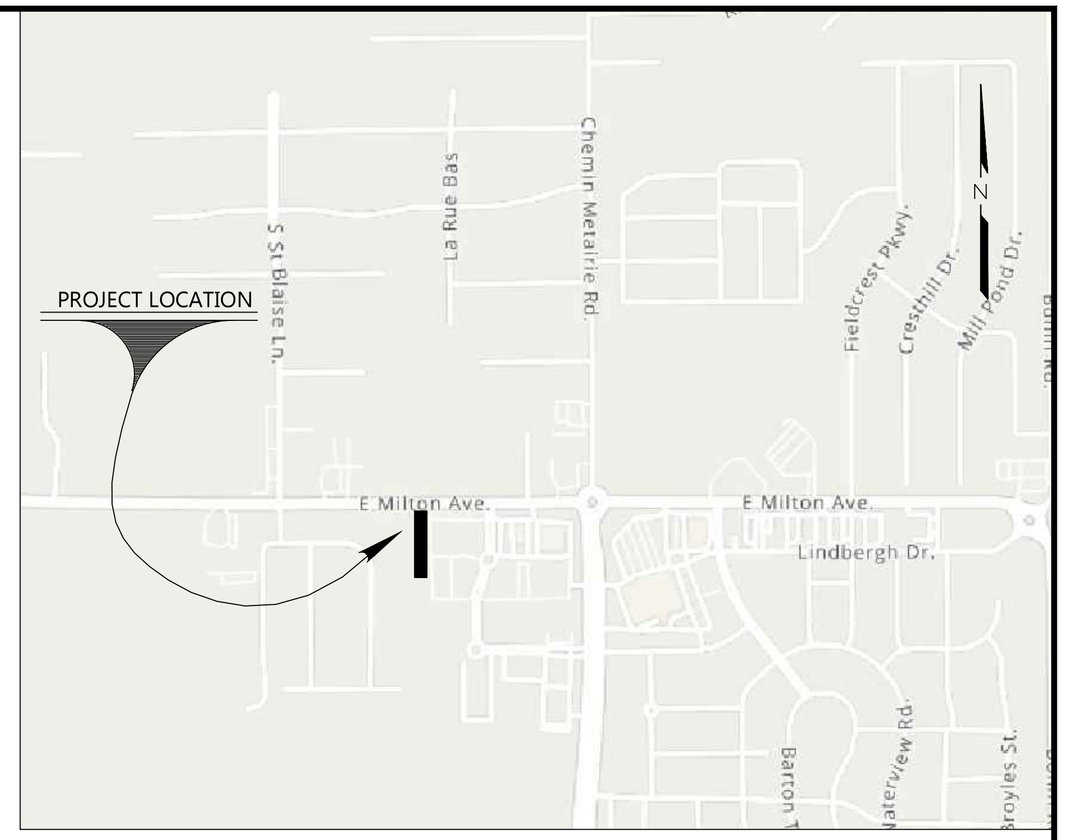
PLANS
FOR

YOUNGSVILLE DAIQUIRI

FOR

COPELL PROPERTIES

JANUARY 2025



VICINITY MAP
SCALE = N.T.S.

CODE CONFORMANCE

SITE DESIGN CRITERIA

Applicable Codes:
IBC 15, ASCE 7-10

Loads:
Roof Live Load: 20 psf (IBC Table 1607.1, reducible per 1607.12)
Roof Snow Load: 0 psf (IBC Figure 1608.2)
Floor Live Load: 100 psf business/mercantile/assembly, 40 psf vehicular (IBC Table 1607.1)
Collateral Load: 3 psf

Risk Category
ASCE 7-10 (Table 1.5-1): Risk Category II

Seismic Design Data (does not govern design):
Site Class: D
Seismic Importance Factor: 1.00
Mapped Spectral Response for 30.0175° N, -92.1229°W: Ss = .089g, S1=.049g
Spectral Response and Site Coefficients: Fa=1.6, Fv=2.4, Sds=.095, Sd1=.079
Seismic Design Category: B
Seismic Force-Resisting System: Light-Frame (wood) w/wood shear panels exterior WSP, gypsum board panels interior GB
Base Shear: 3,350# (R=6.5 WSP/2 GB, Cs=0.0475, Ie=1, Sds=.095) – Equivalent Lateral Force Procedure
Analysis Procedure Utilized: Alternative Simplified Design (ASCE 12.14)

Wind Design Data (governs design):
IBC and ASCE 7-10 MWFRS – Envelope Procedure
Vult: 135* mph (basic wind speed 3-sec peak gust)
Vasd: 105 mph (basic wind speed 3-sec peak gust)
Exposure: C (all directions)
Internal Pressure Coefficients (Enclosed Building) = +/-0.18
Roof pitch: 4:12 (18.4°)

Flood Hazard Zone:
This building is to be located in Zone X (DFIRM 22113C0225F), defined as areas outside the 500 year flood plain. The Local Flood Plain Administrator shall verify*.

Flood Zone Documentation:
N/A

* Local permit authority having jurisdiction shall verify. More stringent shall apply.

BUILDING COMPONENTS AND CLADDING

COMPONENTS AND CLADDING

	ZONE \ EWA	10 SF	20 SF	50 SF	100 SF	500 SF
ROOF OVERHANGS	1	+23 -37	+21 -36	+19 -34	+16 -33	N/A
	2	+23 -64	+21 -59	+19 -52	+16 -47	N/A
	3	+23 -94	+21 -88	+19 -80	+16 -74	N/A
WALLS	4	+40 -43	+38 -42	+36 -39	+34 -38	+30 -33
	5	+40 -54	+38 -50	+36 -45	+34 -42	+30 -33

ULTIMATE WIND SPEED 135 MPH, EXP. C

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OCCUPANCY CRITERIA

APPLICABLE CODES:	NFPA 101 LIFE SAFETY CODE - 2015 ED. INTERNATIONAL BUILDING CODE - 2021 ED.	NFPA 70 (LATEST NEC EDITION 2020) ADA-ABA 2004: 2010 STDS. IPC AND IMC 2021
OCCUPANCY TYPE:	NFPA 101 LIFE SAFETY CODE - SPECIAL PURPOSE INDUSTRIAL IBC - BUSINESS	
CONSTRUCTION TYPE:	NFPA 101: TYPE V(000) IBC: TYPE VB	
ACTUAL FLOOR AREA:	2,018 S.F. (INCLUDES LEAN-TO)	
		GOVERNING CRITERIA
ALLOWABLE FLOOR AREA:	NFPA 101 - NOT APPLICABLE IBC - (NS-VB-M) = 9,000 SQ. FT. + FRONTAGE INCREASE IBC - (NS- VB-A2) = 6,000 SQ. FT. + FRONTAGE INCREASE	MOST RESTRICTIVE
ALLOWABLE BLDG. HEIGHT:	IBC - 40'	
COMMON PATH OF TRAVEL:	NFPA 101 - MERCANTILE: 75' MAX (TABLE A.7.6) IBC - (M): 75' MAX (TABLE 1006.2.1)	MOST RESTRICTIVE
	NFPA 101 - ASSEMBLY: 20' MAX (TABLE A.7.6) IBC - (A-2): 75' MAX (TABLE 1006.2.1)	MOST RESTRICTIVE
TRAVEL DISTANCE TO EXIT:	NFPA 101 - MERCANTILE: 150' MAX (TABLE A.7.6) IBC - (M): 200' MAX (TABLE 1017.2)	MOST RESTRICTIVE
	NFPA 101 - ASSEMBLY: 200' MAX (TABLE A.7.6) IBC - (A-2): 200' MAX (TABLE 1017.2)	
MAX. OCCUPANCY LOADS*:	NFPA 101 - 7.3.1.2: 86 PERSONS IBC - 1004.5: 74 PERSONS	MOST RESTRICTIVE
FIRE PROTECTION:	NFPA 101 - MERCANTILE 36.3.4 = FIRE ALARM NOT REQUIRED IBC - (M) SECTION 907.2.7 = FIRE ALARM NOT REQUIRED	
	NFPA 101 - ASSEMBLY 12.3.4 = FIRE ALARM NOT REQUIRED IBC - (A-2) SECTION 907.2.1 = FIRE ALARM NOT REQUIRED	
	NFPA 101 - MERCANTILE 36.3.5 = SPRINKLER NOT REQUIRED IBC - (M) SECTION 903.2.7 = SPRINKLER NOT REQUIRED	
	NFPA 101 - ASSEMBLY 12.3.5 = SPRINKLER NOT REQUIRED IBC - (A-2) SECTION 903.2.1.2 = SPRINKLER NOT REQUIRED	

NFPA 101 SUMMARY

OWNER: YOUNGSVILLE DAIQUIRI
BUILDING: DRIVE-THRU DAIQUIRI
LOCATION: 2800 E. MILTON AVE.
YOUNGSVILLE, LA 70592

OCCUPANCY CLASSIFICATION(S): BUSINESS
CONTENTS CLASSIFICATION: ORDINARY HAZARD
BUILDING USE: DAIQUIRI SALES

- BUILDING TO BE STICK-FRAMED, WOOD STRUCTURE, CONCRETE SLAB (FLOOR).
- ENCLOSED BUILDING WILL HAVE POWERED EXIT SIGNS, EMERGENCY LIGHTS, AND STANDARD ELECTRICAL ALL IN CONFORMANCE WITH 2020 NEC/NFPA 70.
- PLUMBING PER IPC 2021
- MULTIPURPOSE DRY CHEMICAL 5# PORTABLE FIRE EXTINGUISHER WITH A RATING OF 2A:10B:C SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10. STANDARD FOR PORTABLE FIRE EXTINGUISHERS. INSTALL MAX. 60" A.F.F. AND PER IBC 906 AND TABLE 906.3(1)
- BUILDING MATERIALS FOR INTERIOR FINISH: CLASS A B OR C REQUIREMENTS (101). NEW INSULATION SHALL HAVE FLAME SPREAD OF 0-25, & SMOKE DVLPMNT. RTNG. OF 0-450.
- MECHANICAL SYSTEM SHALL MEET ALL CODES INCLUDING IMC 2021. ALL DUCTS SHALL HAVE DUCT DETECTORS INSTALLED WHERE THEIR CAPACITY EXCEEDS 2,000 CFM. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IF REQUIRED BY CODE.
- ACCESSIBILITY FOR DISABLED PERSONS IN ACCORDANCE WITH THE ADA ACCESSIBILITY GUIDELINES (ADA-ABA: 2004 - 2010 STANDARDS).
  - ADA ABA COMPLIANT RESTROOMS, DOOR HARDWARE, EGRESS, PARKING SPACES

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Louisiana Flood Map
Copell Properties

Visible Layers
- Effective FIRM
- Bing Aerial

Point Coordinates

Point #	Lat., Long.
1	30.1084, -92.0189

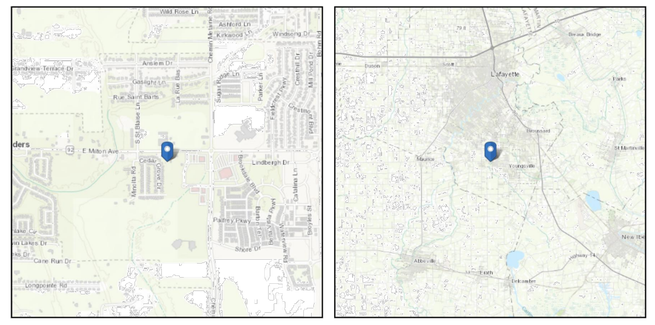
Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22055C0250J 12/21/2018	X-AREA OF MINIMAL FLOOD HAZARD	out	24.7	N/A

FEMA FIRM PANEL
N.T.S.

ASCE Hazards Report

Address: No Address at This Location
Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)
Latitude: 30.108472
Longitude: -92.018995
Elevation: 24.880673798150042 ft (NAVD 88)



Wind

Results:

Wind Speed	133 Vmph
10-year MRI	76 Vmph
25-year MRI	87 Vmph
50-year MRI	98 Vmph
100-year MRI	107 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Mon Feb 03 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings need not be protected against wind-borne debris.

LOCAL WIND LOADING CRITERIA SHALL BE USED WHEN IT EXCEEDS ASCE 7-16 DEPICTED HERE (PER LOCAL PERMITTING AUTHORITY)

WIND SPEED MAP

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION, RECORDATION, CONVEYANCE, SALES OR AS A PERMIT
LEE C. STAPLES
License No. 29635
PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
STATE OF LOUISIANA
1/10/25

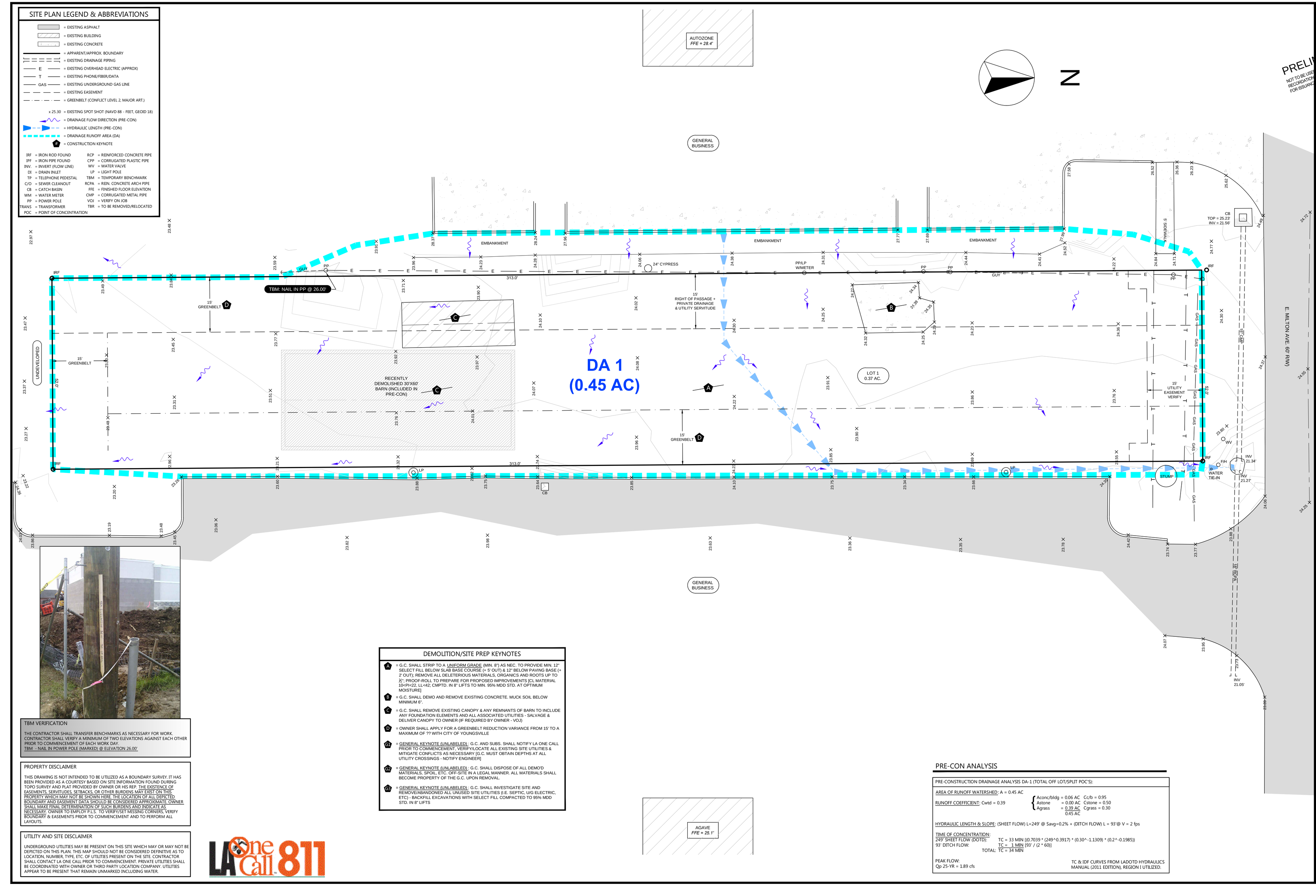
THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR ACQUISITION OF MATERIALS OR PROPERTY PRIOR TO THE G.C. /OWNER OBTAINING ALL REQUIRED PERMITS FOR THIS PROJECT (LOCAL, STATE, FEDERAL...LDH, ATC, LASFM, ETC)

STAPLES ENGINEERING & CONSULTING, L.L.C.
CIVIL ENGINEERING, PROJECT MANAGEMENT & SITE SERVICES

SITE PLAN LEGEND & ABBREVIATIONS

= EXISTING ASPHALT
= EXISTING BUILDING
= EXISTING CONCRETE
= APPARENT/APPROX. BOUNDARY
= EXISTING DRAINAGE PIPING
E = EXISTING OVERHEAD ELECTRIC (APPROX)
T = EXISTING PHONE/FIBER/DATA
GAS = EXISTING UNDERGROUND GAS LINE
= EXISTING EASEMENT
= GREENBELT (CONFLICT LEVEL 2, MAJOR ART.)
x 25.30 = EXISTING SPOT SHOT (NAVD 88 - FEET, GEOID 18)
= DRAINAGE FLOW DIRECTION (PRE-CON)
= HYDRAULIC LENGTH (PRE-CON)
= DRAINAGE RUNOFF AREA (DA)
= CONSTRUCTION KEYNOTE

IRF	= IRON ROD FOUND	RCP	= REINFORCED CONCRETE PIPE
IPF	= IRON PIPE FOUND	CPP	= CORRUGATED PLASTIC PIPE
INV.	= INVERT (FLOW LINE)	WV	= WATER VALVE
DI	= DRAIN INLET	LP	= LIGHT POLE
TP	= TELEPHONE PEDESTAL	TBM	= TEMPORARY BENCHMARK
C/O	= SEWER CLEANOUT	RCPA	= REIN. CONCRETE ARCH PIPE
CB	= CATCH BASIN	FFE	= FINISHED FLOOR ELEVATION
WM	= WATER METER	CMP	= CORRUGATED METAL PIPE
PP	= POWER POLE	VOJ	= VERIFY ON JOB
TRANS	= TRANSFORMER	TBR	= TO BE REMOVED/RELOCATED
POC	= POINT OF CONCENTRATION		



TBM VERIFICATION

THE CONTRACTOR SHALL TRANSFER BENCHMARKS AS NECESSARY FOR WORK. CONTRACTOR SHALL VERIFY A MINIMUM OF TWO ELEVATIONS AGAINST EACH OTHER PRIOR TO COMMENCEMENT OF EACH WORK DAY.
TBM = NAIL IN POWER POLE (MARKED) @ ELEVATION 26.00'

PROPERTY DISCLAIMER

THIS DRAWING IS NOT INTENDED TO BE UTILIZED AS A BOUNDARY SURVEY. IT HAS BEEN PROVIDED AS A COURTESY BASED ON SITE INFORMATION FOUND DURING TOPO SURVEY AND PLAT PROVIDED BY OWNER OR HIS REP. THE EXISTENCE OF EASEMENTS, SERVITUDES, SETBACKS, OR OTHER BURDENS MAY EXIST ON THIS PROPERTY WHICH MAY NOT BE SHOWN HERE. THE LOCATION OF ALL DEPICTED BOUNDARY AND EASEMENT DATA SHOULD BE CONSIDERED APPROXIMATE. OWNER SHALL MAKE FINAL DETERMINATION OF SUCH BURDENS AND INDICATE AS NECESSARY. OWNER TO EMPLOY P.L.S. TO VERIFY/SET MISSING CORNERS, VERIFY BOUNDARY & EASEMENTS PRIOR TO COMMENCEMENT AND TO PERFORM ALL LAYOUTS.

UTILITY AND SITE DISCLAIMER

UNDERGROUND UTILITIES MAY BE PRESENT ON THIS SITE WHICH MAY OR MAY NOT BE DEPICTED ON THIS PLAN. THIS MAP SHOULD NOT BE CONSIDERED DEFINITIVE AS TO LOCATION, NUMBER, TYPE, ETC. OF UTILITIES PRESENT ON THE SITE. CONTRACTOR SHALL CONTACT LA ONE CALL PRIOR TO COMMENCEMENT. PRIVATE UTILITIES SHALL BE COORDINATED WITH OWNER OR THIRD PARTY LOCATION COMPANY. UTILITIES APPEAR TO BE PRESENT THAT REMAIN UNMARKED INCLUDING WATER.

LA One Call 811

DEMOLITION/SITE PREP KEYNOTES

A = G.C. SHALL STRIP TO A UNIFORM GRADE (MIN. 8") AS NEC. TO PROVIDE MIN. 12" SELECT FILL BELOW SLAB BASE COURSE (+ 5' OUT) & 12" BELOW PAVING BASE (+ 2' OUT); REMOVE ALL DELETERIOUS MATERIALS, ORGANICS AND ROOTS UP TO ½"; PROOF-ROLL TO PREPARE FOR PROPOSED IMPROVEMENTS [CL MATERIAL 10<PI<22, LL<42; CMPTD. IN 8" LIFTS TO MIN. 95% MDD STD. AT OPTIMUM MOISTURE]

B = G.C. SHALL DEMO AND REMOVE EXISTING CONCRETE. MUCK SOIL BELOW MINIMUM 6".

C = G.C. SHALL REMOVE EXISTING CANOPY & ANY REMNANTS OF BARN TO INCLUDE ANY FOUNDATION ELEMENTS AND ALL ASSOCIATED UTILITIES - SALVAGE & DELIVER CANOPY TO OWNER (IF REQUIRED BY OWNER - VOJ)

D = OWNER SHALL APPLY FOR A GREENBELT REDUCTION VARIANCE FROM 15' TO A MAXIMUM OF ?? WITH CITY OF YOUNGSVILLE

G1 = GENERAL KEYNOTE (UNLABELED) : G.C. AND SUBS. SHALL NOTIFY LA ONE CALL PRIOR TO COMMENCEMENT. VERIFY/LOCATE ALL EXISTING SITE UTILITIES & MITIGATE CONFLICTS AS NECESSARY [G.C. MUST OBTAIN DEPTHS AT ALL UTILITY CROSSINGS - NOTIFY ENGINEER]

G2 = GENERAL KEYNOTE (UNLABELED) : G.C. SHALL DISPOSE OF ALL DEMO'D MATERIALS, SPOIL, ETC. OFF-SITE IN A LEGAL MANNER. ALL MATERIALS SHALL BECOME PROPERTY OF THE G.C. UPON REMOVAL.

G3 = GENERAL KEYNOTE (UNLABELED) : G.C. SHALL INVESTIGATE SITE AND REMOVE/ABANDONED ALL UNUSED SITE UTILITIES (I.E. SEPTIC, U/G ELECTRIC, ETC) - BACKFILL EXCAVATIONS WITH SELECT FILL COMPACTED TO 95% MDD STD. IN 8" LIFTS

PRE-CON ANALYSIS

PRE-CONSTRUCTION DRAINAGE ANALYSIS DA-1 (TOTAL OFF LOT/SPLIT POC'S):

AREA OF RUNOFF WATERSHED: A = 0.45 AC

RUNOFF COEFFICIENT: Cwtd = 0.39

Aconc/bldg	= 0.06 AC	Cc/b	= 0.95
Astone	= 0.00 AC	Cstone	= 0.50
Agrass	= 0.39 AC	Cgrass	= 0.30
	0.45 AC		

HYDRAULIC LENGTH & SLOPE: (SHEET FLOW) L=249' @ Savg=0.2% + (DITCH FLOW) L = 93'@ V = 2 fps

TIME OF CONCENTRATION:
249' SHEET FLOW (DOTD): TC = 33 MIN [(0.7039 * (249^0.3917) * (0.30^-1.1309) * (0.2^-0.1985))
93' DITCH FLOW: TC = 1 MIN [93' / (2 * 60)]
TOTAL: TC = 34 MIN

PEAK FLOW:
Qp 25-YR = 1.89 cfs

TC & IDF CURVES FROM LADOTD HYDRAULICS MANUAL (2011 EDITION), REGION I UTILIZED.

STAPLES ENGINEERING & CONSULTING, L.L.C.
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EMAIL: CHANDLERSTAPLES@GMAIL.COM

YOUNGSVILLE DAIQUIRI FOR JENNIFER COPELL

2800 E. MILTON AVENUE, YOUNGSVILLE, LA 70592

PROJECT NO.
25-00x

DATE
1/10/25

SCALE
3/32" = 1'
WHEN PRINTED @ 24"x36"

EXISTING SITE
C2

SITE PLAN LEGEND & ABBREVIATIONS

= EXISTING ASPHALT
= PROPOSED BUILDING
= PROPOSED CONCRETE PAVING
= PROPOSED RAISED CONCRETE
= APPARENT/APPROX. BOUNDARY
= EXISTING DRAINAGE PIPING
= PROPOSED DRAINAGE PIPING
= EXISTING/PROPOSED SWALE
E = EXISTING OVERHEAD ELECTRIC
U/G E = EXISTING UNDERGROUND ELECTRIC
= EXISTING EASEMENT
x 25.30 = EXISTING SPOT SHOT (NAVD 88 - FEET, GEOID 18)
= CONSTRUCTION KEYNOTE
= PROPOSED SILT FENCING
= PROPOSED BOUND HAY BOOM (@ C.B. & D.I.)
= PROPOSED HAY BALES - STAKED

IRF	= IRON ROD FOUND	RCP	= REINFORCED CONCRETE PIPE
IPF	= IRON PIPE FOUND	CPP	= CORRUGATED PLASTIC PIPE
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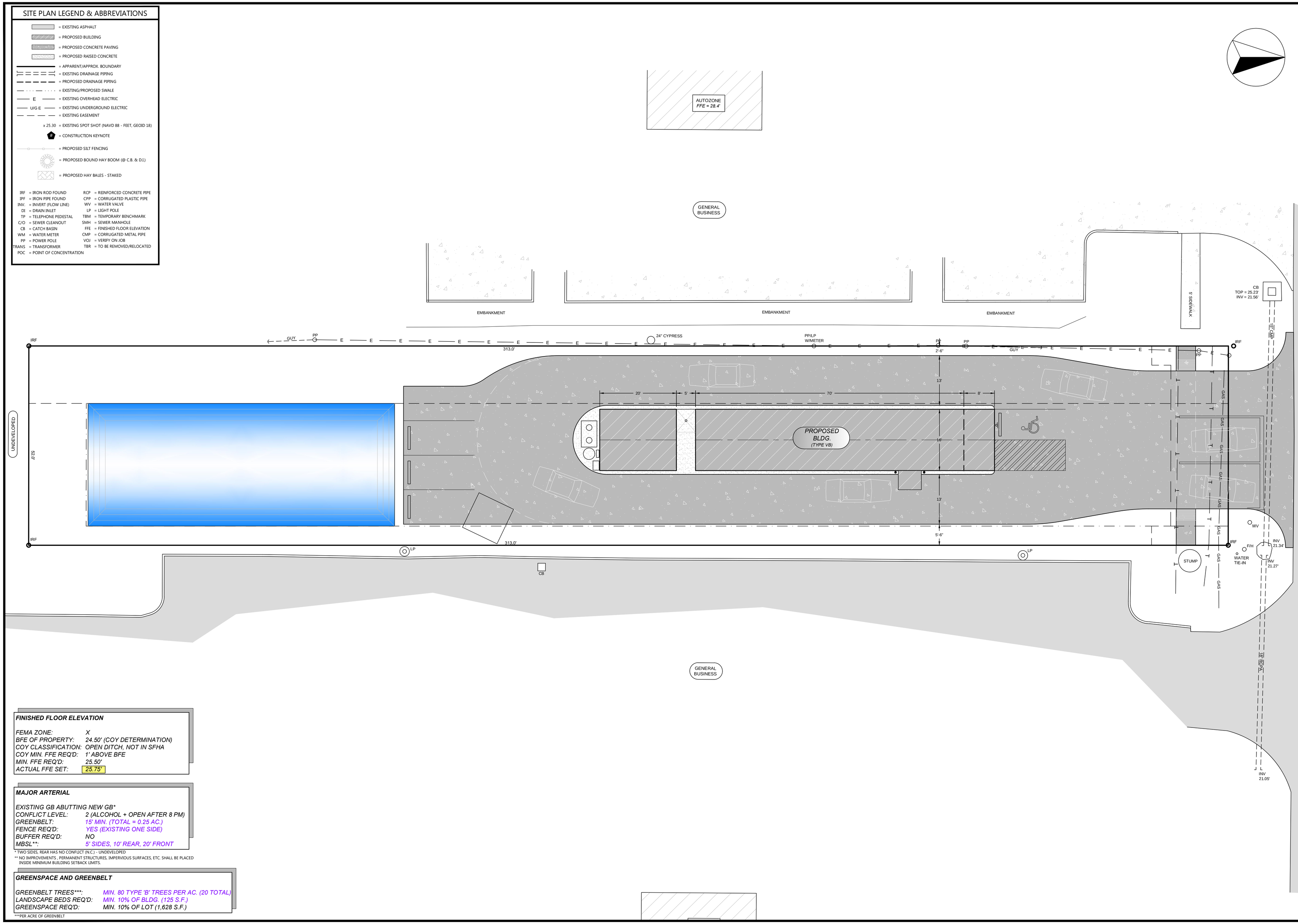

GENERAL BUSINESS

FINISHED FLOOR ELEVATION

FEMA ZONE:	X
BFE OF PROPERTY:	24.50' (COY DETERMINATION)
COY CLASSIFICATION:	OPEN DITCH, NOT IN SFHA
COY MIN. FFE REQ'D:	1' ABOVE BFE
MIN. FFE REQ'D:	25.50'
ACTUAL FFE SET:	25.75'

MAJOR ARTERIAL

EXISTING GB ABUTTING NEW GB*	
CONFLICT LEVEL:	2 (ALCOHOL + OPEN AFTER 8 PM)
GREENBELT:	15' MIN. (TOTAL = 0.25 AC.)
FENCE REQ'D:	YES (EXISTING ONE SIDE)
BUFFER REQ'D:	NO
MBSL**:	5' SIDES, 10' REAR, 20' FRONT

* TWO SIDES, REAR HAS NO CONFLICT (N.C.) - UNDEVELOPED
** NO IMPROVEMENTS , PERMANENT STRUCTURES, IMPERVIOUS SURFACES, ETC. SHALL BE PLACED INSIDE MINIMUM BUILDING SETBACK LIMITS.

GREENSPACE AND GREENBELT

GREENBELT TREES***:	MIN. 80 TYPE 'B' TREES PER AC. (20 TOTAL)
LANDSCAPE BEDS REQ'D:	MIN. 10% OF BLDG. (125 S.F.)
GREENSPACE REQ'D:	MIN. 10% OF LOT (1,628 S.F.)

***PER ACRE OF GREENBELT

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STATE OF LOUISIANA
LEE S. STAPLES
LICENSED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
1/10/25

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PROPOSED SITE

C3

FLOOR PLAN LEGEND

- (FE) = PROPOSED 5# FIRE EXTINGUISHER (2A:10B:C)
- (EM) = PROPOSED EXIT MARKER W/DIRECTION ARROWS
- (EM)(E) = PROPOSED DUAL EXIT MARKER & EMER. FLOOD LIGHTS
- = NEW STUD WALL (2X6 WOOD STUDS @ 16")
- = COOLERS (VERIFY PRIOR)
- = 1-HR FIRE BARRIER (UL U379)
- = PROPOSED INTERIOR EMERGENCY LIGHT
- = PROPOSED EXTERIOR EMERGENCY LIGHT
- A = OPENING DESIGNATION
- = NEW HI/LO BUBBLER (ADA)
- V = RESTROOM EXHAUST VENT
- FD = FLOOR DRAIN WITH ADA SWEEP
- FS = FLOOR SINK (PER LDH)
- = PIPE BOLLARD

N

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1/4" = 1'
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FLOOR PLAN

C6