



October 16, 2025

Daniel Latournerie
Director of Operations
M.S. Rau Antiques
630 Royal St.
New Orleans, LA 70130

Ref: Warehouse Storage Calculations at 2223 Perdido St

Dear Mr. Latournerie

We have concluded our assessment of the elevated areas at your warehouse at the reference address. We found 3 things that should be brought to your attention.

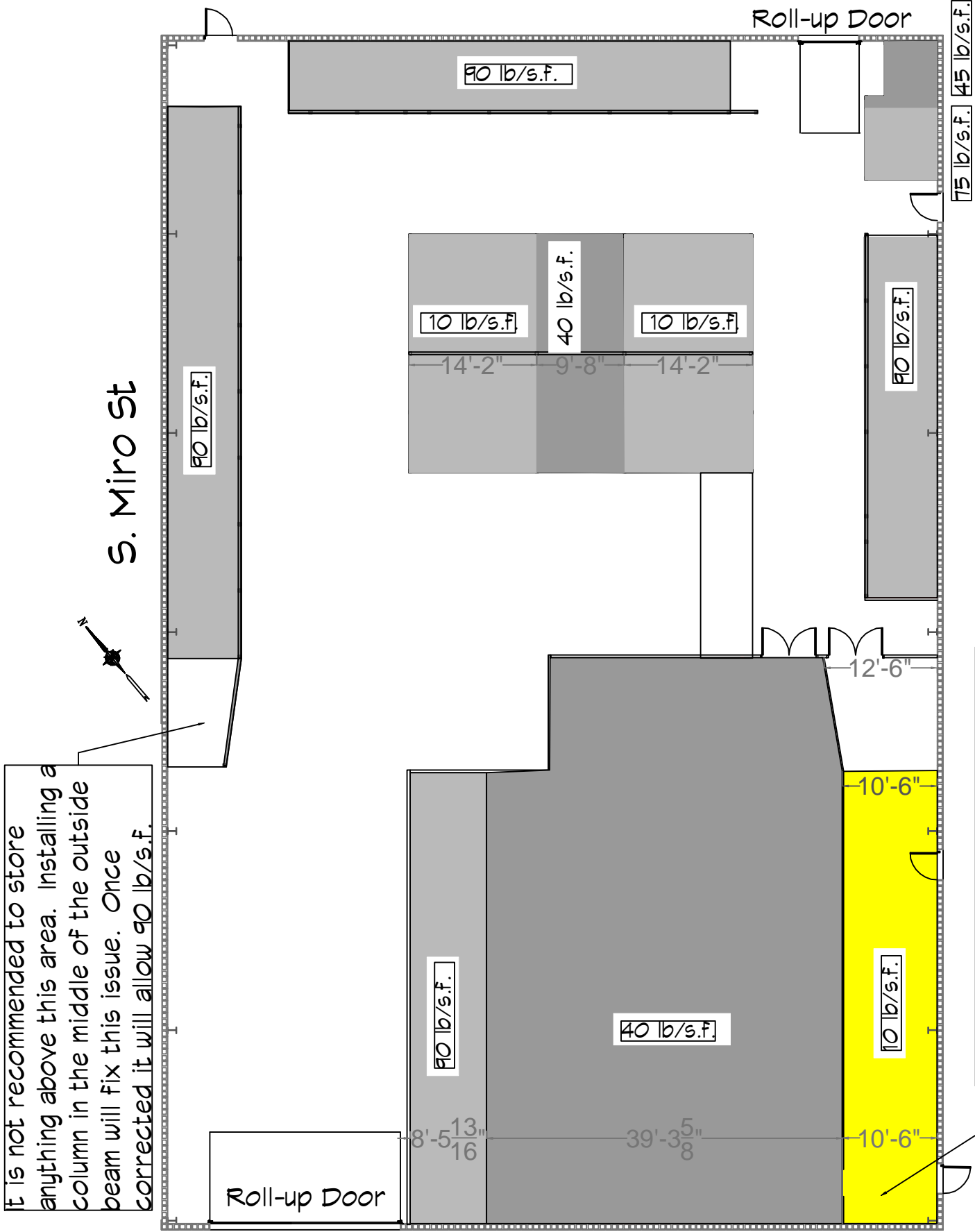
1. The elevated storage area above the entrance corridor, SouthEast side of the building has a limited storage capacity due to the manner which the floor/ceiling joist were attached to the exterior CMU block wall. We propose 2 different options to bring this storage area up to 90 lbs/s.f. See attached. Also, the end of the corridor that opens to warehouse widens from 10.5 ft to 12.5 ft would increase the allowable load up to 40 lbs/s.f. See attached.
2. The elevated storage area next to the delivery truck parking area, NorthWest, the first section nearest to the truck parking area has a very long beam between column/posts. If you install a new column/post half the distance between existing column/post, you can store items up to 90 lbs/s.f. Use a Simpson Strongtie for installing post.
3. The elevated storage area in the middle of the open warehouse has a limiting factor of the central beam. There appears to be 3 bays under this storage area where both end bays have a distance of approximately 14 ft between supports but the center bay has only 9.75 ft between supports. If these bays on both ends would have a column installed in the middle of the beam(s) this would increase the capacity to 40 lbs/s.f. Install new column using the same base plate used through out this platform.

If you have any questions please contact me.

Sincerely,

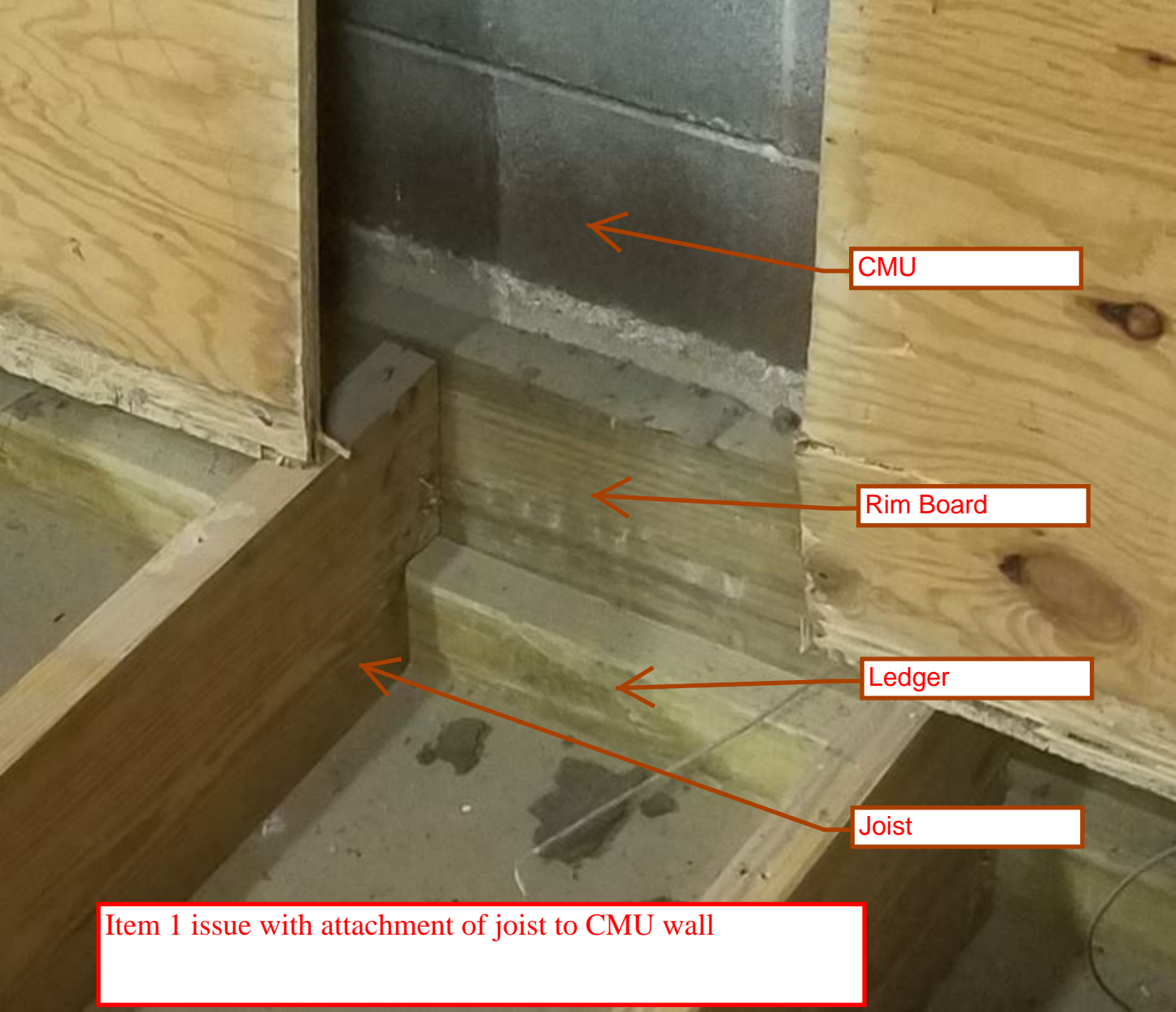
David Dammon, President

It is not recommended to store anything above this area. Installing a column in the middle of the outside beam will fix this issue. Once corrected it will allow 90 lb/s.f.



This area is limited because of the connection to the CMU wall. If fixed the allowable weight will increase to 75 lb/s.f.

Perdido St.



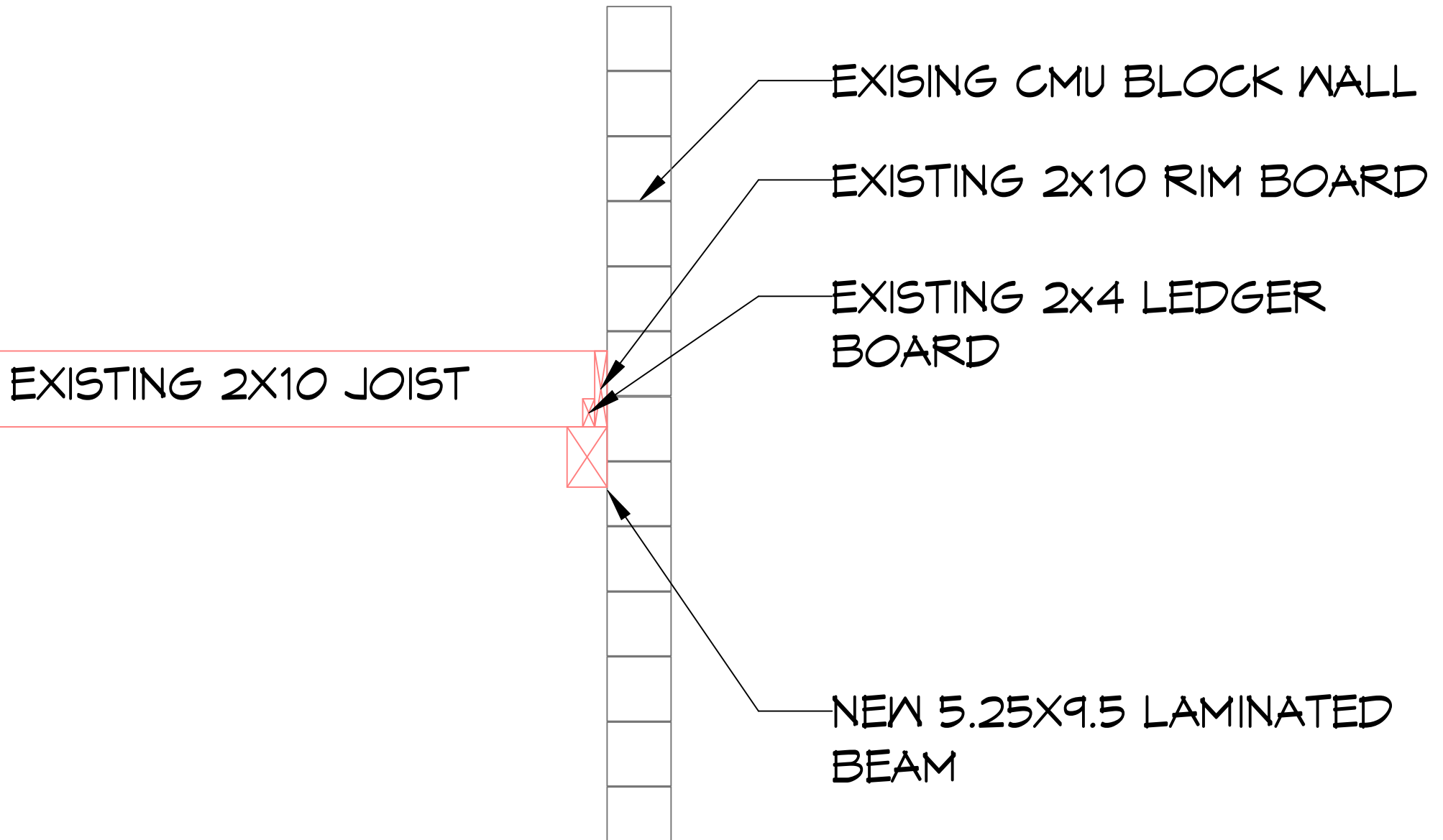
CMU

Rim Board

Ledger

Joist

Item 1 issue with attachment of joist to CMU wall



Item 1 Option 1

REINFORCEMENT Bracket Both SIDES

~~EXIST~~
BT

CUT TOP OF
ANGLE & BEND
90° TO SEAT ON
EXIST LEDGER

#10x1 1/4
POM AD
SCREWS

2" TYP

EXIST
2x4
LEDGER

EXIST

E9

E9

MADE FROM

2x2 x 1/8 ANGLE

Both SIDES