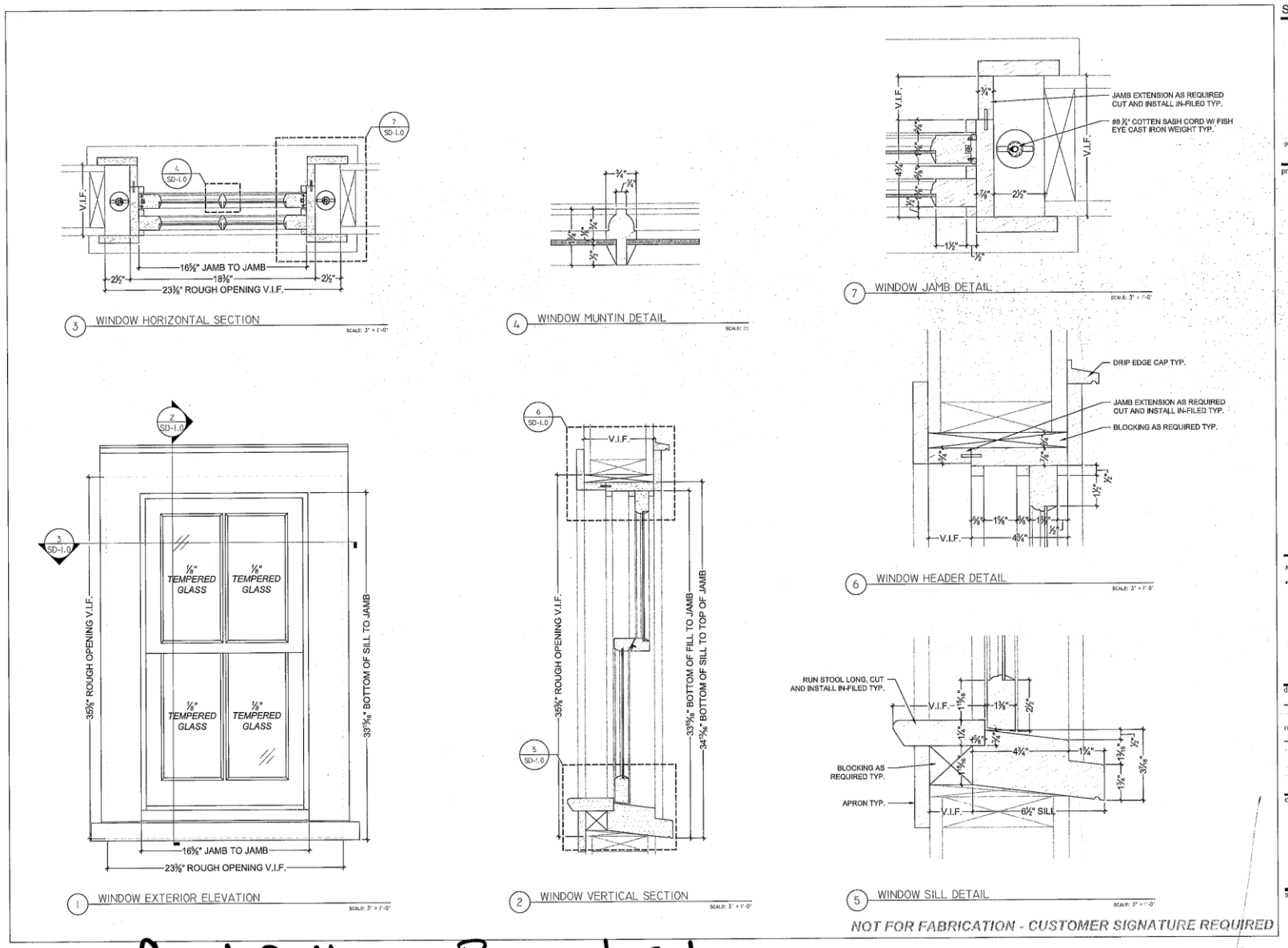
VCC Architecture Committee

March 24, 2026

1017 Orleans

1017 Orleans

1017 Orleans

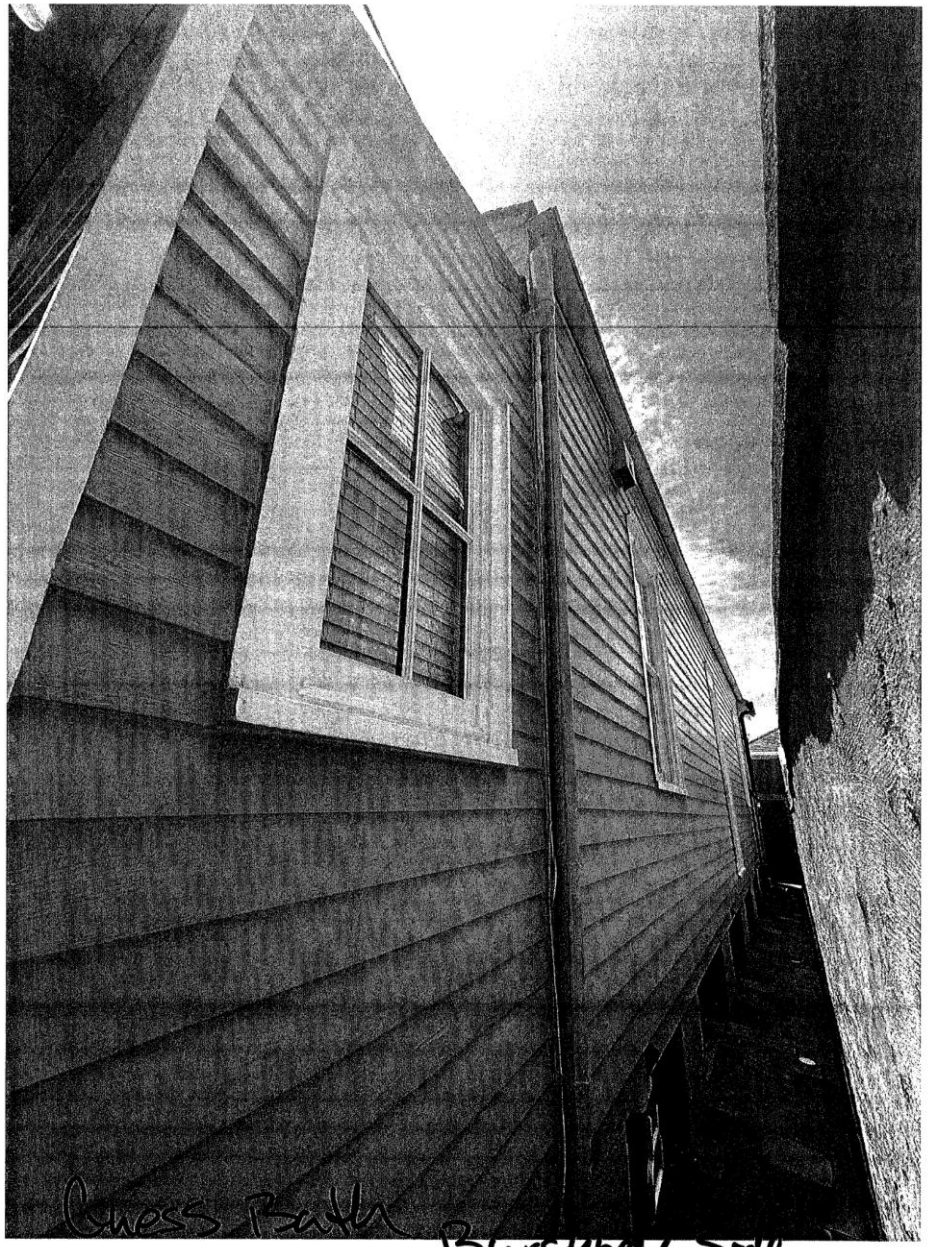


Guest Bath Burgundy Side

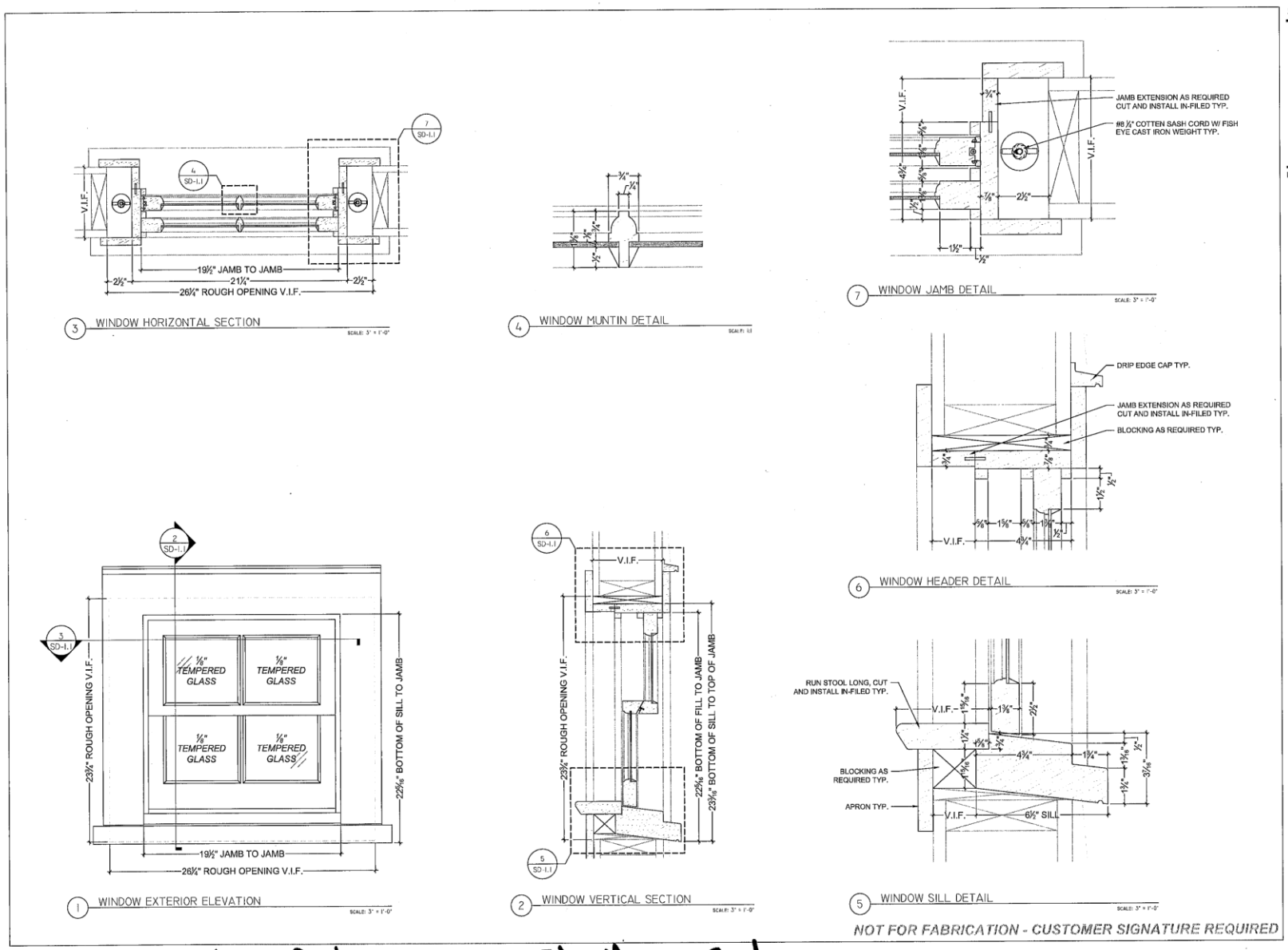
1017 Orleans

VCC Architecture Committee

March 24, 2026



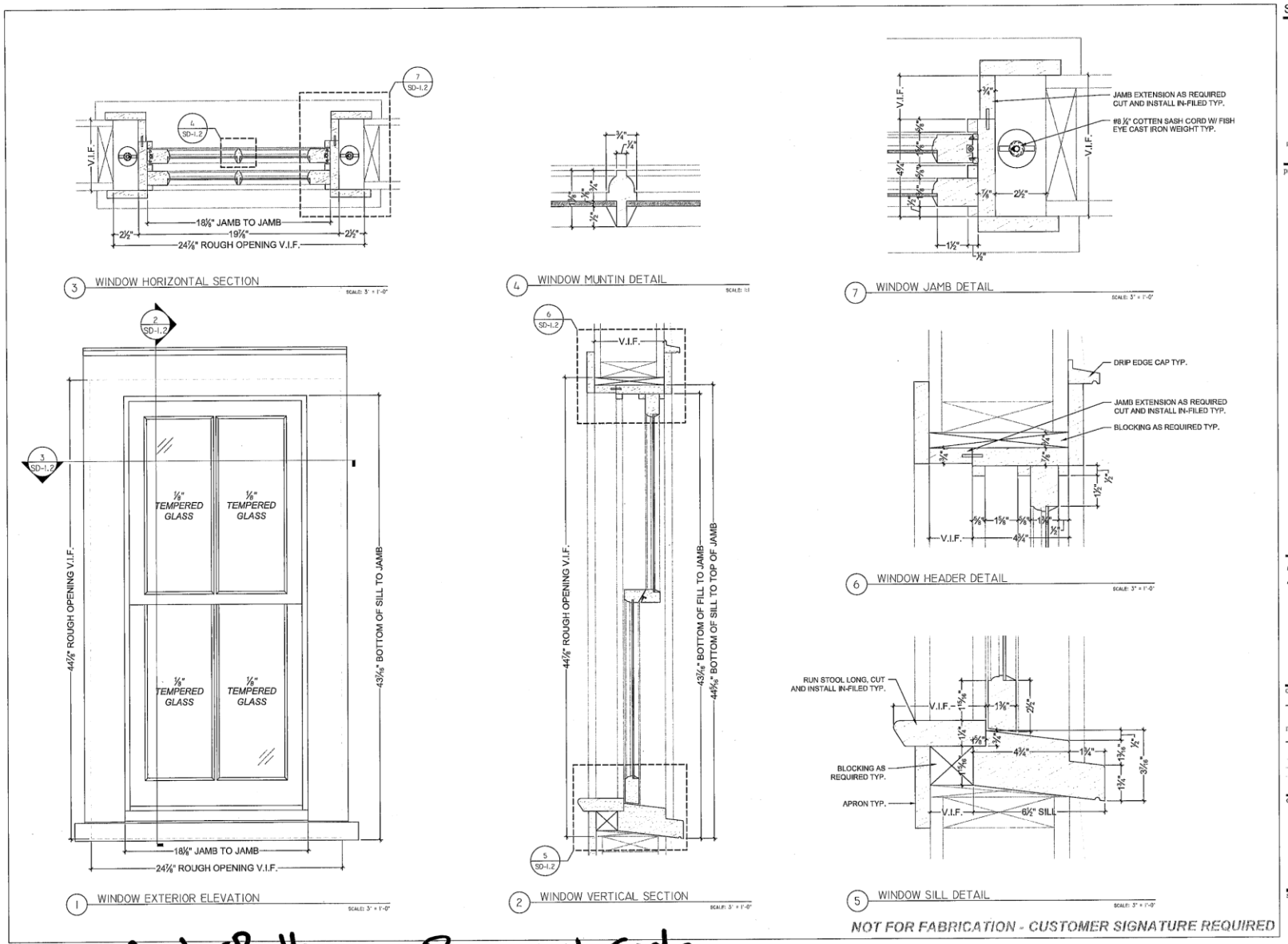
1017 Orleans



Back of house St. Ann side

1017 Orleans

1017 Orleans



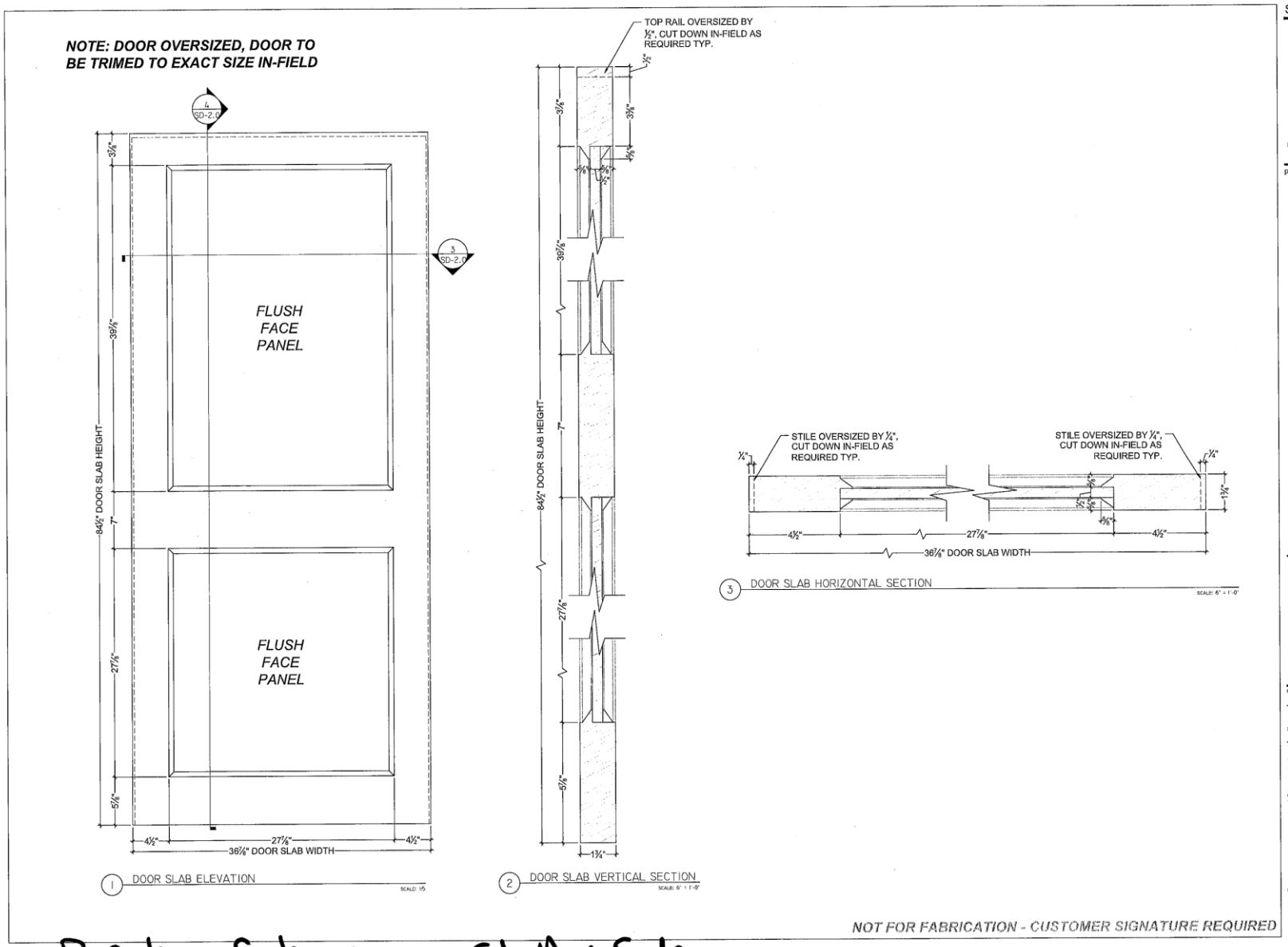
Master Bath Rampart Side

1017 Orleans

VCC Architecture Committee

March 24, 2026

1017 Orleans



SHOP DRAWINGS

CCM
CENTRAL CITY MILLWORKS

2610 2nd Street
New Orleans, LA 70113
(504) 899-1351

project name.

1017 ORLEANS
CONTACT: NAZHA HADI
PHONE: (985) 630-0404
EMAIL: NAZHA985@YAHOO.COM

NOTES:
- WINDOW AND DOORS TO BE PRIMED AND PAINTED

drawing dates.

DATE ISSUED	DRAWN BY
12.16.2025	BMB

revisions.

NUM.	DATE ISSUED	DRAWN BY

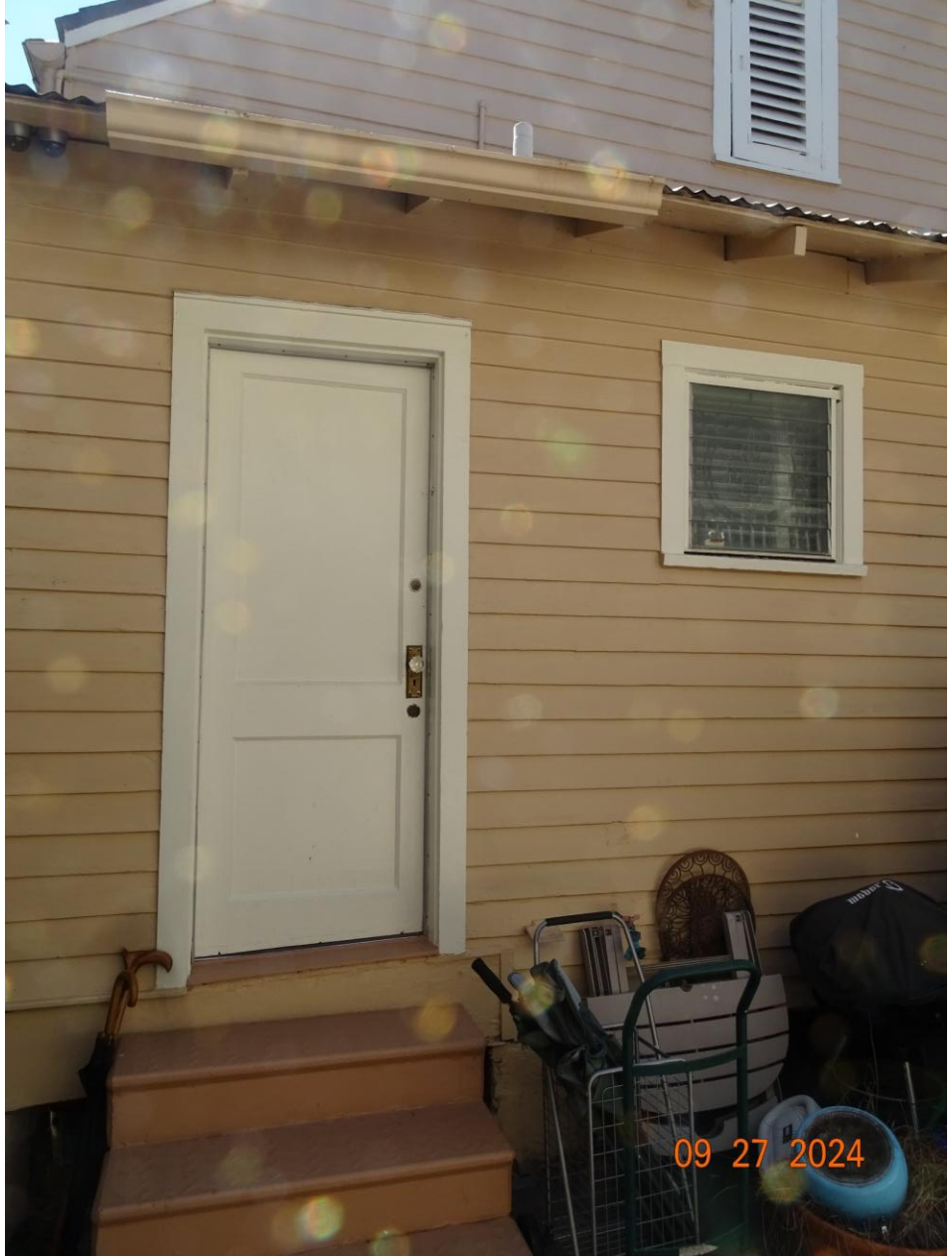
contents & description.

EXTERIOR DOOR

sheet no.

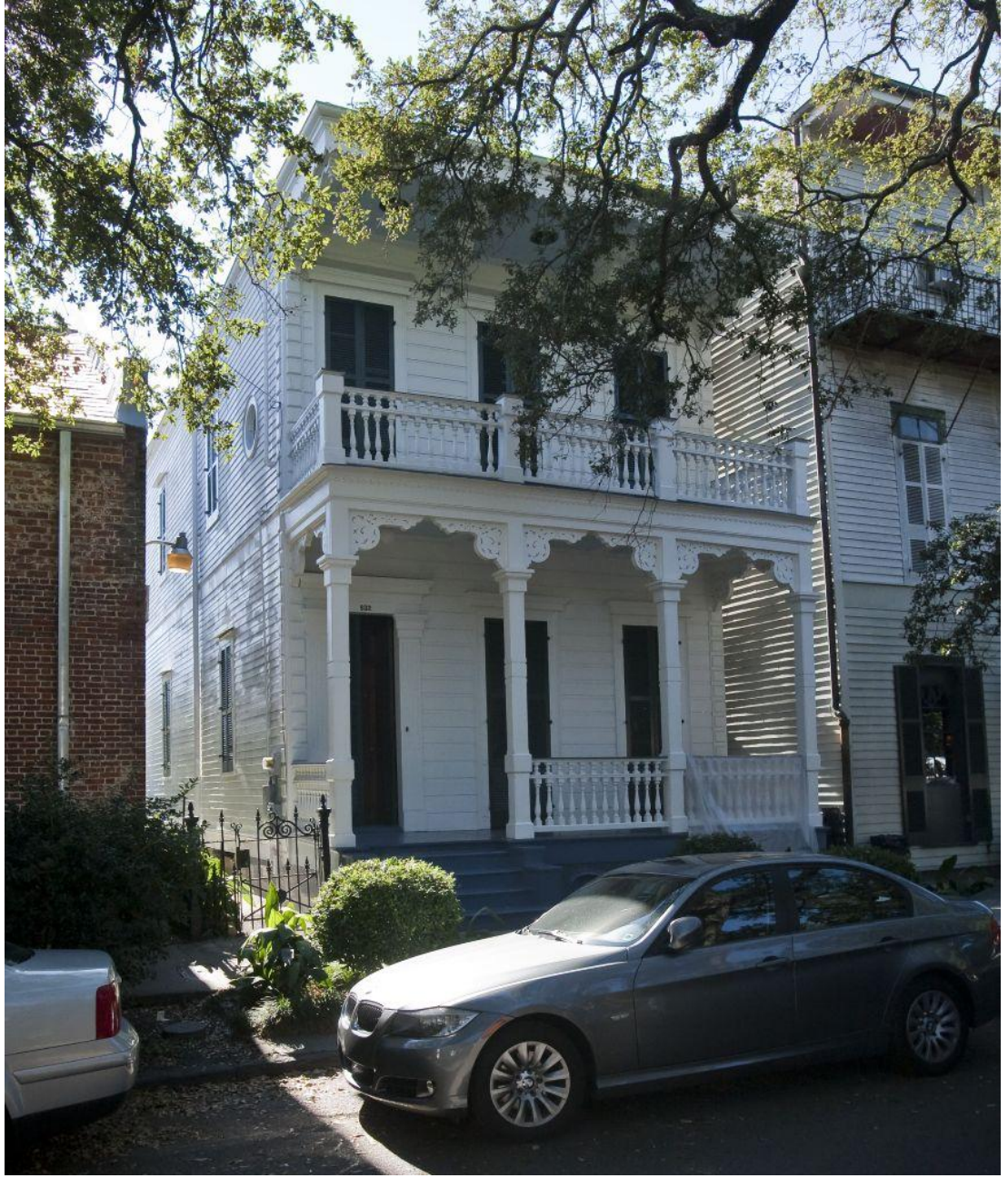
SD-2.0

Back of house St. Ann Side

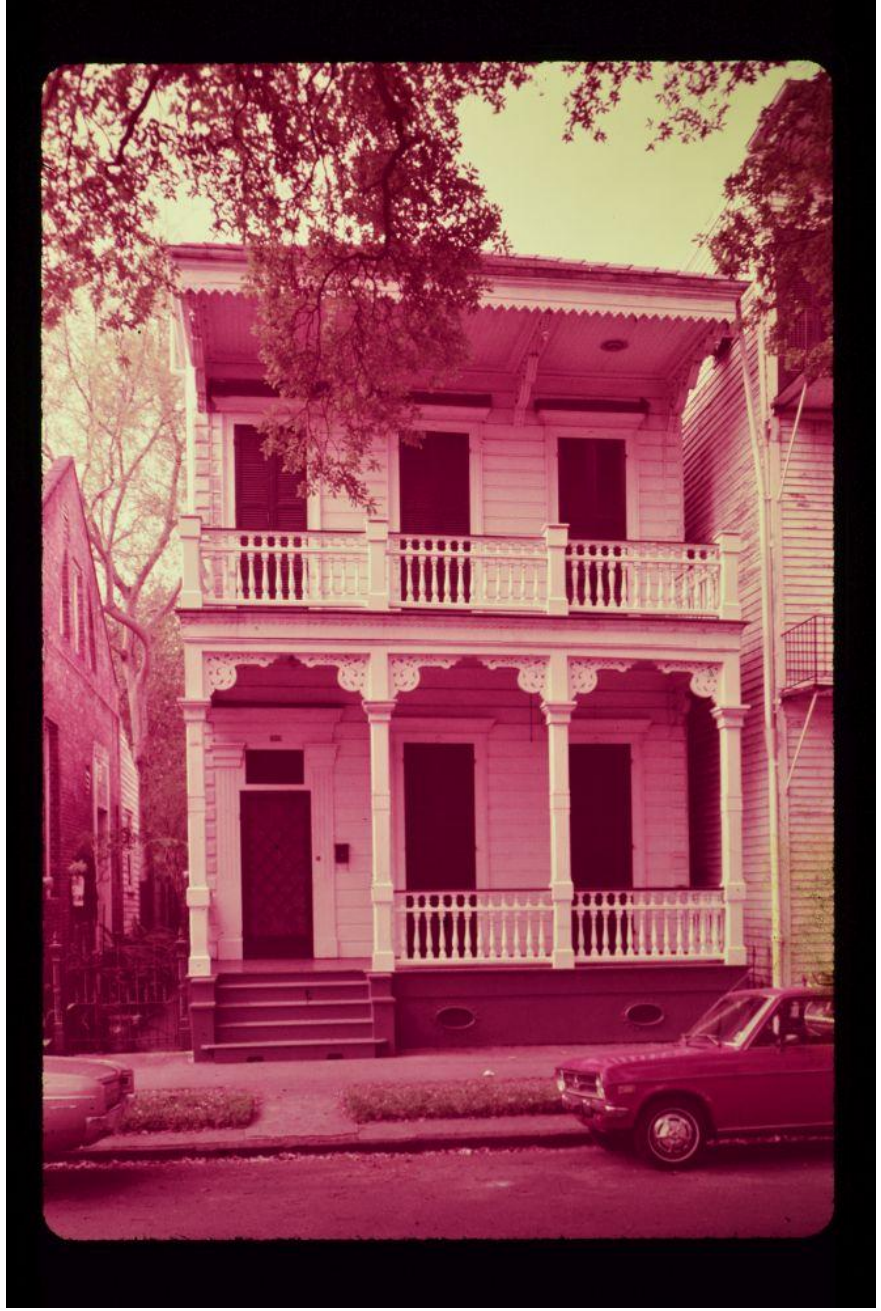


1017 Orleans

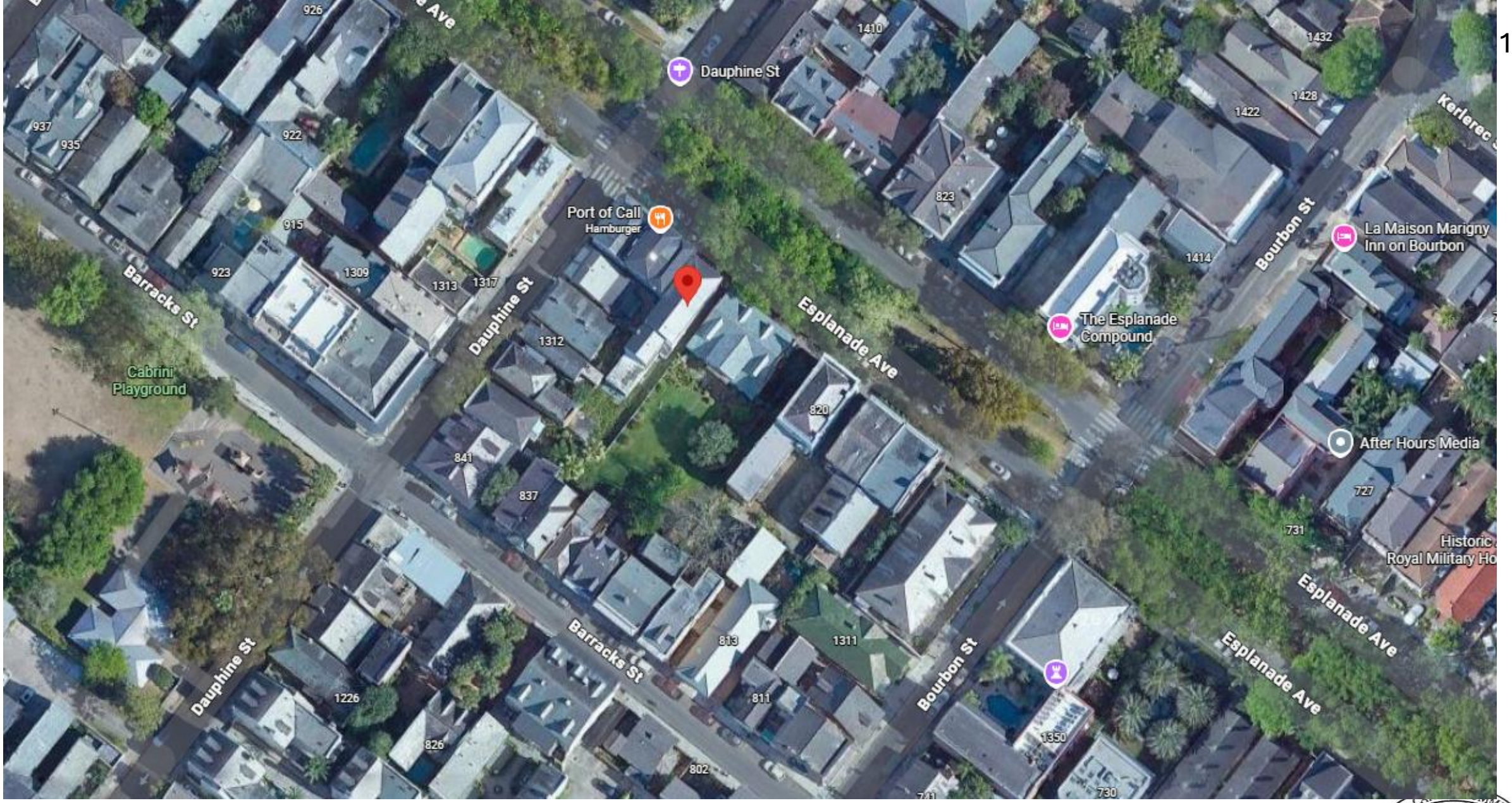
832 Esplanade



832 Esplanade



832 Esplanade – 1975

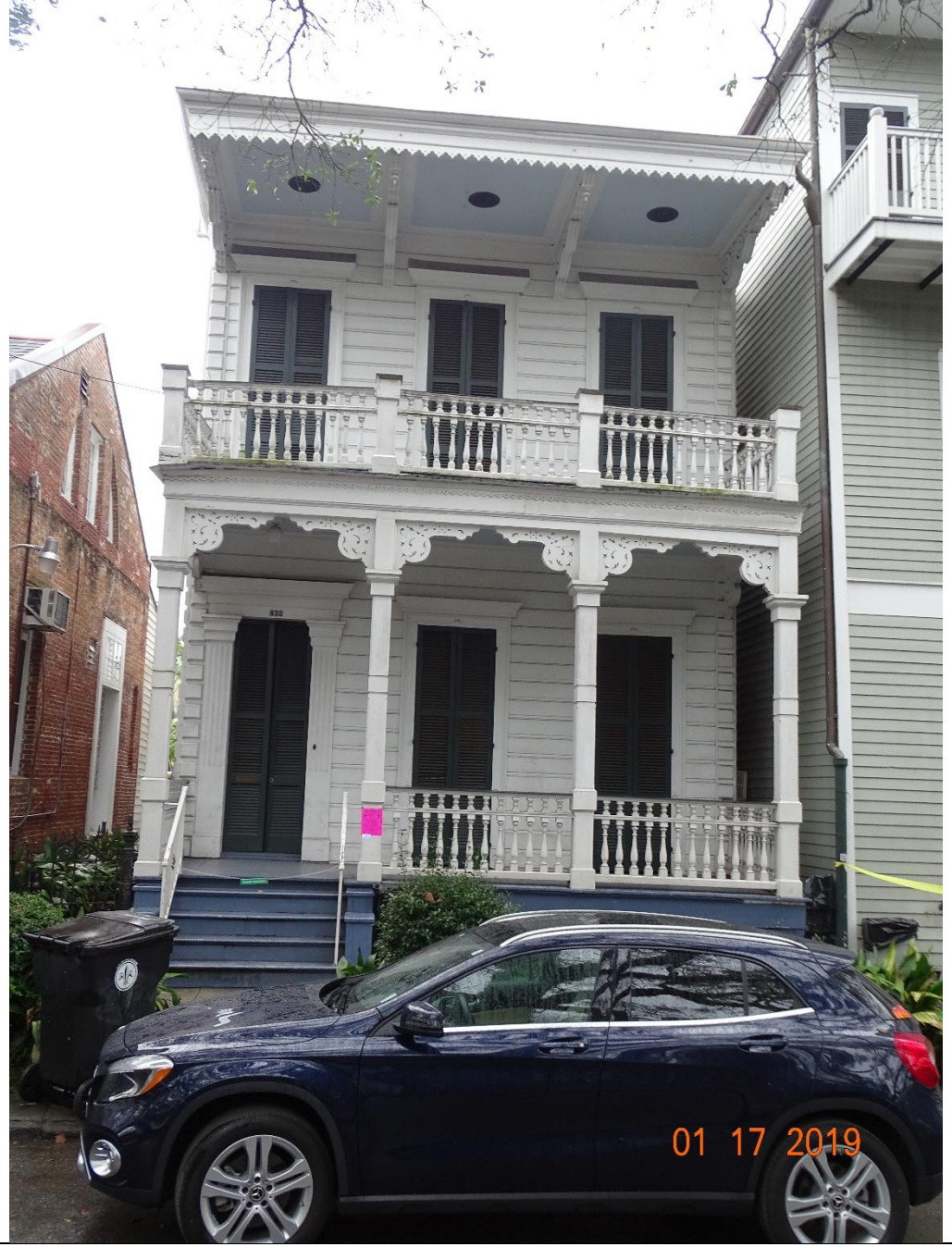


832 Esplanade

VCC Architecture Committee

March 24, 2026


09 01 2017


01 17 2019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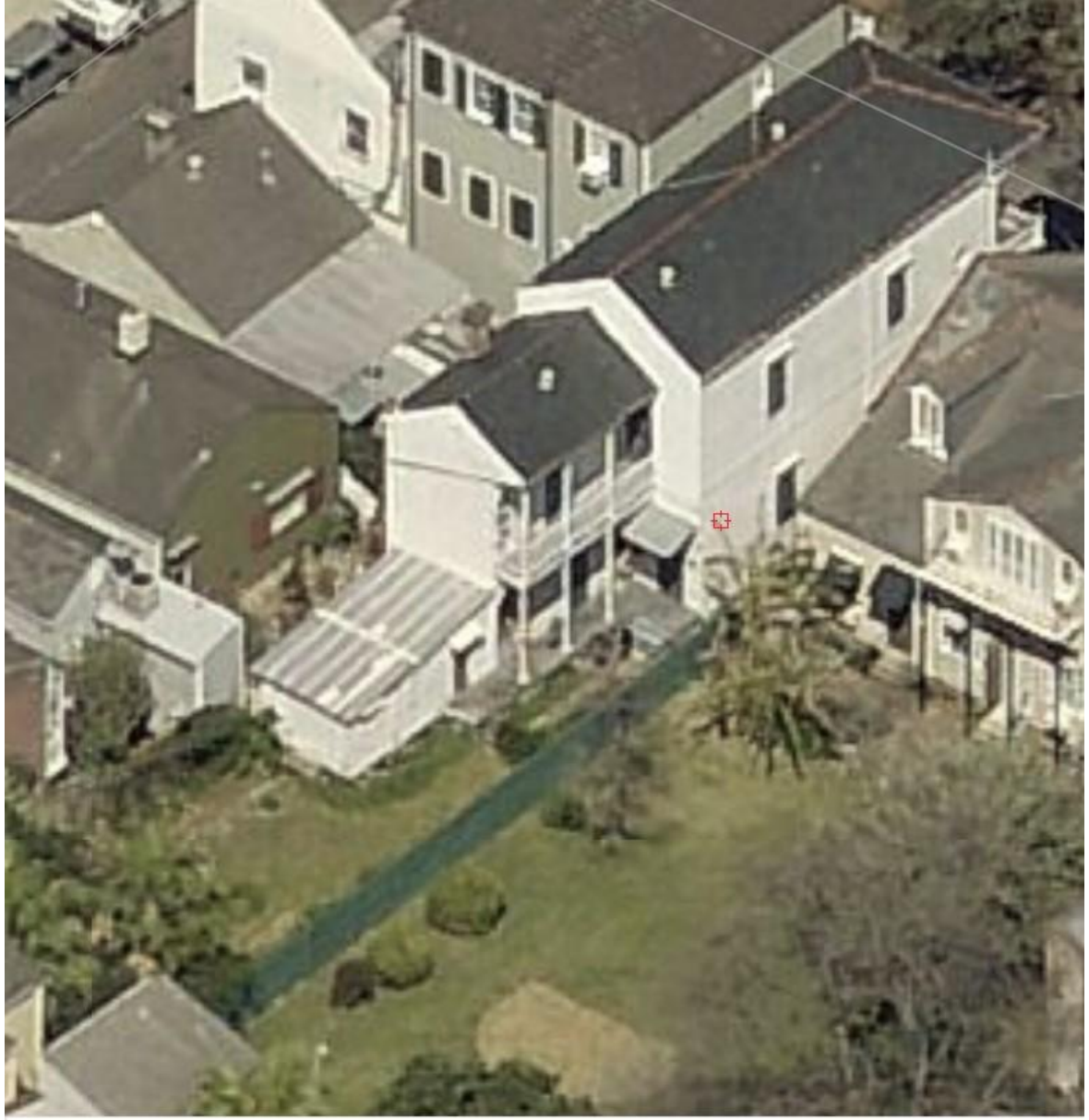
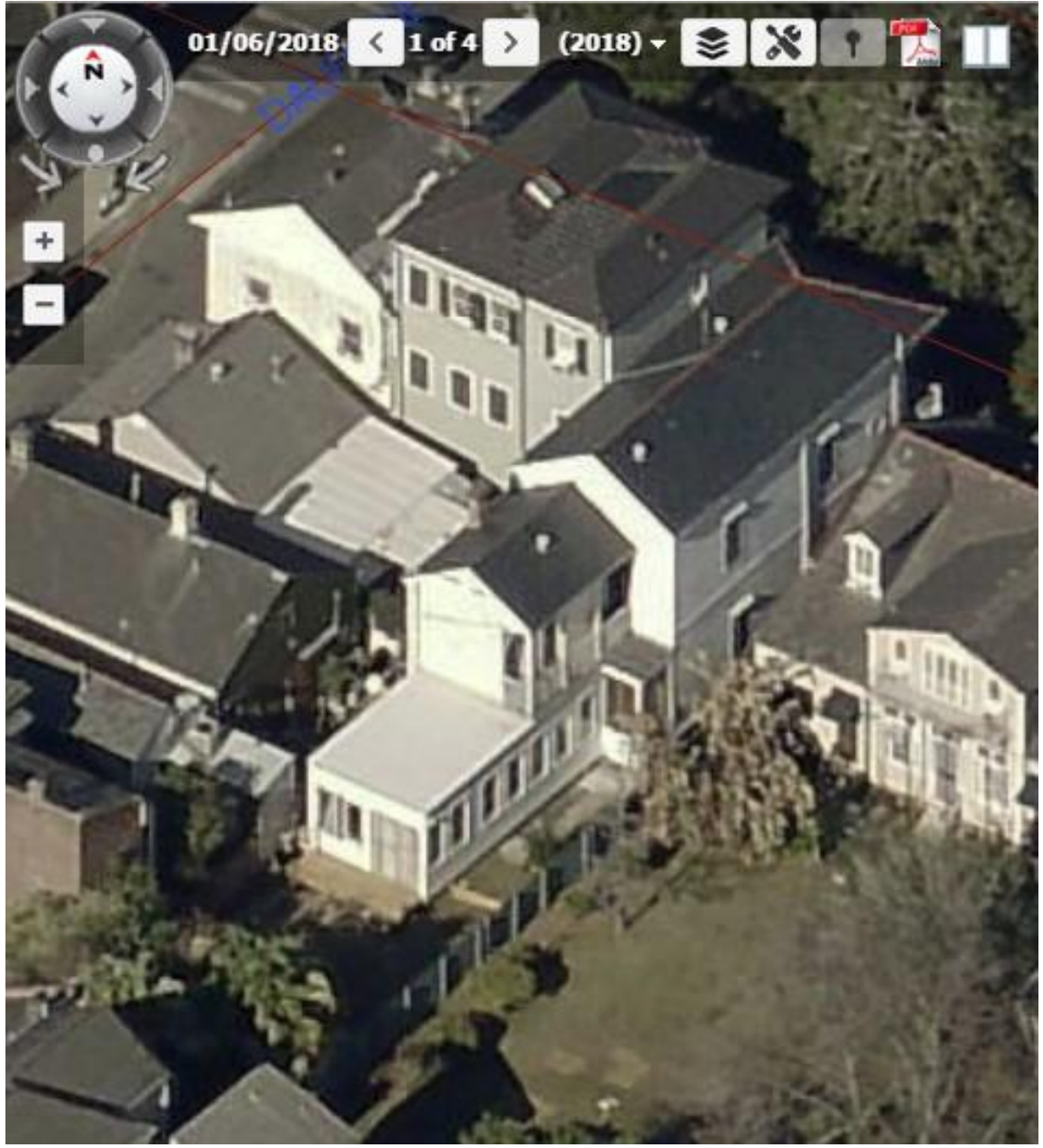


03/04/2016

832 Esplanade – prior conditions

832 Esplanade – prior conditions



832 Esplanade – modification of addition, first floor enclosure

832 Esplanade – gallery enclosure

832 Esplanade

832 Esplanade

832 Esplanade

832 Esplanade

832 Esplanade

832 Esplanade

VCC Architecture Committee

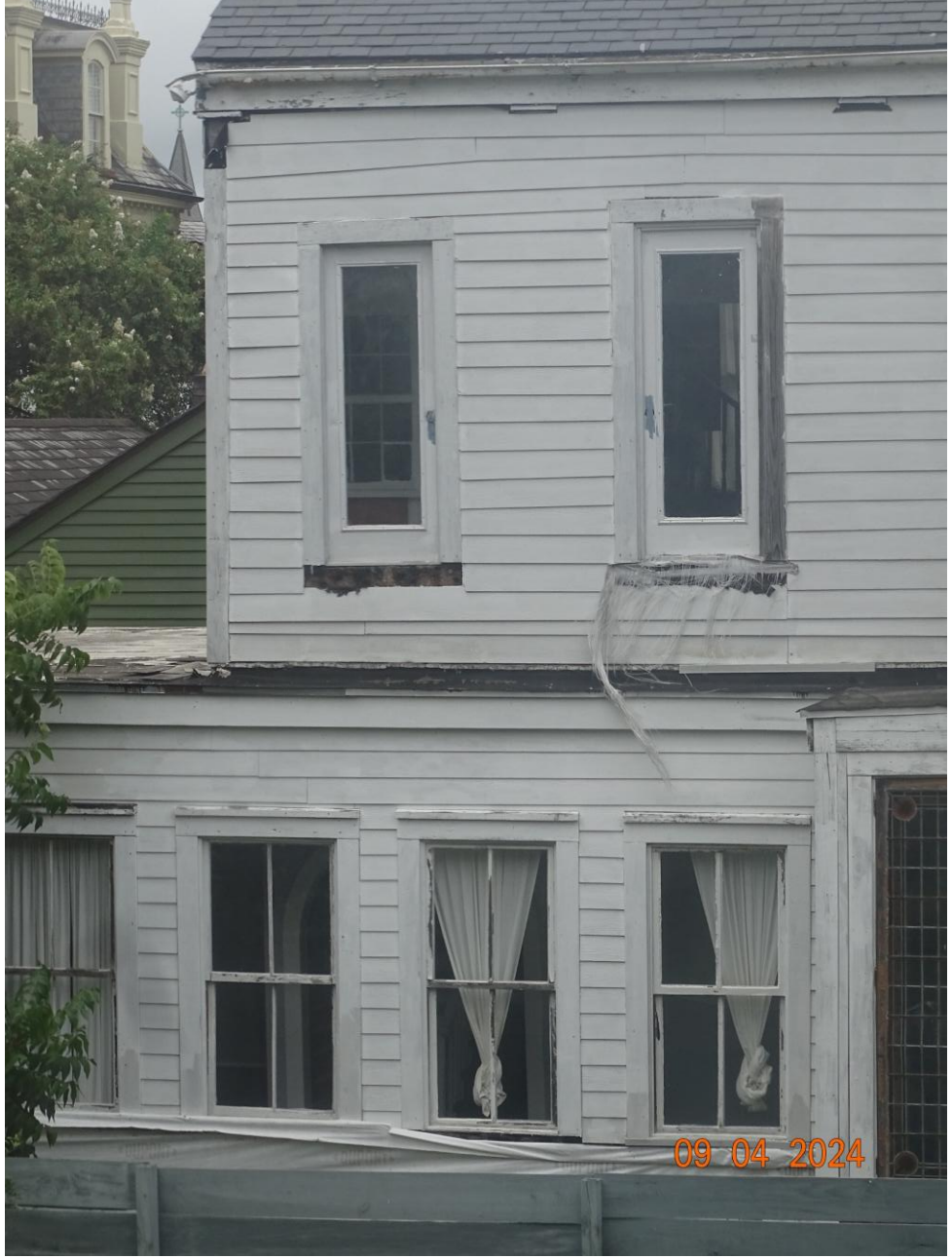
March 24, 2026

832 Esplanade

832 Esplanade

832 Esplanade

832 Esplanade



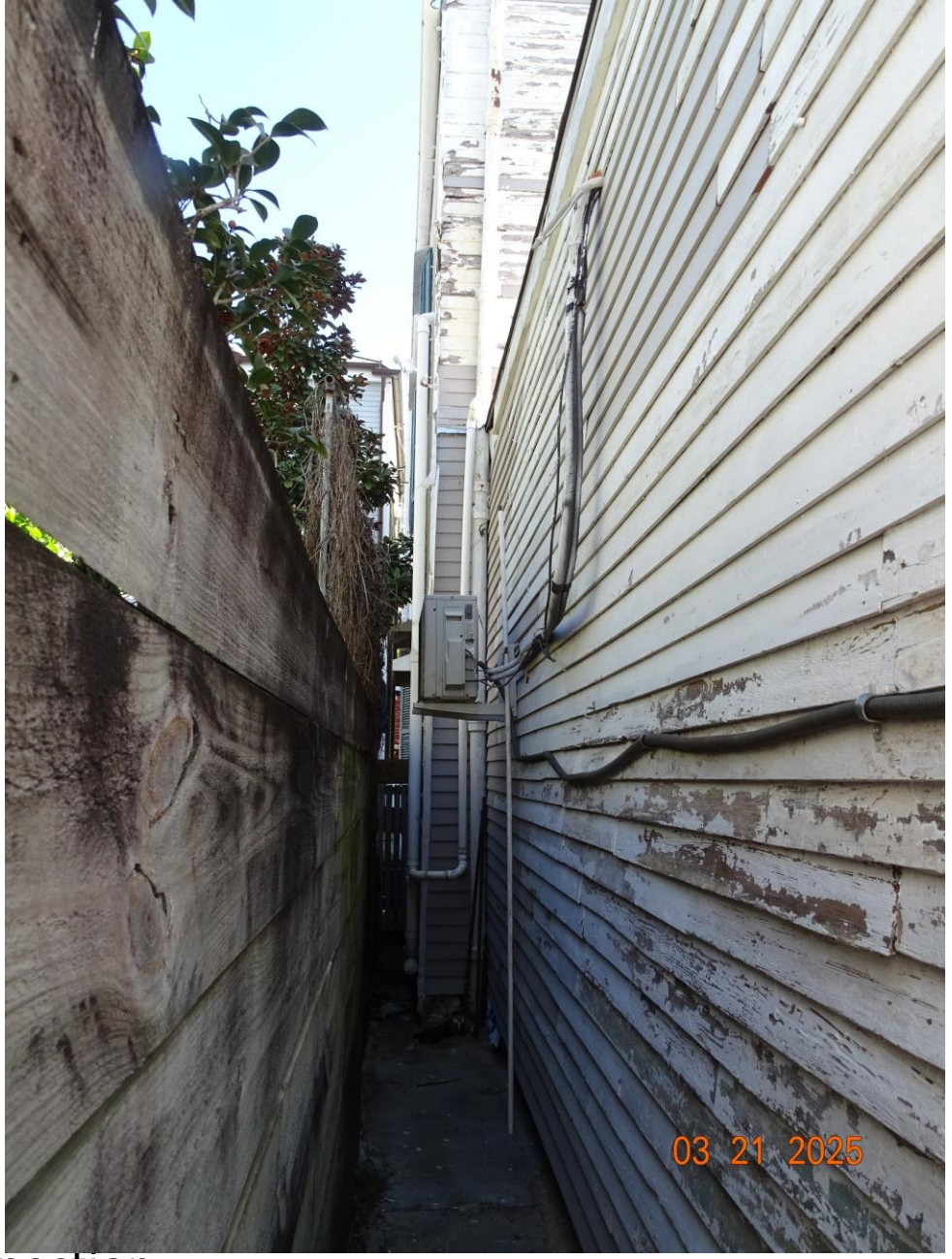
832 Esplanade

832 Esplanade – current conditions

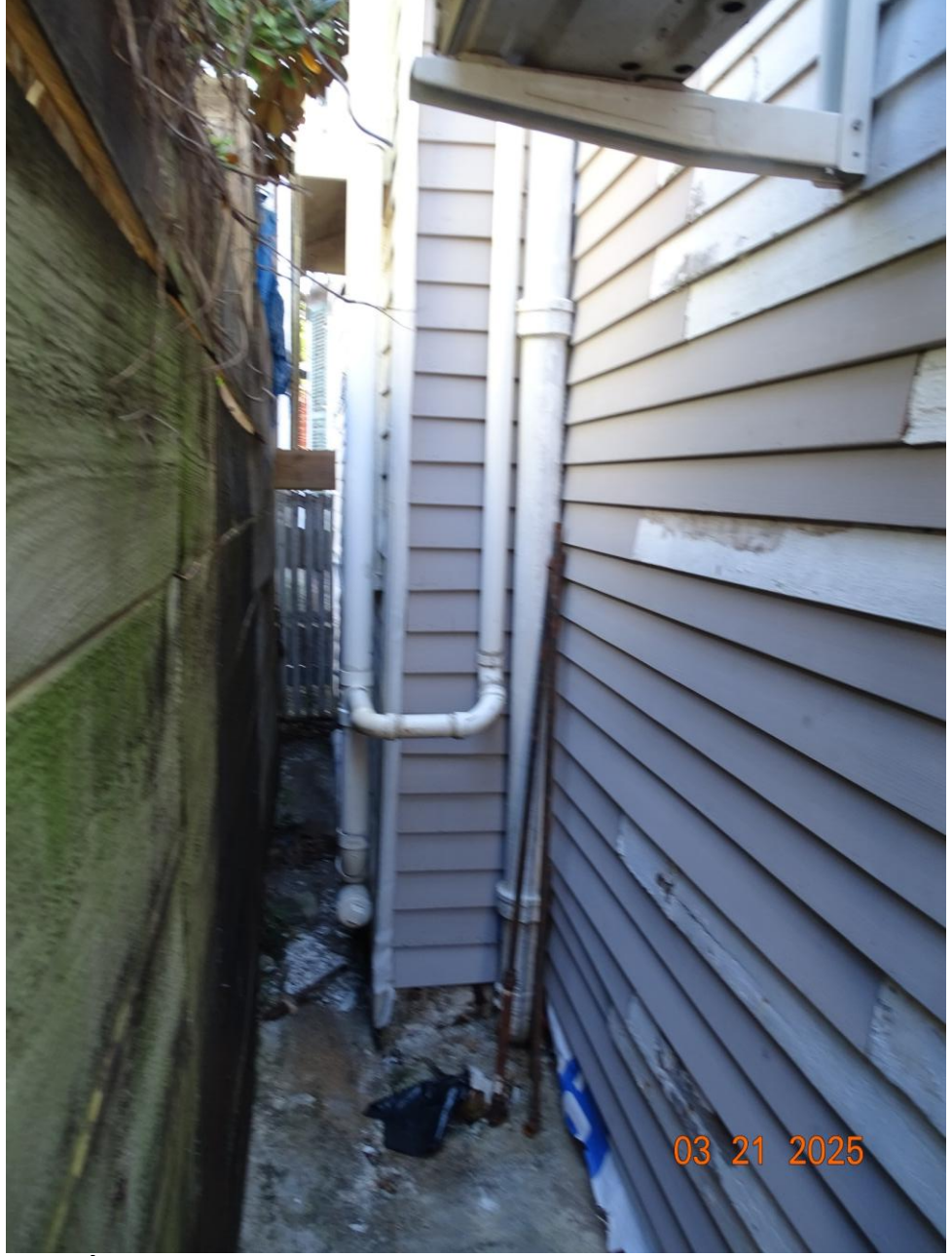
832 Esplanade – most recent inspection

832 Esplanade – most recent inspection

832 Esplanade – most recent inspection



832 Esplanade – most recent inspection



832 Esplanade – most recent inspection

832 Esplanade – most recent inspection

832 Esplanade – most recent inspection

832 Esplanade – most recent inspection

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832 Esplanade – most recent inspection

832 Esplanade – most recent inspection

832 Esplanade – most recent inspection

832 Esplanade

832 Esplanade

March 9, 2026

Erin B. Vogt, MArch
Vieux Carré Commission
Office of Business & External Services
1300 Perdido St., 7th Floor
New Orleans, LA 70112

RE: Plan Review Response – Structural
Project Address: 832 Esplanade Ave., New Orleans, LA

Dear Mrs. Vogt,

This letter is submitted in response to the plan review comments issued for the above-referenced project. The following provides a point-by-point response to each comment.

Plan Review Comment No. 1

"Please provide more detail for the new pier added at the corner of the building labeled No. 5 located on LKHarmon Architects drawing A1."

Axis Engineering has reviewed this condition and provided a detail for the new CMU pier and concrete footing, see attached detail labeled 'TYP PIER & FOOTING DETAIL'.

Plan Review Comment No. 2
"Please provide verification that the existing foundation will support the added exterior wall for the closed-in side porch."

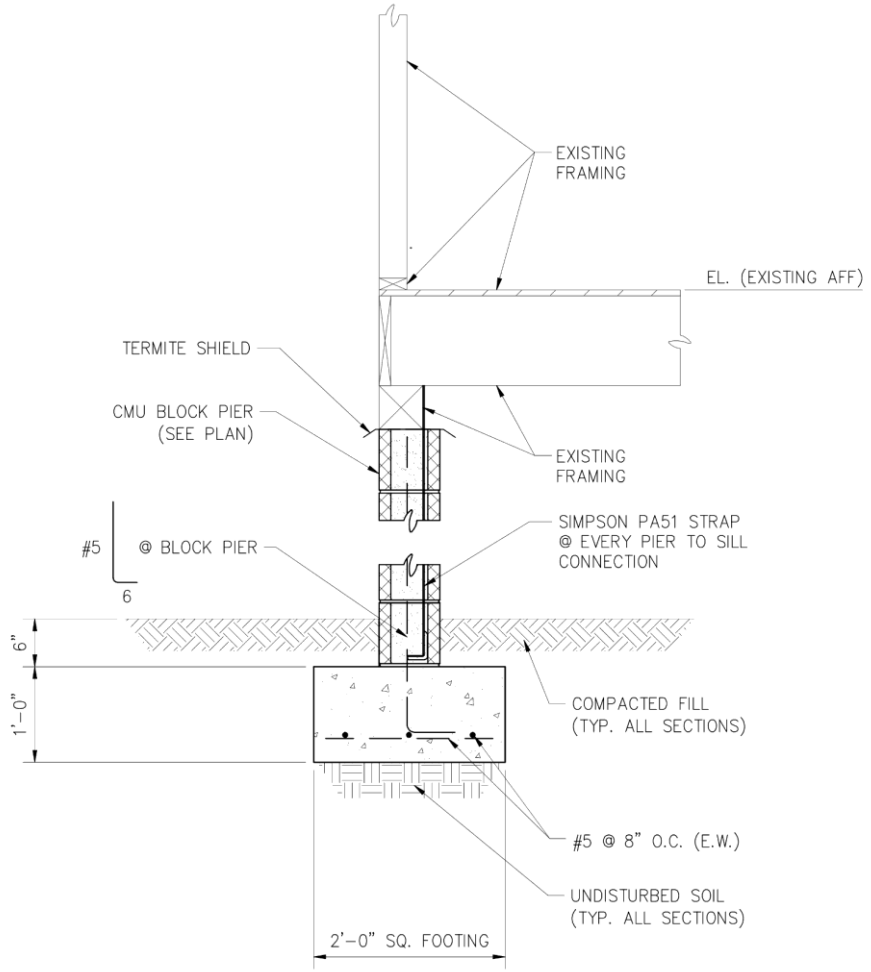
The existing residence is supported by a raised pier-and-beam foundation system assumed to be consisting of brick masonry footings and/or grade beams bearing directly on native soil.
Axis Engineering reviewed and evaluated the adequacy of the existing foundation system under the proposed renovation and additional loading and determined that the added exterior wall to the existing foundation system is acceptable.

Engineer of Record Certification
I hereby certify that I am the Engineer of Record for the structural evaluation described herein. The analysis and conclusions presented in this letter and the accompanying calculations have been prepared under my direct supervision and are, to the best of my professional knowledge, in compliance with the **City of New Orleans Amendments to the 2021 International Building Code** and **ASCE 7-21**.

Sincerely,

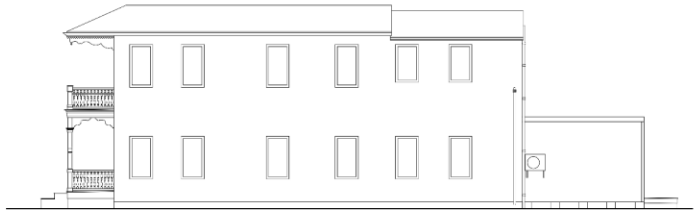
AXIS Engineering, LLC

James B. Heaslip II, P.E.
Partner

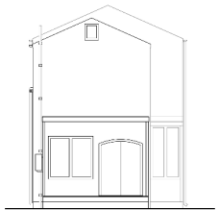


TYPICAL PIER AND FOOTING DETAIL

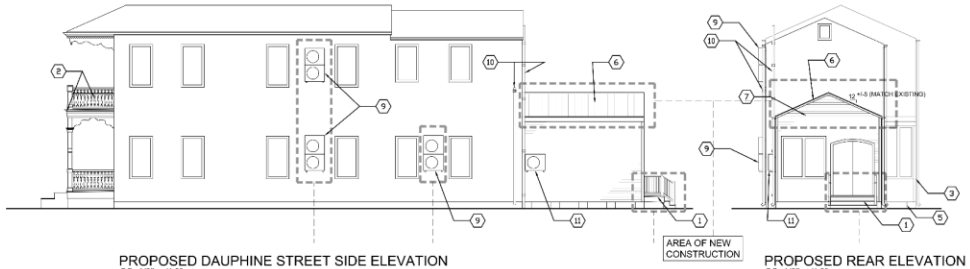
SCALE: 3/4" = 1'-0"



EXISTING DAUPHINE STREET SIDE ELEVATION
SC: 1/8" = 1'-0"



EXISTING REAR ELEVATION
SC: 1/8" = 1'-0"

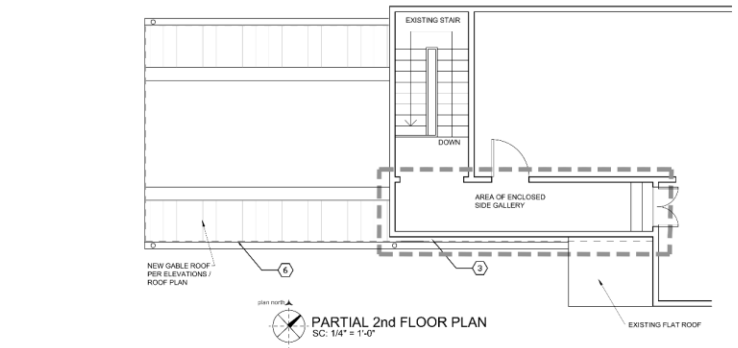


PROPOSED DAUPHINE STREET SIDE ELEVATION
SC: 1/8" = 1'-0"

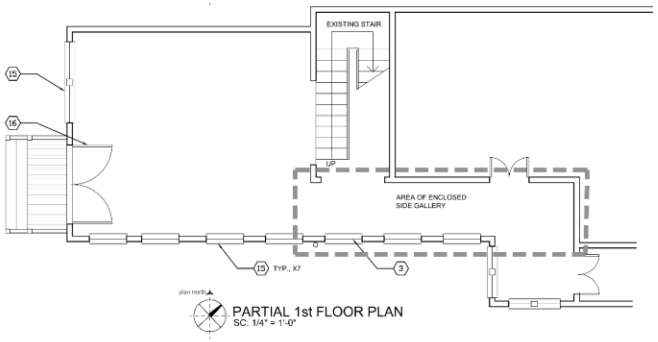
PROPOSED REAR ELEVATION
SC: 1/8" = 1'-0"

KEYNOTES:

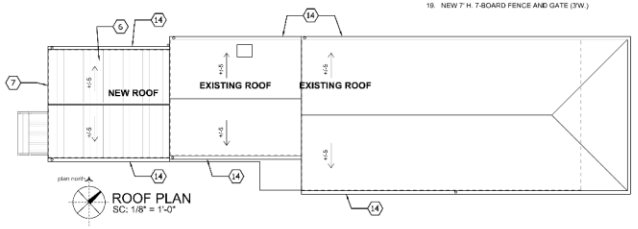
1. REMOVE REAR DECK. INSTALL NEW STOOP PER DETAIL 1/A2
2. REPAIR DETERIORATED RAIL BALUSTERS AND 2ND FLOOR BALCONY FRAMING, DECKBOARDS AND FASCIA AS NECESSARY TO MATCH EXISTING, PER DETAIL 3/A1 AND PHOTO C ON SHEET A2.
3. RETAIN EXISTING INFILLED SIDE GALLERIES ON BOTH FLOORS. REFER TO PARTIAL FLOOR PLANS ON A1 AND PHOTO B ON SHEET A2.
4. EXISTING CMU PIERS TO REMAIN, RE: PHOTO B ON SHEET A2.
5. NEW CMU PIER AND FOOTING. PARGE COAT CMU.
6. NEW GABLE ROOF FRAMING OVER EXISTING FLAT ROOF. MATCH SLOPE OF EXISTING UPPER ROOFS. NEW 5/8" CDX PLYWOOD ROOF DECK + 30# FELT UNDERLAYMENT + 24GA. PREFINISHED STANDING SEAM METAL ROOF.
7. NEW GABLE WALL END WITH PAINTED WOOD LAP SIDING TO MATCH EXISTING.
8. EXISTING WALL MOUNTED MINI-SPLIT CONDENSER.
9. NEW WALL MOUNTED MINI-SPLIT CONDENSERS.
10. RETAIN EXISTING PVC PLUMBING.
11. RETAIN EXISTING WALL MOUNTED MINI-SPLIT CONDENSER. REMOVE UNUSED WIRING/CONDUIT AND REMAINING LOOSE WIRING/CONDUITS SHALL BE SECURED AND PAINTED TO MATCH WALL.
12. RETAIN EXISTING WALL MOUNTED GAS LANTERN, RE: PHOTO A, SHEET A2
13. RETAIN EXISTING PAINT, TYP.
14. RE-INSTALL HALF ROUND GUTTERS AND/OR SMOOTH ROUND DOWNSPOUTS WHERE MISSING OR DAMAGED. PREFINISHED 24 GA. OR PAINTED GALVANIZED. MATCH EXISTING. INSTALL NEW 6" HALF-ROUND GUTTERS AND 4" SMOOTH DOWNSPOUTS AT NEW ROOF, PER ROOF PLAN.
15. RETAIN EXISTING 2 OVER 2 DOUBLE-HUNG WOOD WINDOWS, RE: PHOTO B, SHEET A2.
16. RETAIN EXISTING PAIR OF DOORS, RE: PHOTO B, SHEET A2.
17. RE-INSTALL SHUTTERS THAT HAVE BEEN REMOVED WITHOUT APPROVAL.
18. REMOVE TEMPORARY FENCE. NEW 4'+/- IRON FENCE TO MATCH EXISTING @ ESPLANADE SIDE.
19. NEW 7' H. 7-BOARD FENCE AND GATE (3W.)



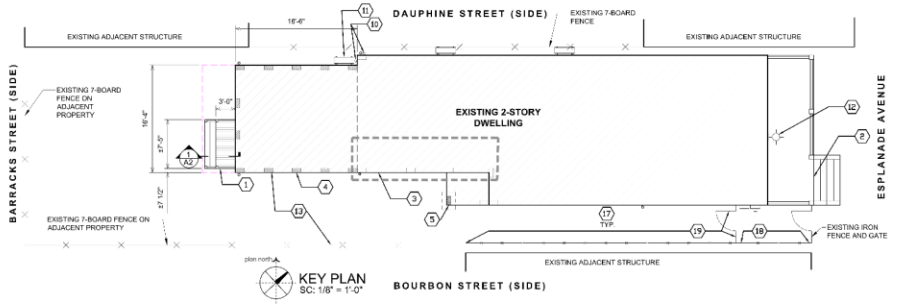
PARTIAL 2nd FLOOR PLAN
SC: 1/4" = 1'-0"



PARTIAL 1st FLOOR PLAN
SC: 1/4" = 1'-0"



ROOF PLAN
SC: 1/8" = 1'-0"



KEY PLAN
SC: 1/8" = 1'-0"

RENOVATION OF RESIDENCE AT 832 Esplanade Avenue New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.485.5870 harmon@lkharmonarchitects.com	2.2.2026 2.12.2026 REV. A1 LKH #5525

ARCH expand D (24.00 x 36.00 Inches)

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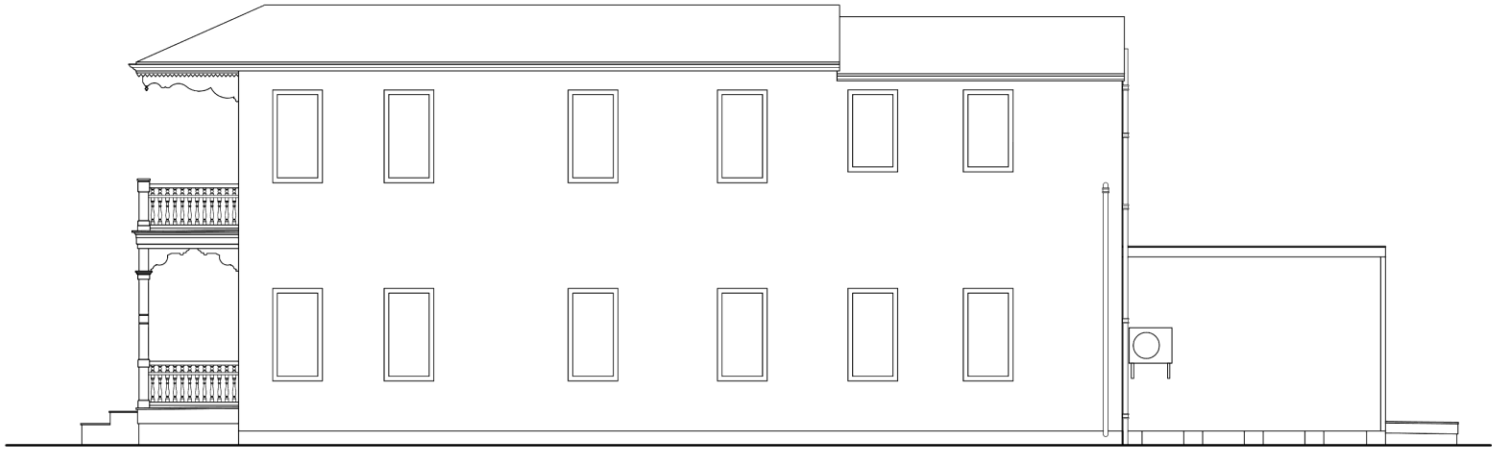
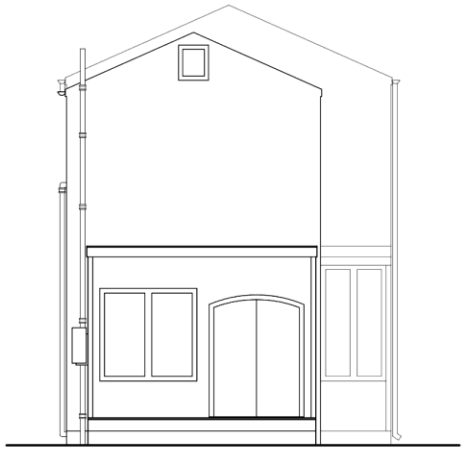
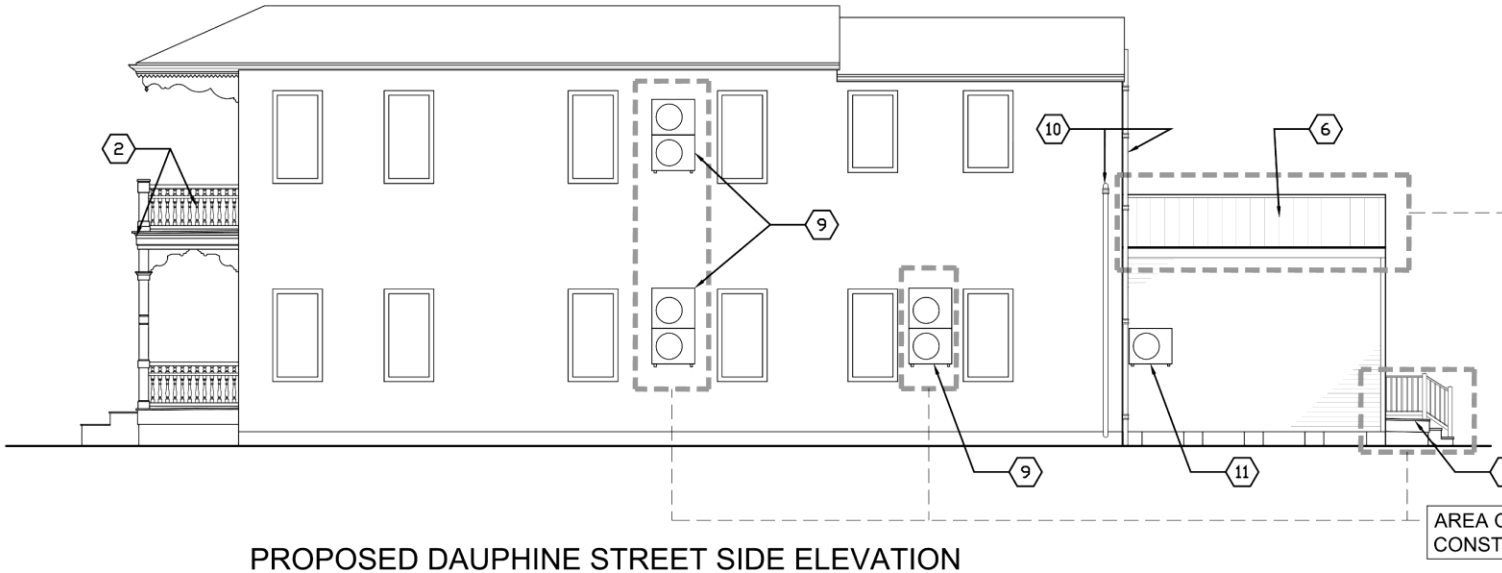


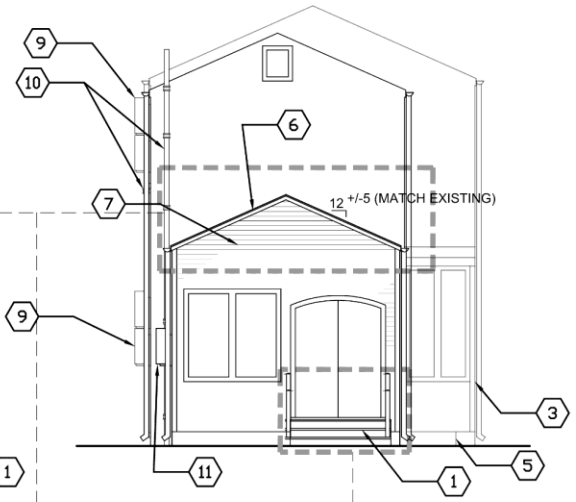
EXISTING DAUPHINE STREET SIDE ELEVATION
SC: 1/8" = 1'-0"



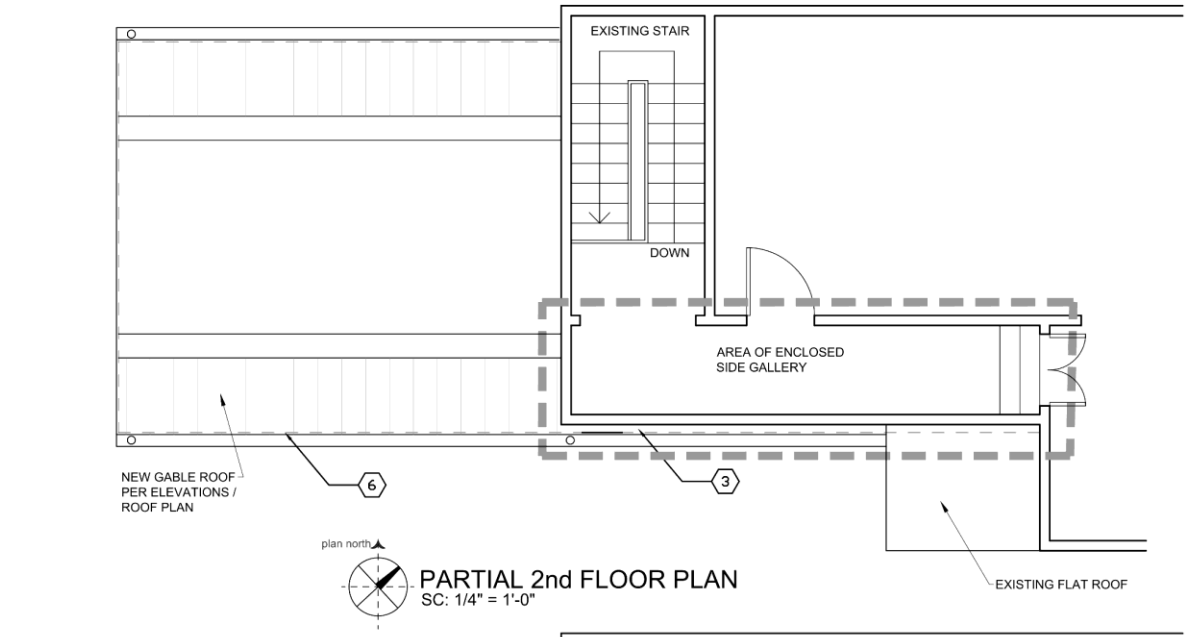
EXISTING REAR ELEVATION
SC: 1/8" = 1'-0"

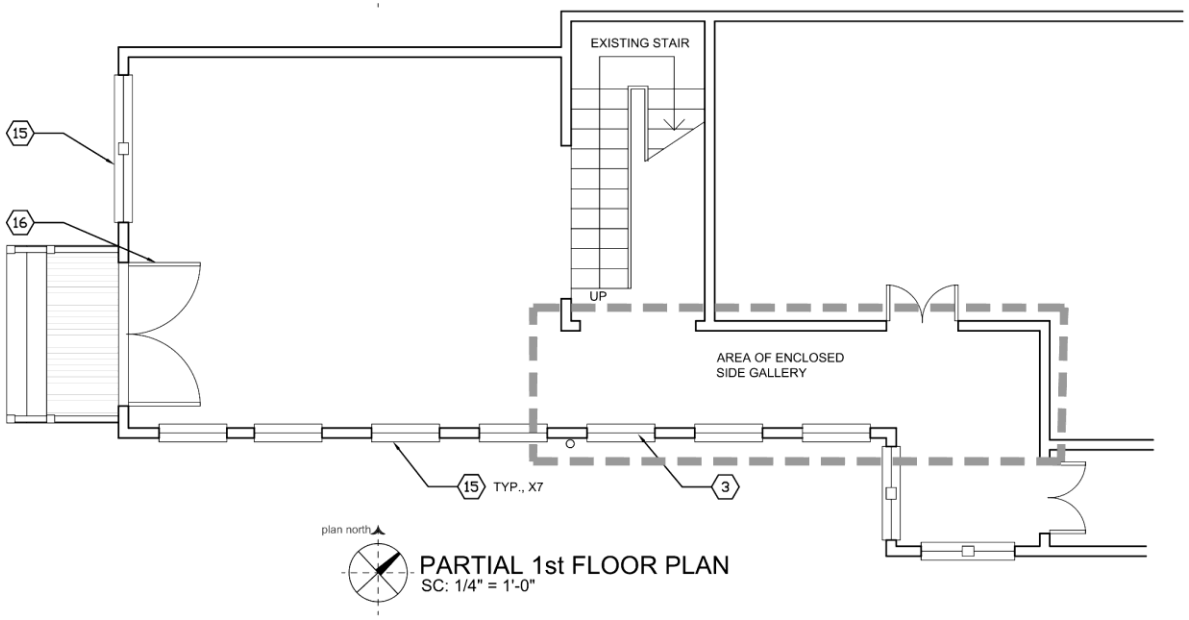


PROPOSED DAUPHINE STREET SIDE ELEVATION
SC: 1/8" = 1'-0"



PROPOSED REAR ELEVATION
SC: 1/8" = 1'-0"





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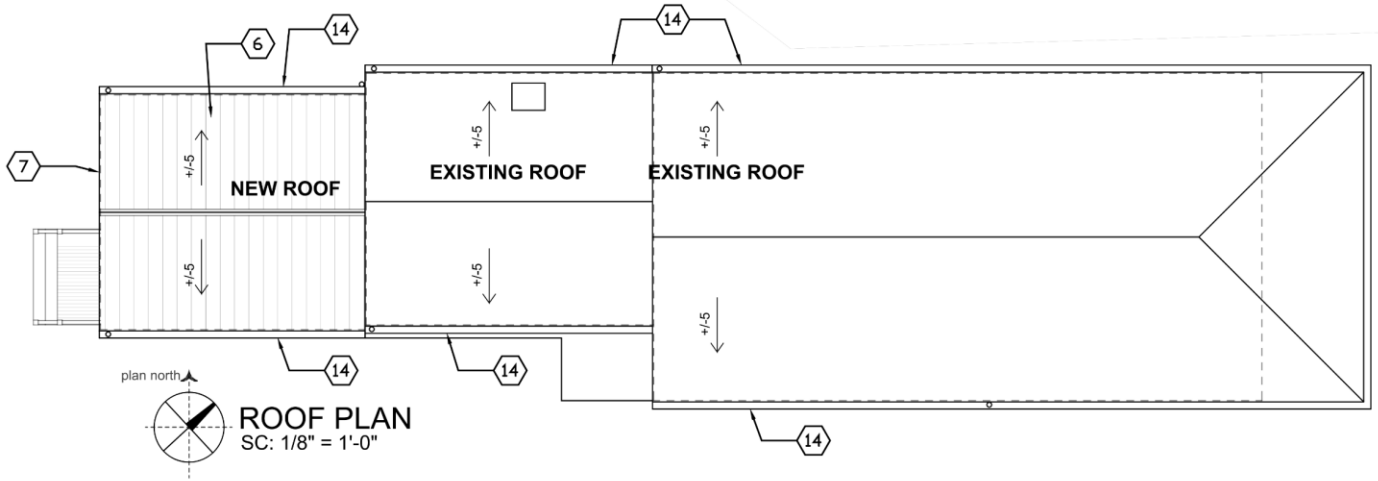

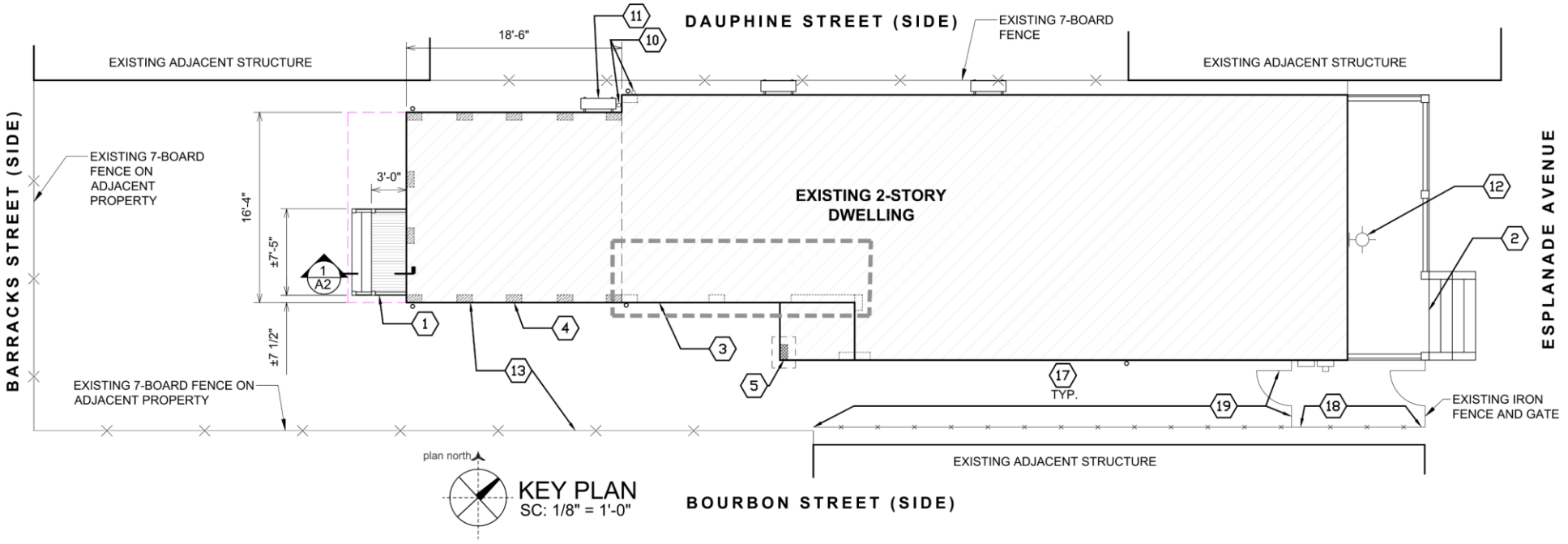

KEYNOTES:

1. REMOVE REAR DECK; INSTALL NEW STOOP PER DETAIL 1/A2
2. REPAIR DETERIORATED RAIL BALUSTERS AND 2ND FLOOR BALCONY FRAMING, DECKBOARDS AND FASCIA AS NECESSARY TO MATCH EXISTING, PER DETAIL 3/A1 AND PHOTO C ON SHEET A2.
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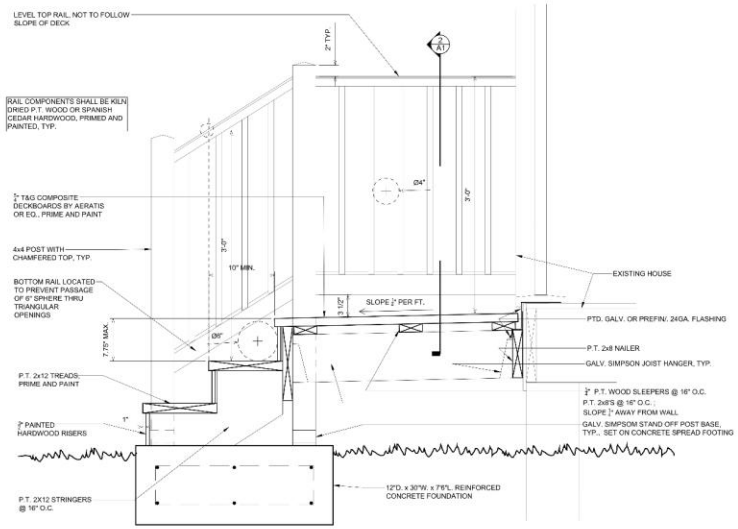
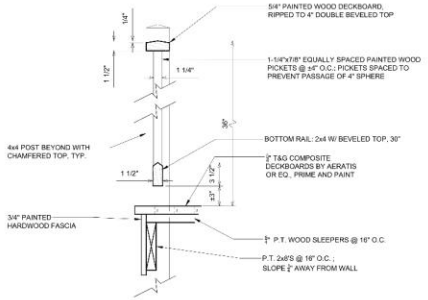
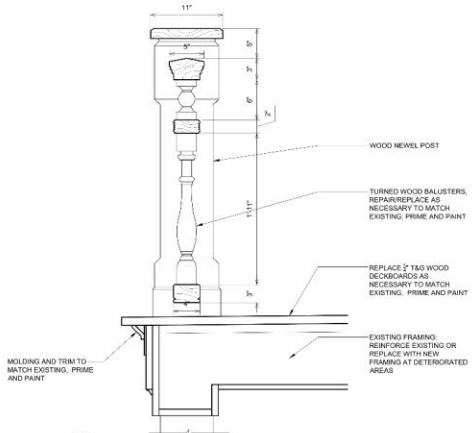


1 A2 SECTION @ NEW REAR STOOP
SC: 1-1/2" = 1'-0"



2 A2 SECTION @ NEW REAR STOOP RAIL
SC: 1-1/2" = 1'-0"



3 A2 SECTION @ FRONT BALCONY
SC: 1-1/2" = 1'-0"

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