

# PROPOSED TRUCK TERMINAL GM ELITE CO. 150 ALMEDIA PLANTATION DRIVE ST. CHARLES PARISH, LOUISIANA



**PROJECT DATA:**

Project Name: GM Elite Truck Terminal  
150 Almedia Drive  
St. Charles Parish, Louisiana 70087

Owner (Agent): GM Elite Co.  
1000 River Bend Drive Ste. "B"  
St. Rose, Louisiana 70087  
Ph# 504-319-2569

Approximate Area: First Floor 2,822 s.f.  
Second Floor 2,645 s.f.  
Total 5,467 s.f.

Truck Bay #1 3,300 s.f.  
Truck Bay #2 3,008 s.f.  
Parts Storage 557 s.f.  
Warehouse 3,399 s.f.  
Total 9,664 s.f.

Engineer of Record: Cali & LaPlace Engineers, L.L.C.  
Contact: Stephen F. Cali  
Reg. #21941  
58 Cycas  
Kenner, LA 70065  
504-338-8719  
scal@clengrs.com

General Contractor: Landry Construction  
709 Williams Blvd.  
Kenner, Louisiana 70062  
Ph# 504-439-3965  
LA Contractor Lic. No. 32526

**LIFE SAFTEY CODE 101, 2021 ED.:**

Occupancy: ?????  
Construction type: No special requirements  
Class of contents: Ordinary hazard  
Occupant load:  
Business - 1 / 100 gross sq.ft.  
Storage / Mech. - 1 / 300 sq.ft.

Capacity of egress:  
Doors, ramps, HOR: 0.3 inches / person  
Stairs: 0.2 inches / person  
Common path limit: 75 ft.  
Exit travel distance: 200 feet  
Max. dead end corridor: 20 feet

Occupancy separation: None required  
(Table 508.4)

Exit width: Mercantile: 44" min.  
(Table 1018.2)

Common path of egress: Mercantile: 75'  
(Table 1014.3)

Min. # of exits: Mercantile Class C:  
(1015.1) (1 req'd. / 2 provided)

Egress width / person:  
Level: 0.2"  
Stairs: 0.37"  
Min. stair width: 32"

**CODES & COMPLIANCES:**

- International Building Code, 2021 Edition:
- Parish Amendments to IBC 2021 where applicable.
- Life Safety Code, ANSI/NFPA 101, Latest Edition.
- NFPA 30 & NFPA 30A
- Americans with Disabilities Act, Public Law 101-336
- National Electrical Code 2021
- International Fire Code 2015
- International Mechanical Code 2021
- International Plumbing Code 2021 w/ State Amendments
- Energy Code: ASHRAE Standard 90.1.2007
- Design loads per ASCE-7

**BUILDING DATA:**

Construction type: (Not sprinkled)  
Max. stories: N/A  
Travel distance: M: 200' (Non-sprinklered)  
(Table 1016.2)  
Dead end corridor: M: N/A for 1 req'd. exit  
(1018.4)  
Manual fire alarm: M: Not required (907.2.2)  
(1018.4)

**ZONING:** C3 Panel: N/A

Flood Zone: A99 BFE: N/A  
Map No. 220 / 600150C  
Usage: Office / Truck Terminal

**SITE INFORMATION:**

Front yard set-back: 20'  
Rear yard set-back: 10'  
Side yard set-back: 5'  
Side yard set-back: 5'

Approx. Site Area: 81,489 s.f. 1.86 Acres

Parking = 1/300 s.f. G.F.A.  
Total spaces required = 18 spaces  
Actual number of spaces = TBD spaces

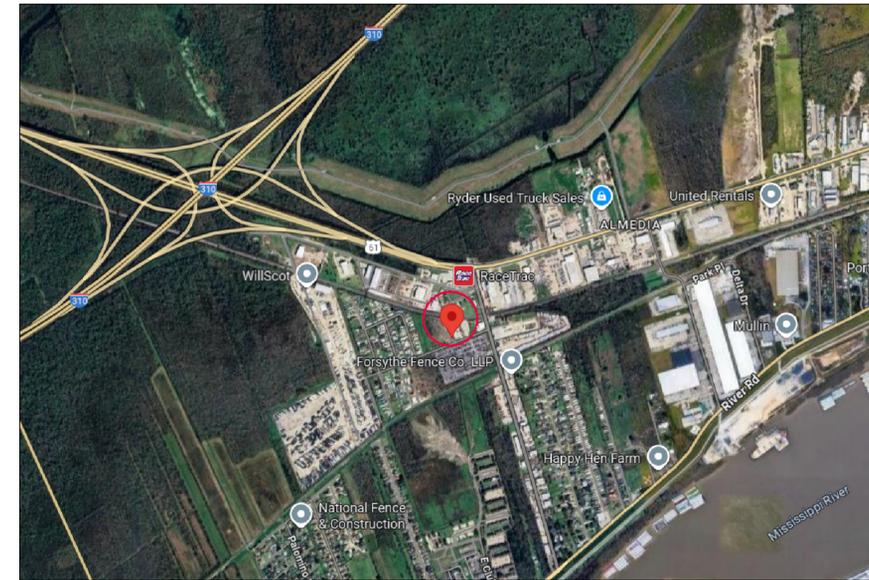
Standard parking spaces: = 13  
Truck parking spaces: = TBD  
Number of ADA parking spaces = 1  
Total: = TBD

**GENERAL NOTES:**

The contractor shall be responsible for determining the exact location, depth, and size of all utilities and structures and shall be liable for any damage caused by failure to comply with these instructions.

No attempt has been made by Cali & LaPlace Engineers, LLC to verify title, actual legal ownership, servitudes, easements, rights-of-way, or other burdens on the property, other than furnished by the client or his representative.

The contractor shall visit the project and thoroughly acquaint himself with all aspects of the construction outlined in this document prior to submitting a bid. Any discrepancies shall be brought immediately to the attention of the Architect or Engineer.



**Vicinity Map**  
Scale: Not to scale

**SHEET INDEX:**

T-100	Project Data / Vicinity Plan / Design Criteria
S-100	Survey
A-101	General Site Plan
A-102	First Floor Plan
A-103	Second Floor Plan
A-104	Exterior Elevation

**JURISDICTIONS / INSPECTIONS:**

- St. Charles Parish Building Department 504-783-5060
- Louisiana State Fire Marshal - 800-256-5452
- LDOTD - District - 504-437-3100 (Where applicable)

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**DESIGN CRITERIA:**

(Including NFPA guidelines)

- LAC 55:V:307 (if applicable) Periodic observation of construction shall be made by a licensed architect / civil engineer. Certificates of Compliance shall be provided as required.
- IRS 40:1731 - (Effective 8-15-95). Provide access to persons with disabilities in accordance with ADA-AG (Accessibility Guidelines - September 1994). This does not include a review for compliance with the Federal Americans with Disabilities (Civil Rights) Act of 1990. Compliance with State regulations does not guarantee compliance with federal law. Particular references are noted as follows:
  - 4.1.2 Provide an accessible route from each accessible parking space to the accessible building entrance(s).
  - 4.5 Ground and floor surfaces shall be stable, firm, and slip resistance.
  - 4.5.2 Thresholds shall comply with requirements of this section regarding changes in level. (Not more than 1/4" height and beveled if over 1/4").
  - 4.13.9 Door hardware shall comply with this section. Hardware shall not require tight grasping, tight pinching, or twisting of the wrist to operate.
  - 4.1.3(16) Permanent signage shall comply with 4.30.
- Provide pressure treated lumber at all areas below Base Flood Elevation.
- 101:7.2.1.3 Provide level landings outside exterior doors that are within 1/2" of the interior finish floor elevation.
- 101:7.2.1.3 Doors shall be capable of being opened with ONLY one releasing operation.
- 101:7.2.1.5 Locks on doors in means of egress shall not require the use of a key, special device or special knowledge to open in the direction of egress.
- 101:8:2.2.3 Fire compartments shall be formed by fire barriers that are continuous from foundation through all intervening construction to the roof deck or floor deck, from outside wall to outside wall or from fire barrier to fire barrier, including continuity through all concealed spaces, such as those found above a ceiling, including interstitial spaces.
  - Notify the District Office for inspection of all completed fire and/or smoke barrier walls before any construction and is installed that would conceal any systems and prevent proper inspection.
  - Provide detailed instructive cut sheets of fire penetration sealing systems at time of inspection.
- NFPA 101:1.5.3 Fire extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Preferably they shall be located along normal paths of travel, including exits from areas.
- HVAC systems shall be constructed in accordance with 101.9.2.
- 101:305.1 Utilities shall comply with the provisions of Section 9.1. (Reference NFPA 54 in association with 2005 Ed. NFPA 70 National Electrical Code).
  - 101:9.1.1 Install gas piping in accordance with the 2006 NFPA 54 National Fuel Gas Code.
  - Gas piping in concealed locations within the building shall comply with Section 7.3 of NFPA 54.
- 101:9.2.1 Install smoke detectors to automatically stop the fan in HVAC duct systems over 2000cfm in accordance with NFPA 90A:6.4.2(1). Where fire alarm system is required, duct detectors shall be connected to building alarm system.
- Compliance with the 2005 NFPA 70, National Electrical Code (NEC), is mandated by RS 40:1730.28.A(7). Contact the local Building Official of the applicable local political subdivision or a Louisiana State Uniform Construction Code Council registered third-party provider to verify plan review and inspection requirements of all proposed electrical work.
- 101:8.3.5.6.3 Electrical outlet boxes on opposite sides of a fire-rated wall shall be separated by not less than 24" horizontally and shall not exceed a total of 100 sq. in. per 100 sq.ft. of wall area.
- Provide automatic sprinkler protection in accordance with 101.9.7.

**ACCESSIBILITY GUIDELINES:**

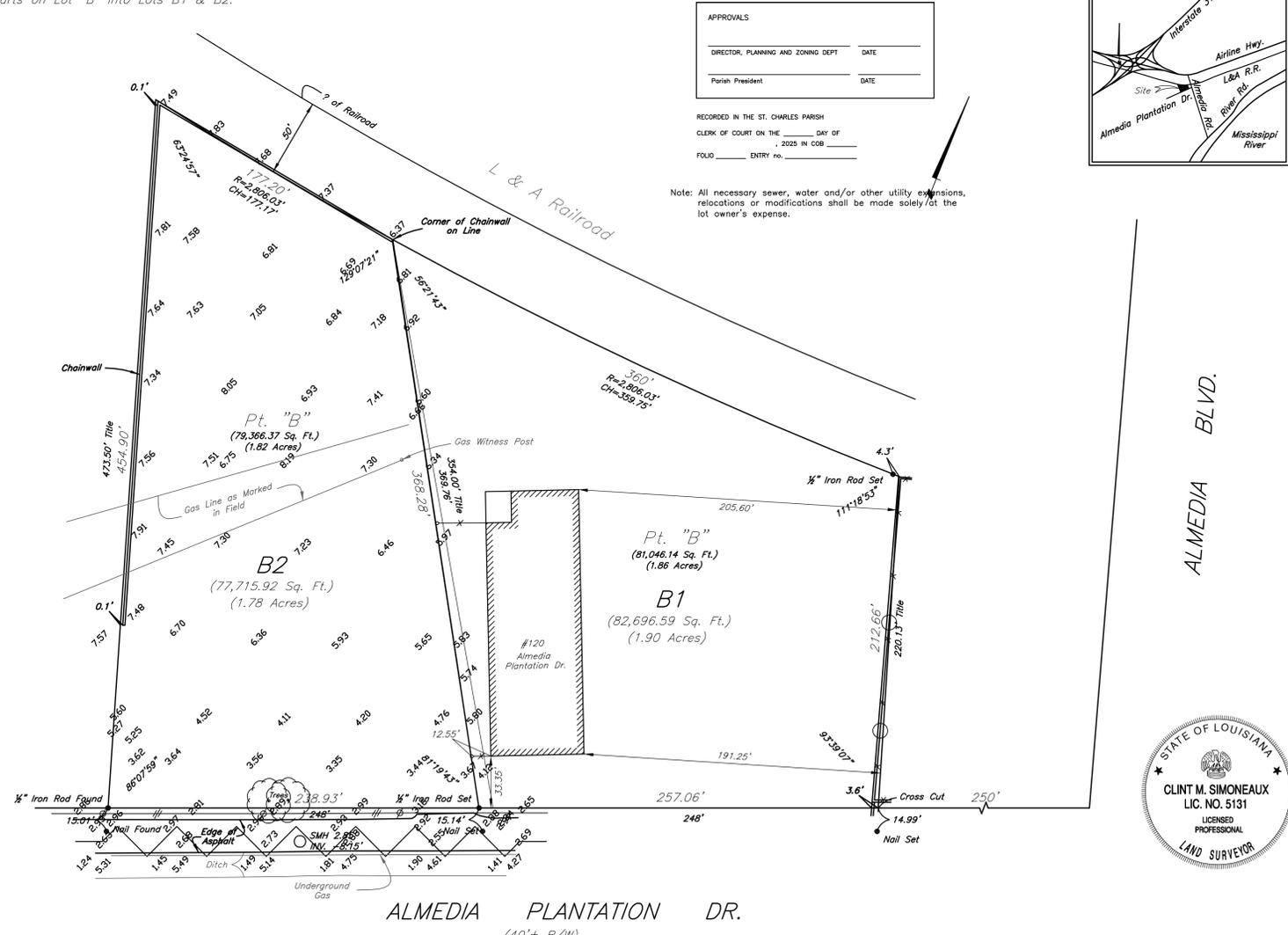
- Provide handicapped accessibility in accordance with ADA-AG (Accessibility Guidelines) - Latest Edition).
  - Ground and floor surfaces (slip resistance under all weather conditions).
  - Handicap parking signage shall not be obscured by vehicle.
  - Slope of ramps shall not exceed 1:12
  - Changes in level up to 1/4" (6mm) may be vertical and without edge treatment. Changes in level between 1/4" and 3/8" (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 3/8" (13mm) shall be accomplished by means of ramp that complies with 4.7 or 4.8.
  - Door hardware shall comply with this section. Hardware shall not require tight grasping, tight pinching, or twisting of the wrist to operate.
  - Toilet rooms shall comply with requirements of this section.
  - Lavatories shall comply with the following: 4.13(13), 4.13.6, 4.19.2, 4.19.4, 4.19.5, & 4.19.6

**2021 NFPA 101:**

Project Area:	4,415 square feet	Classification of egress:	Industrial: 36" (36.2.3.2, Table 7.3.3.1, 7.3.4)
Classification of occupancy:	XXXXX	Industrial: Back of House: 08" (4 occ. x 0.2", Table 7.3.3.1)	
Separated occupancies:	N/A	Common path of egress: Industrial: 75' (36.2.5.3.2)	Dead end corridor: (Non-sprinklered) 20' (36.2.5.2.2)
Construction type:	XXXXX: No requirements	Travel distance: Industrial: (Non-sprinklered) 150' (36.2.6.1)	
Classification of contents:	Ordinary hazard (6.2.2.3)		
Occupant load:	XXXXX (M): XXXXX s.f. / GO Back of House: X (XXXXX gsf / 300)		
(Table 7.3.1.2)	Total: XX		
Sprinkler system:	No	Emergency lighting: Yes	Fire alarm system: Industrial: (36.3.4.1): No
Protection from hazards:	No	Int. wall and ceiling fin:	Access to exits: Class A or B
General storage, boiler or furnace, janitor closets:	One hour or sprinkled	All other spaces:	Class A,B, or C
		Int. floor finish:	No requirements

DESIGNED BY:	DATE:
DRAWN BY:	1/1/2025
T.T.C.	
PROJECT No.:	CADD DWG No.:
SHEET	
T-100	

**PLOT 43, ALMEDIA PLANTATION**  
**ST. CHARLES PARISH, LA**  
 A Resubdivision of 2 Parts on Lot "B" into Lots B1 & B2.

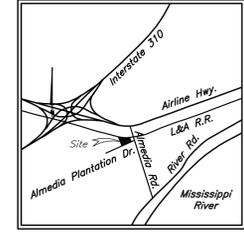


**APPROVALS**

DIRECTOR, PLANNING AND ZONING DEPT. DATE \_\_\_\_\_

Parish President DATE \_\_\_\_\_

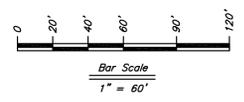
RECORDED IN THE ST. CHARLES PARISH  
 CLERK OF COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 FOLD \_\_\_\_\_ ENTRY NO. \_\_\_\_\_



Note: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.



Reference Surveys:  
 Survey of Lot "A" performed by Mandie-Edwards Surveying, Inc. dated April 2, 2015.  
 Survey of Lot "A" performed by Riverlands Surveying Company dated Feb. 14, 2020.



THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Note:  
 Improvements may not be to scale for clarity. The dimensions shown prevail over scale.  
 Lot angles as per plan of sub.

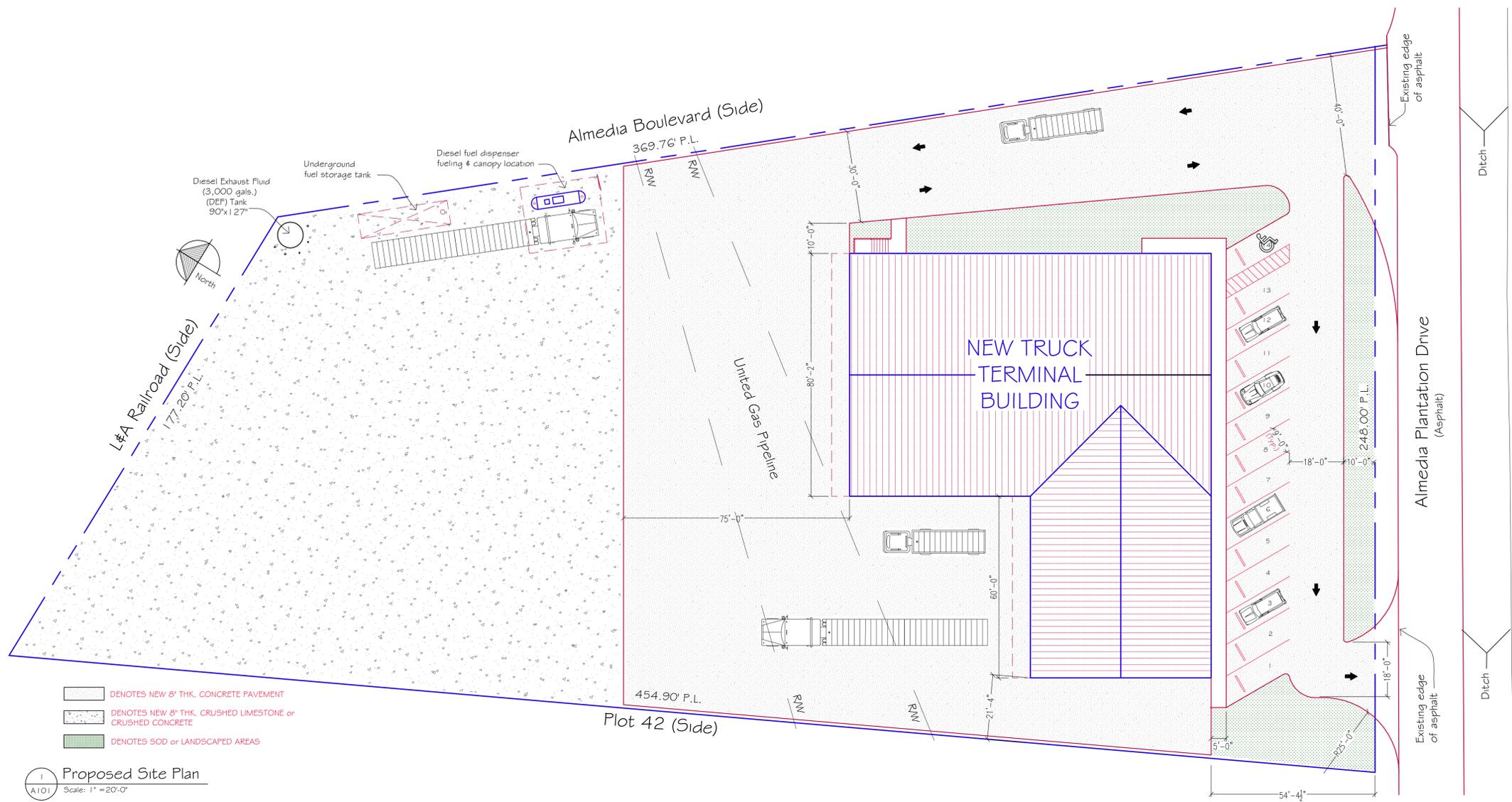
179500 157431

November 17, 2025 Topographic Information Added. *Clint Simoneaux*  
 Date: October 3, 2025 Scale: 1" = 60'  
 This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 29 for a Class "C" survey.  
 Made at the request of Double R & J Trucking Service, Inc.  
 Gilbert, Kelly & Couturie, Inc., Professional Land Surveying  
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121 *Clint Simoneaux*



DATE:	11/2025
DESIGNED BY:	DRAWN BY:
PROJECT No.:	CADD DWG No.:
SHEET	
SURVEY	

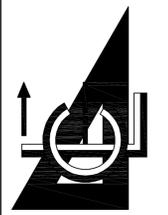
NOT FOR CONSTRUCTION



- DENOTES NEW 8" THK. CONCRETE PAVEMENT
- DENOTES NEW 8" THK. CRUSHED LIMESTONE or CRUSHED CONCRETE
- DENOTES SOD or LANDSCAPED AREAS

Proposed Site Plan  
 Scale: 1" = 20'-0"

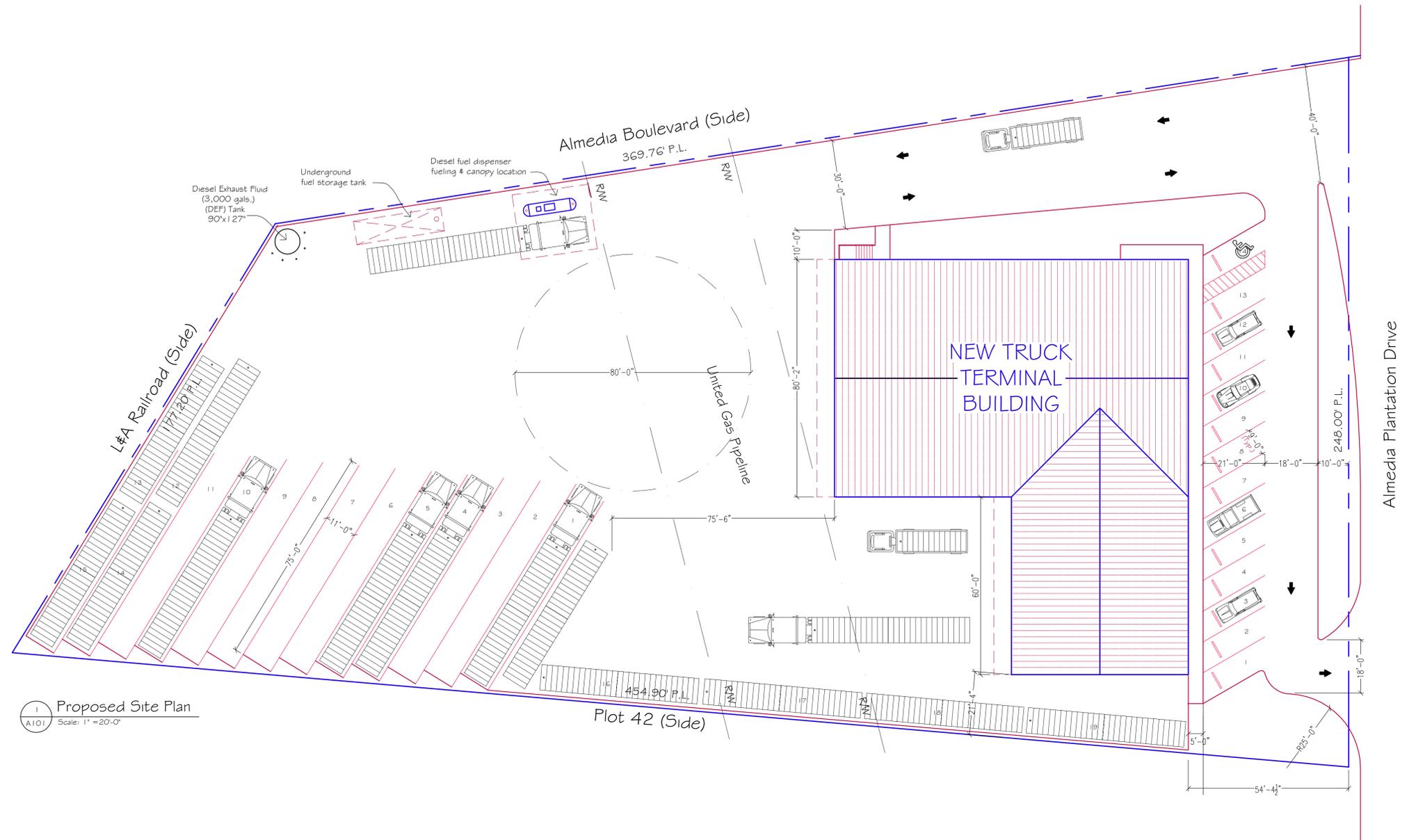
NOT FOR CONSTRUCTION



PROPOSED TRUCK TERMINAL  
 GM ELITE  
 150 ALMEDIA PLANTATION DRIVE  
 ST. CHARLES PARISH, LOUISIANA

SITE PLAN

DATE: 1/1/2025			
DESIGNED BY:		DRAWN BY:	
PROJECT No:		CADD DWG No:	
SHEET			
A-101			

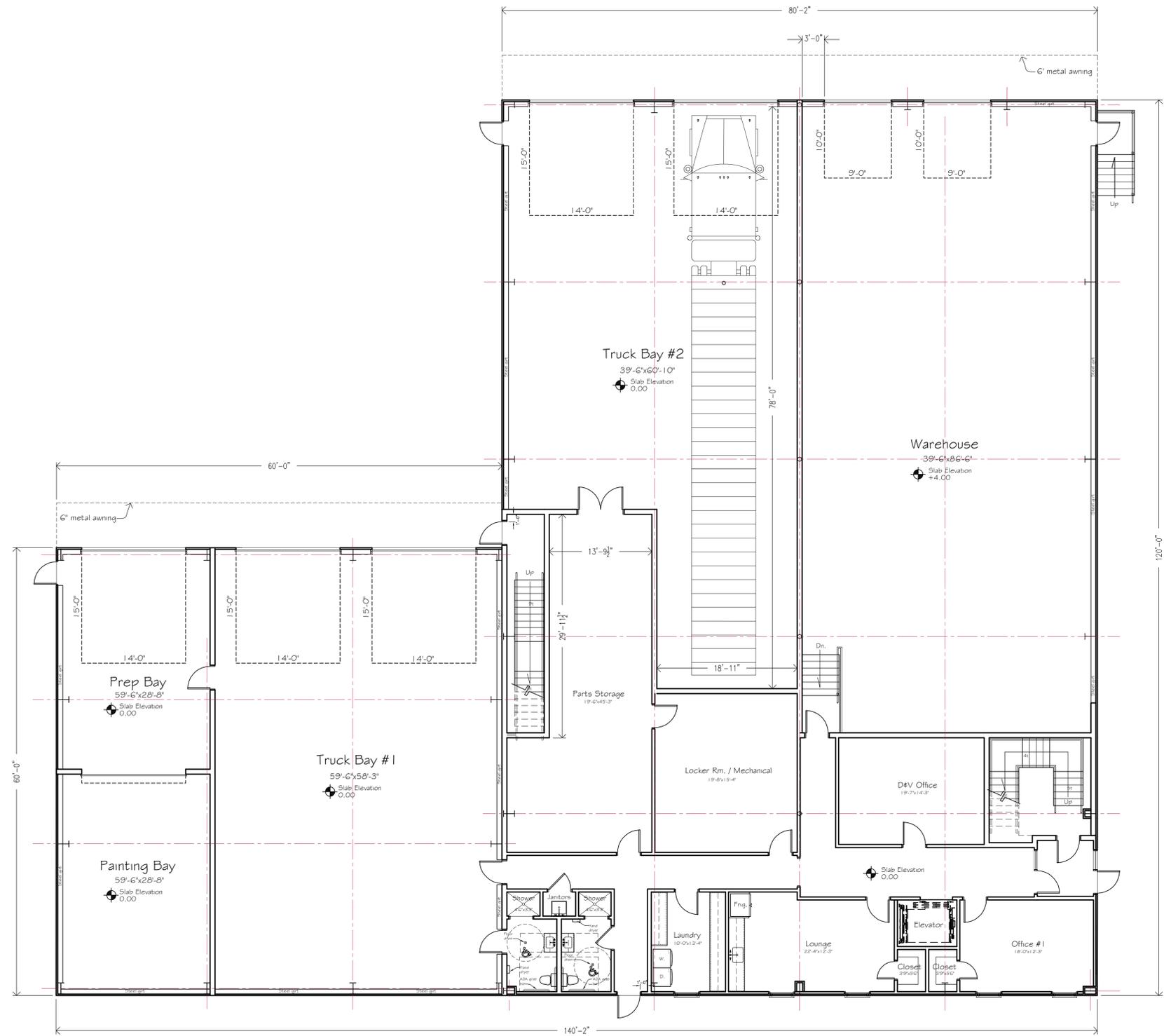


1 Proposed Site Plan  
A101 Scale: 1" = 20'-0"

NOT FOR CONSTRUCTION




DATE: 11/2025
DESIGNED BY: _____
DRAWN BY: _____
PROJECT No: _____
CADD DWG No: _____

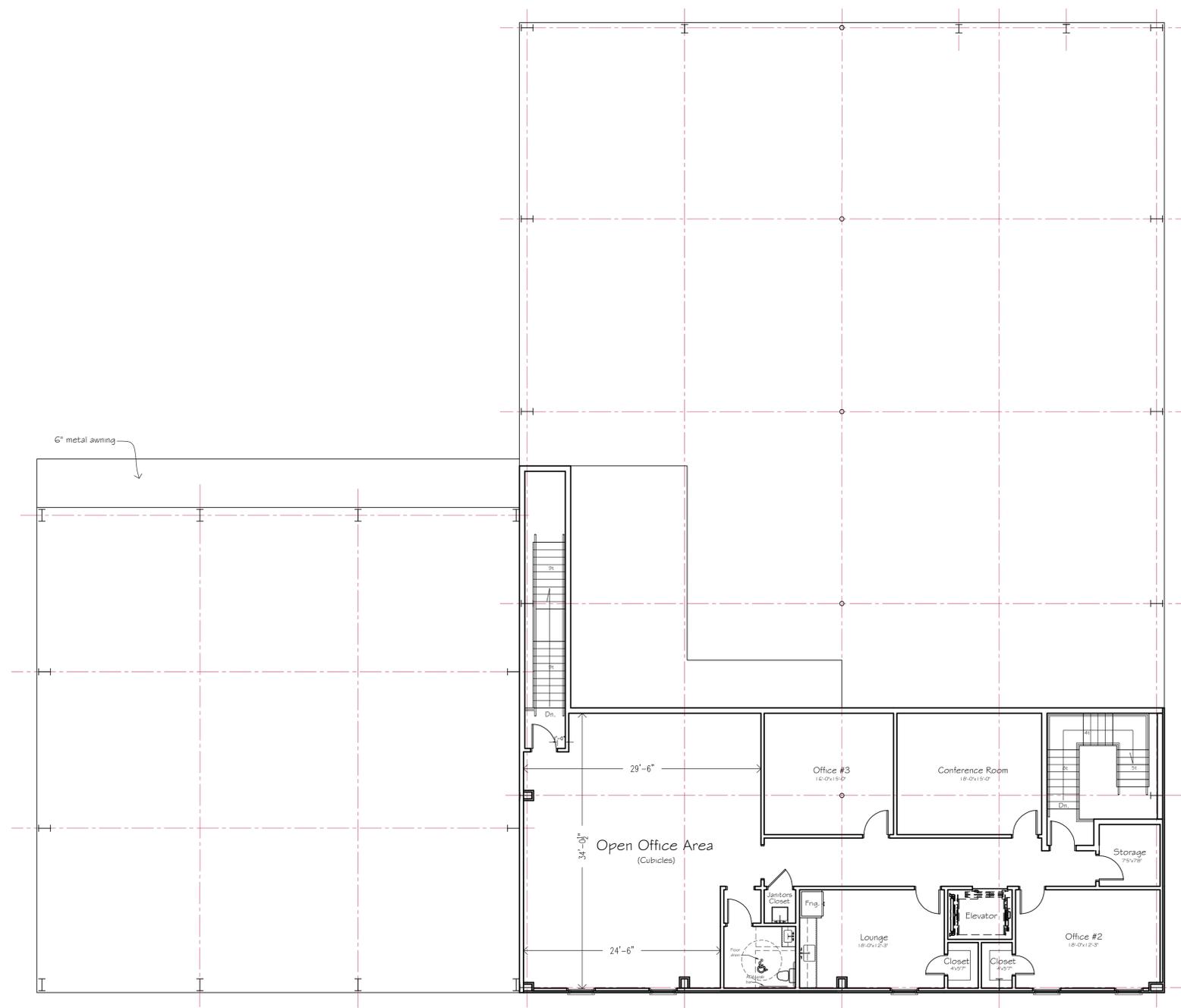
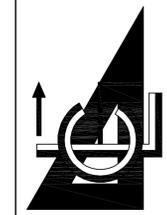


1 First Floor Plan  
 A102 Scale: 1/8" = 1'-0"




DATE: 11/2025
DESIGNED BY:      DRAWN BY:
PROJECT No:      CADD DWG No:

NOT FOR CONSTRUCTION



1 Second Floor Plan  
A103 Scale: 1/8" = 1'-0"

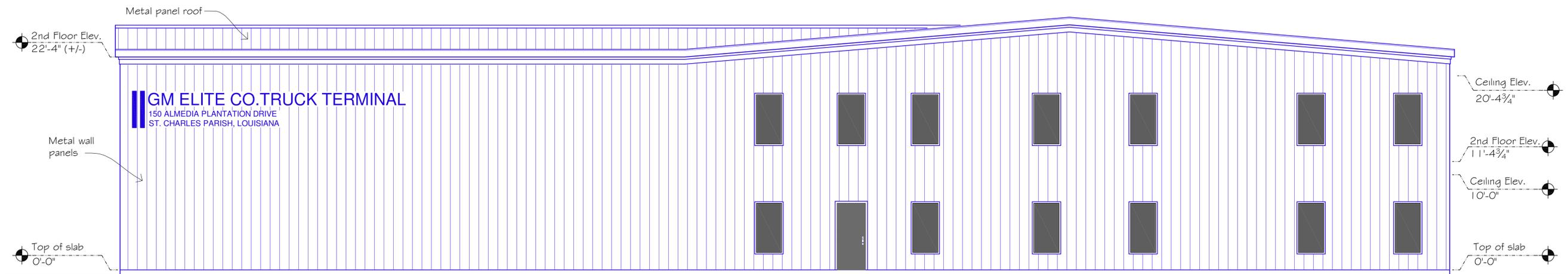
NOT FOR CONSTRUCTION

DATE: 1/1/2025	
DESIGNED BY:	DRAWN BY:
PROJECT No:	CADD DWG No:
SHEET	
A-103	



PROPOSED TRUCK TERMINAL  
GM ELITE  
150 ALMEDIA PLANTATION DRIVE  
ST. CHARLES PARISH, LOUISIANA

EXTERIOR ELEVATION



1 Front Elevation  
A104 Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

DATE: 11/2025	DESIGNED BY:	DRAWN BY:
PROJECT No:	CADD DWG No:	

SHEET  
A-104

