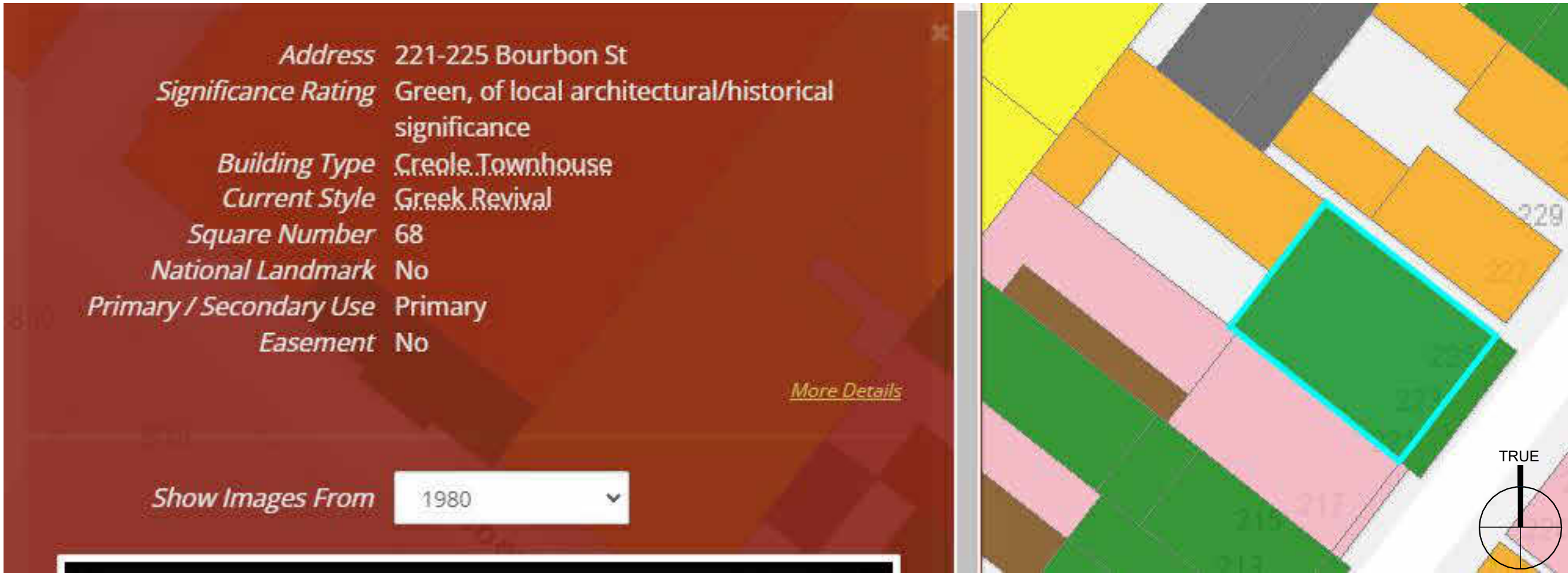


CONSTRUCTION DOCUMENTS

225 BOURBON ST GALLERY & BALCONY DECKING REPLACEMENT

225 Bourbon St
New Orleans, LA 70130



LIMITS FOR SCOPE OF WORK. REPLACEMENT OF DECKING ON 2ND FLOOR BALCONY AND 1ST FLOOR GALLERY



PROJECT DESCRIPTION

REMOVE AND REPLACE EXTERIOR DECKING ON 2ND FLOOR GALLERY AND 3RD FLOOR BALCONIES.

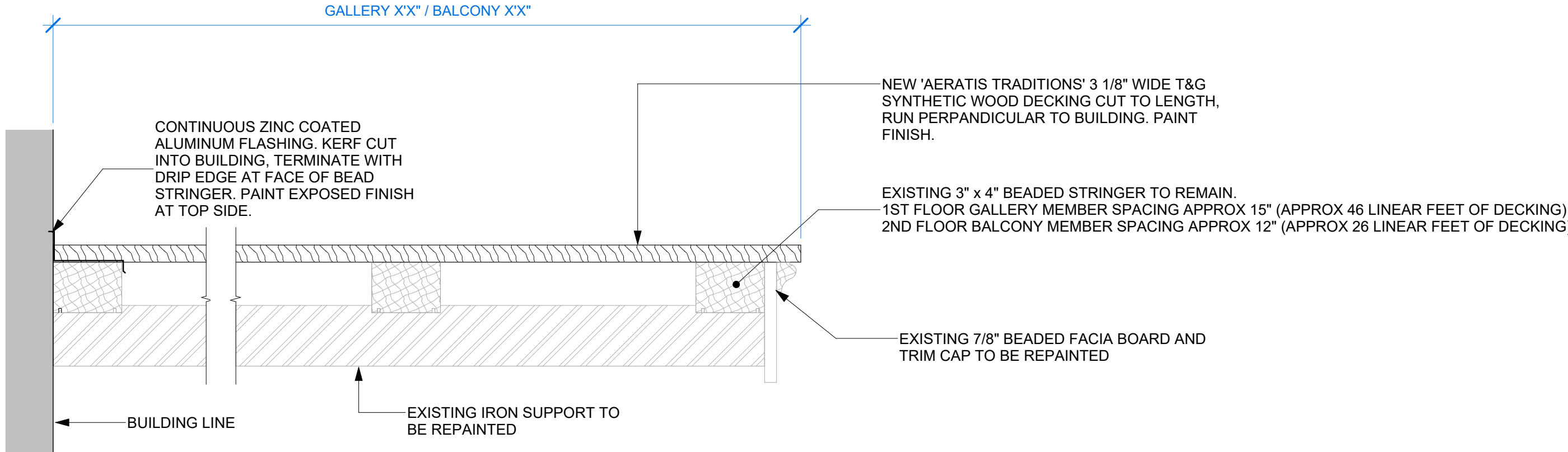
OWNER:
225 BOURBON STREET LLC
160 W OAKRIDGE PK
METAIRIE, LA 70005

ZONING DISTRICT: VCE - VIEUX CARR& ENTERTAINMENT DISTRICT
W/VIEUX CARR&

APPLICABLE CODES:
2015 IBC WITH NEW ORLEANS CODE ADOPTIONS
2015 INTERNATIONAL MECHANICAL CODE
2013 LOUISIANA STATE PLUMBING CODE
2014 NATIONAL ELECTRIC CODE
2015 ADA ADDA GUIDELINES

ARCHITECT:
M3 DESIGN GROUP LLC
3328 BANKS ST.
NEW ORLEANS, LA 70119
MYLES M MARTIN LIC#7597
MYLES@M3-DESIGN-GROUP.COM
504-345-8950

PROJECT INFORMATION

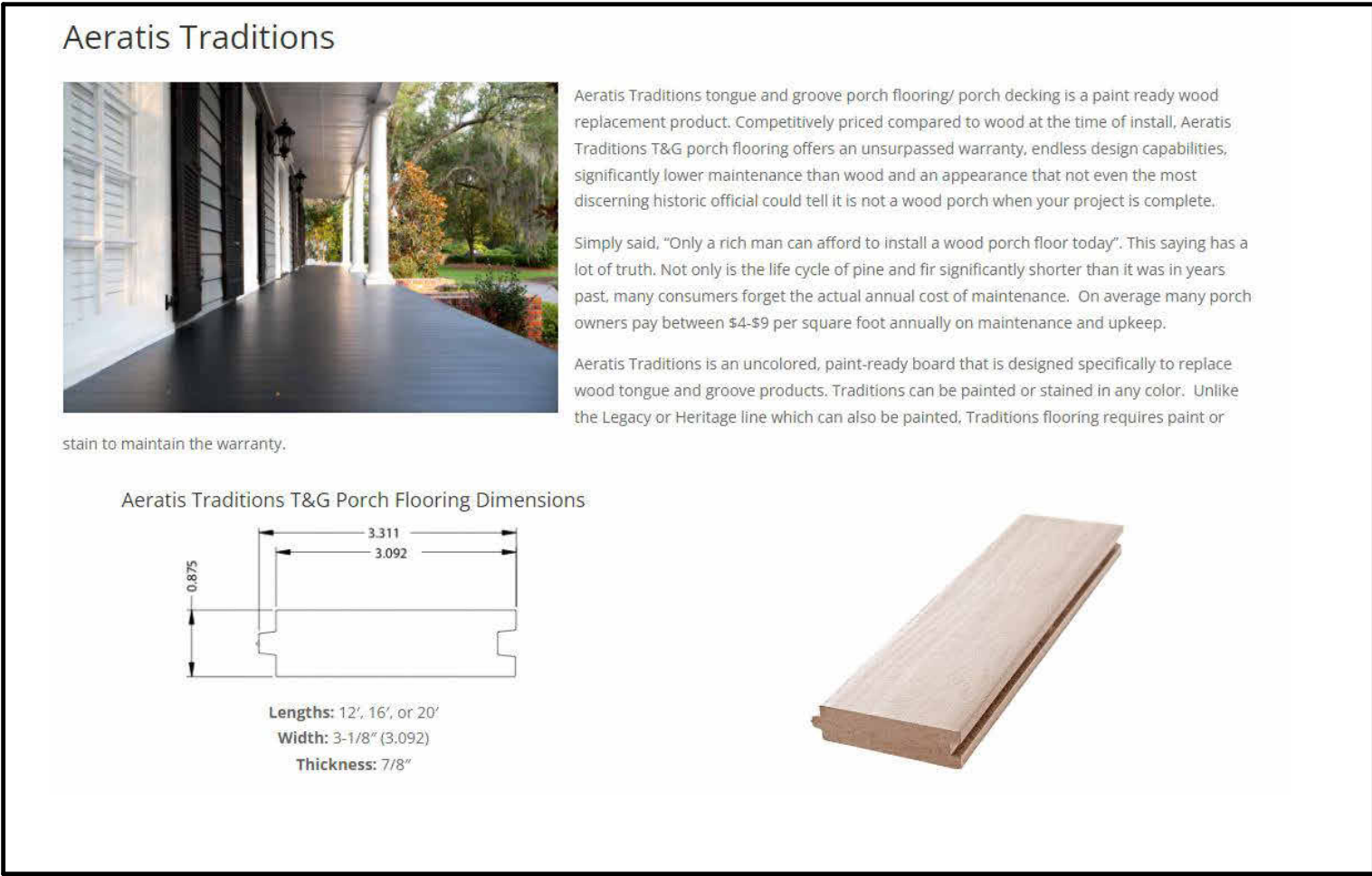


DETAIL STEEL STRINGER SUPPORTED BALCONY

SHEET LIST				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
A1.0	TITLE SHEET	08/16/22		

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
2. TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS: ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
3. ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM INSIDE FACE OF STUDS OF EXTERIOR WALLS, CENTER OF STUDS OF NEW INTERIOR PARTITIONS, FACES OR CENTERLINE OF STRUCTURAL COLUMNS, AND FACES OF EXISTING WALLS.
4. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR FOR ALL WALL HUNG ITEMS TO BE INSTALLED THAT ARE NOT ON THE DRAWINGS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
6. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
7. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
8. THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS. OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
9. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
10. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

GENERAL NOTES



PROJECT #

DATE

TYPE (SEE CHANGE LOG)

#

225 BOURBON ST GALLERY & BALCONY DECKING REPLACEMENT

225 Bourbon St
New Orleans, LA 70130



M3 DESIGN GROUP

3328 BANKS ST. NO. LA 70019 | 504-345-8950
WWW.M3-DESIGN-GROUP.COM

CONSTRUCTION DOCUMENTS

ISSUED 08/16/22

A1.0

TITLE SHEET