



DESIGN + ARCHITECTURE

DESIGN DEVELOPMENT

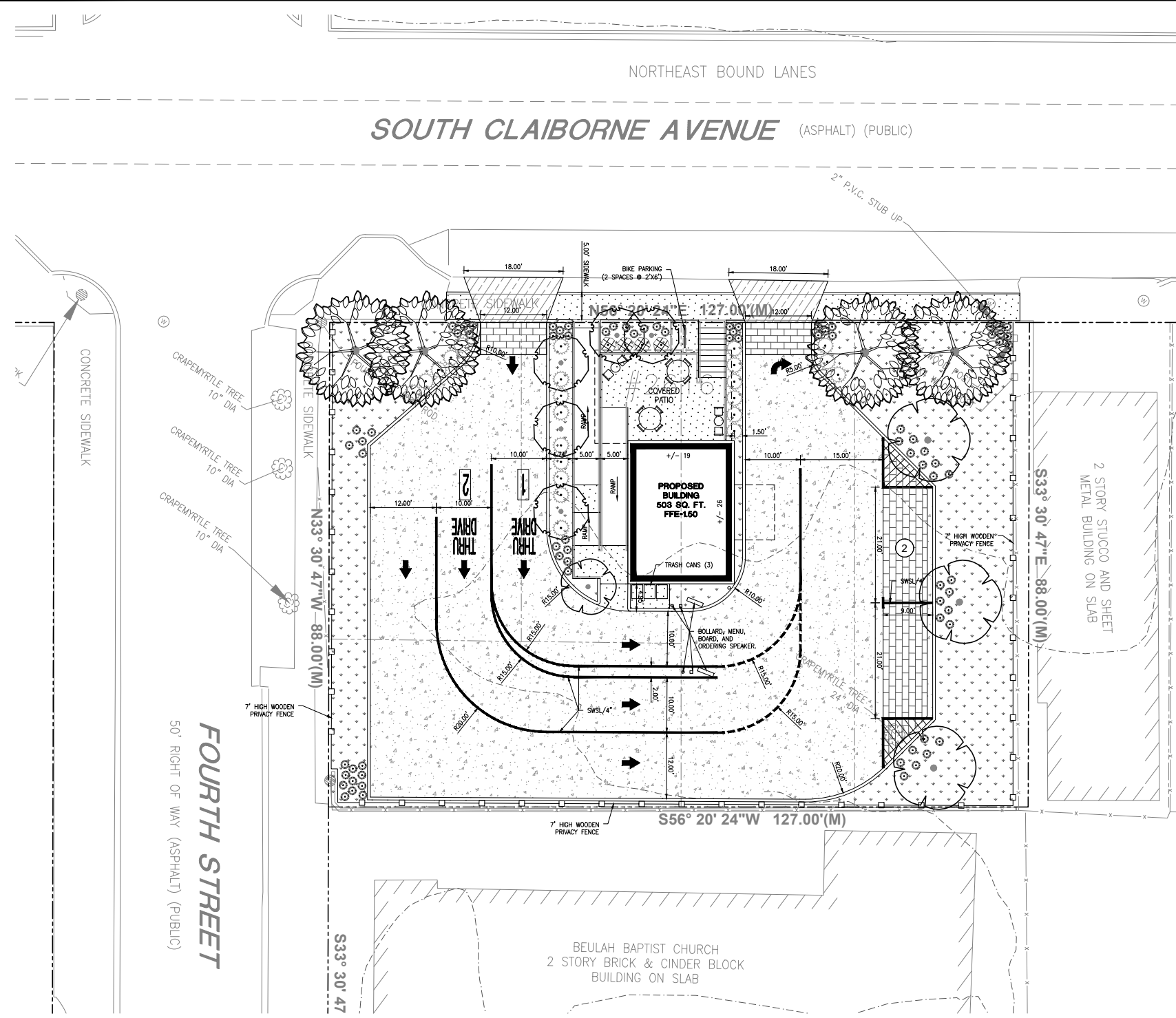
PJ's Coffee

NOLA

10.12.2020

PREPARED FOR

Aubry Miller



AREA ANALYSIS	
PROPERTY	+/-0.26 ACRES
TOTAL	+/-0.26 ACRES

SITE ANALYSIS	
BUILDING	503 S.F.
PARKING PROVIDED	2 SPACES
•PARKING REQUIRED	2 SPACES
RATIO	5.96 / 1000 S.F.

PER ARTICLE 22 "OFF-STREET PARKING AND LOADING", SECTION 22.4 TABLE 22-1:
 • RESTAURANT - FAST FOOD: 1 PER 500 SF GFA PLUS 3 STAKING SPACES PER DRIVE-THROUGH LANE.
 • 1 PER 2,500 SF GFA BIKE PARKING, MINIMUM 2 BICYCLE PARKING SPACES ARE REQUIRED PER ARTICLE 22.6.A.2

LEGEND - EXISTING

- CURB INLET
- DRAIN INLET
- DRAIN MANHOLE
- ELEVATION POINT
- FENCEPOST
- FIRE HYDRANT
- FOUND PROPERTY CORNER
- GAS UTILITY MARKER
- GAS VALVE
- LIGHT POLE
- POWER POLE
- EDGE OF BUILDING
- POWER POLE DEADMAN
- PROPERTY CORNER SET
- SEWER MANHOLE
- TREE
- WATER MANHOLE
- WATER METER
- FLOOD ZONE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- RIGHT OF WAY
- GROUND CONTOUR
- EDGE OF BUILDING
- OVERHEAD POWERLINE
- 8" SEWER LINE
- CHAINLINK FENCE LINE

LEGEND - NEW IMPROVEMENTS

- SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT (DRIVEWAY)
- HEAVY DUTY CONCRETE PAVEMENT (DRIVEWAY)
- PERVIOUS PAVEMENT
- BUILDING
- CURB & GUTTER
- PARKING SPACES
- SITE LIGHTING POLES
- ADA RAMP
- DIRECTIONAL ARROWS
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
3. PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 10-7-20 BY DDG,PC.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER & TELEPHONE COMPANIES FOR LOCATION & HEIGHT OF PYLON SIGN BEFORE CONDUIT & WIRING IS INSTALLED TO ENSURE PROPER CLEARANCES ARE MET.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL EXISTING UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
7. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
8. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
9. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
11. ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL FINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
14. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
15. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
16. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
17. ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED. STRIPING IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTION.
18. ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS.
19. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
20. THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE AE, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 22071C0229F DATED 9-30-16.

SITE LAYOUT NOTES:

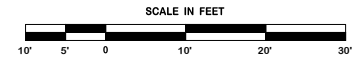
1. SITE AREA = +/- 0.26 ACRES.
2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 5 FEET UNLESS NOTED OTHERWISE.

LEGEND - STRIPING

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- YSLS/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE
- SWSL/8" - SINGLE WHITE SOLID LINE / 8" WIDE



SITE PLAN



REVISION	BY

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 Covington, LA 70433
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 Fax: 985.249.6190
 www.ddgpc.com

STAMP

SIGNATURE _____ DATE _____

PJ'S COFFEE DRIVE THRU
 NEW ORLEANS, LOUISIANA
 ORLEANS PARISH
 FOR: MILLI ON CLAIBORNE
 NEW ORLEANS, LA

DRAWN	JJR
CHECKED	PAW
ISSUED DATE	10-7-20
ISSUED FOR REVIEW	
PROJECT NO.	20-718
FILE	20-718 C-1 SITE
SHEET	C-1

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PJ's COFFEE
of new orleans



PJ's COFFEE
of new orleans

Menu board for the drive-thru window, featuring various coffee and food items.





PJ's COFFEE
of new orleans

PJ's COFFEE
of new orleans
DRIVE THRU



PJ's COFFEE
of new orleans

PJ's COFFEE
of new orleans
DRIVE THRU



LP

DESIGN + ARCHITECTURE



CANOPY EXTERIOR
CEILING FAN

EXTERIOR
ACCENT LIGHTING



EXTERIOR WALLS



EXTERIOR WALL MENU



EXTERIOR WALL POP

thanks



DESIGN + ARCHITECTURE

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