

June 21, 2022

City of New Orleans
Department of Safety and Permits
Plan Review Division
1300 Perdido Street, Room 7E06
New Orleans, LA 70112

RE: Permit 22-11220-NEWC New Construction at 9001 Airline Hwy.
RE

Dear Plan Reviewer,

Please find below our responses to the open items associated with the above referenced project:

1. **“GIS Addressing - Must change address, plans indicate main entrance from Airline Hwy.”**

Response: The requested address change form has been filled out, signed by the owner and returned to Mr Joseph V Trinh on 4/20/22.

2. **“Stormwater Review - Submit a complete Stormwater Management Plan [SWMP] with all required submittals per City Code Section 26-15. I.B.C.- Amendments, Chapter 1, Section 121-Stormwater. 121.8 Post-Construction. A stormwater management plan is required in any of the following circumstances; and shall apply to the entire Development Site: 1. New construction of five thousand (5,000) or more square feet of impervious surface on a development site; or 2. Substantial improvement of a site with five thousand (5,000) or more square feet of impervious surface on a currently developed site; or 3. Any site of one (1) acre or more in size; or 4. Any site where the principal use is stormwater management; or 5. A stormwater plan shall be required for any addition or replacement of impervious surface which results in five thousand (5,000) or more square feet of impervious surface on a development site. Additionally, for all permits filed after 09/16/19, the stall portion of all non-ADA parking spaces shall be designed using permeable pavement with 24” of aggregate base. This may or may not be a part of a required Stormwater Management Plan.”**

Response: We will comply.

We have uploaded the file, “2022.06.13 DIA.pdf” to the onestopapp page on 6-20-22. This file contains a complete Stormwater Management Plan for the project.

3. **“Permit Intake - Please submit a signed contract. Contract must include the full description of all work being done, material, labor and cost, both the contractor and owner signature(s), printed name(s), titles, and date.”**

Response: We will comply.

We have uploaded the file, “CCFP Contrator Agr and Cost Est.pdf” to the onestopapp page on 6-21-22. This file contains the requested signed contract and requested signed cost estimate.

4. **Permit Intake – Please provide a Detailed Cost Estimate that includes a scope of work, cost break down of all costs (materials and labor) including any required sub-permit work for mechanical and/or electrical. The estimate needs to be an exact amount and match the total contract amount. Signature(s), printed name(s), title(s), and date, are required on estimate.**

Response: We will comply.

We have uploaded the file, "CCFP Contrator Agr and Cost Est.pdf" to the onestopapp page on 6-21-22. This file contains the requested signed contract and requested signed cost estimate.

5. **"Permit Intake - A Benchmark Certificate is required for this permit application. The Benchmark Certificate must bear the live seal of a Louisiana registered land surveyor and dated within the last six (6) months. This must be on the Safety & Permits three-part form."**

Response: We will comply.

Pdf file "20222603_153832.pdf" which contains a Benchmark Certificate bearing the live seal of a Louisiana registered land surveyor dated 6-01-22 has been uploaded to the onestopapp page on 6-06-22.

6. **"Permit Intake - Please submit a survey from a land surveyor or a civil engineer which shows the location and dimensions of the lot."**

Response: We will comply.

We have uploaded the file, "2201 – Site Survey.pdf" to the onestopapp page on 5-31-22. This survey was prepared by Gilbert, Kelly, & Couturie, Inc., a Professional Land Surveying firm showing metes and bounds descriptions which show the location and dimensions of the lot. This survey was updated by the Surveyor and uploaded to the onestopapp page on 6-06-22 as "165055 (9000-38 palmetto) TOPO updated.pdf".

7. **"Permit Intake - Please provide a plumbing riser diagram."**

Response: We will comply.

We have uploaded the file, "P-2 Floor Plans – Plumbing-Layout- 36x24.pdf" to the onestopapp page on Friday, 5-27-22 at approximately 4:00 pm. This sheet contains the plumbing riser diagram for the project.

8. **"Permit Intake - Please upload your plumbing riser diagram as a PDF document. The SWBNO plumbing department will review your uploaded riser diagram."**

Response: We shall comply.

We have uploaded the file, "P-2 Floor Plans – Plumbing-Layout- 36x24.pdf" to the onestopapp page on Friday, 5-27-22 at approximately 4:00 pm. This sheet contains the plumbing riser diagram for the project.

9. **“Permit Intake – Approval from the State Fire Marshal is required. Apply online at <http://lasfm.louisiana.gov/> or contact the State Fire Marshal’s office at 1450 Poydras Street, Suite 1500, New Orleans, LA70112, Ph. (504) 568-8511 or 8181 Independence Boulevard, Baton Rouge, LA 70806, Ph. (225) 925-4920 / 800-256-5452.”**

Response: We shall comply.

We have uploaded the file, “AR-22-007230-053120220815.pdf” to the onestopapp page on Friday, 5-31-22. This document contains the approval from the State Fire Marshal’s Architectural Review of the project.

10. **“Interior walls and ceiling finish materials shall be classified for fire performance and smoke development in accordance with Sec. 803.1.1 or 803.1.2, except as shown in Sec. 803.2 through 803.13. Materials tested in accordance with Sec. 803.1.2 shall not be required to be tested in accordance with Sec. 803.1.1. of the IBC 2012. Verify compliance with Interior floor material and floor covering materials shall comply with section 804.2 through 804.4 in accordance with section 804.1 of the IBC 2015.”**

Response: We will comply.

We have updated note #3 and #4 on our Life Safety Sheet A1.1 in accordance with the 2015 IBC to reference section 803 for wall and ceiling finishes and section 804 for interior floor finishes. We have uploaded sheet A1.1 Life Safety Plans to the onestopapp page on 5-31-22.

11. **“PLAN REVIEW DIVISION - Please upload your plumbing riser diagram as a PDF document. The SWBNO plumbing department will review your uploaded riser diagram.”**

Response: We shall comply.

We have uploaded the file, “P-2 Floor Plans – Plumbing-Layout- 36x24.pdf” to the onestopapp page on Friday, 5-27-22 at approximately 4:00 pm. This sheet contains the plumbing riser diagram for the project.

12. **“Plan Review - Please provide a site plan showing location and screening of waste storage areas in accordance with City Code, Section 138-45, Section 146-493 and Section 26-447.”**

Response: We shall comply.

We have uploaded the file, “A0.3 Site Plan-.pdf” to the onestopapp page on Friday, 5-31-22. This sheet contains a site plan showing the location and screening of the dumpster for the project.

13. “ Plan Review - Identify if Storage Occupancy is Hazardous.”

Response: We shall comply.

We have uploaded the file, “AR-22-007230-053120220815.pdf” to the onestopapp page on Friday, 5-31-22. This document contains the approval from the State Fire Marshal’s Architectural Review of the project. In this document, the State Fire Marshal has designated the storage occupancy as “TYPE OF STORAGE FACILITY: GROUP S-1 (MODERATE HAZARD) STORAGE MATERIALS: LUMBER”. Lumber will be stored in the first-floor warehouse area. The second floor storage above the offices is for the owner’s personal items, which is considered ordinary hazard per NFPA 101: Section 6.2.2.

14. “SWBNO Plumbing Riser - Please submit riser diagram to be approved on your onestopapp.nola.gov permit application in PDF.”

Response: We shall comply.

We have uploaded the file, “P-2 Floor Plans – Plumbing-Layout- 36x24.pdf” to the onestopapp page on Friday, 5-27-22 at approximately 4:00 pm. This sheet contains the plumbing riser diagram for the project.

15. “Zoning - Please provide more clarity as to the use of the development. Is this a retail lumber store?”

Response: We shall comply.

This is a commercial office providing materials to commercial contractors. This facility is not open to the general public. There will be no retail sales in this facility.

16. “Plan Review - For all foundation release / Structural steel addition approvals, the process is as follows: All requirements must be met: • Fill out the application form attached or submit a letter request signed by both parties. • Comply with all zoning review requirements: CPC, Stormwater, BFE. • Submit pile/soil test report when required. • Submit structural foundation plan sheets (as applicable), signed and sealed by the Engineer of record. • Payment of all fees and signed contract.

Response: We shall comply.

We have uploaded the file, “2022.06.13 DIA.pdf” to the onestopapp page on 6-20-22. This file contains a complete Stormwater Management Plan for the project.

We have uploaded the file, “Report (File 22-013; 03-24-22).pdf”, which contains the soil/test report.

We have uploaded the file, “22010-CC Forest Products – Permit Set Reduced.pdf” on 4-14-22. This file contains the required structural foundation plan S1.0, signed and sealed by the engineer of record.



If you need any additional information to complete your review, please do not hesitate to contact me.

Thank you,

Neil Keller

A handwritten signature in blue ink, appearing to read 'Neil Keller', with a long, sweeping underline.

Rozas-Ward Architects