# JOINT PUBLIC NOTICE

June 15, 2020

United States Army Corps of Engineers New Orleans District Regulatory Branch (ODR-E) 7400 Leake Avenue New Orleans, Louisiana 70118

(504) 862-2041

Benjamin.C.Sherman@usace.army.mil

Project Manager Benjamin Sherman Permit Application Number MVN 2005-01583 ES State of Louisiana Department of Environmental Quality ATTN: Water Quality Certifications Post Office Box 4313 Baton Rouge, Louisiana 70821-4313

(225) 219-3225

Project Manager Elizabeth Hill WQC Application Number WQC 200604-02

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [X] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

Application has also been made to the Louisiana Department of Environmental Quality, Water Quality Certifications, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS30:2047 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

### Residential Camp, Boat Dock, and Elevated Driveway in Orleans Parish, Louisiana

**NAME OF APPLICANT**: Fort Pike Marina LLC Attn: John Anders, 26340 Chef Menteur Highway New Orleans, LA 70129

**LOCATION OF WORK**: Project site is located on Lake Saint Catherine at 26340 Chef Menteur Highway, New Orleans, in Orleans Parish, Louisiana, as shown on the attached drawings.

Hydrologic Unit Code: 08090203 - Lower Mississippi Region Location: Latitude: 30.152975, Longitude: -89.73756

The work described below was partially completed prior to obtaining a Department of the Army permit and was in violation of Section 301 of the Clean Water Act. All legal issues concerning the unauthorized work have been deferred.

**<u>CHARACTER OF WORK</u>**: The applicant proposes to construct a 40' by 86' residential camp, a 42' by 100' boat dock, a 17' by 60' elevated parking lot, and a 12' by 600' driveway. In addition applicant will remove .1 acres of previously placed fill. The applicant maintains that no jurisdictional wetlands would be directly affected by this action, as such, no compensatory mitigation is anticipated.

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The applicant may be required to fully or partially restore the project site to pre-project conditions, if issuance of the permit is determined to be contrary to the overall public interest.

The comment period for the Department of the Army Permit and the Louisiana Department of Environmental Quality WQC will close **20 days** from the date of this joint public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit and/or this WQC request and must be mailed so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit application must reference the applicant's name and the Permit Application Number, and be mailed to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH. Individuals or parties may request an extension of time in which to comment on the proposed work by writing or e-mailing the Corps of Engineers <b>Project Manager listed above. Any request must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Section Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days.** 

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined during weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction.

### **Corps of Engineers Permit Criteria**

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work at this time. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

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The New Orleans District has determined that the project footprint is located in waters known to be utilized by the West Indian manatee (Trichechus manatus) and determined the activity is "not likely to adversely affect" this species based on the Information and Planning and Consultation For Endangered Species in Louisiana (IPAC), dated January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office. If authorized, "The Standard Manatee Conditions for In-Water Activities" will be made part of the permit's special conditions.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Commerce.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of **0.00** acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, Water Quality Certifications, before a permit is issued.

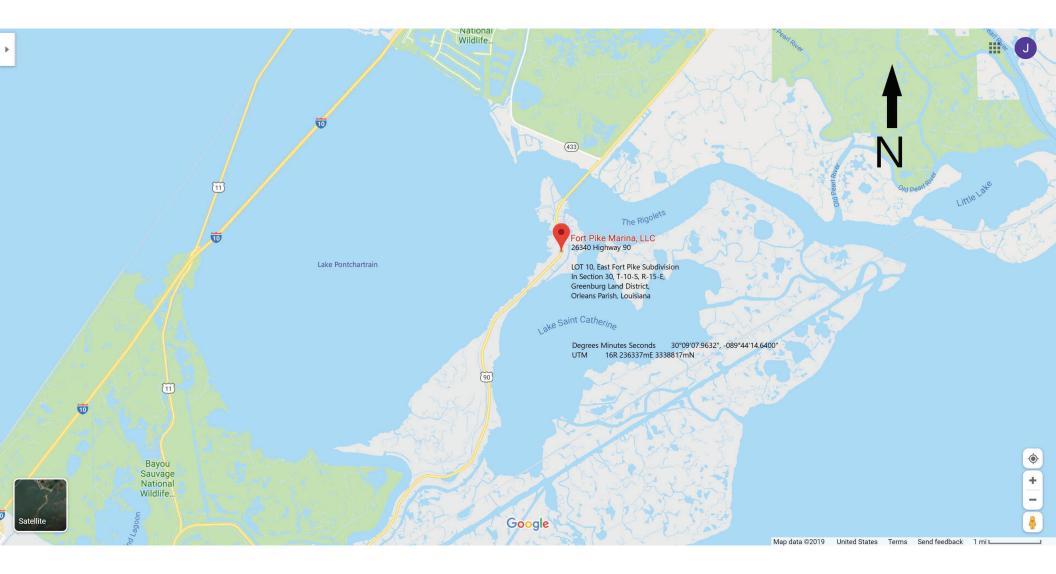
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

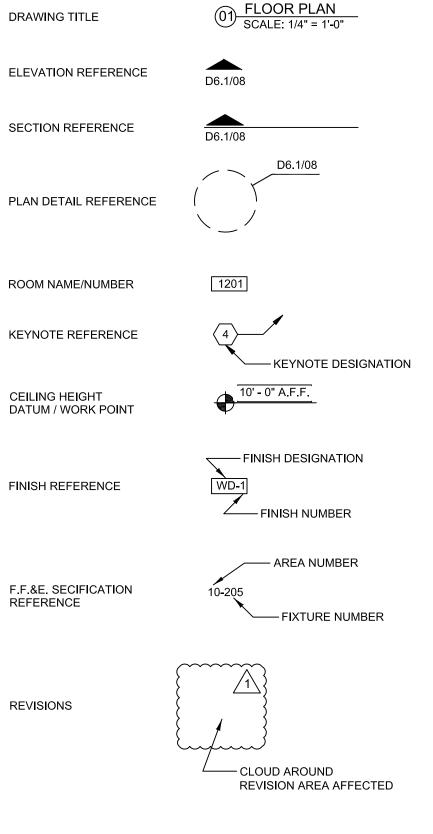
You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Michael V. Farabee Chief, Eastern Evaluation Section

Enclosure



## SYMBOL LIST



# ELECTRICAL SCHEDULE

| ELECTRICA   |  | -   |  |   |
|---|--|---|--|---|
| <ul> <li>SINGLE RECPTACLE O</li> <li>DOUBLE RECPTACLE O</li> <li>GFI OUTLET</li> <li>WEATHER PROOF</li> <li>QUADRUPLEX<br/>RECEPTACLE OUTLET</li> <li>QUUBLE OUTLET</li> <li>DOUBLE OUTLET</li> <li>WYONE HALF</li> <li>SWITCH</li> <li>SWITCH</li> <li>RECESSED CAN LIGHT</li> <li>RECESSED WALL-WAS</li> <li>SURFACE MOUNTED</li> <li>SURFACE MOUNTED</li> <li>SURFACE MOUNTED</li> <li>FLOURESCENT FIXTURE</li> <li>FLOURESCENT FIXTURE</li> <li>DOUBLE FACE</li> <li>EXIT SIGN</li> <li>DISCONNECT BOX</li> <li>SPRINKLER</li> <li>EMERGENCY LIGHT</li> <li>4'-O" ULTRA-VIOLET</li> </ul> | UTLET O<br>DUTLET O<br>DUTLET O<br>OUTLET O<br>O<br>O<br>HER O<br>HER O<br>O<br>O<br>HER O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O<br>O     | SINGLE RECPTACLE<br>FLOOR OUTLET<br>DOUBLE RECPTACLE<br>FLOOR OUTLET<br>TELEPHONE<br>FLOOR OUTLET<br>TELEPHONE<br>HOUSE<br>TELEPHONE<br>PUBLIC<br>TELEVISION<br>OUTET<br>CLOCK OUTLET<br>SMOKE<br>DETECTOR<br>SMOKE<br>DETECTOR<br>JUNCTION BOX<br>SPEAKER<br>BLANK CONDUIT AND<br>JUNCTION BOX<br>DOOR BELL<br>METER<br>THERMOSTAT<br>NEW FIXTURE<br>WALL MOUNTED<br>EMERGENCY LIGHT<br>FOOT LIGHT | <ol> <li>The American Institute of Architects standard form (AA document A201, 2017 edition). "General Conditions of the Contract for Construction", is hereby made a part of these Contoct Bocuments.</li> <li>The scope of work to be performed is as described in those General Notes, as shown on the accompanying drawings, to be further supplemented by explanatory details as required. The work shall include all labor and materials required to complete the project as indicated in the Contract Documents.</li> <li>The General Contractor shall notify Architect/Designer timmediately if the connot comply with all the notes colled for on this sheet and an all other Anters Construction drawings.</li> <li>All design drawings and all construction notes are complementary, and what is called for by sith will be binding as if called for by all. Any work shown, or refereed to an any one set drawings shall be provided as though shown on all related drawings.</li> <li>All work listed or implied on the design drawing sheets or notes shall be suppled and installed by the General Contractor with the exception of:         <ul> <li>1.4.1 Decorative lighting by owner.</li> <li>However, it is expected that the Contractor shall closely coordinate his work with that of the contractors listed above to assure all schedules are met.</li> <li>The Ceneral Contractor, upon acceptance of drawings, assume full responsibility for the construction, material and workmanship throughout.</li> <li>The General Contractor shall maintain a current and complete set of construction documents on site during all phases of construction for use by all trades.</li> <li>The General Contractor shall provide all necessary protection for his work until turned over to the client.</li> </ul> </li> <li>The Ceneral Contractor shall submit all fabrication shop drawings and tixture cuts to the design drawing in dusing appearance originating drawing in design appearance originati</li></ol> | 1.19         1.20         1.21         1.21         1.21         1.22         1.23         1.24         1.25         1.26         1.27         1.26         1.27         1.26         1.27         1.26         1.27         1.26         1.27         1.26         1.27         1.26         1.27         1.26         1.27         1.26         1.27         1.26         1.27         1.28         1.30         1.31         1.32 <t< td=""></t<>   |
| New Men Urnial Storage Addi<br>Total<br>DESCRIPTION OF PROPERTY:<br>_ot 1, Block 1 of Garland Ro<br>addition to the city of Garlar<br>to the plat recorded in Volur   | tion 370 S.F.<br>782 S.F.<br>bad Business Park, an<br>nd, Texas, according<br>ne 83166, Page 5439  | ,   | 1.18 Contractor shall coordinate all work to allow accessibility<br>and use of all adjacent space.   | 1.40<br>1.41<br>1.42  |
| Map Records Dallas County,  | · J  |   | KEY  | PL  |
| MAX Maximum<br>M Meter<br>MM Millimeter<br>MIN Minimum<br>MISC Miscellaneous<br>MLD Moulding<br>N North<br>NTS Not to Scale<br>FS Full Scale<br>FFE Furniture, Fixture<br>and Euipment<br>OPG Opening<br>OPP Opposite<br>OPT Option/Optional<br>QTY Quantity<br>R Radius<br>REF Reference<br>RCP Reflected Ceiling<br>REQ Required<br>REV Revision/Revised<br>RM Room<br>SPEC Specification   | UR Urina<br>s<br>VIF Verify<br>VOS Verify<br>VWC Vinyl<br>VWC Vinyl<br>WC Water<br>WP Water<br>WR Water<br>WR Water<br>WR Water<br>WR Water<br>WR Water<br>WA With<br>W/ With<br>W/ With | ge<br>re<br>sion<br>al<br>s Noted Othewrwise<br>a<br>v in Field<br>on Site<br>Wallcovering<br>vering<br>Closet<br>Proofing<br>Resistant   | LOCATION OF<br>PROPOSED CAMP<br>AND DOCK   | LOT 10<br>Reserves to be a feature of the second secon |

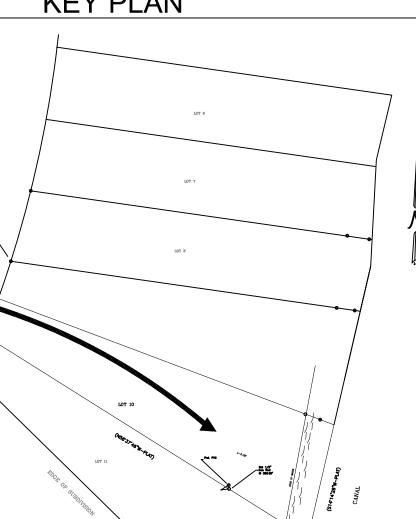
| STNDUL LIST   |   |   | ECTRICAL 3  |  | ULL  |  |  |                        |
|---|---|---|---|--|--|--|--|------------------------|
| TLE 01 FLOOR F<br>SCALE: 1/4  | PLAN<br>1" = 1'-0"  | <u> </u>  | LE RECPTACLE OUTLET<br>BLE RECPTACLE OUTLET   |  | •<br>••  | SINGLE RECPTACLE<br>FLOOR OUTLET<br>DOUBLE RECPTACLE<br>FLOOR OUTLET                                   | <ul> <li>1.1 The American Institute of Architects standard form (AIA document A201, 2017 edition). "General Conditions of the Contract for Construction", is hereby made a part of these Contact Documents.</li> <li>1.2 The scope of work to be performed is as described in those General Notes, as shown on the accompanying drawings,</li> </ul>                     | 1.19<br>1.20           |
| FERENCE $D6.1/08$   | /08   | WP OUTL   |   |  | <ul> <li></li> <li></li> </ul>   | TELEPHONE<br>FLOOR OUTLET<br>TELEPHONE<br>HOUSE  | <ul> <li>to be further supplemented by explanatory details as required. The work shall include all labor and materials required to complete the project as indicated in the Contract Documents.</li> <li>1.3 The General Contractor shall notify Architect/Designer immediately if he cannot comply with all the notes</li> </ul>  | 1.21                   |
|   |   |   | BLE OUTLET<br>NE HALF<br>CHED   |  |  | TELEPHONE<br>PUBLIC<br>TELEPHONE<br>TELEVISION<br>OUTET  | <ul> <li>called for on this sheet and on all other Anders Construction drawings.</li> <li>1.4 All design drawings and all construction notes are complementary, and what is called for by either will be binding as if called for by all. Any work shown, or refereed to on any one set drawings shall be provided</li> </ul>  | 1.22                   |
| E/NUMBER 1201<br>EFERENCE 4   | NOTE DESIGNATION  | \$ <sub>3</sub> Thre  | EE-WAY SWITCH<br>ESSED CAN LIGHT  |  | FC<br>SD   | CLOCK OUTLET<br>SMOKE<br>DETECTOR  | as though shown on all related drawings.<br>1.5 All work listed or implied on the design drawing sheets<br>or notes shall be supplied and installed by the General<br>Contractor with the exception of:  | 1.24                   |
| IGHT<br>DRK POINT   |   |   | ESSED WALL-WASHER<br>FACE MOUNTED<br>T FIXTURE  |  | KP<br>(J)  | SMOKE<br>DETECTOR<br>JUNCTION BOX  | <ul> <li>1.4.1 Decorative lighting by owner.</li> <li>However, it is expected that the General Contractor shall closely coordinate his work with that of the contractors listed above to assure all schedules are met.</li> <li>1.6 The construction poten and drawings are cumplied to</li> </ul>   | 1.25                   |
| ERENCE  | SIGNATION   |   | - MOUNTED<br>T FIXTURE  |  | S<br>B   | SPEAKER<br>BLANK CONDUIT AND   | <ul> <li>1.6 The construction notes and drawings are supplied to illustrate the design and general type of construction desired, and are intended to imply a premium quality of construction, material and workmanship throughout.</li> <li>1.7 The General Contractor, upon acceptance of drawings,</li> </ul>  | 1.26<br>1.27           |
| IFICATION 10-205  | A NUMBER  |   | IRESCENT FIXTURE  |  |  | JUNCTION BOX<br>DOOR BELL  | assume full responsibility for the construction,<br>materials and workmanship of the project described in<br>these notes and drawings and will be expected to comply<br>with the sprit as well as the letter in which they were written.<br>1.8 The General Contractor shall maintain a current and  | 1.28                   |
| FIXT  | TURE NUMBER   |   | SIGN  |  | M  | METER  | complete set of construction documents on site during all<br>phases of construction for use by all trades.<br>1.9 The General Contractor shall provide all necessary   | 1.29.                  |
|   |   | EXIT  | BLE FACE<br>SIGN<br>ONNECT BOX  |  | N<br>N   | THERMOSTAT<br>NEW FIXTURE<br>WALL MOUNTED<br>EMERGENCY LIGHT   | <ul> <li>1.10 The General Contractor shall submit all fabrication shop<br/>drawings and fixture cuts to the designer for approval.</li> <li>All shop drawings and cuts signed "Approved" shall<br/>supersede originating drawings in design appearance<br/>only. Contractor shall assume responsibility for errors in<br/>these drawings.</li> </ul>                     | 1.30<br>1.31           |
| CLOUD ARC<br>REVISION A   | AREA AFFECTED   |   | JRITY LIGHT<br>NKLER  |  |  | EMERGENCY LIGHT<br>FOOT LIGHT  | 1.11 Prior to beginning work, the Contractor shall provide<br>Kirk & Associates a construction schedule showing the<br>chronological phases of his work and all related work for<br>the completion of the project. This schedule shall indicate<br>all rendering lead time, length of time for each phase, it's<br>start and completion, with projected completion date. | 1.32                   |
| ACOUSTICAL CEILING TILE<br>ARCHITECTURAL FINISH   |   |   | RGENCY LIGHT  |  |  |  | 1.12 The General Contractors, his sub-contractor, or any other<br>contractor involved in this project shall take note that, any<br>cost caused by defective work, as a result of, but not<br>limited to inferior workmanship, or materials, improper<br>scheduling or delinquent ordering, shall be borne by the   | 1.33                   |
| CARPET<br>CERAMIC TILE<br>DECORATIVE TILE   |   |   | )" ULTRA–VIOLET<br>T FIXTURE  |  |  |  | party responsible.<br>1.13 The General Contractor shall furnish weekly field<br>progress reports to the Architect/Designer for<br>all phases of construction.  | 1.35                   |
| GLASS OR MIRROR<br>METAL FINISH   |   | STA   | TISTICAL INF  | ORMA   |  | N  | 1,14 The General Contractor shall file drawings with the<br>Department of Buildings, pay filing fee deposit and<br>obtain approvals and building permits.<br>1.15 All construction to be as per applicable and governing   | 1.36                   |
| PLASTIC LAMINATE  |   | of Garland, Te<br>Zoning District:  | nall meet all requirem<br>xas and the 2015 IBC<br>: 1—1 Occupancy: S <sup>.</sup><br>Light Industrial   | С  |  |  | codes and authorities. These drawings are intended to<br>show the same.<br>1.16 All plans drawn to scale as much as possible, but are<br>not intended to be and should not be scaled.  | 1.38                   |
| QUARRY TILE<br>RESILENT FLOORING<br>SPECIAL FINISH  |   | Type of Constr<br>Existing Men &  |   | 412 S.F.<br>370 S.F<br>782 S.F   | <del>.</del> .   |  | <ul><li>1.17 Contractor shall furnish and install all requirements for safety.</li><li>1.18 Contractor shall coordinate all work to allow accessibility and use of all adjacent space.</li></ul>   | 1.39<br>1.40<br>1.41   |
| STONE<br>WALLCOVERING<br>WOOD FINISH<br>WALL FABRIC   |   | addition to the to the plat rea   | F PROPERTY:<br>of Garland Road Bus<br>city of Garland, Text<br>corded in Volume 831<br>Dallas County, Texas.  | siness Par<br>as, accord   | k, an<br>ling  |  |  | 1.42                   |
|   | ABBR  | REVIATION   | <u>NS</u>   |  |  |  | KEY  | PL/                    |
| Above Finish Floor EQUIP<br>Acoustical<br>Aluminum FFL<br>coustical Tile FL<br>FLUO<br>Basement FS<br>Building FFE<br>Carpet<br>Ceiling Height GL<br>Ceiling Height GYP<br>Centimeter<br>Center Line HDWD<br>Column HVAC<br>Corridor HT<br>Deep/Depth HT<br>H<br>Courneter HORZ<br>Cown N | Finished Floor Level<br>Floor<br>Flourescent<br>Full Scale<br>Furniture, Fixtures<br>and Equipment<br>Glass<br>Gypsum<br>Hardwood<br>Heating, Ventilation<br>and Air Conditioning<br>Height<br>High<br>Horizontal<br>Interior | M Me<br>MM Mil<br>MIN Mi<br>MISC Mi<br>MLD M<br>N N<br>FS Fu<br>FFE Fu<br>a<br>OPG O<br>OPF O<br>OPF O<br>OPT O<br>QTY Qu<br>R R<br>REF Re<br>RCP R | ximum<br>eter<br>Ilimeter<br>inimum<br>scellaneous<br>Ioulding<br>Iorth<br>ot to Scale<br>ull Scale<br>urniture, Fixtures<br>and Euipment<br>Opening<br>Opposite<br>ption/Optional<br>uantity<br>adius<br>eference<br>eflected Ceiling Plan | STO<br>SQ<br>TEL<br>TV<br>TYP<br>UNO<br>UR<br>VIF<br>VOS<br>V<br>VWC<br>WC | Urinal<br>Verify i<br>Verify o<br>Vinyl<br>Vinyl<br>Wallcove<br>Water (<br>Water F | n<br>Noted Othewrwise<br>n Field<br>on Site<br>allcovering<br>ering<br>Closet<br>Proofing<br>Resistant | LOCATION OF<br>PROPOSED CAMP<br>AND DOCK   | LOT 10<br>Action 27 10 |
| lectrical LT<br>levation L<br>Iqual MFR   | Lights<br>Long<br>Manufacturer  | REQ R<br>REV Re<br>RM R   | enected Cening Plan<br>equired<br>evision/Revised<br>coom<br>pecification   | W/O<br>W<br>WD   | Without<br>Wide<br>Wood  |  |  |                        |

|   | ELECTRICAL SUP   | ILDULL   |  |   |
|---|--|--|--|---|
| DRAWING TITLE   |  | <ul> <li>SINGLE RECPTACLE</li> <li>FLOOR OUTLET</li> </ul>   | 1.1 The American Institute of Architects standard form (AIA<br>document A201, 2017 edition). "General Conditions of the<br>Contract for Construction", is hereby made a part of these  | 1.19<br>1.20                                    |
| ELEVATION REFERENCE   | DOUBLE RECPTACLE OUTLET  | DOUBLE RECPTACLE<br>FLOOR OUTLET   | Contact Documents.<br>1.2 The scope of work to be performed is as described in those<br>General Notes, as shown on the accompanying drawings,  | 1.20  |
| SECTION REFERENCE   | GFI GFI OUTLET   | TELEPHONE<br>FLOOR OUTLET  | to be further supplemented by explanatory details as<br>required. The work shall include all labor and materials<br>required to complete the project as indicated in the   |   |
| D6.1/08   | WEATHER PROOF<br>OUTLET<br>QUADRUPLEX<br>PECEPTACLE OUTLET   | <ul><li>TELEPHONE</li><li>HOUSE</li></ul>  | Contract Documents.<br>1.3 The General Contractor shall notify Architect/Designer<br>immediately if he cannot comply with all the notes  | 1.21  |
| PLAN DETAIL REFERENCE   | RECEPTACLE OUTLET      DOUBLE OUTLET      W/ONE HALF   | TELEPHONE PUBLIC TELEPHONE   | called for on this sheet and on all other Anders Construction drawings.  | 1.22  |
|   | SŴITCHED   |  | 1.4 All design drawings and all construction notes are<br>complementary, and what is called for by either will be<br>binding as if called for by all. Any work shown, or<br>refereed to on any one set drawings shall be provided                    | 1.22  |
| ROOM NAME/NUMBER 1201   | \$ SWITCH<br>\$ <sub>3</sub> THREE-WAY SWITCH  |  | as though shown on all related drawings.<br>1.5 All work listed or implied on the design drawing sheets  | 1.20  |
| KEYNOTE REFERENCE   | RECESSED CAN LIGHT   | SD SMOKE<br>DETECTOR   | or notes shall be supplied and installed by the General<br>Contractor with the exception of:   | 1.24  |
| CEILING HEIGHT  | RECESSED WALL-WASHER   | SMOKE<br>DETECTOR  | 1.4.1 Decorative lighting by owner.<br>However, it is expected that the General Contractor shall   | 1.25  |
|   |  | J JUNCTION BOX   | closely coordinate his work with that of the contractors<br>listed above to assure all schedules are met.<br>1.6 The construction notes and drawings are supplied to   | 1.26  |
| FINISH REFERENCE  |  | S SPEAKER  | illustrate the design and general type of construction<br>desired, and are intended to imply a premium quality of<br>construction, material and workmanship throughout.  | 1.27  |
| FINISH NUMBER   |  | B BLANK CONDUIT AND JUNCTION BOX   | 1.7 The General Contractor, upon acceptance of drawings,<br>assume full responsibility for the construction,   |   |
| AREA NUMBER   | FLOURESCENT FIXTURE  | DOOR BELL  | materials and workmanship of the project described in<br>these notes and drawings and will be expected to comply<br>with the sprit as well as the letter in which they were written.   | 1.28  |
| F.F.&E. SECIFICATION 10-205<br>REFERENCE FIXTURE NUMBER   | SINGLE FACE<br>EXIT SIGN   | M METER  | 1.8 The General Contractor shall maintain a current and complete set of construction documents on site during all phases of construction for use by all trades.  | 1.29.   |
|   | DOUBLE FACE  |  | 1.9 The General Contractor shall provide all necessary protection for his work until turned over to the client.  | 1.30  |
| REVISIONS   |  | N NEW FIXTURE  | 1.10 The General Contractor shall submit all fabrication shop<br>drawings and fixture cuts to the designer for approval.<br>All shop drawings and cuts signed "Approved" shall   |   |
| CLOUD AROUND  | DISCONNECT BOX   | WALL MOUNTED   | supersede originating drawings in design appearance<br>only. Contractor shall assume responsibility for errors in<br>these drawings.   | 1.31  |
| REVISION AREA AFFECTED  | SECURITY LIGHT   | EMERGENCY LIGHT  | 1.11 Prior to beginning work, the Contractor shall provide<br>Kirk & Associates a construction schedule showing the<br>chronological phases of his work and all related work for   |   |
| FINISH DESIGNATION  | SPRINKLER  | FOOT LIGHT   | the completion of the project. This schedule shall indicate<br>all rendering lead time, length of time for each phase, it's<br>start and completion, with projected completion date.   | 1.32  |
| AT ACOUSTICAL CEILING TILE<br>ARF ARCHITECTURAL FINISH  | O <sub>E</sub> EMERGENCY LIGHT   |  | 1.12 The General Contractors, his sub-contractor, or any other<br>contractor involved in this project shall take note that, any<br>cost caused by defective work, as a result of, but not<br>limited to inferior workmanship, or materials, improper | 1.33  |
| C CARPET  | ↓ 4'−0" ULTRA−VIOLET<br>LIGHT FIXTURE  |  | scheduling or delinquent ordering, shall be borne by the<br>party responsible.   | 1.34  |
| CT CERAMIC TILE<br>DT DECORATIVE TILE   |  |  | 1.13 The General Contractor shall furnish weekly field<br>progress reports to the Architect/Designer for<br>all phases of construction.  | 1.35  |
| GL GLASS OR MIRROR  | STATISTICAL INFO   | RMATION  | 1,14 The General Contractor shall file drawings with the<br>Department of Buildings, pay filing fee deposit and<br>obtain approvals and building permits.  | 1.36  |
| MT METAL FINISH   | This project shall meet all requirements   |  | 1.15 All construction to be as per applicable and governing codes and authorities. These drawings are intended to  | 1.37  |
| PL PLASTIC LAMINATE<br>PT PAINT   | of Garland, Texas and the 2015 IBC<br>Zoning District: 1-1 Occupancy: S-1  |  | show the same.<br>1.16 All plans drawn to scale as much as possible, but are<br>not intended to be and should not be scaled.   | 1.38.   |
| QT QUARRY TILE  | Permitted use: Light Industrial<br>Type of Construction: V—B   |  | 1.17 Contractor shall furnish and install all requirements for safety.   | 1.39  |
| RF RESILENT FLOORING  |  | 12 S.F.<br>70 S.F.   | 1.18 Contractor shall coordinate all work to allow accessibility and use of all adjacent space.  | 1.40  |
| SP SPECIAL FINISH<br>ST STONE   | Total 7  | 82 S.F.  |  | 1.41  |
| WC WALLCOVERING   | DESCRIPTION OF PROPERTY:<br>Lot 1, Block 1 of Garland Road Busines   |  |  | 1.42  |
| WD WOOD FINISH  | addition to the city of Garland, Texas, to the plat recorded in Volume 83166,<br>Map Records Dallas County, Texas.   |  |  |   |
| WF WALL FABRIC  | BBREVIATIONS   |  | KEY  | PI A  |
|   |  |  |  |   |
| AFFAbove Finish FloorEQUIPEquipmentACAcousticalFFLFinished FloorALUMAluminumFFLFinished FloorATAcoustical TileFLFloorATAcoustical TileFLFloorBSMTBasementFSFull ScaleBLDGBuildingFFEFurniture, Fix<br>and EquipmentCPTCarpetCLGCeilingGLCLGCeiling HeightGYPGypsumCMCentimeterCLCenter LineCDDeep/DepthHTHeightDDeep/DepthHTHeightDIADiameterHORZHorizontalDNDownDrawingINTDRWGDrawingINTInterior | MIN Minimum<br>MISC Miscellaneous TEI<br>MLD Moulding TV<br>tures TYP<br>ent N North<br>NTS Not to Scale UN<br>FS Full Scale UR<br>FFE Furniture, Fixtures<br>and Euipment VIF<br>VO<br>ilation OPG Opening V<br>OPT Option/Optional WC<br>QTY Quantity WC<br>R Radius WR<br>REF Reference W/<br>RCP Reflected Ceiling Plan W/ | <ul> <li>Storage</li> <li>Square</li> <li>Telephone<br/>Television</li> <li>Typical</li> <li>Unless Noted Othewrwise<br/>Urinal</li> <li>Verify in Field</li> <li>Verify on Site<br/>Vinyl</li> <li>Vinyl Wallcovering</li> <li>Wallcovering</li> <li>Water Closet</li> <li>Water Proofing</li> <li>Water Resistant</li> <li>With</li> </ul> | LOCATION OF<br>PROPOSED CAMP<br>AND DOCK   | LOT 10<br>0050030000000000000000000000000000000 |
| ELEC Electrical LT Lights<br>ELEV Elevation L Long<br>EQ Equal  | REQ Required W<br>REV Revision/Revised WD<br>RM Room   | Wide   |  |   |
| MFR Manufacturer  |  |  |  | $\sim$  |

## **GENERAL NOTES**

- 1.19 During construction, each trade shall be responsible for repairing any damage caused by their work.
- 1.20 Refer to Architectural for all perimeter wall dimensions, Contractor to verify all dimensions, conditions, etc., prior to beginning construction and notify Architect in writing of any discrepancies. Progressing with work shall constitute acceptance of the Contractor that conditions are correct and the Contractor shall assume full responsibility.
- 1.21 Contractor to verify size, location and characteristics of all mechanical and electrical equipment and openings before construction and notify engineer of discrepancies. Contractor to verify all locations of Owner furnished equipment and prepare all surfaces accordingly.
- 1.22 "Typical" means typical for all similar conditions unless noted otherwise.
- 1.23 "Align" means similar components of construction (e.g., walls, jambs, etc,) shall align across voids or with existing wall.
- 1.24 Where it is deemed necessary to insure stability, Contractor is to provide additional anchoring and/or blocking in stud partition for millwork. all surface blocking is by Millwork Contractor.
- 1.25 All sub-contractors to clean all areas during and after construction and make ready for other trades following. At final phase, leave area clean for move—in.
- 1.26 All wall angles are either 90 or 45 degrees unless noted otherwise.
- 1.27 All wood veneers, plywood, millwork an blocking shall be fire retardant. Treated wood with a flame spread no greater Than 200 and shall bear, prior to installation, the identification of an approved testing or inspection agency showing the performance rating thereof.
- 1.28 Refer to drawings for all details sections and finish schedule.
- 1.29. Architect to coordinate any sprinkler heads, speakers or specialty item located on the reflected ceiling plan with the interior design drawings,
- 1.30 Contractor to submit catalog cuts for all viable electrical equipment, specifically, lighting fixtures, switches, buzzers, buttons, dimmers, special plates, gang plates, and other equipment.
- 1.31 Where wall and telephone, electric and television outlets are clustered together, group outlets to center line of cluster as close to each other as possible, wall mounted electrical and telephone outlets are to be located 12" or as noted above finished floor, mounted horizontally and at center of cover plate.
- 1.32 All floor mounted J-oxes to have polished brass carpet plates and cover plates flush mounted.
- 1.33 Contractor to provide shop drawings on all handrails, millwork, marble or any specialty items for approval by Architect/Designer.
- 1.34 Verify with owner, method and disposal of demolition materials (if applicable).
- 1.35 Refer elevations to special door hardware allowances.
- 1.36 Design documents are intended to be representation he design intent. They in no way represent a complete millwork package or detailed shop drawings.
- 1.37 Refer to Architectural for door and hardware schedule.
- 1.38. All millwork noted to be stained or lacquered is to be finish responsibility of the Millwork Contractor. All finishes to be shop finished.
- 1.39 Wall sconces are to be furnished by owner and installed by General Contractor.
- 1.40 All wallcoverings are purchased and installed by General Contractor.
- 1.41 All painted hardwood trim to be painted with a semi-gloss finish. All finishes to be shop finished.
- 1.42 Loudspeakers, baffles, air grilles, slot diffusers, access panels, fire cabinets, cover plate, sprinkler head escutheon, light fixture trims, and vents are to be painted to match adjacent surface.

LAN



1.43 Errors ambig shall for starte additi favor which the

to as paint.

| rs, Ambiguities and Omissions: Any errors,  |
|---|
| iguities and omissions in drawings and specifications   |
| I be reported to the Owner and Architect/Designer   |
| correction before any part of the work involved is  |
| ted, Unless otherwise expressly stipulated, no  |
| tional allowances will be made in the Contractor's  |
| r because of errors, ambiguities and and/or omissions<br>h should have been directed to the attention of<br>Owner and or his agent. |
| -   |

1.44 Refer Architecural for specifications.

1.45 Low luster enamel paint on any wall surface reffered

1.46 Marble thresholds in all Baths by General Contractor.

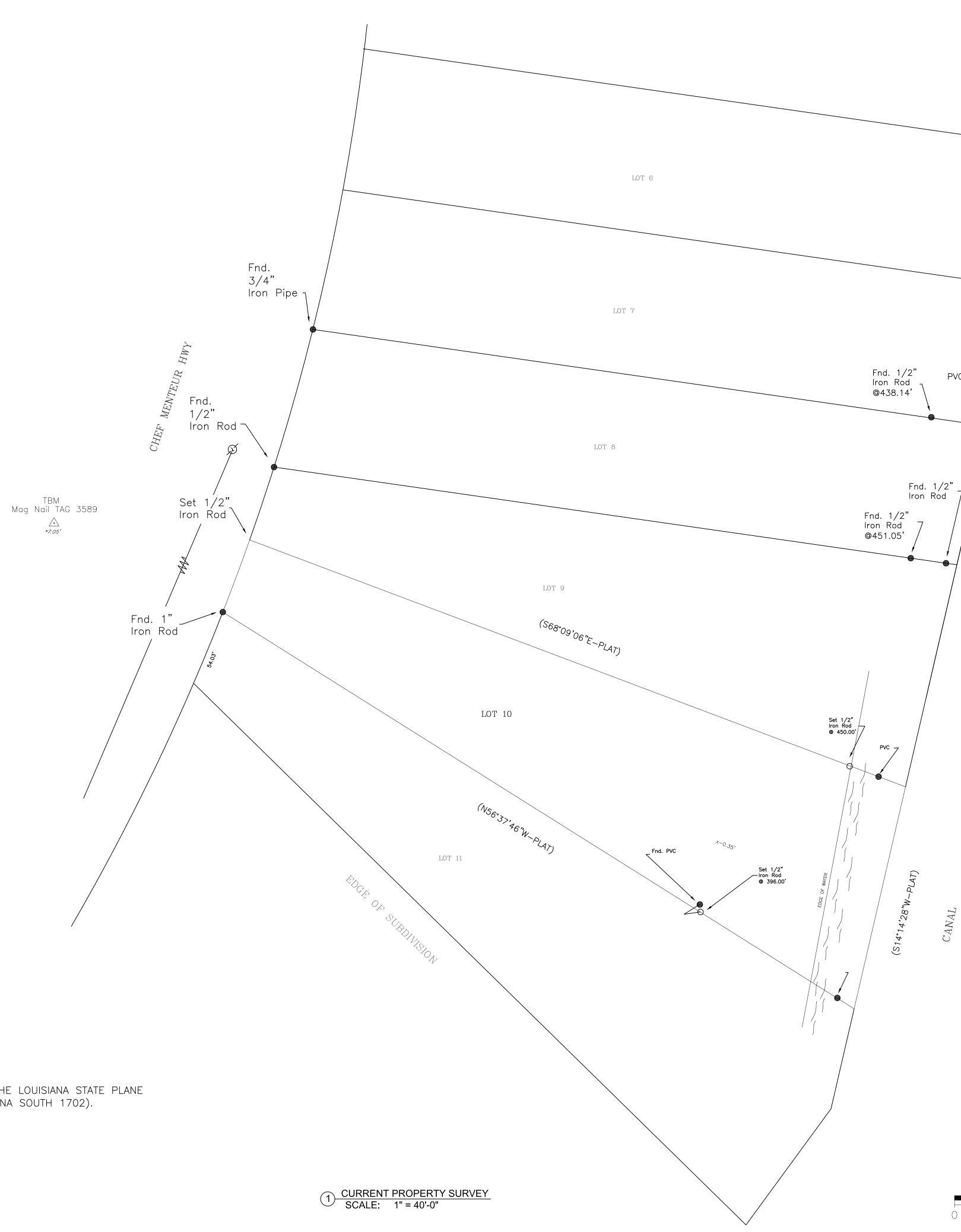
## SHEET INDEX

| COVER SHEET                             |
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| A-2 USGS SITE LOCATION MAP              |
| A-3 PROPOSED SITE PLAN                  |
| A-4 PROPOSED BOAT HOUSE IMAGE           |
| A-5 ACCESS ROAD PLAN & ELEVATIONS       |
| A—6 BOAT HOUSE ANCHOR AND BOLT<br>PLAN  |
| A-7 BOAT DOCK PLAN & ELEVATION<br>VIEWS |
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## SITE LOCATION MAP



| 2333 E<br>Har                | ohn Ande<br>Brooklyn /<br>vey,LA 7(<br><sup>D</sup> andersoncor | Avenue                                 |
|------------------------------|---|--|
|                              | XXXXXX<br>XXXXX<br>XXXXX  |  |
| ANDERS FAMILY ELEVATED CAMP, | DOCK & DRIVEWAY   | 26340 CHEF MENTEUR HW, NEW ORLEANS LA. |
| SEAL                         |   |  |
|                              | EVISION   | S<br>Date                              |
| NOT                          | 2020<br>RMIT  | AND                                    |
| SHEET                        | NO.   | •                                      |



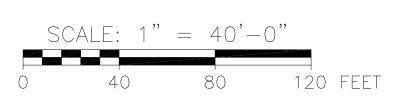
NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

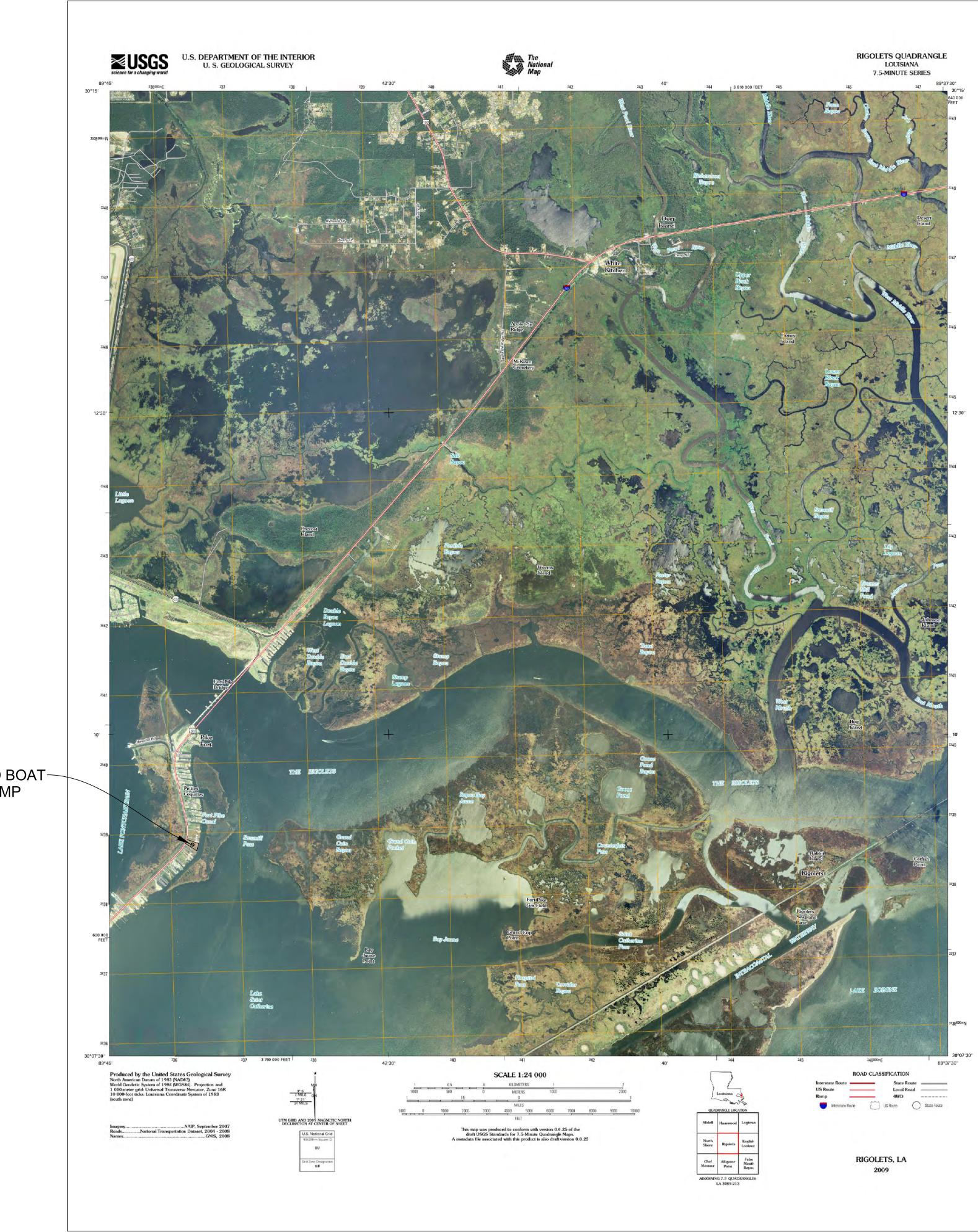
| DESIG   | NER                      |  |  |
|---|--------------------------|--|--|
| DESIGNER<br>John Anders<br>2333 Brooklyn Avenue<br>Harvey,LA 70058<br>www.john@andersonconstruction.com |                          |  |  |
| DEVEL   | OPER                     |  |  |
|   | XXXXXX<br>XXXXX<br>XXXXX |  |  |
| ANDERS FAMILY ELEVATED CAMP,  | DOCK & DRIVEWAY          | 26340 CHEF MENTEUR HW, NEW ORLEANS LA. |  |
| CEAL  |                          |  |  |
| SEAL  |                          |  |  |
|   | EVISION<br>ription       | S<br>Date                              |  |
|   |                          |  |  |
|   |                          |  |  |
| ISSUE I<br>06-03-2<br>FOR PE  | 2020                     |  |  |
|   | TITLE<br>SITE<br>JRVE    | ΞY                                     |  |
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PVC <sub>7</sub>

CANAL



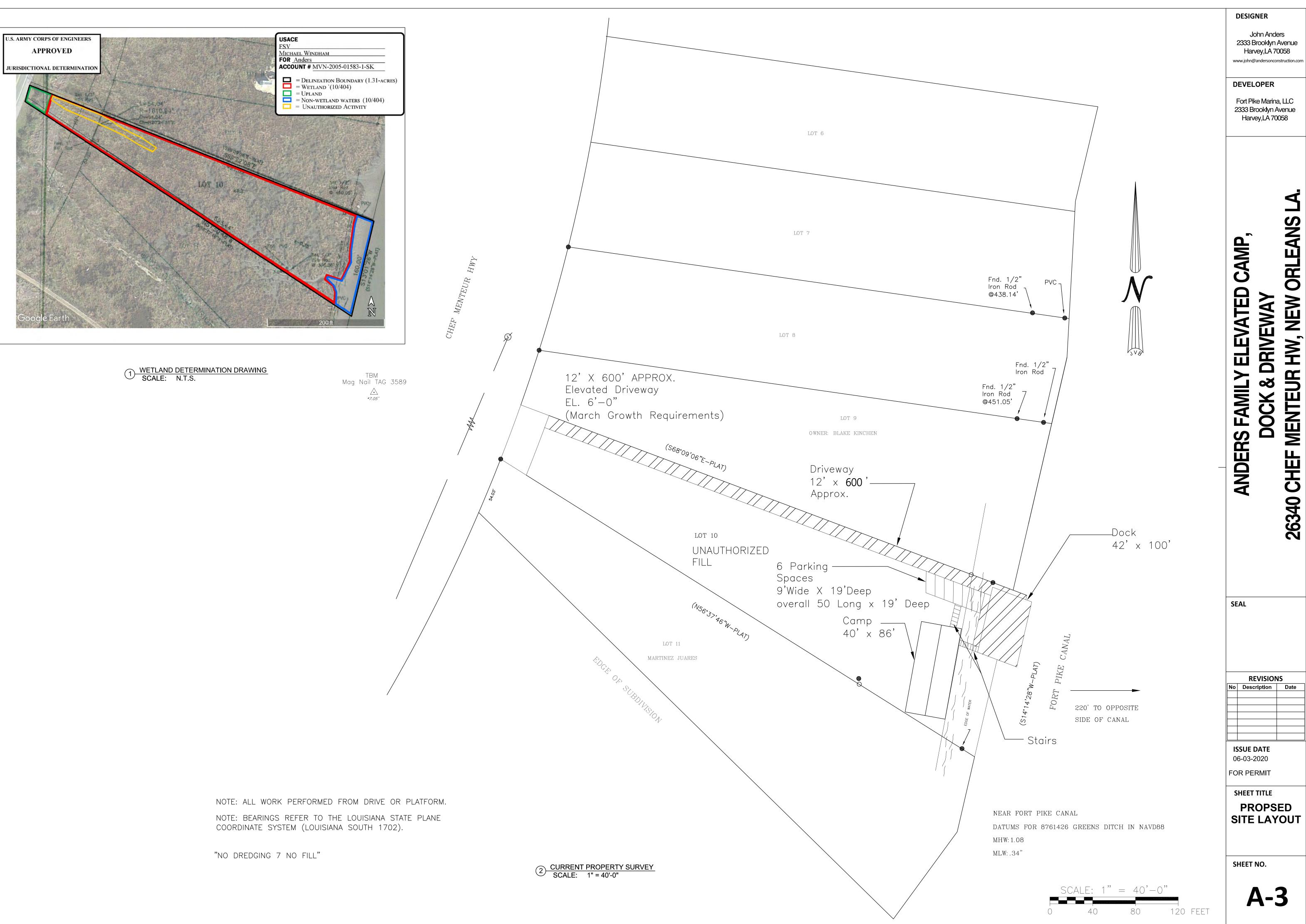


PROPOSED BOAT DOCK & CAMP LOCATION

| John Anders<br>2333 Brooklyn Avenue<br>Harvey,LA 70058<br>www.john@andersonconstruction.com |                            |                                       |  |  |
|---|----------------------------|---------------------------------------|--|--|
| DEVELOPER   |                            |                                       |  |  |
| XXXXXX<br>XXXXX<br>XXXXX  |                            |                                       |  |  |
| ANDERS FAMILY ELEVATED CAMP,  | DOCK & DRIVEWAY            | 6340 CHEF MENTEUR HW, NEW ORLEANS LA. |  |  |
| SEAL  |                            | 26340 (                               |  |  |
|   | <b>EVISION</b><br>cription | IS<br>Date                            |  |  |
|   |                            |                                       |  |  |
| <b>ISSUE</b><br>06-03-<br>FOR PE  | 2020                       |                                       |  |  |
|   | JSGS<br>CATI<br>MAP        |                                       |  |  |
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|   | <b>A-</b> 2                | 2                                     |  |  |

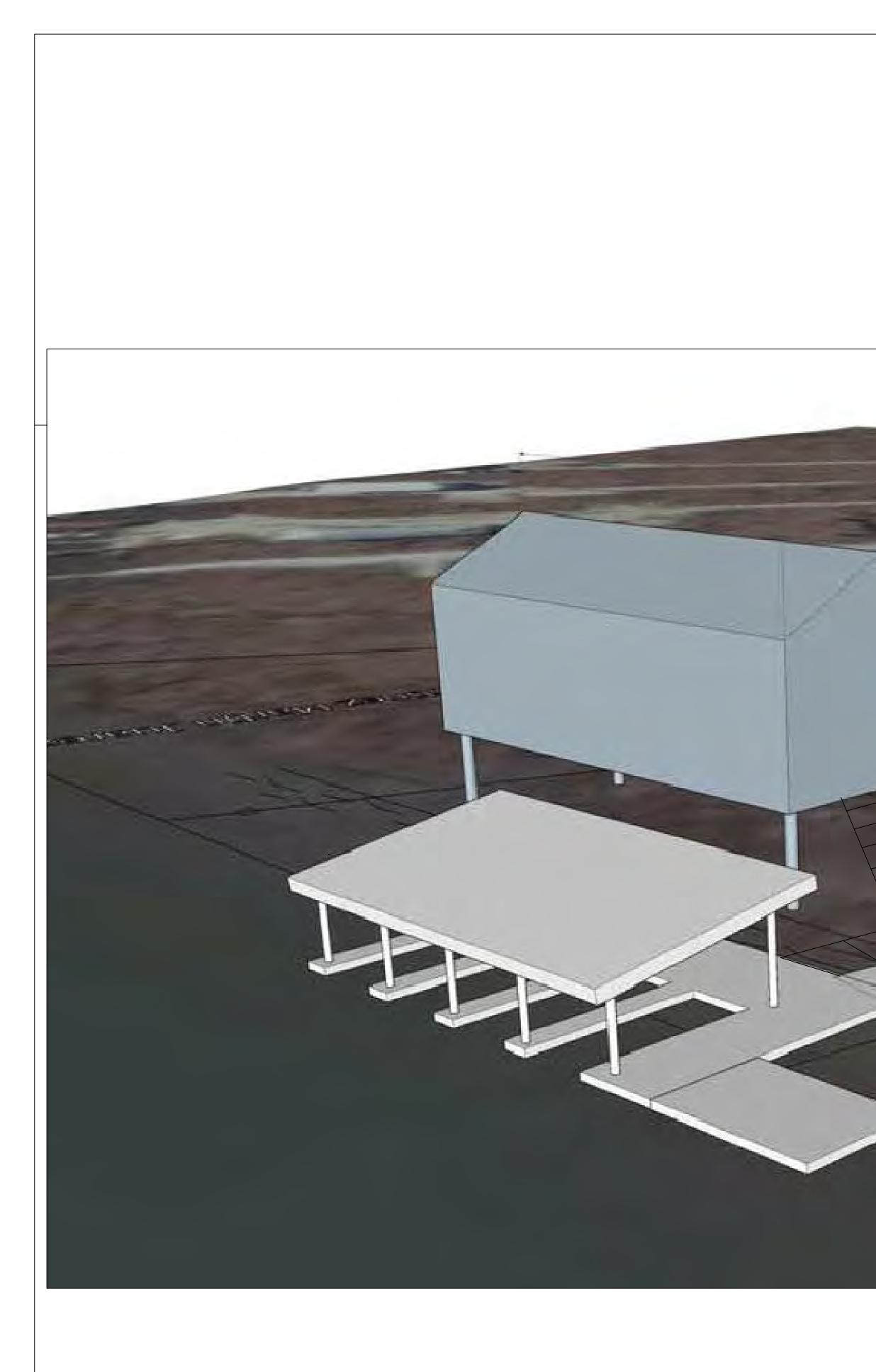
DESIGNER





John Anders 2333 Brooklyn Avenue Harvey,LA 70058

2333 Brooklyn Avenue



Information Shown is for Representation MHW and MLW lines will be at 6'0" Elevations at Construction.

Information Shown is for Representation of 6 Parking Spaces 9' Wide x 19' Deep and MHW and MLW lines will be 6'0" Elevations at Construction

1 PROPOSE BOAT HOUSE IMAGE SCALE: N.T.S

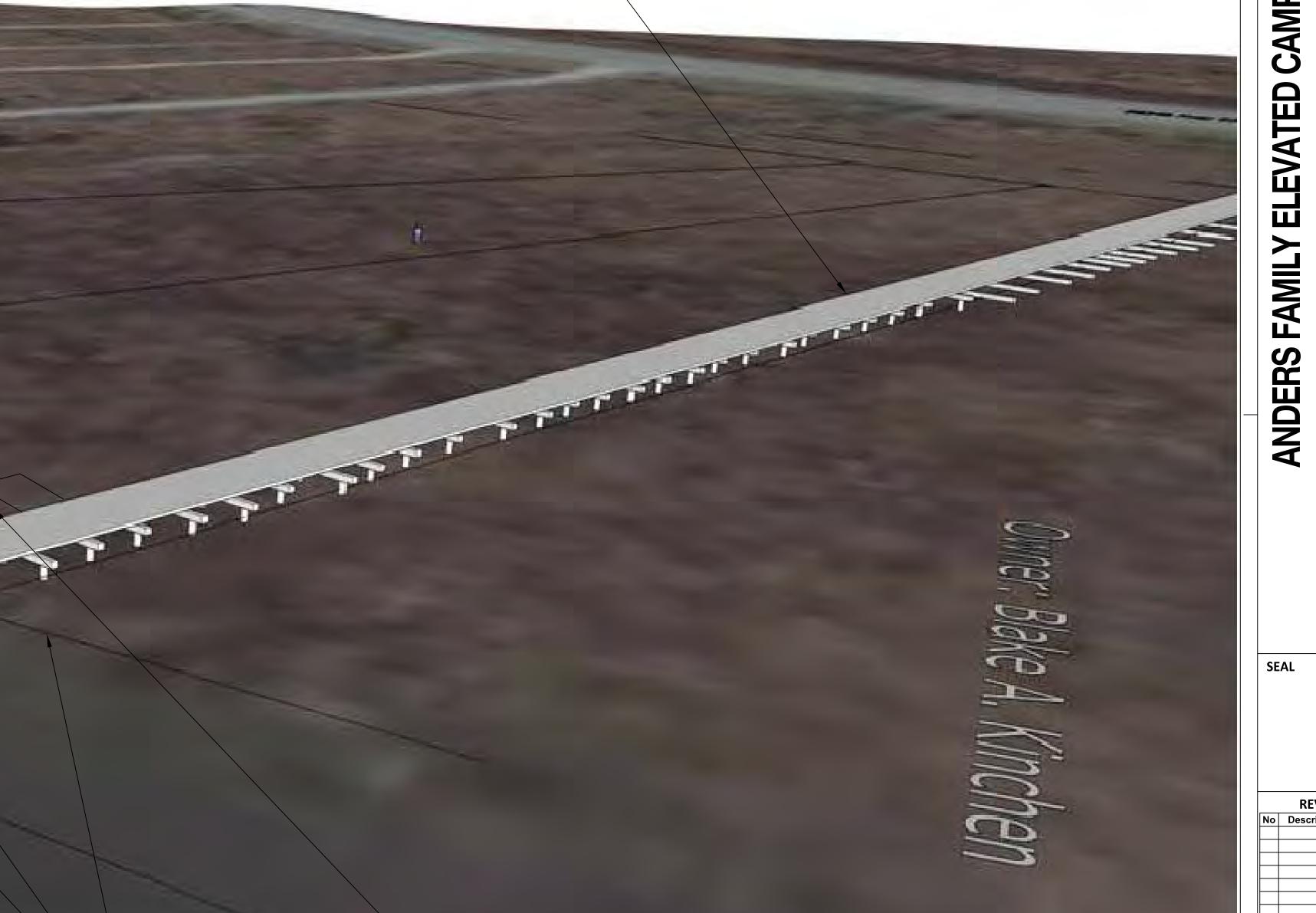
## DESIGNER

John Anders 2333 Brooklyn Avenue Harvey,LA 70058 www.john@andersonconstruction.com

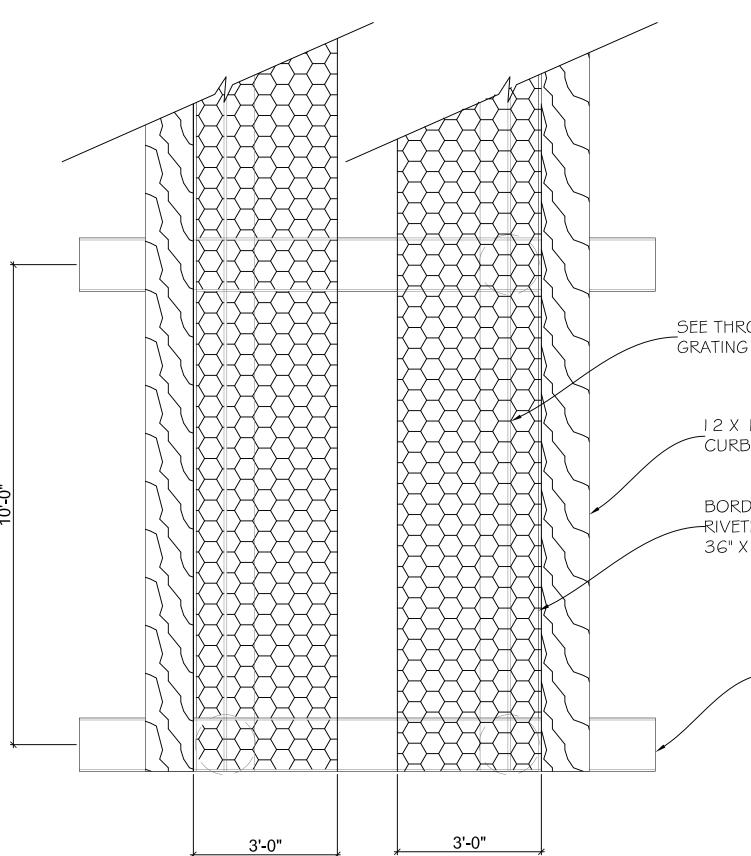
### DEVELOPER

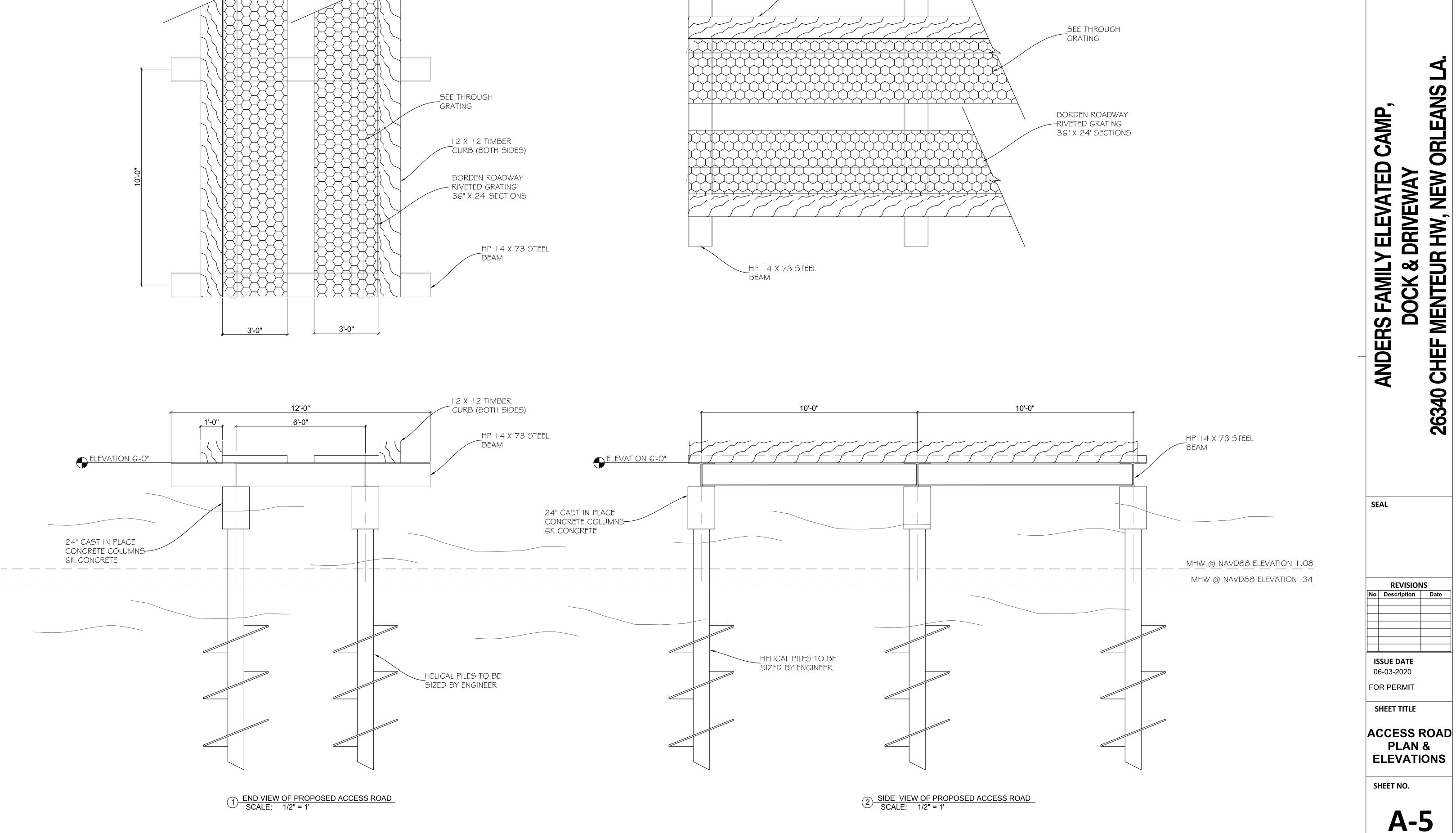
CAMP,

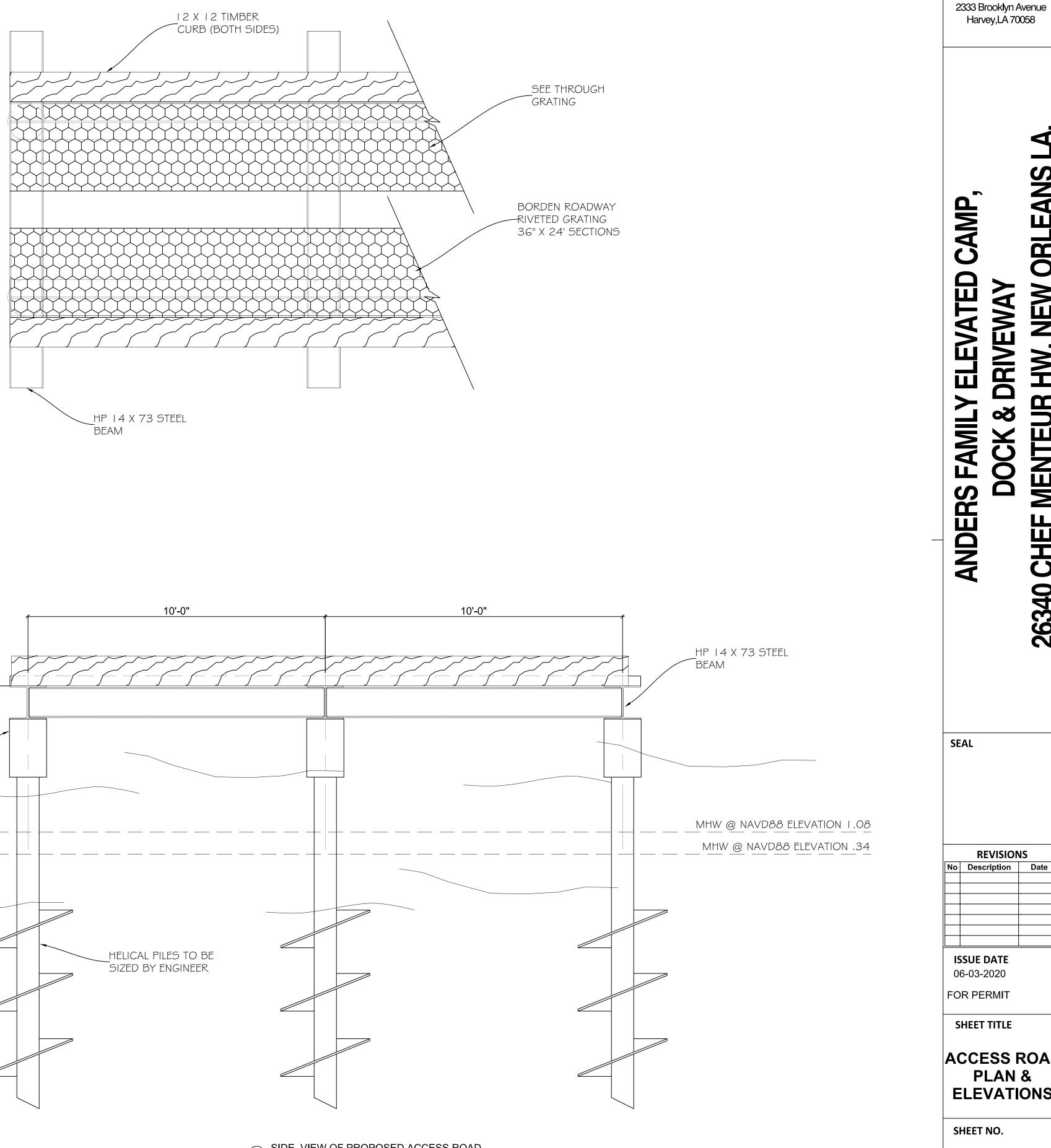
Fort Pike Marina, LLC 2333 Brooklyn Avenue Harvey,LA 70058



26340 CHEF MENTEUR HW, NEW ORLEANS ELEVATED DRIVEWAY DOCK & I SEAL REVISIONS No Description Date **ISSUE DATE** 06-03-2020 FOR PERMIT SHEET TITLE PROPOSED **BOAT HOUSE** IMAGE SHEET NO. **A-4** 





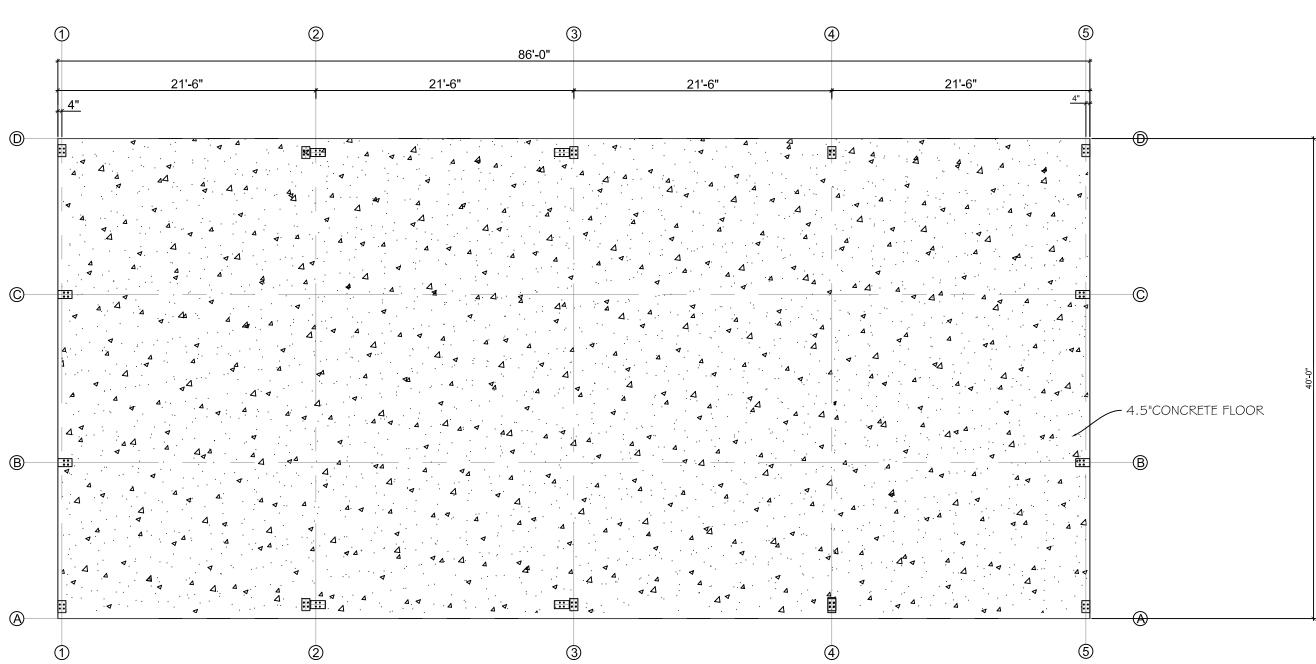


## DESIGNER

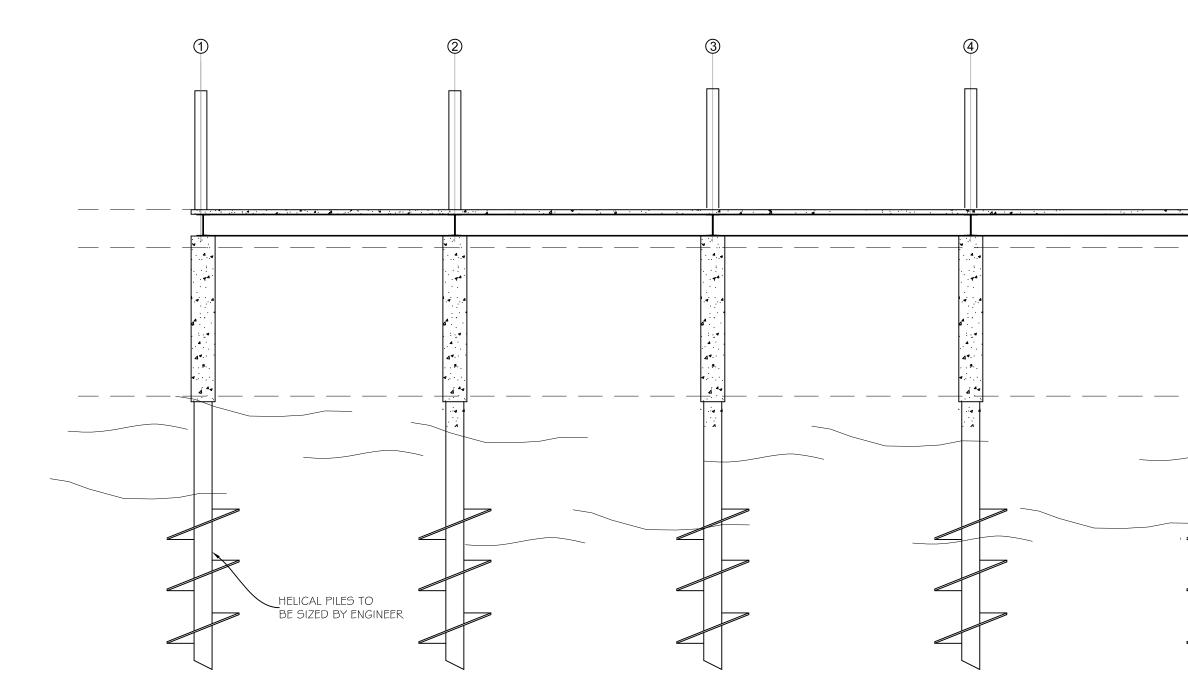
John Anders 2333 Brooklyn Avenue Harvey,LA 70058 www.john@andersonconstruction.com

### DEVELOPER

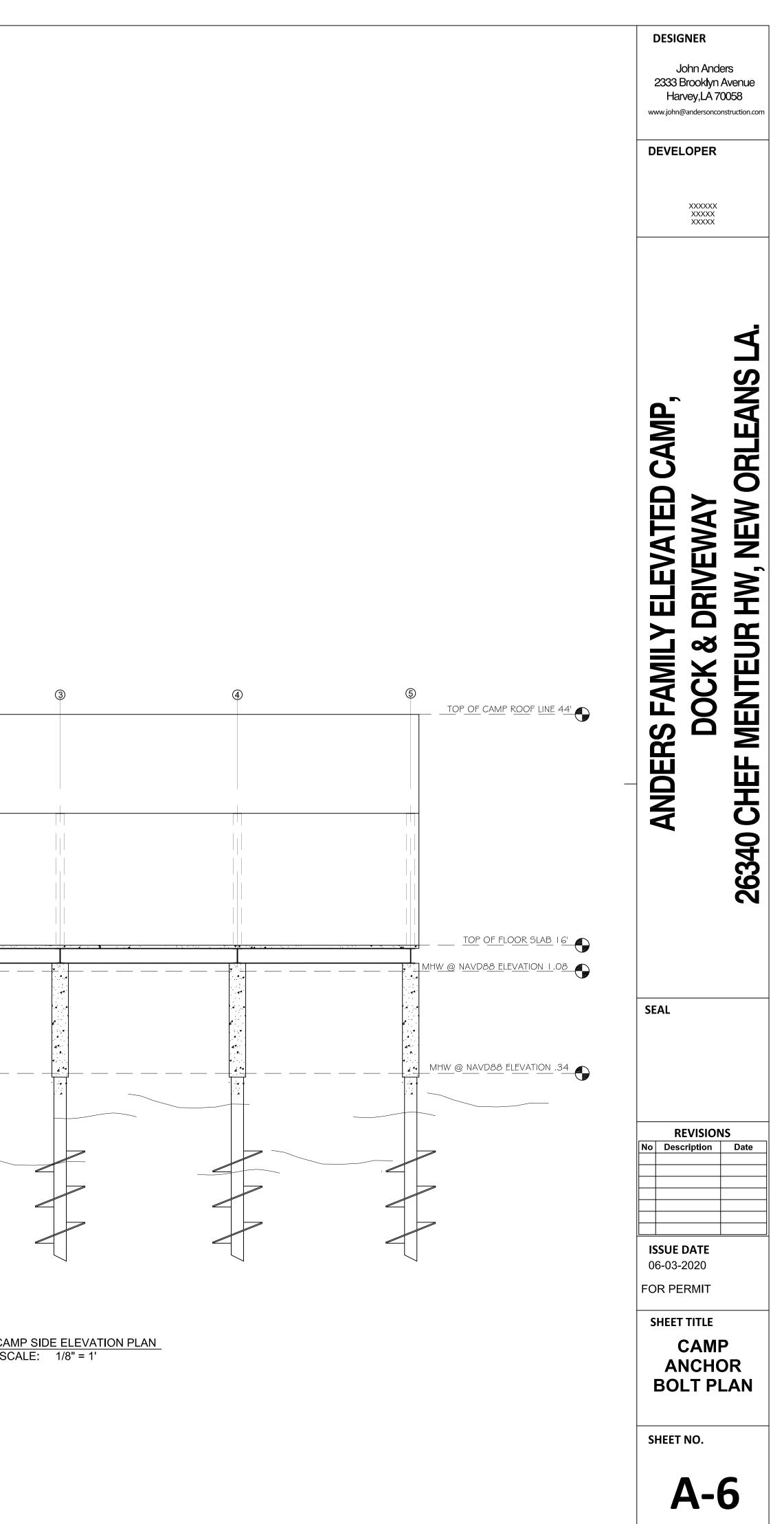
Fort Pike Marina, LLC

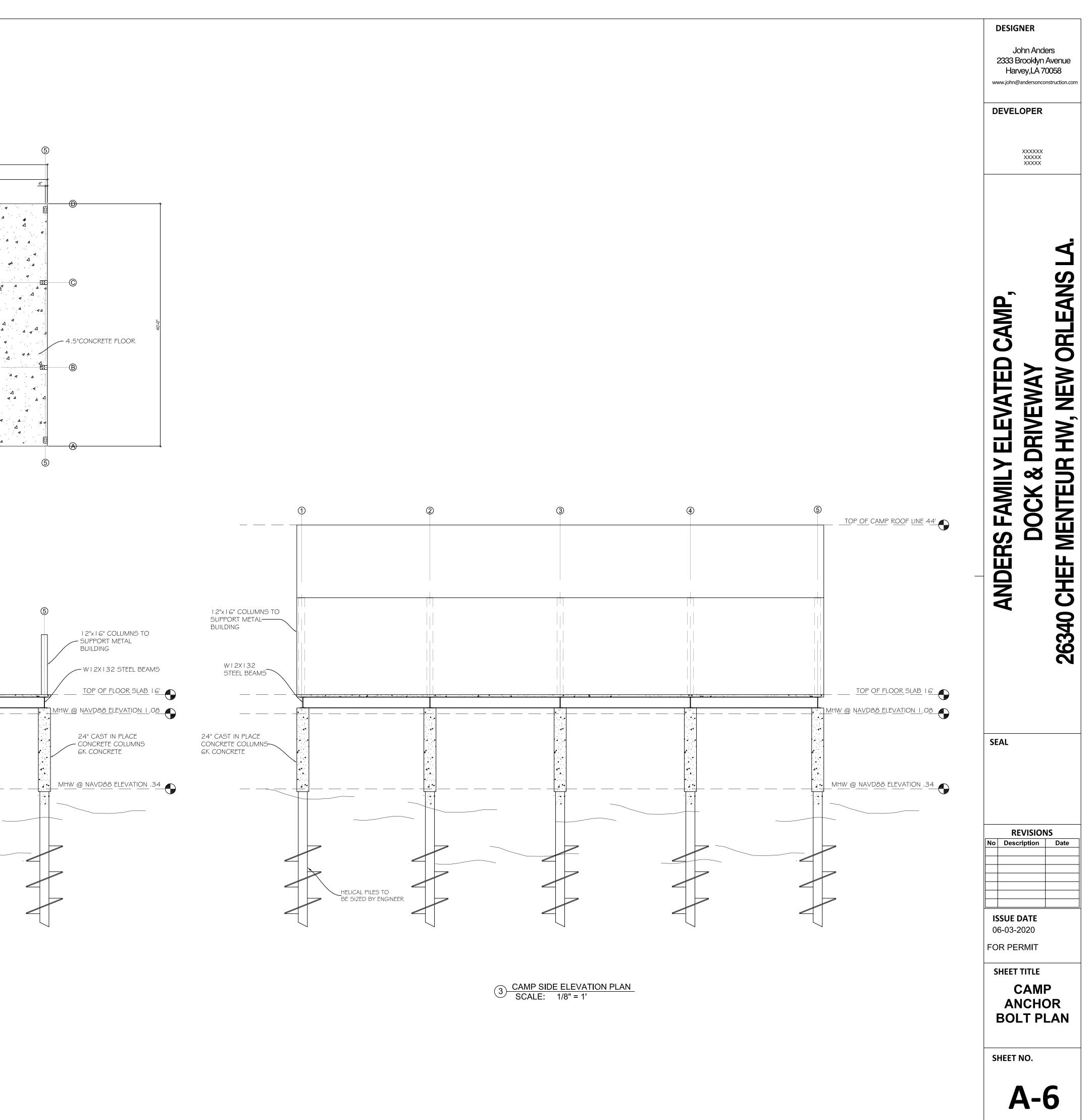


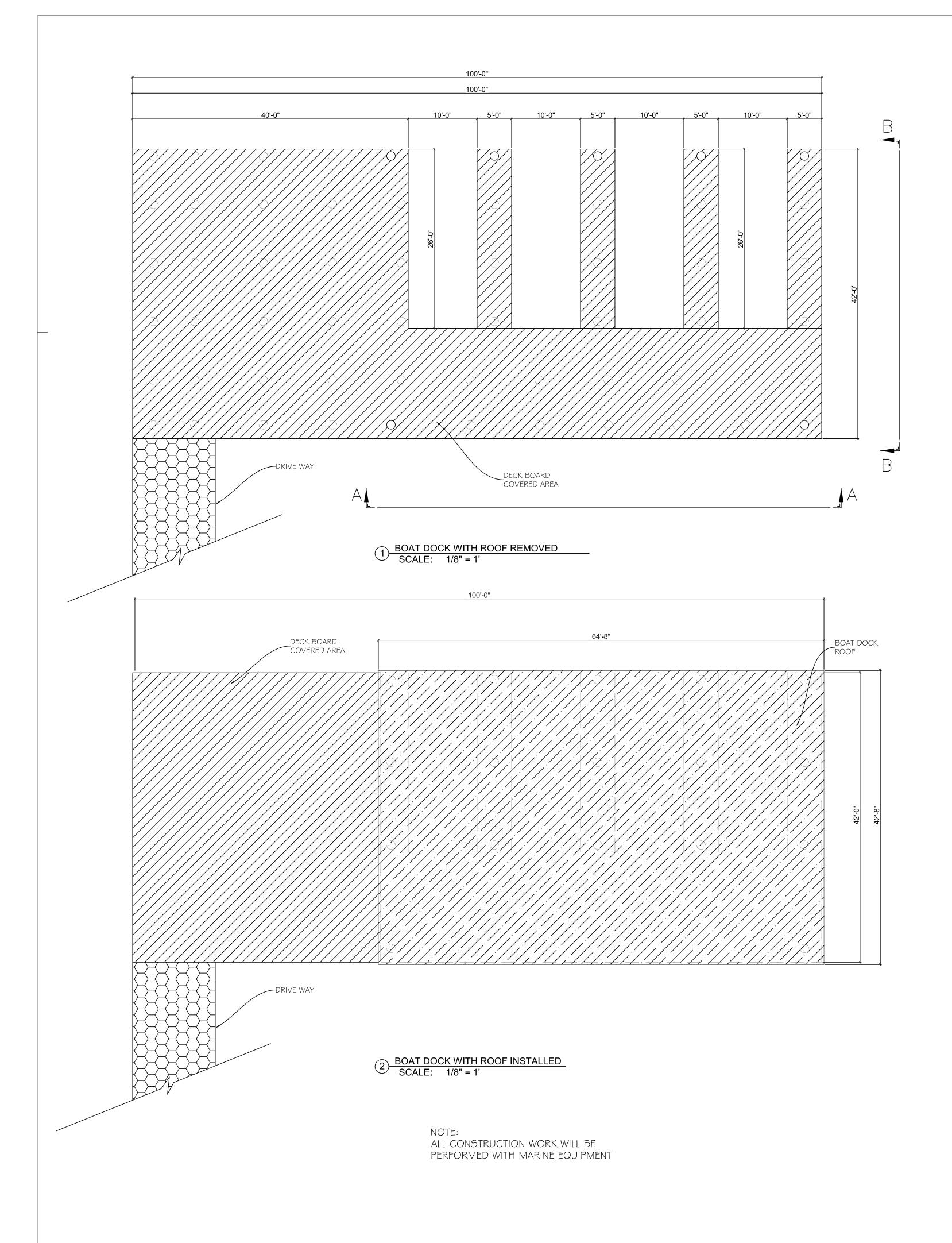
1 CAMP FLOOR PLAN SCALE: 1/8" = 1'

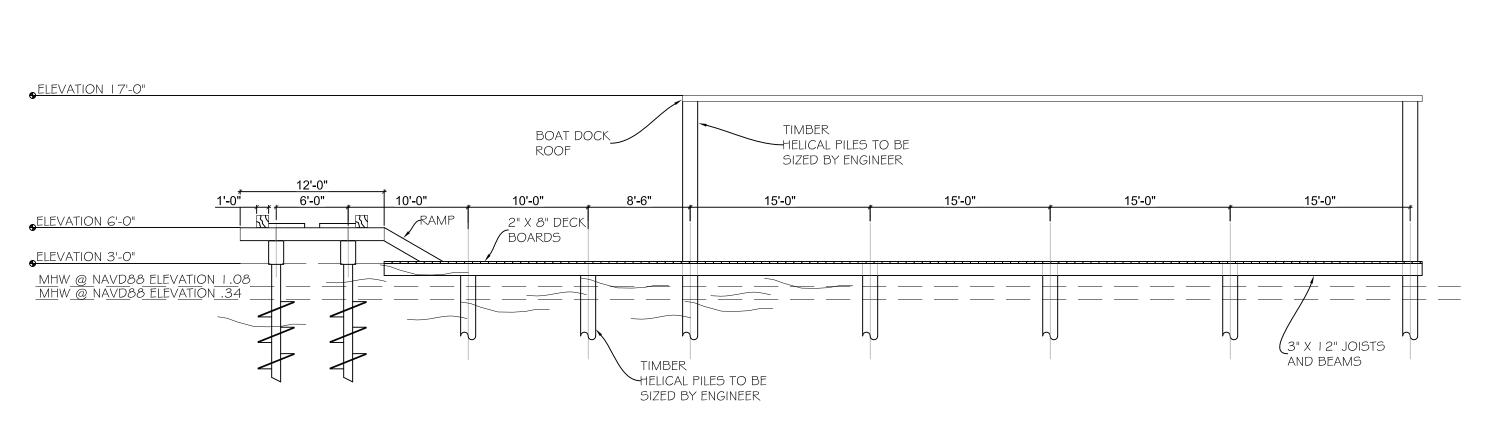


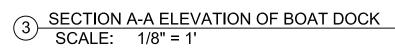
2 CAMP ELEVATION PLAN SCALE: 1/8" = 1'

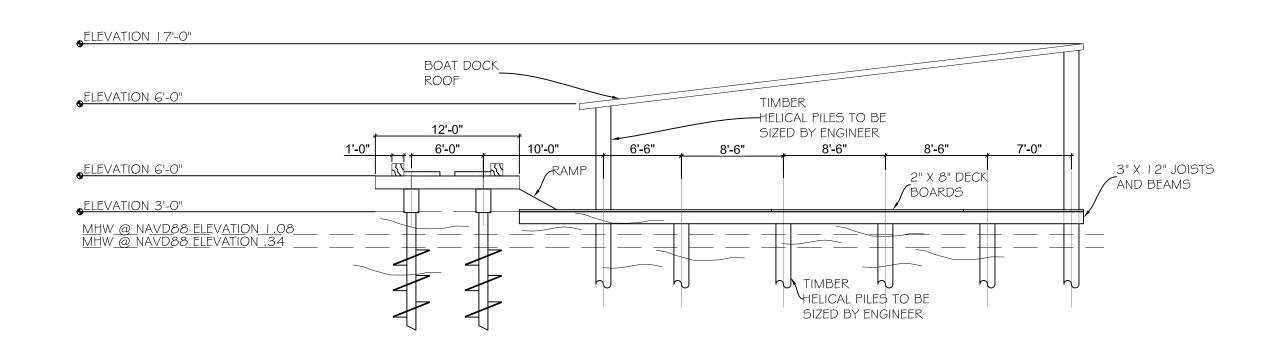












SECTIONB-B ELEVATION OF BOAT DOCK
 SCALE: 1/8" = 1'

### DESIGNER

Anders Construction, Inc John Anders 2333 Brooklyn Avenue Harvey,LA 70058 www.john@andersonconstruction.com

## DEVELOPER

Fort Pike Marina, LLC 2333 Brooklyn Avenue Harvey,LA 70058

