

ADDENDUM TO REQUEST FOR INFORMATION
PROPERTY MANAGEMENT, LEASE MANAGEMENT,
AND LEASING OF THE LOWER PONTALBA BUILDING

INQUIRY(IES) RECEIVED

1. Current Rent Roll: Please provide the most recent and updated rent roll, including:
 - a. Lease commencement and expiration dates
 - b. Tenant Roster
 - c. Renewal options and terms as well as stated rates
2. Commission Obligations: Please provide any existing or outstanding commission obligations associated with current leases or lease renewals.
3. Capital Improvements: A summary of any capital improvements or major building projects completed within the past five (5) years, including scope and completion dates.
4. Property Walk-Through: Please provide availability to tour or walk through the Lower Pontalba Building prior to submission of completed RFP. Please provide available dates and times for scheduling.
5. Building Plans: Provide full set of building plans (if available)
6. Security Systems: Please confirm whether there is a current building security system in place. If so, provide details on the type, coverage, and any associated service contracts.
7. Rent Collection Methods: How is rent currently being collected for both residential and commercial tenants?
 - a. Please specify if payments are made electronically, by check, or through a management platform management platform.
8. Account Management: Does the property management scope of work include actual handling of all rental payments, account deposits, bank account management and direct bill pay? Or will the Property Manager make all requests for account access and expense payments through the Louisiana Department of Culture, Recreation and Tourism?

INQUIRY RESPONSES

The Louisiana Department of Culture, Recreation and Tourism, Office of State Museum (the "OSM") is in receipt of your inquiries regarding the RFI on Property Management, Lease Management, and Leasing of the Lower Pontalba Building in New Orleans, Louisiana. Please see the OSM's responses to your inquiries below:

- 1. Current Rent Roll: Please provide the most recent and updated rent roll, including:**
 - a. Lease commencement and expiration dates**
 - b. Tenant Roster**
 - c. Renewal options and terms as well as stated rates**

OSM Response – Please see the attached Commercial and Residential Lease Information spreadsheets.

2. Commission Obligations: Please provide any existing or outstanding commission obligations associated with current leases or lease renewals.

OSM Response – None.

3. Capital Improvements: A summary of any capital improvements or major building projects completed within the past five (5) years, including scope and completion dates.

OSM Response –

a) The Lower Pontalba Apartments 515, 531, 807, 810 Renovations - set to be completed by April 30, 2025

i) Apartment 515 Renovation Scope: This project includes verifying and updating existing electrical and plumbing systems to meet code. New insulated walls will be installed to reconfigure the layout, creating a separate master bedroom and bathroom per the design drawings. Existing walls will be insulated and drywalled, and plywood walls will be added in the kitchen to accommodate appliances, matching finishes in apartment 535. Additional work includes installing built-in storage in Bedroom 2, refinishing existing wood floors, and laying new flooring in designated areas. New additional water heater, doors, cabinets, appliances, plumbing, and light fixtures will be installed as specified, along with AC unit placement and fixture relocation. Finishing touches include matching baseboards, crown molding, switch plates, and bathroom accessories.

ii) Apartment 531 Renovation Scope: The project includes repairing the subfloor in the kitchen as needed and installing new flooring in the kitchen, bathrooms, and laundry room. All new appliances, plumbing fixtures, light fixtures, electrical outlets, and switches will be installed per specifications. Bathroom accessories will also be replaced. Existing wood floors will be polished and waxed, and all existing cabinets will be painted to match the grey used in kitchen 515. New cabinet hardware will be installed throughout.

iii) Apartment 807 Renovation Scope: This project includes installing new flooring in the kitchen, bathrooms, laundry room entryway, and hall as specified. All new appliances, plumbing fixtures, and light fixtures will be installed, along with updated electrical outlets, switches, and bathroom accessories. Existing wood floors will be polished and waxed. All cabinets will be repainted to match the grey from kitchen 515, with new hardware added. Drywall repairs and repainting will be done where needed, including ceilings if necessary. The vanity will be painted, and light bulbs replaced as specified. A central air conditioning and heating system will be added to complete the project.

iv) Apartment 810 Renovation Scope: The project includes installing all new appliances, plumbing fixtures, and light fixtures as specified. Electrical outlets, light switches, and bathroom accessories will be replaced throughout the unit. Existing wood floors will be polished and waxed, and all cabinetry will be painted to match the grey used in kitchen 515, with new hardware installed. Ceilings will be repainted where needed to match the existing finish.

b) The Lower Pontalba Entryway and Hall Renovations - set to be completed April 30, 2025

This project includes repairing all walls in the entrance hallway and stairwell, as well as making minor cosmetic repairs to the stairs, if needed. The stairs, hallway walls, and stairwell surfaces will be sanded, cleaned, sealed, and repainted as specified. The exterior door will also be sanded smooth, cleaned, sealed, and repainted to match existing finishes. All existing light fixtures will be replaced as specified. Exterior work includes treating rust on all balcony rails and columns, repainting them as specified, and repairing any damaged balcony rail brackets.

c) Other capital improvements or major building projects completed within the past five (5) years

i) General Repairs to the Lower Pontalba Building:

- **November 2024:** Roof Tech conducted a full inspection and replaced missing slate shingles across the entire roof.
- **February 2025:** Front fascia radius at both ends of the building replaced and repaired.

ii) Individual Apartment Repairs:

503-3

- **November 2024:** Interior painting and minor repairs to prepare for new tenant move-in.
- Replaced refrigerator and ceiling fan in the kitchen.

509 – Townhouse

- **December 2024:** Repaired a roof leak affecting the kitchen. Wall damage was mudded and repaired.

515-3

- **December 2024:** Full replacement of the rear HVAC system.
- **April 2025:** Roof repairs to fix attic leaks causing plaster damage. Patched two ceiling holes.
- Tuck-pointed attic walls from the inside.

519-3

- **April 2025:** Porch sealing project scheduled for completion by May 16, 2025.

527-3

- **February 2025:** Repaired plumbing leak under bathtub.
- **March 2025:**
 - Relocated electrical panel from under counter to hallway for code compliance.
 - Installed new weatherboard around courtyard walls; painted and resealed windows.
 - Interior touch-up painting as needed.
 - Installed two new HVAC systems for front and rear areas of the unit.
 - Installed new snap flooring in kitchen and bathrooms and new hardwood flooring in the hallway.
 - Estimated full project completion by May 16, 2025.
- **April 2025:** Roof repairs for attic leaks and tuck-pointing of two exterior-facing walls from the attic interior.

531-3

- **April 2025:** Replaced HVAC condenser on rear unit.

810-3

- **February 2025:** Roof leak repair and plaster ceiling restoration.

811-3

- **December 2024:**
 - Replaced cast iron drainpipe with PVC (completed by Kelly's Plumbing).
 - Interior touch-up painting to prepare for rental.

809 – Courtyard

- **November 2024:** Replaced cast iron drain from third floor down to ground level with PVC (completed by Kelly's Plumbing).

525

- **February 2025:** Replaced cast iron drain from second floor into crawlspace above restroom area.

517

- **January 2025:** Demolished rear shower to repair leaking drain. (Future Work: Build new closet where the shower was located.)

507

- **Current Project** (Estimated Completion: May 30, 2025):
 - Install new tile flooring.
 - Repair and paint walls.
 - Clean and repair existing lighting.
 - Repair shelving and install new bi-fold doors to conceal shelving.

511

- A complete renovation of apartment 511, 2nd floor was completed within the past five (5) years.

4. Property Walk-Through: Please provide availability to tour or walk through the Lower Pontalba Building prior to submission of completed RFP. Please provide available dates and times for scheduling.

OSM Response – The OSM is generally available for a tour/walkthrough of the Lower Pontalba Building common areas and unoccupied commercial and residential spaces between the hours of 9:00 AM and 3:00 PM, Monday through Friday, until May 15, 2025. Please contact Brett Sandifer, Attorney, to schedule a tour/walkthrough at bsandifer@crt.la.gov.

5. Building Plans: Provide full set of building plans (if available)

OSM Response – Please see floor plan drawings of the Lower Pontalba Building attached.

6. Security Systems: Please confirm whether there is a current building security system in place. If so, provide details on the type, coverage, and any associated service contracts.

OSM Response – There is not an intrusion/burglar alarm system currently in place at the Lower Pontalba Building. There is a fire alarm system currently in place at the Lower Pontalba Building, which system is monitored and serviced by ADS Systems LLC.

7. Rent Collection Methods: How is rent currently being collected for both residential and commercial tenants?

a. Please specify if payments are made electronically, by check, or through a management platform management platform.

OSM Response – Residential tenants have the option to make rent payments by automated clearing house (ACH) or paper check, but the OSM plans on shifting to electronic only payments. Commercial tenants are required to make rent payments by ACH.

8. Account Management: Does the property management scope of work include actual handling of all rental payments, account deposits, bank account management and direct bill pay? Or will the Property Manager make all requests for account access and expense payments through the Louisiana Department of Culture, Recreation and Tourism?

OSM Response – All rent payments will need to be deposited directly to the OSM's Irby Trust bank account. Therefore, the Property Manager will need to make all requests for account access and expense payments through the OSM.

Commercial lease information
Lower Pontalba
May 2025

Commercial Tenant	Original Lease	Current Commencement	Optional Lease Expiration	Available Lease Options	Final Expiration	CPI Table	Sq. Ft. Available	Cost per Sq. Ft.	Rent
<i>Vacant</i> 507 St. Ann Initial Base Rent						82-84=100	352.68	46.31	Base \$ 1,361 C.A. fee* \$ 35 TOTAL \$ 1,396
<i>Little Toy Shop, Inc.</i> 513 St. Ann Initial Base Rent	3/1/1984 \$5,500.00	11/01/24	10/31/26	5 years 2- 5yr opts	10/31/39	82-84=100 306.88	1,254	66.48	Base \$ 6,947 C.A. fee* \$ 87 TOTAL \$ 7,034
<i>Ma Sherie Amour, Inc.</i> 517 St. Ann Initial Base Rent	2/1/1997 \$5,778.00	06/01/23	06/01/25	2 years 2-2 yr opts	05/31/29	82-84=100 288.991	1,315.6	52.70	Base \$ 5,778 C.A. fee* \$ 91 TOTAL \$ 5,869
<i>Waffle Time LLC</i> 521 St. Ann Initial Base Rent	9/9/2022 \$5,600.00	11/01/22	10/31/25	2 years 2-2 yr opts	10/31/28	82-84=100 287.608	1,290	55.44	Base \$ 5,960 C.A. fee* \$ 89 TOTAL \$ 6,049
<i>Pro-Image Sports</i> 809 Decatur Initial Base Rent	2/4/2008 \$4,057.00	10/01/20	09/30/25	2 years 2-2 yr opts	09/30/26	82-84=100 247.223*	1,078	55.86	Base \$ 5,018 C.A. fee* \$ 75 TOTAL \$ 5,093
<i>Creole Delicacies</i> 533 St. Ann Initial Base Rent	5/15/1964 \$5,500.00	11/01/18	10/31/24	2 years 2-2 yr opts	10/31/24	82-84=100 243.776*	1,210	67.05	Base \$ 6,761 C.A. fee* \$ 84 TOTAL \$ 6,845
<i>Vacant</i> 537 St. Ann Initial Base Rent						82-84=100	1,210	63.38	Base \$ 6,391 C.A. fee* \$ 84 TOTAL \$ 6,475
<i>Stanley of New Orleans LLC</i> 547 St. Ann Initial Base Rent	4/22/2008 \$12,711	05/01/08	05/01/25	5 years 3-5 yr opts	04/30/28	82-84=100 203.437	2,970	76.87	Base \$ 19,025 C.A. fee* \$ 206 TOTAL \$ 19,231
<i>Monty's on the Square</i> 801 Decatur Initial Base Rent	9/15/2000 \$9,000	10/01/08	10/01/25	5 years 2-5 yr opt	09/30/23	82-84=100 212.387*	2,405	64.65	Base \$ 12,957 C.A. fee* \$ 167 TOTAL \$ 13,124

Commercial lease information
Lower Pontalba
May 2025

Commercial Tenant	Original Lease	Current Commencement	Optional Lease Expiration	Available Lease Options	Final Expiration	CPI Table	Sq. Ft. Available	Cost per Sq. Ft.	Rent	Date Received
Pop City 808 Chartres	12/1/2023	12/01/23	12/01/25	5 years 2-5 yr opt	12/31/38	82-84=100 299.657	974	40.37	Base \$ C.A. fee* \$ TOTAL \$	3,277 68 3,345
Initial Base Rent	\$3,200									
Fives 529 St. Ann	6/27/2022	8/1/22	7/31/27	5years 3-5yr opt	7/31/1942	82-84=100 283.307	1,266			
Initial Base Rent	\$ 5,100									
1st Amendment to include	2/1/2025	2/1/2025	7/31/27				1165	4.29	Base \$ C.A. fee* \$ TOTAL \$	10,426 393 10,819
525 St. Ann										
Initial Base Rent	\$ 5,326									
<u>Other Rental Property</u>										
Vacant 539 St. Philip Street							3,036	-	Base \$ Total \$	- -

Updated 4-21-25

*corrected CPI

Commercial lease information
Lower Pontalba
May 2025

Base	#REF!	#REF!	100%	#REF!	80%
CAM	#REF!	#REF!	100%	#REF!	80%

Residential lease information
Lower Pontalba
May 2025

INITIAL					RENT		Per Sq.
NAME	APARTMENT	LEASE	EXPIRATION	DPST \$		Foot	
B. Jacobson Sq Feet	503 St. Ann, 2nd 1510	1/7/19	06/30/25	\$3,941.00	Base \$ 3,941 C.A. fee* \$ 130 TOTAL \$ 4,071	2.61	
M. Sullivan Sq Feet	503 St. Ann, 3rd 1453	2/1/25	06/30/25	\$2,252.00	Base \$ 2,252 C.A. fee* \$ 126 Utilities Cr. \$ (25) TOTAL \$ 2,353	1.55	
L. Dampeer Sq Feet	509 St. Ann 1013	8/1/18	06/30/25	\$2,795.00	Base \$ 2,795 C.A. fee* \$ 95 TOTAL \$ 2,890	2.76	
Ryan Nagim Sq Feet	511 St. Ann, 2nd 1547	11/1/23	06/30/25	\$4,232.00	Base \$ 4,232 C.A. fee* \$ 132 Utilities Cr. \$ (25) TOTAL \$ 4,339	2.74	
R. Caples Sq Feet	511 St. Ann, 3rd 1597	1/28/11	06/30/25	\$3,462.00	Base \$ 3,462 C.A. fee* \$ 136 TOTAL \$ 3,598	2.17	
K. Ruckert Sq Feet	515 St. Ann, 2nd 1681	2/1/25	06/30/25	\$2,844.00	Base \$ 2,844 C.A. fee* \$ 142 Utilities Cr. \$ (25) TOTAL \$ 2,961	1.69 1st year \$2844 2nd year \$3446	
Hoffman/Schlesinger Sq Feet	515 St. Ann, 3rd 1644	4/15/19	06/30/25	\$3,245.00	Base \$ 3,245 C.A. fee* \$ 139 TOTAL \$ 3,384	1.97	
Terrence Ginn Sq Feet	519 St. Ann, 2nd 1693	11/1/20	06/30/25	\$3,450.00	Base \$ 3,800 C.A. fee* \$ 142 Utilities Cr. \$ (25) TOTAL \$ 3,917	2.24	
Vacant Sq Feet	519 St. Ann, 3rd 1727				Base \$ 3,064 C.A. fee* \$ 145 TOTAL \$ 3,209	1.77	
C. Georges Sq Feet	527 St. Ann, 2nd 1608	3/26/86	06/30/25	\$2,941.00	Base \$ 2,941 C.A. fee* \$ 137 Utilities Cr. \$ (25) TOTAL \$ 3,053	1.83	
Vacant Sq Feet	527 St. Ann, 3rd 1687				Base \$ 3,254 C.A. fee* \$ 142 TOTAL \$ 3,396	1.93	

Residential lease information
Lower Pontalba
May 2025

INITIAL					DATE	
NAME	APARTMENT	LEASE	EXPIRATION	DPST \$	RENT	Per Sq. Foot
McKelthen/Quird Sq Feet	531 St. Ann, 2nd 1682	10/9/20	06/30/25	\$4,106.00	Base \$ 4,106 Utilities Cr. \$ (25) C.A. fee* \$ 142 TOTAL \$ 4,223	2.44
Bayhi, Clark & Payne Sq Feet	531 St. Ann, 3rd 1550	4/28/25	06/30/26	\$3,075.00	Base \$ 3,075 C.A. fee* \$ 133 TOTAL \$ 3,208	1.98
<i>Museum Apartment</i> Sq Feet	535 St. Ann, 2nd 1622				Base \$ 4,232 C.A. fee* \$ 138 Utility Cr. \$ (25) TOTAL \$ 4,345	2.61
J. Theriot Sq Feet	535 St. Ann, 3rd 1526	4/1/17	06/30/25	\$3,845.00	Base \$ 3,845 C.A. fee* \$ 131 TOTAL \$ 3,976	2.52
J. Simpson Sq Feet	539 St. Ann, 2nd 1603	12/1/16	06/30/25	\$3,673.00	Base \$ 3,673 C.A. fee* \$ 161 Utility Cr. \$ (25) TOTAL \$ 3,809	2.29
D. Woolridge Sq Feet	539 St. Ann, 3rd 1586	10/1/06	06/30/25	\$3,227.00	Base \$ 3,227 C.A. fee* \$ 135 TOTAL \$ 3,362	2.03
C. Riddle Sq Feet	541 St. Ann 942	3/8/93	06/30/25	\$2,600.00	Base \$ 2,600 C.A. fee* \$ 90 TOTAL \$ 2,690	2.76
D. Berger Sq Feet	543 St. Ann, 2nd 1548	12/1/04	06/30/25	\$3,388.00	Base \$ 3,388 C.A. fee* \$ 132 Utilities Cr. \$ (25) TOTAL \$ 3,495	2.19
C. Creed Sq Feet	543 St. Ann, 3rd 1508	4/1/11	06/30/25	\$3,267.00	Base \$ 3,267 C.A. fee* \$ 130 TOTAL \$ 3,397	2.17

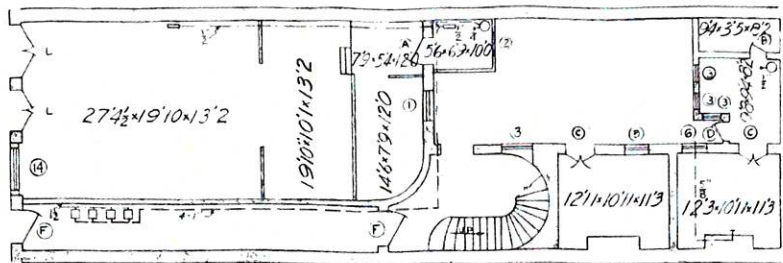
**Residential lease information
Lower Pontalba
May 2025**

INITIAL						Per Sq. Foot	
NAME	APARTMENT	LEASE	EXPIRATION	DPST \$	RENT		
L. Arnoult Sq Feet	806 Chartres, 2nd 1269	1/9/20	06/30/25	\$2,758.00	Base 2758 C.A. fee* 113 Utilities Cr. \$ (25) TOTAL \$ 2,846		2.17
Gerald Leydecker Sq Feet	806 Chartres, 3rd 1300	10/1/16	06/30/25	\$2,758.00	Base \$ 2,731 C.A. fee* \$ 115 TOTAL \$ 2,846		2.10
D. Colvin Sq Feet	810 Chartres, 2nd 1202	4/1/21	06/30/25	\$2,610.00	Base \$ 2,551 C.A. fee* \$ 108 Utilities Cr. \$ (25) TOTAL \$ 2,634		2.12
Vacant Sq. Feet	810 Chartres, 3rd 1295				Base \$ 2,849 C.A. fee* \$ 115 TOTAL \$ 2,964	\$	2.20
E. Alford Sq Feet	807 Decatur, 2nd 1325	9/1/18	06/30/25	\$3,459.00	Base \$ 3,459 C.A. fee* \$ 117 Utilities Cr. \$ (25) TOTAL \$ 3,551		2.61
Vacant Sq. Feet	807 Decatur, 3rd 1295	2/14/11		\$2,362.00	Base \$ 2,362 C.A. fee* \$ 115 TOTAL \$ 2,477		1.82
D. Ahlers Sq Feet	811 Decatur, 2nd 1200	10/1/08	06/30/25	\$2,610.00	Base \$ 2,610 C.A. fee* \$ 108 Utilities Cr. \$ (25) TOTAL \$ 2,693		2.18
Vacant Sq Feet	811 Decatur, 3rd 1230				Base \$ 2,610 C.A. fee* \$ 110 TOTAL \$ 2,720		2.12

TOTAL DEPOSITS \$72,900.00

* common area fee

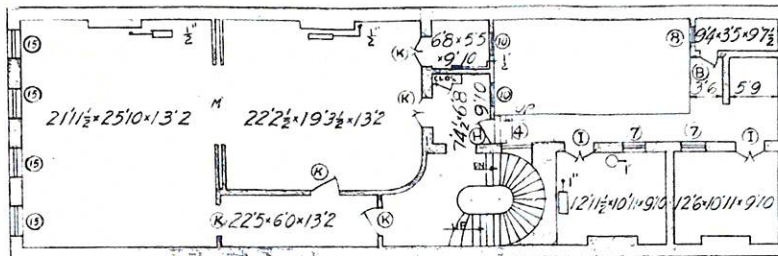
updated 4-21-25



513 ST. ANN ST. 1ST. FLOOR

WINDOW SCHEDULE

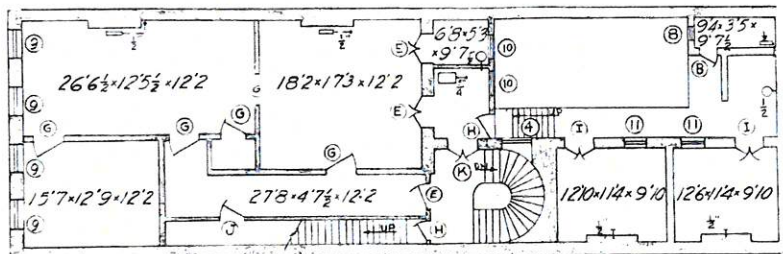
- ① 3'5" x 7'8"
- ② 2'7 1/2" x 2'11"
- ③ 1'11" x 6'7"
- ④ 3'5" x 5'9"
- ⑤ 2'10" x 5'4"
- ⑥ 3'1" x 2'1"
- ⑦ 2'10" x 5'9"
- ⑧ 1'10" x 1'7 1/2"
- ⑨ 3'3" x 9'1"
- ⑩ 2'10" x 5'2"
- ⑪ 2'10" x 5'8"
- ⑫ 2'10" x 3'6"
- ⑬ 3'4" x 3'4"
- ⑭ 4'0" x 11'7"
- ⑮ 3'4 1/2" x 10'0"



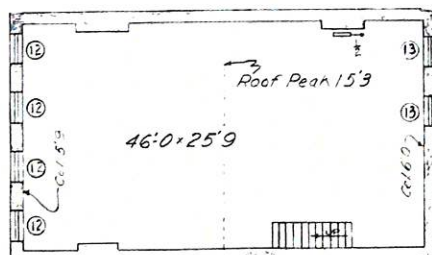
511 ST. ANN ST. 2ND. FLOOR

DOOR SCHEDULE

- A 3'0" x 7'6"
- B 1'11" x 6'7"
- C 3'3" x 8'1"
- D 2'8" x 7'4"
- E 3'5" x 9'2"
- F 3'10" x 11'6"
- G 3'6" x 9'2"
- H 2'10" x 6'9"
- I 3'3" x 8'4"
- J 3'0" x 9'2"
- K 3'6" x 10'2"
- L 4'6" x 11'7"
- M 9'0" x 10'7 1/2"



511 ST. ANN ST. 3RD. FLOOR



511 ST. ANN ST. ATTIC

GAS PIPE LEGEND

- Pipe on floor
- Pipe at Ceiling
- Vert. pipe up towards fixture
- Vert. pipe down towards fixture
- Cook Stove 4 burner + oven
- Water Heater 56000 B.T.U./hr
- GAS METERS

NOTE:

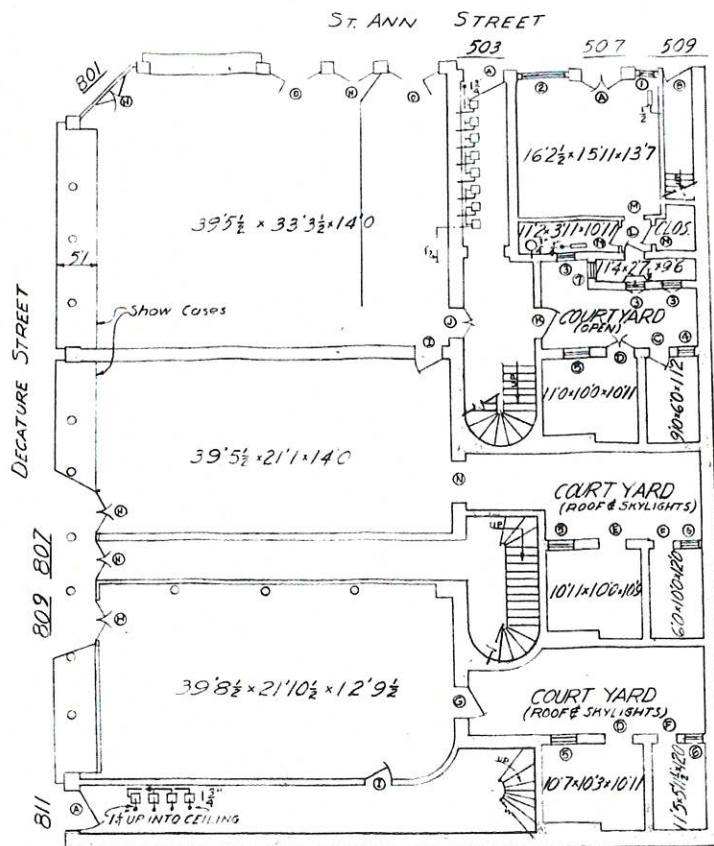
Gas pipe come back passage to court as 1" reduce to 3/4" in court and take shortest routes to their respective floors where they reduce to 1/2"

JAMES M. TODD, M.E.
CONSULTING MECHANICAL & ELECTRICAL ENGINEER
NEW ORLEANS, LA.

MEASURED BUILDINGS AND
GAS TUBERATION PLANS
ST. ANN STREET FONTAINE BUILDINGS

Plan No. _____ DRAWN BY _____ CHECKED BY _____

DATE _____ OF _____ SHEETS



FIRST FLOOR

FIRST FLOOR

WINDOW SCHEDULE

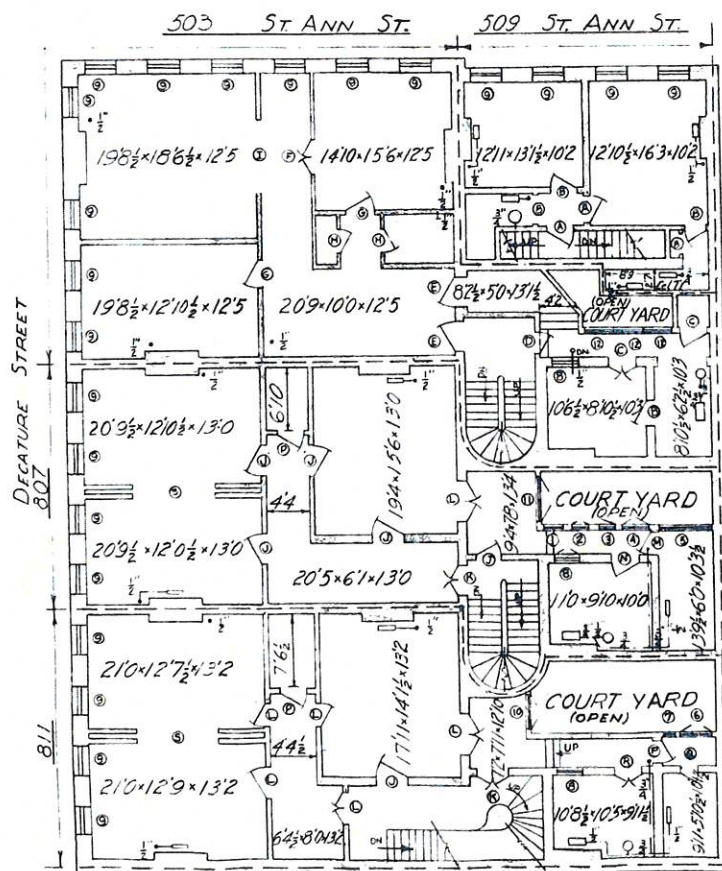
①	1'6" x 7'9"
②	4'0" x 7'9 1/2"
③	2'10" x 2'2"
④	2'5" x 8'1 1/2"
⑤	2'10 1/2" x 5'8"
⑥	2'2" x 9'2"
⑦	2'0" x 2'0"

DOOR SCHEDULE

A	3'8" x 11'7"
B	2'9" x 10'8"
C	2'5" x 8'1"
D	3'1" x 8'10"
E	3'1" x 8'0"
F	2'2" x 9'2"
G	3'5" x 8'4 1/2"
H	4'8" x 8'11"
I	3'0" x 7'3 1/2"
J	3'7" x 11'1 1/2"
K	3'5" x 7'11"
L	2'2" x 6'4"
M	2'2 1/2" x 6'5"
N	4'9" x 10'1"
O	6'2" x 12'6"

NOTES

- 1 Gas piping concealed in walls and floors except as indicated.
- 2 Building numbers indicated at entrances on first floor and on the second floor they are indicated by dash lines and numbers.
- 3 Show cases open to interiors of stores.



SECOND FLOOR

SECOND FLOOR

WINDOW SCHEDULE

①	1'7" x 8'0"
②	2'7" x 5'2"
③	1'9" x 5'2"
④	3'1" x 6'11"
⑤	6'4 1/2" x 6'3 1/2"
⑥	3'7" x 5'1"
⑦	1'4" x 5'1"
⑧	2'11" x 5'3"
⑨	3'4 1/2" x 10'2"
⑩	4'0" x 6'1"
⑪	2'0" x 5'0"
⑫	3'1" x 3'6"

DOOR SCHEDULE

A	3'0" x 10'1"
B	2'6" x 6'5"
C	3'0" x 8'5"
D	2'5" x 7'0"
E	3'4" x 9'2"
F	4'0" x 8'0"
G	3'2" x 10'1"
H	2'8" x 10'1"
I	8'6" x 8'0"
J	3'5 1/2" x 10'1"
K	3'4" x 9'11"
L	4'5 1/2" x 10'3"
M	2'5 1/2" x 7'5"
N	3'1" x 8'6"
O	2'2" x 6'10"
P	2'0" x 6'7"
Q	3'1" x 8'6"
R	9'0" x 10'7"

GAS PIPE LEGEND

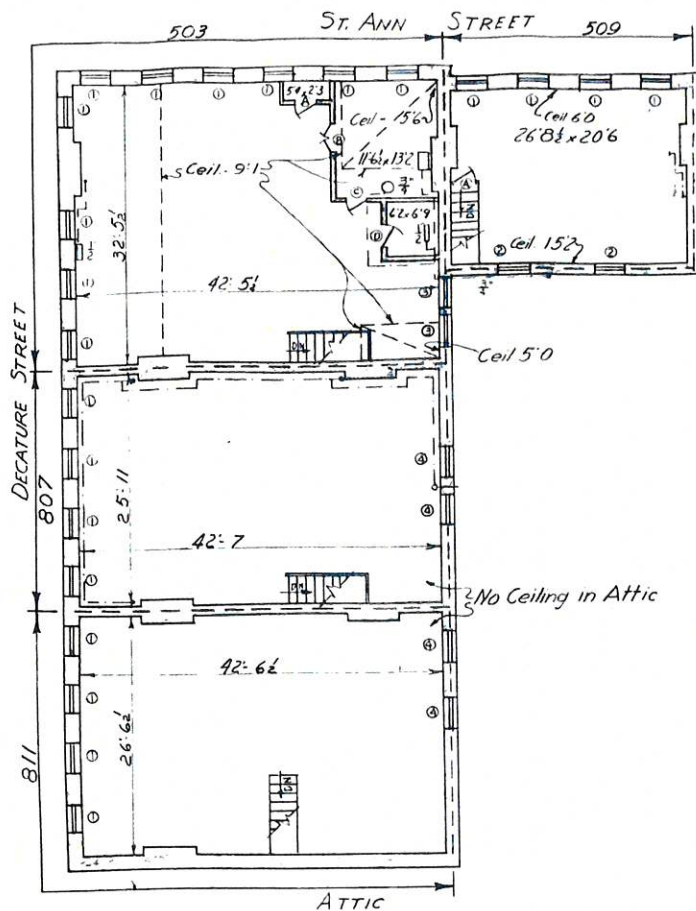
- Pipe of floor
- Pipe of ceiling
- Vert pipe up to heater
- Vert pipe down to heater
- Cook store, 4 burn + Oven
- Gas meter
- Water heater

JAMES M. TODD, M.E.
CONSULTING MECHANICAL & ELECTRICAL ENGINEER
NEW ORLEANS, LA.

MEASURED BUILDINGS AND
GAS DISTRIBUTION PIPING
ST. ANN STREET PONTALBA BUILDING

Plan No. _____ Drawn by _____ Checked by _____
Date _____

REVISED _____ OF _____ SHEETS



ATTIC

WINDOW SCHEDULE

DOOR SCHEDULE

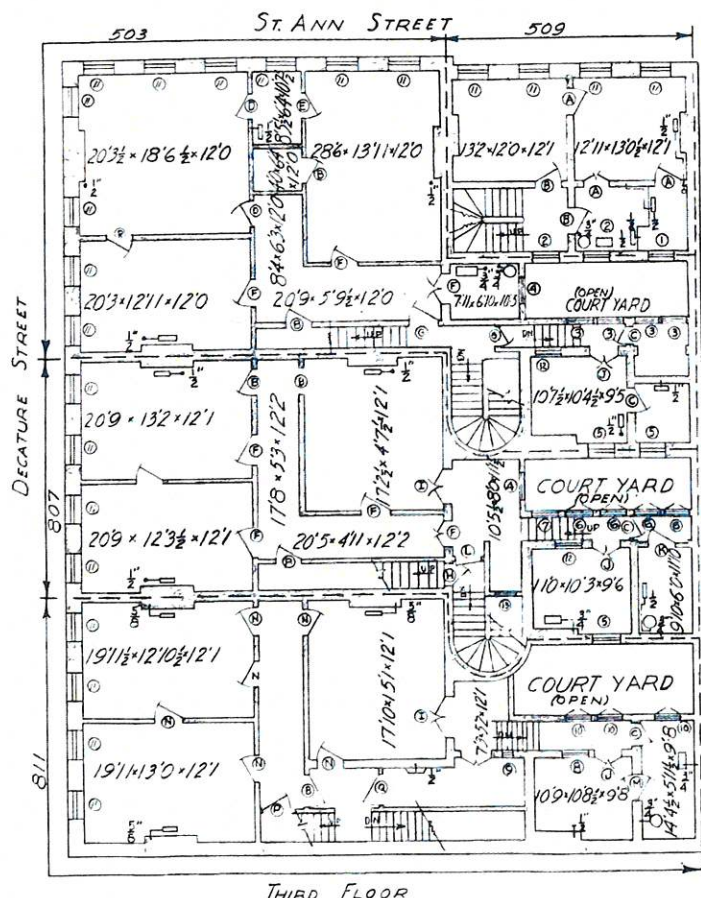
①	3'6" x 2'10"	Ⓐ	2'7" x 6'6"
②	3'4½" x 5'0"	Ⓑ	3'1" x 6'10"
③	5'6" x 6'6"	Ⓒ	2'3" x 6'0"
④	3'4½" x 3'6"	Ⓓ	2'6" x 6'6"

GAS PIPE LEGEND

- Pipe at floor
- Pipe at ceiling
- Vert pipe up to heater
- Vert pipe down to heater
- Cook stove 4 burners + Oven
- Gas meter
- Water heater

NOTES

1. Gas piping concealed in walls and floors except as indicated
2. Building numbers indicated by dashed lines



THIRD FLOOR

WINDOW SCHEDULE

DOOR SCHEDULE

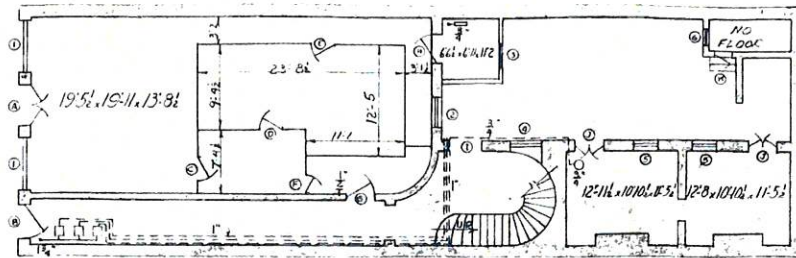
①	2'3" x 2'10"	Ⓐ	2'10" x 9'4"
②	3'4½" x 6'9"	Ⓑ	3'0" x 9'2"
③	3'3" x 5'9"	Ⓒ	2'5½" x 7'0"
④	2'10½" x 5'2"	Ⓓ	3'0" x 8'5"
⑤	2'10" x 3'0"	Ⓔ	2'1½" x 9'2"
⑥	2'10" x 5'9½"	Ⓕ	3'5" x 9'2"
⑦	4'10" x 4'6"	Ⓖ	2'10" x 6'8"
⑧	2'10" x 5'4"	Ⓗ	2'6" x 9'2"
⑨	1'4" x 6'6"	Ⓘ	4'5" x 9'2"
Ⓙ	3'10½" x 5'3"	Ⓚ	3'1" x 8'1"
⑴	5'5" x 9'1"	Ⓛ	2'10" x 6'10½"
⑵	2'11" x 5'4"	Ⓜ	2'11½" x 9'10"
⑶	3'4" x 6'0"	Ⓝ	3'0" x 7'0"
		Ⓞ	3'6" x 9'2"
		Ⓟ	2'6" x 6'1"
		Ⓠ	2'10" x 8'7"
		Ⓡ	2'11" x 7'11"

JAMES M. TODD, M.E.
CONSULTING MECHANICAL & ELECTRICAL ENGINEER
NEW ORLEANS, LA.

MEASURED BUILDINGS AND
GAS DISTRIBUTION PIPING
ST. ANN STREET RENTAL BUILDINGS

Plan No. _____ Drawn by _____ Checked by _____
Date _____

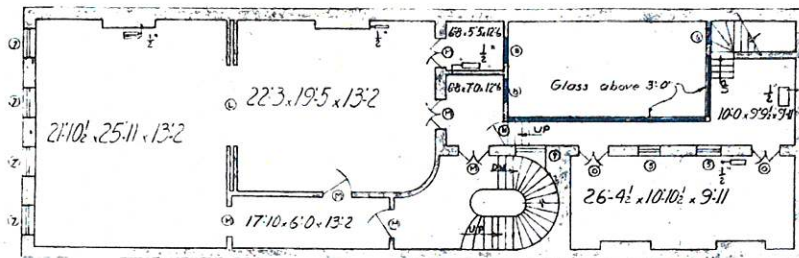
REVISED _____ OF _____ SHEETS



517 ST ANN ST. 1ST. FLOOR

WINDOW SCHEDULE

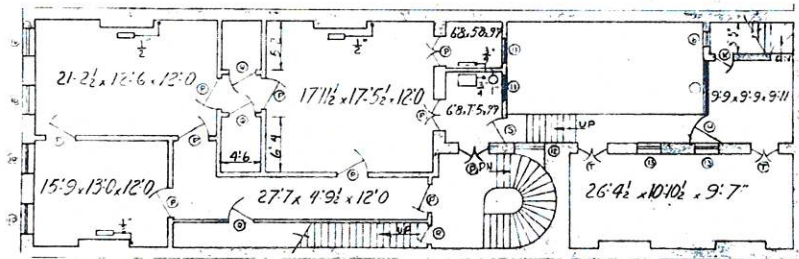
① 4'-0" x 11'-7"
② 3'-4" x 7'-9"
③ 2'-7 1/2" x 2'-11"
④ 3'-5" x 6'-10"
⑤ 2'-10 1/2" x 5'-8"
⑥ 1'-8" x 1'-10"
⑦ 3'-3" x 10'-2 1/2"
⑧ 2'-9" x 5'-2"
⑨ 3'-4" x 6'-7 1/2"
⑩ 3'-3" x 9'-1"
⑪ 2'-10" x 5'-2"
⑫ 3'-4" x 6'-0"
⑬ 2'-10" x 5'-5"
⑭ 3'-6" x 2'-1"
⑮ 3'-4 1/2" x 3'-6"



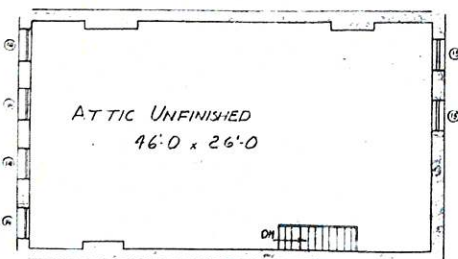
515 ST ANN ST. 2ND. FLOOR

DOOR SCHEDULE

① 4'-7" x 13'-2"
② 3'-10 1/2" x 9'-4"
③ 2'-9" x 6'-9"
④ 2'-7" x 6'-7 1/2"
⑤ 2'-7" x 6'-10"
⑥ 1'-11" x 7'-6"
⑦ 3'-5 1/2" x 8'-8"
⑧ 2'-10" x 7'-6"
⑨ 3'-6" x 9'-3"
⑩ 3'-3" x 9'-0"
⑪ 2'-0" x 7'-0"
⑫ 9'-0" x 10'-7"
⑬ 3'-5" x 10'-3"
⑭ 2'-10" x 8'-6"
⑮ 3'-3" x 8'-6"
⑯ 3'-5 1/2" x 9'-2 1/2"
⑰ 3'-0" x 9'-2 1/2"
⑱ 2'-5 1/2" x 9'-2 1/2"
⑲ 2'-10" x 6'-9"
⑳ 3'-3" x 8'-1"
㉑ 3'-3" x 8'-9"



515 ST ANN ST. 3RD. FLOOR



515 ST ANN ST ATTIC

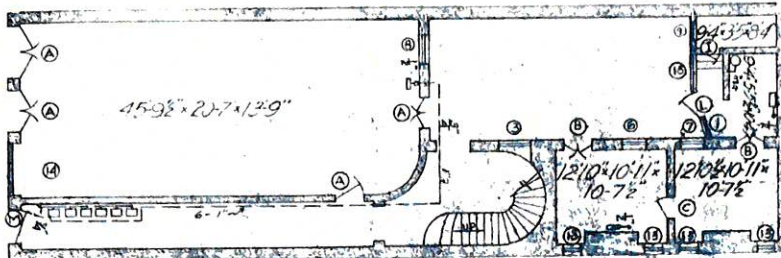
GAS PIPE LEGEND

- Pipe at floor
- Pipe at ceiling
- Vert. pipe up to heater
- Vert. pipe down to heater
- Cook stove, 4 burn. oven
- Gas meter
- Water heater
- Gas lugs

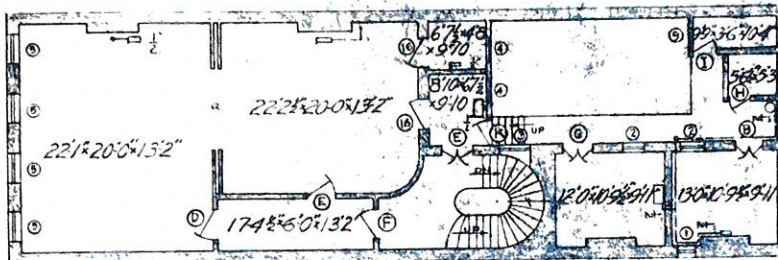
NOTE

Gas pipe come back passage from meter to court where they are reduced to 3" and take the shortest route to their respective floors.

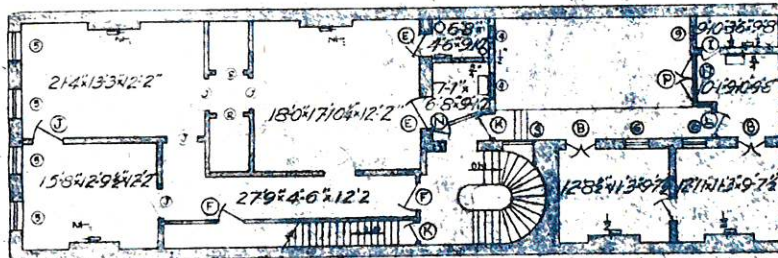
JAMES M. TODD, M.E.	
CONSULTING MECHANICAL & ELECTRICAL ENGINEER	
NEW ORLEANS, LA.	
MEASURED BUILDINGS AND	
GAS DISTRIBUTION PIPING	
ST ANN STREET PONTALBA BUILDINGS	
Plans No. _____	Drawn by _____
Checked by _____	
Date _____	
REVISED	SHEET No. _____ OF _____ SHEETS



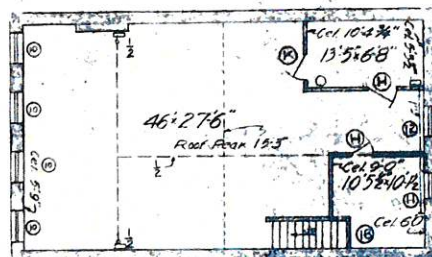
521 ST. ANN ST. 1ST FLOOR



519 ST. ANN ST. 2ND FLOOR



519 ST. ANN ST. 3RD FLOOR



519 ST. ANN ST. ATTIC

WINDOW SCHEDULE

- ① 1'9" x 4'2"
- ② 2'10" x 5'9"
- ③ 3'5" x 5'9"
- ④ 2'10" x 5'2"
- ⑤ 3'3" x 9'1"
- ⑥ 2'10" x 5'4"
- ⑦ 3'1" x 2'1"
- ⑧ 3'4 1/2" x 7'8 1/2"
- ⑨ 1'10" x 1'7 1/2"
- ⑩ 2'3" x 3'6"
- ⑪ 3'0" x 2'1"
- ⑫ 3'4" x 3'4"
- ⑬ 2'2" x 3'2"
- ⑭ 4'0" x 11'7"
- ⑮ 2'9" x 6'8"
- ⑯ 3'2" x 10'3"
- ⑰ 5'3" x 3'8"
- ⑱ 2'2" x 2'7"

DOOR SCHEDULE

- Ⓐ 3'5" x 10'7"
- Ⓑ 3'3" x 8'1"
- Ⓒ 2'5" x 6'2"
- Ⓓ 3'5" x 10'1"
- Ⓔ 3'6" x 10'2"
- Ⓕ 3'1" x 7'10"
- Ⓖ 3'3" x 8'6"
- Ⓗ 2'5" x 6'8"
- Ⓘ 2'0" x 8'6"
- Ⓢ 3'5" x 9'2 1/2"
- Ⓚ 2'10" x 6'9"
- Ⓛ 2'8" x 7'4"
- Ⓜ 3'10" x 11'6"
- Ⓝ 1'10" x 6'6"
- Ⓟ 5'3" x 6'2"
- Ⓡ 2'0" x 10'7 1/2"
- Ⓢ 3'0" x 5'3"

GAS PIPE LEGEND

- Pipe on floor
- Pipe at Ceiling
- Vert. pipe up towards fixture
- Vert. pipe down towards fixture
- Cook Stove Aburner + oven
- Water Heater 75000 B.T.U./hr
- GAS METERS

NOTE:

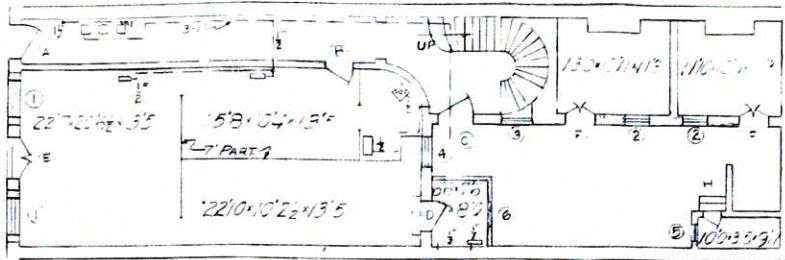
Gas pipe come back passage to court as 1" reduce to 3/4" in court and take shortest routes to their respective floors where they reduce to 1/2"

JAMES M. TODD, M.E.
CONSULTING MECHANICAL & ELECTRICAL ENGINEER
NEW ORLEANS, LA.

MEASURED BUILDINGS AND
GAS DISTRIBUTION PIPING
ST ANN STREET PONTALBA BUILDINGS

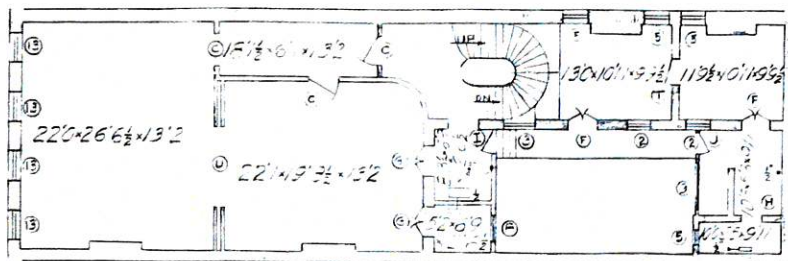
Plan No. _____ Drawn by _____ Checked by _____
Date _____

REVISED
SHEET No. _____ OF _____ SHEETS



529 ST. ANN ST. 1ST. FLOOR

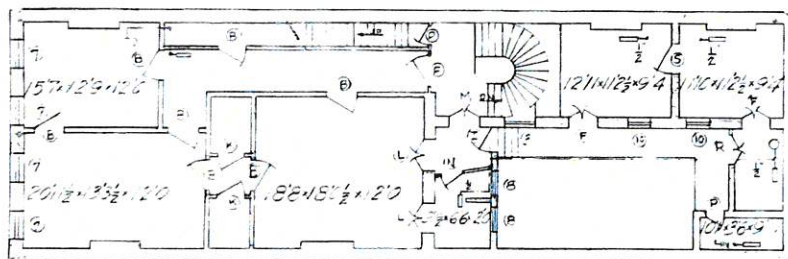
NO.	FEET
1	20' x 17'
2	20' x 17'
3	17' x 20'
4	3'5" x 7'1"
5	15' x 11'1"
6	21' x 11'1"
7	3'3" x 3'1"
8	21' x 5'1"
9	6'5" x 5'4"
10	2'0" x 5'3"
11	5'1" x 3'4"
12	2'0" x 5'0"
13	3'3" x 10'2"



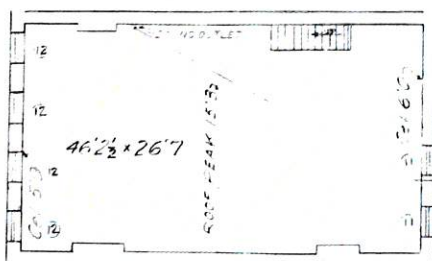
531 ST. ANN ST. 2ND. FLOOR

DOOR SCHEDULE

A	3'10" x 11'6"
B	3'6" x 3'2"
C	3'5" x 10'2"
D	2'8" x 6'6"
E	4'6" x 11'7"
F	5'2" x 5'1"
G	3'4" x 15'0"
H	2'0" x 7'0"
I	2'0" x 5'3"
J	5'2" x 2'11"
K	3'0" x 9'2"
L	3'4" x 3'11"
M	3'0" x 3'0"
N	2'6" x 3'1"
P	2'0" x 3'0"
Q	5'7" x 7'6"
S	2'6" x 6'3"
T	5'7" x 6'1"
U	9'0" x 11'7"



531 ST. ANN ST. 3RD. FLOOR



531 ST. ANN ST. ATTIC

GAS PIPE LEGEND

- Pipe on floor
- Pipe at Ceiling
- Vert. pipe up towards fixture
- Vert. pipe down towards fixture
- Cook Stove, Appliance + oven
- Water Heater 56000 BTU/hr
- GAS METERS
- GAS REFRIGERATOR

NOTE:

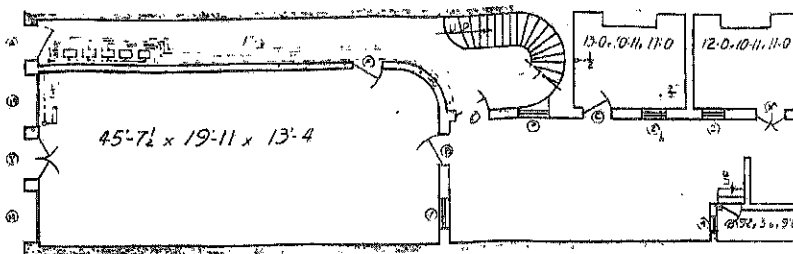
Gas pipe come back down to court 60" radius to 34" in court and take shortest route to their respective rooms where the radius is 60"

JAMES M. TODD, M.E.
CONSULTING MECHANICAL & ELECTRICAL ENGINEER
NEW ORLEANS, LA.

MEASURED BUILDINGS AND
GAS DISTRIBUTION PIPING
ST. ANN STREET PONTALBA BUILDINGS

Plan No. _____ Drawn by _____

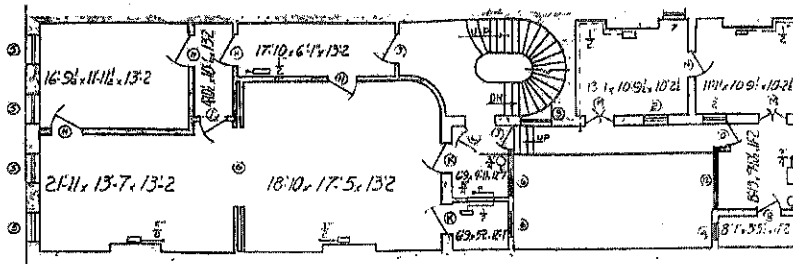
REVISED _____ SHEET _____ OF _____



537 ST. ANN ST. 1ST FLOOR

WINDOW SCHEDULE

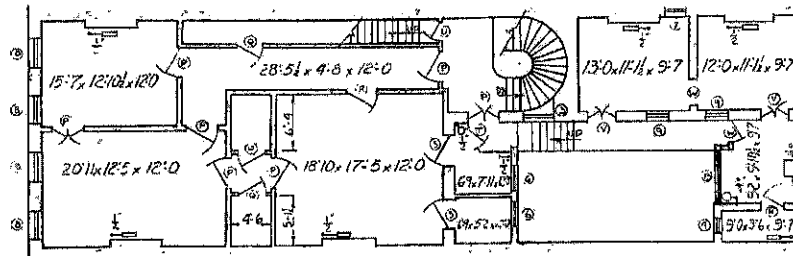
- 1 3'-5" x 7' 11"
- 1 2'-0 1/2" x 5' 7"
- 1 3' 5 1/2" x 5' 8"
- 1 1' 8" x 1' 10"
- 1 3' 4 1/2" x 10' 0"
- 1 2' 10 1/2" x 5' 2"
- 1 3' 2" x 2' 2"
- 1 3' 3" x 9' 1"
- 1 2' 10" x 5' 4"
- 1 3' 6" x 2' 0"
- 1 3' 5" x 3' 6"
- 1 7' 0" x 5' 7"
- 1 7' 0" x 6' 0"
- 1 4' 0" x 11' 7"



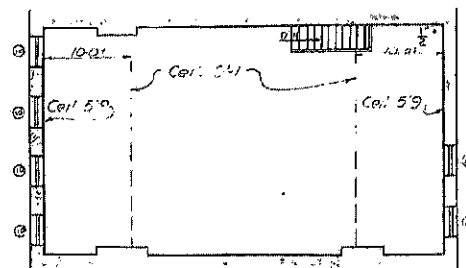
539 ST. ANN ST. 2ND FLOOR

DOOR SCHEDULE

- 1 3' 10 1/2" x 9' 4"
- 1 3' 4" x 9' 10"
- 1 3' 3" x 9' 0"
- 1 2' 0" x 7' 0"
- 1 3' 5 1/2" x 9' 2 1/2"
- 1 3' 5 1/2" x 8' 8"
- 1 9' 0" x 10' 7"
- 1 3' 5" x 10' 2"
- 1 3' 0" x 10' 1"
- 1 2' 10" x 6' 9"
- 1 3' 4 1/2" x 9' 4"
- 1 2' 7 1/2" x 6' 6"
- 1 3' 3" x 8' 6"
- 1 2' 6" x 6' 9"
- 1 2' 6" x 8' 9"
- 1 3' 5 1/2" x 9' 3"
- 1 3' 0" x 9' 2"
- 1 2' 2" x 6' 2 1/2"
- 1 3' 4 1/2" x 9' 2"
- 1 2' 5" x 6' 1"
- 1 2' 4" x 9' 2"
- 1 3' 3" x 8' 1"
- 1 2' 6" x 7' 5 1/2"
- 1 5' 3" x 8' 9"
- 1 4' 7" x 13' 2"



539 ST. ANN ST. 3RD FLOOR



539 ST. ANN ST. ATTIC

GAS PIPE LEGEND

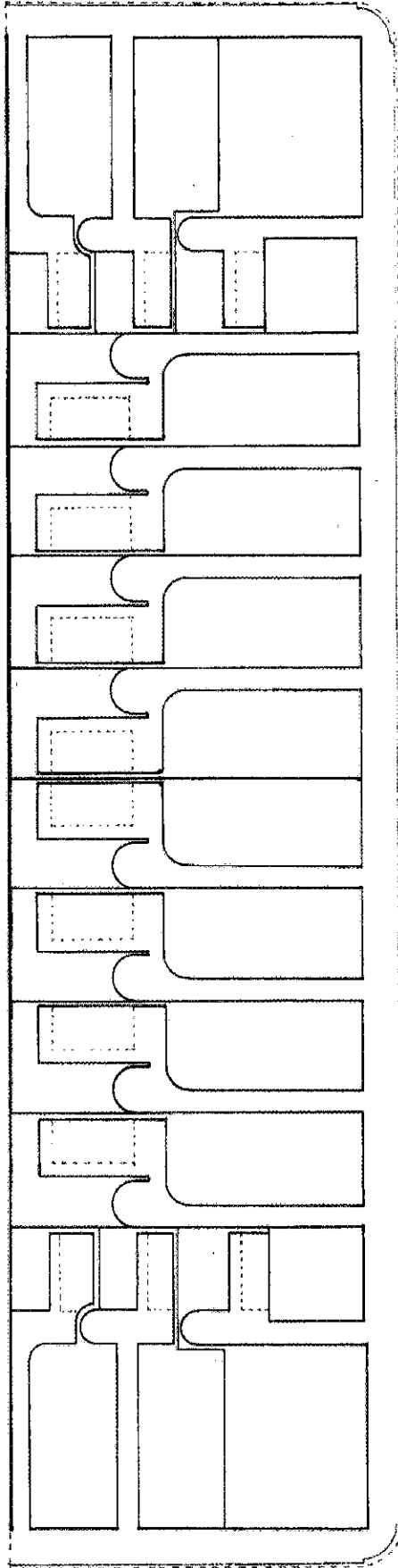
- Pipe at ceiling
- Pipe at floor
- Vent pipe up to heater
- Vent pipe down to heater
- Cook stove, 4 burner burner
- Water heater, 56,000 B.T.U.

NOTE

Gas pipe come back passage to court while they reduce to 4" and take shorter routes to the upper floors.

JAMES M. TODD, M.E. CONSULTING MECHANICAL & ELECTRICAL ENGINEER NEW ORLEANS, LA.		
MEASURED BUILDINGS AND GAS DISTRIBUTION PIPING ST ANN STREET PONTALBA BUILDINGS		
Plan No. _____	Drawn by _____	Checked by _____
Date <u>1-10-1918</u>		
Revised _____	Scale No. _____	Sheet No. _____

DECATUR STREET



JACKSON SQUARE

CHARTRES STREET

