

BRIGHTHOUSE LEARNING ACADEMY

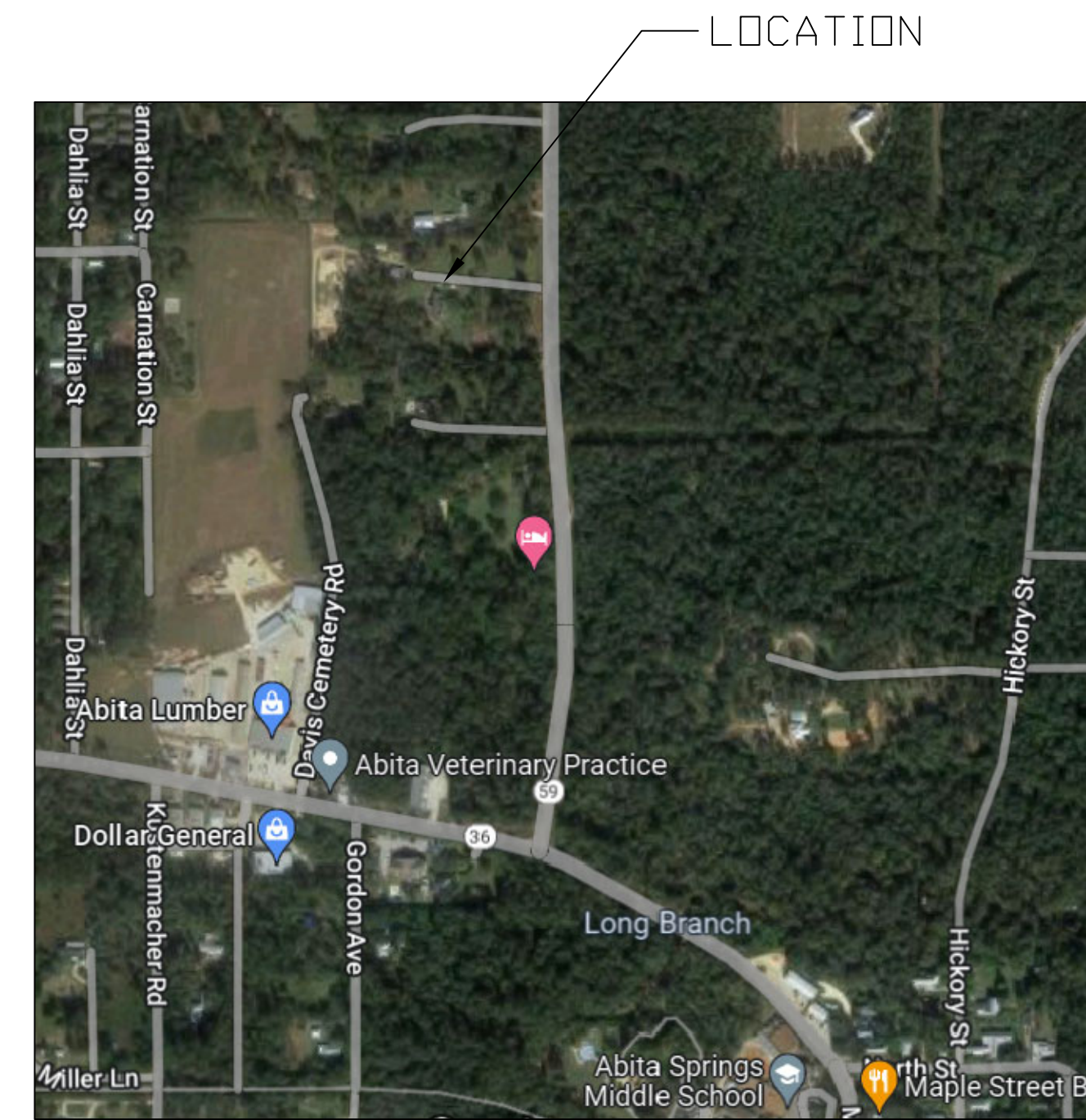
REPAIR, ALTERATION,
CHANGE OF OCCUPANCY,
AND ADDITION

CODES

IBC 2021
IEBC 2021
WFCM – 1&2 STORY DWELLINGS
IPC 2015
IMC 2015
2010 ADA STANDARDS
NFPA 101 2015
NFPA 72

SCOPE OF WORK: RENOVATION AND ADDITION TO AN EXISTING WOOD FRAMED STRUCTURE ON A CONCRETE FOUNDATION TO ACCOMODATE 5–12TH GRADE EXCEPTIONAL LEARNING STUDENTS

FLOOD ZONE MAP 220199 0001C 5/17/1989
ST. TAMMANY PARISH UNINCORPORATED AREA 225205
FLOOD ZONE X



VICINITY MAP

SHEET INDEX	
SHEET NO.	DESCRIPTION
T1	TITLE SHEET
A0	NOTES
D1	DEMOLITION
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A2	FLOOR PLAN 2ND
LSA1	LIFE, SAFETY, ACCESSIBILITY
AD1	ADA DETAILS
AD2	ADA DETAILS
A3	ELEVATIONS
A4	ELEVATIONS
A5	CABINET SCHEDULE
A6	SITE/ROOF PLANS
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S1	FOUNDATION PLAN
S2	FOUNDATION DETAILS

General Notes

3/23/23

No.	Revision/Issue	Date

Firm Name and Address
Denneau Professional Engineering Services, LLC
13223 State St.
Hammond, LA 70403
(985) 218-8037
scott@dpesbusiness.com

Project Name and Address
Brighthouse Learning Academy
21464 Clear Creek Dr.
Abita Springs, LA 70420

<small>Project</small> Addition	<small>Sheet</small> T1
<small>Date</small> 3/22/2023	
<small>Scale</small> As Noted	

BUILDING CODE ANALYSIS:

1. IEBC SHALL APPLY (IBC CHAPTER 1 (A) 101.4.7)
2. CLASSIFICATION OF WORK: IEBC CHAPTER 13
PERFORMANCE AND COMPLIANCE METHODS (1401.1 SCOPE)
(1401.1.1 COMPLIANCE WITH OTHER METHODS.) (1401.2
APPLICABILITY)
 - OCCUPANCY FIRST FLOOR: EDUCATIONAL GROUP E
(IBC 305.1)
 - OCCUPANCY SECOND FLOOR: BUSINESS GROUP B (IBC
304)
 - NON SEPARATED OCCUPANCY: (IBC 508 508.3)
3. NEW CONSTRUCTION TYPE: TYPE V B: (IBC TABLE 601)
EXISTING CONSTRUCTION TYPE: TYPE V B: (IBC TABLE 601)
4. NEW/EXISTING BUILDING HGT: ALLOWABLE GROUP E & B
NON-SPRINKLERED = 40'. (IBC 504.3) PROVIDED HGT.=
23'
5. ALLOWABLE NUMBER OF STORIES ABOVE GRADE: E(NS) 1,
B(NS) 2 (IBC 504.4)

PROVIDED E 1, B 2

6. ALLOWABLE BUILDING AREA: E(NS) = 9,500 SF B(NS) =
9,000 SF (IBC 506.2)

BUILDING AREA EXISTING: FIRST FLOOR 2,017SF + SECOND
FLOOR 853SF = TOTAL 2,870 SF

BUILDING AREA NEW: FIRST FLOOR 759SF + SECOND FLOOR
247SF = TOTAL 1,006 SF

NOTE: PROPOSED GROUP E FIRST FLOOR TOTAL
(NEW+EXISTING) = 2,776 SF
PROPOSED GROUP B SECOND FLOOR TOTAL
(NEW+EXISTING) = 1,100 SF
PROPOSED TOTAL = 3,876

7. FRONTAGE INCREASE IBC 506.3.1 506.3.2
 $I=(1-.25)(40/30)=1$

8. AUTOMATIC SPRINKLERS (NOT REQUIRED) IBC
(F) 903.2.3 GROUP E EXCEPTION 1 PROPOSED
AREA <12,000 SF
AUTOMATIC SPRINKLERS (NOT REQUIRED) INC(F)
GROUP B <5,000SF

FLOOD DESIGN DATA: FEMA MAP 2201990001C
5/17/1988 ST. TAMMANY PARISH
UNINCORPORATED AREAS 225205 ZONE X

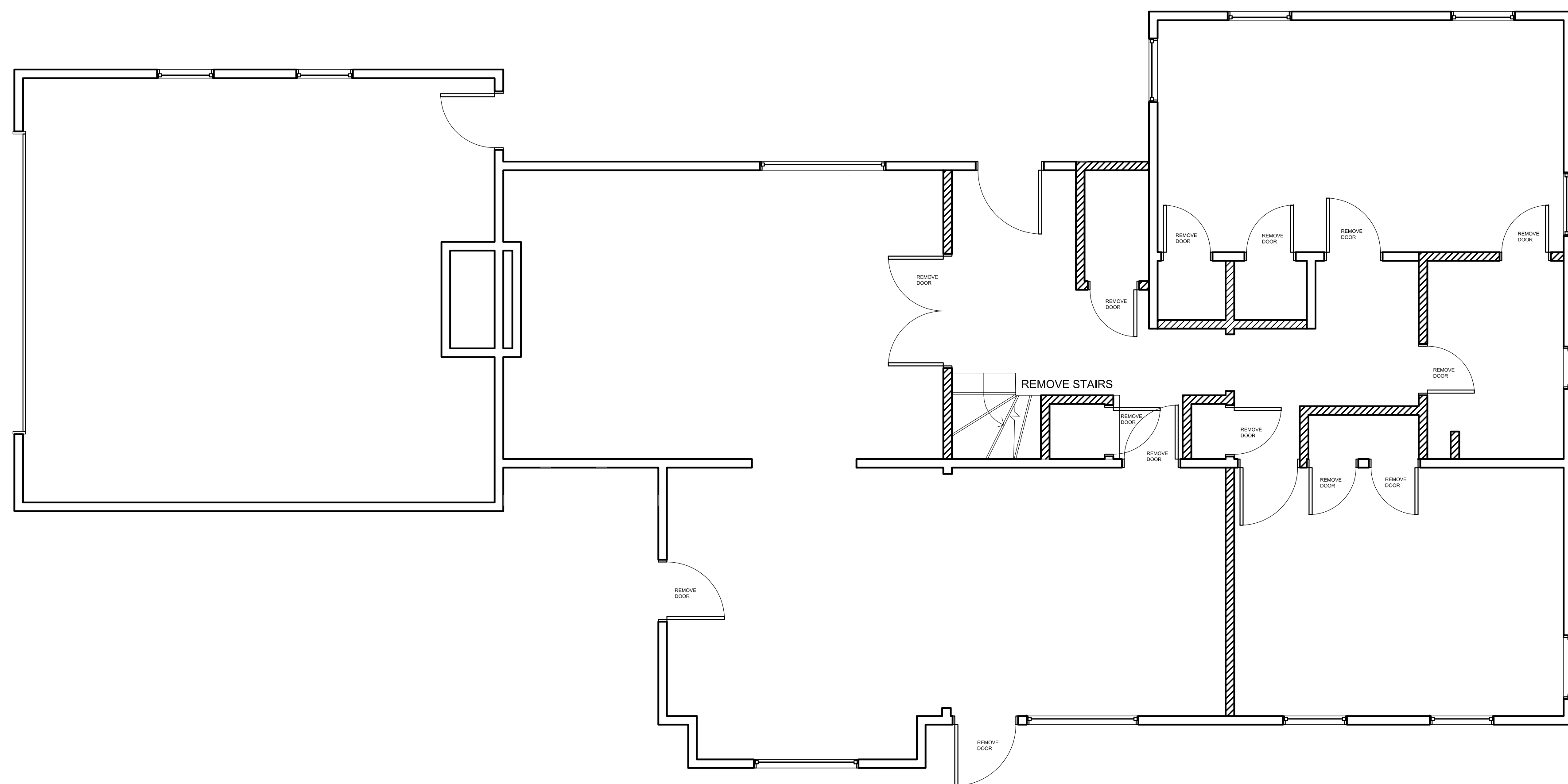
DESIGN CRITERIA:
ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF
SNOW LOAD: N/A

ASIC WIND SPEED: 110 PSF (SUSTAINED)
144 PSF (3-SEC. GUST)
WIND SPEED: V=140MPH, Vasd=108mph
WIND EXPOSURE: B

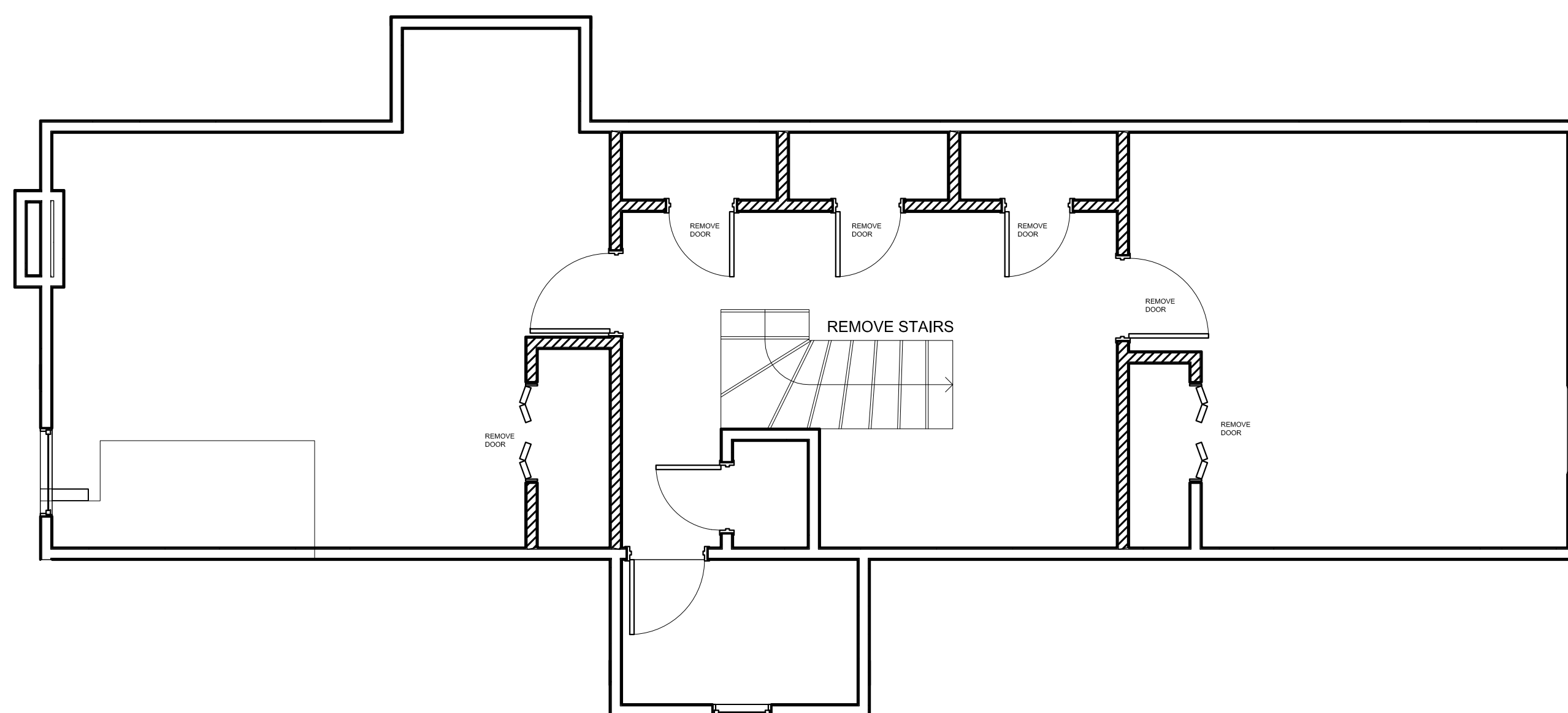
APPLICATION INTERNAL WIND PRESSURE
COEFFICIENT: +0.55 -0.55
COMPONENTS AND CLADDING:

ROOF:
AT 10 S.F. +39.1/-48.9 P.S.F.
AT 20 S.F. +38.2/-48.5 P.S.F.
AT 50 S.F. +36.3/-44.6 P.S.F.
AT 100 S.F. +35.9/-42.6 P.S.F.
WALL:
AT 10 S.F. +42.6/-47.2 P.S.F.
AT 20 S.F. +40.6/-44.2 P.S.F.
AT 50 S.F. +38.4/-42.7 P.S.F.
AT 100 S.F. +35.9/-40.1 P.S.F.

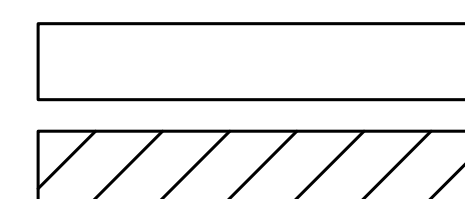
General Notes		
No.	Revision/Issue	Date
Firm Name and Address Denneau Professional Engineering Services, LLC 13223 State St. Hammond, LA 70403 (985) 218-8037 scott@dpesbusiness.com		
Project Name and Address Brighthouse Learning Academy 21464 Clear Creek Dr. Abita Springs, LA 70420		
Project Addition	A0	
Date		
Scale		
	4/17/2023	As Noted



EXIST. 1st FLOOR PLAN



EXIST. 2nd FLOOR PLAN



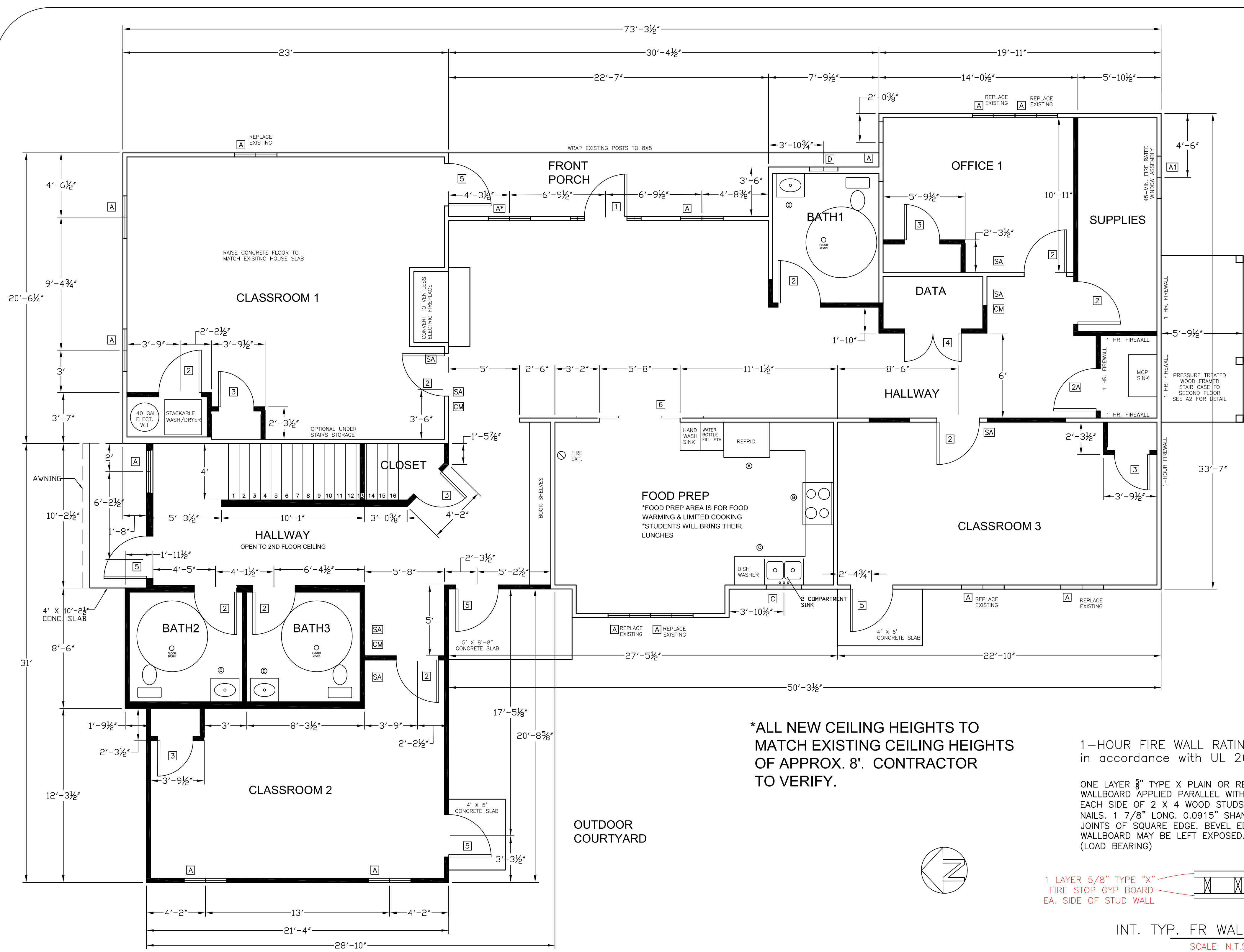
EXISTING WALLS TO REMAIN
DEMOLISH EXISTING STUD WALLS

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Project Addition	Sheet D1
Date 3/21/2023	
Scale As Noted	



NEW 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

IPC 406.2 The waste from an automatic clothes washer shall discharge through an air break into a standpipe in accordance with Section 802.4 or into a laundry sink. The trap and fixture drain for an automatic clothes washer standpipe shall be not less than 2 inches (51 mm) in diameter. The fixture drain for the standpipe serving an automatic clothes washer shall connect to a 3-inch (76 mm) or larger diameter fixture branch or stack. Automatic clothes washers that discharge by gravity shall be permitted to drain to a waste receptor or an approved trench drain.

IPC 412.5 A floor drain shall be required in public toilet rooms, excluding hotel/motel guest rooms or patient rooms of a hospital or nursing home.

Floor drains and traps shall be equipped with an approved trap primer to maintain the water seal in accordance with RS 40:1730.28.2.A(3).

The minimum ventilation rate of outdoor air shall be determined in accordance with IMC Section 403.3

Air distribution, ventilation and exhaust systems shall be provided with means to adjust the system to achieve the design airflow rates and shall be balanced by an approved method. Ventilation air distribution shall be balanced by an approved method and such balancing shall verify that the air distribution system is capable of supplying and exhausting the airflow rates required by Chapter 4

Local exhaust systems shall be provided in kitchens, bathrooms and toilet rooms and shall have the capacity to exhaust the minimum airflow rate determined in accordance with Table 403.3.2.3

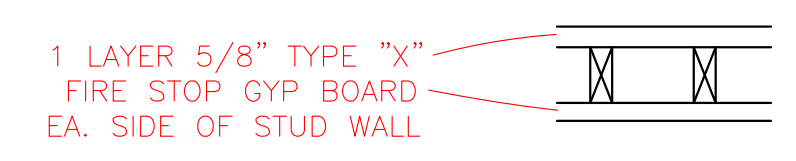
Provide at least 50 cfm continuous exhaust airflow, or 70 cfm intermittent exhaust airflow, per water closet or urinal at toilet rooms per IMC Table 403.3.1.1.

***ALL NEW CEILING HEIGHTS TO MATCH EXISTING CEILING HEIGHTS OF APPROX. 8'. CONTRACTOR TO VERIFY.**

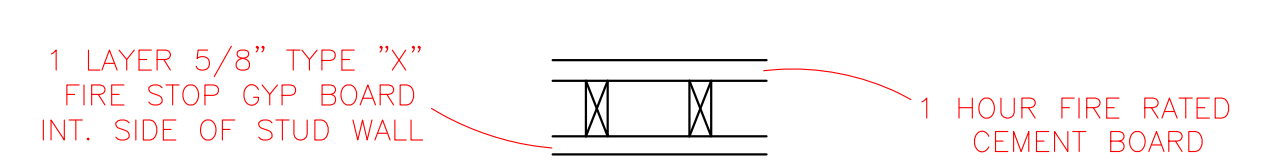
1-HOUR FIRE WALL RATING ASSEMBLY—Tested in accordance with UL 263 or NFPA 251

ONE LAYER 5/8" TYPE "X" PLAIN OR REDECORATED GYPSUM WALLBOARD APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 6D COATED NAILS. 1 7/8" LONG. 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS OF SQUARE EDGE. BEVEL EDGE OR REDECORATED WALLBOARD MAY BE LEFT EXPOSED. STAGGER JOINTS EACH SIDE. (LOAD BEARING)

REQUIRED SIGNAGE SHALL BE IN ACCORDANCE WITH ADA-ABA 216. REQUIRED SIGNAGE SHALL BE ILLUMINATED IN ACCORDANCE WITH 101:7.10



INT. TYP. FR WALL SECTION
SCALE: N.T.S.



EXT. TYP. FR WALL SECTION
SCALE: N.T.S.

EXISTING WALLS TO REMAIN
NEW STUD WALLS

DESIGN CRITERIA

2021 IBC
2021 IEBC
WFCM - 1&2 STORY DWELLINGS
ASCE 7-10
NEC 2020

WIND SPEED = 140MPH V-ULT
EXPOSURE B CATEGORY II

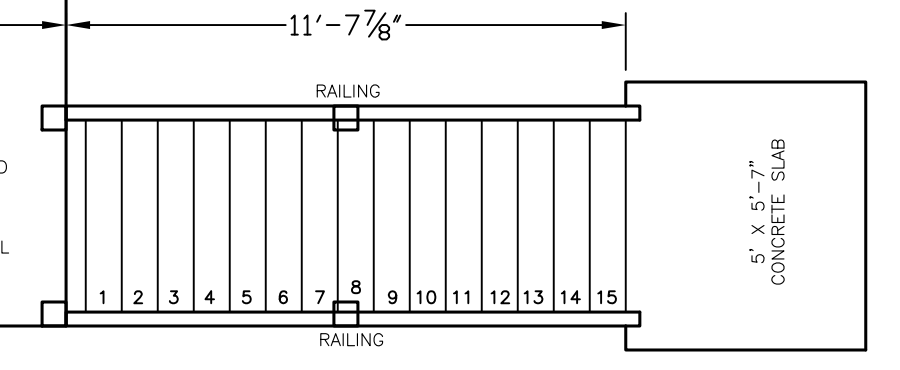
AREA

EXIST 1ST	2017 SF
NEW 1ST LIVING	759 SF
EXIST 2ND	853 SF
NEW 2ND LIVING	247 SF
TOTAL	3876 SF

DOOR SCHEDULE

MARK	SIZE (W X H X T)	DESCRIPTION	HARDWARE
1	3'-0" X 6'-8" X 1 3/4"	WOOD, EXTERIOR DOOR UNIT WITH SIDE LIGHTS	PUSH HANDLE, CLOSER
2	3'-0" X 6'-8" X 1 3/8"	MASONITE, HOLLOW CORE, INTERIOR DOOR UNIT	
2A	3'-0" X 6'-8" X 1 3/8"	INTERIOR DOOR UNIT, 1-LITE, 45-MIN FIRE RATED IN ACCORDANCE WITH NFPA 80	SELF CLOSING
3	2'-6" X 6'-8" X 1 3/8"	MASONITE, HOLLOW CORE, INTERIOR DOOR UNIT	
4	4'-0" X 6'-8" X 1 3/8"	MASONITE, HOLLOW CORE, INTERIOR DBL DOOR UNIT	
5	3'-0" X 6'-8" X 1 3/4"	EXT. DOOR UNIT, 4-LITE, 45-MIN FIRE RATED IN ACCORDANCE WITH NFPA 80	PUSH HANDLE, SELF CLOSING
6	6'-0" X 6'-8" X 1 3/8"	WOOD, SLIDING BARN DOORS (5'-8" OPENING)	

45-MINUTE FIRE DOOR ASSEMBLY—Tested in accordance with NFPA 80



WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION	LITE
A	3'-0" X 5'-0"	VINYL, SINGLE HUNG, INSULATED, LOW E GLASS	6/6
A1	3'-0" X 5'-0"	45-MIN. FIRE RATED, SINGLE HUNG	6/6
B	2'-0" X 4'-0"	VINYL, SINGLE HUNG, INSULATED, LOW E, SAFETY GLAZED PER IEBC 2021	6/6
C	2'-6" X 3'-6"	VINYL, SINGLE HUNG, INSULATED, LOW E GLASS	6/6
D	2'-0" X 4'-0"	VINYL, SINGLE HUNG, INSULATED, LOW E, OBSCURED SAFETY GLAZED PER IEBC 2021	6/6

*TEMPERED

45-MINUTE FIRE WINDOW ASSEMBLY—Tested in accordance with UL 9

- SA SMOKE ALARM (INSTALLED PER NFPA 72)
- CM CARBON MONOXIDE MONITOR

- NOTES:**
- BLACK TRIM WINDOWS, INTERIOR & EXTERIOR
 - SEE SHEET A2 FOR TYPICAL STAIRS AND RAILINGS DETAILS
 - VERTICAL HARDI SIDING ON UPPER FLOOR EXTERIOR WALLS
 - HORIZONTAL HARDI SIDING ON ALL LOWER EXTERIOR WALLS

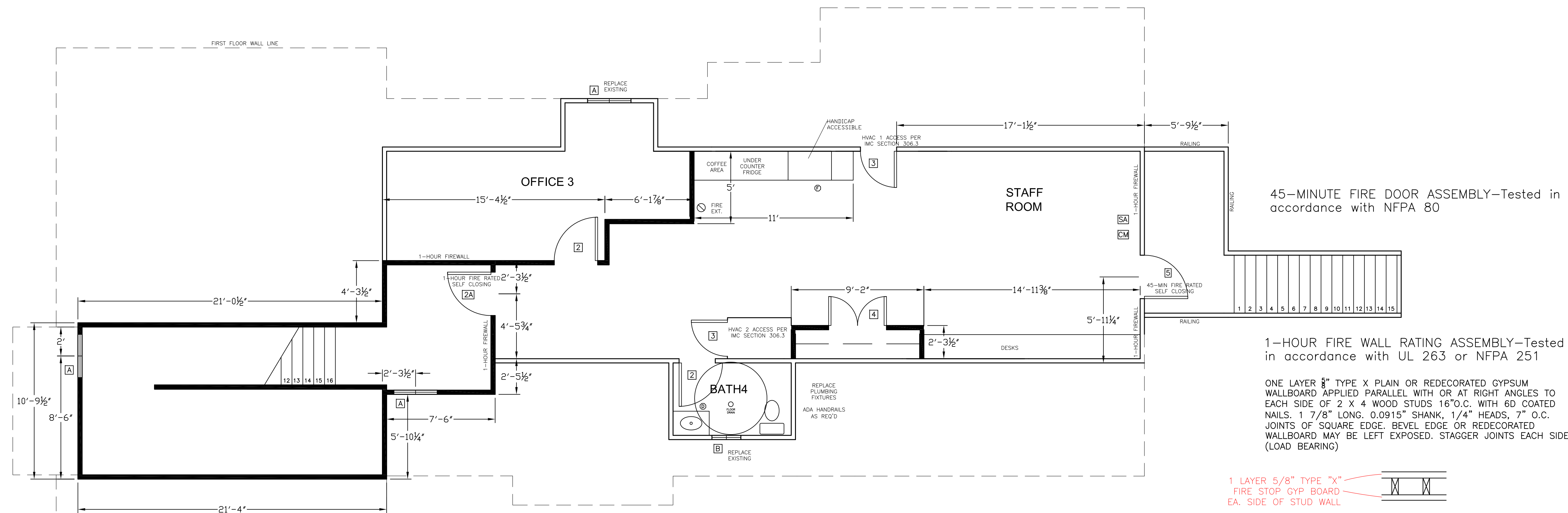
General Notes

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Abita Springs, LA 70420

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Addition	A1
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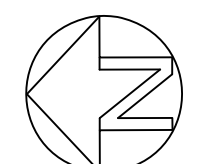


The minimum ventilation rate of outdoor air shall be determined in accordance with IMC Section 403.3

Air distribution, ventilation and exhaust systems shall be provided with means to adjust the system to achieve the design airflow rates and shall be balanced by an approved method. Ventilation air distribution shall be balanced by an approved method and such balancing shall verify that the air distribution system is capable of supplying and exhausting the airflow rates required by Chapter 4

Local exhaust systems shall be provided in kitchens, bathrooms and toilet rooms and shall have the capacity to exhaust the minimum airflow rate determined in accordance with Table 403.3.2.3

Provide at least 50 cfm continuous exhaust airflow, or 70 cfm intermittent exhaust airflow, per water closet or urinal at toilet rooms per IMC Table 403.3.1.1.



IPC 412.5 A floor drain shall be required in public toilet rooms, excluding hotel/motel guest rooms or patient rooms of a hospital or nursing home.

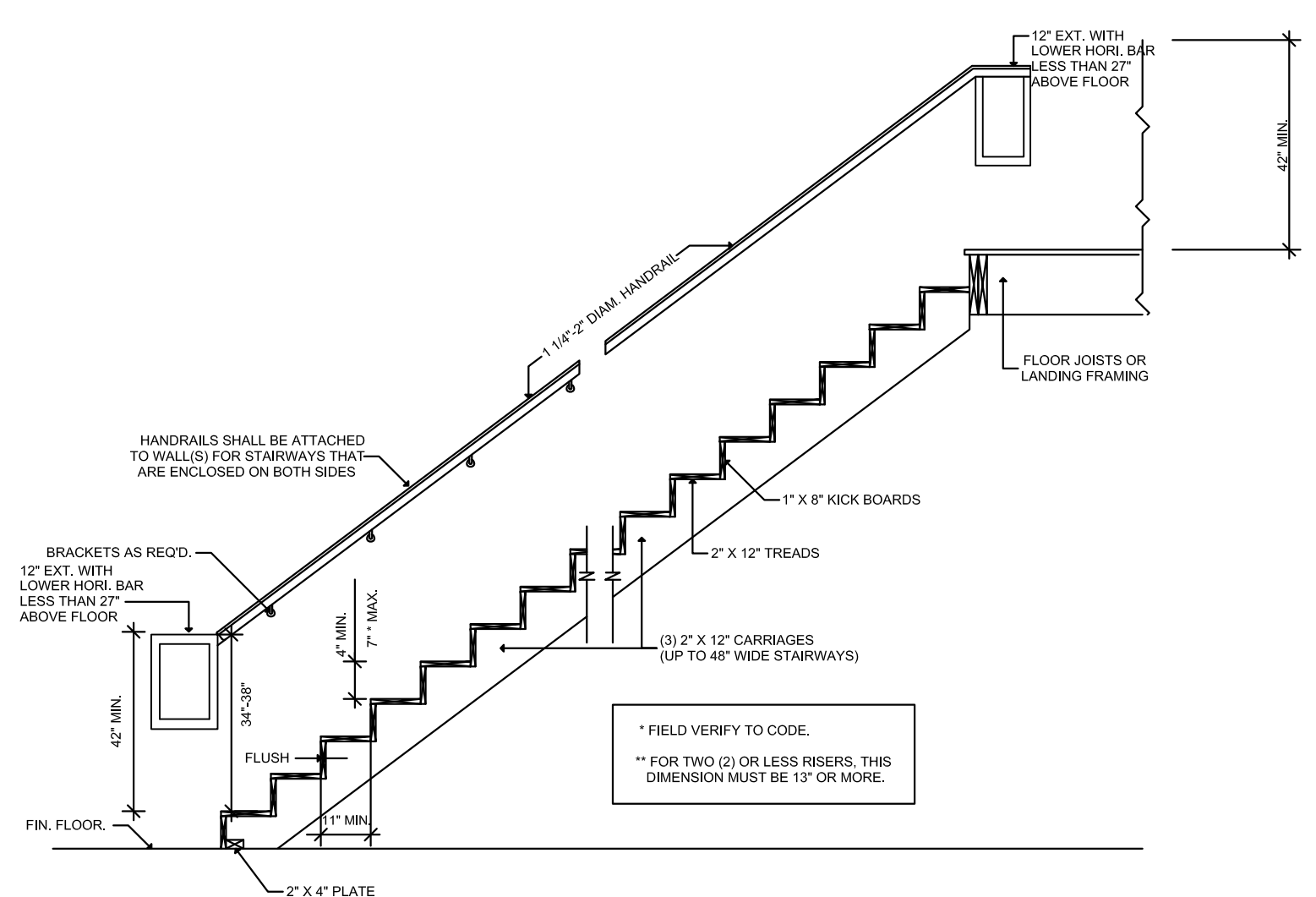
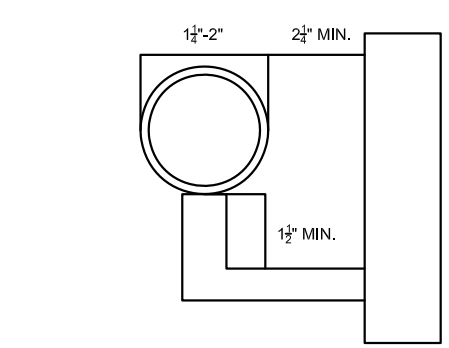
Floor drains and traps shall be equipped with an approved trap primer to maintain the water seal in accordance with RS 40:1730.28.2.A(3).

NEW 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



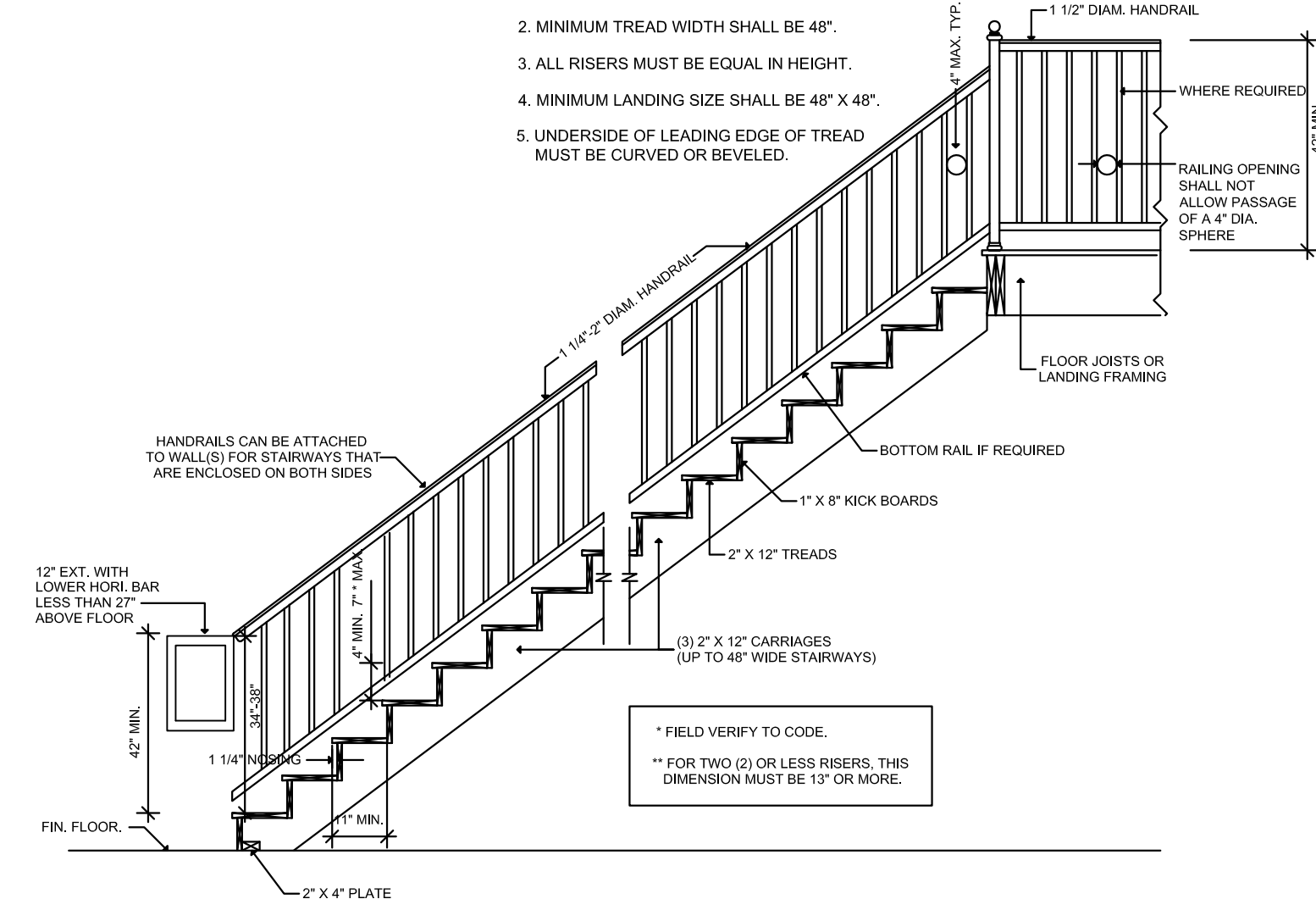
STAIRWAY NOTES

- 101.7.2.2.1 and IRC 101.11 Stairs shall comply with the appropriate Stair table.
- 7" maximum and 4" minimum rise.
- 11" minimum tread depth.
- 101.7.2.2.1.1 and IRC 101.11.1.1.1 The distance between the largest and the smallest riser height, and between the largest and the smallest tread depth, in any flight of stairs shall not exceed 3/8". In addition, the variation between adjacent riser heights, or between adjacent tread depths, on stairs shall not exceed 3/16". (See 101.7.2.2.5.6 and IRC 101.15.4.)
- Stair treads shall be uniformly slip resistant.
- 101.7.2.2.4.1 and IRC 101.11.1 Stairs and ramps shall have handrails on both sides and shall be provided within 30 inches of all portions of the required egress width of stairs.
- 101.7.2.2.4.1.1 and IRC 101.11.1.1.1.1 Handrails shall be no lower than 34" nor higher than 38" above the leading edge of the tread surface.
- 101.7.2.2.4.1.2 and IRC 101.11.1.1.1.2 Where a stair handrail is not continuous between landings, it shall terminate by extending a distance of one tread beyond the bottom riser and shall extend 12" level with the landing on the top riser.
- 101.7.2.2.4.1.3 101.7.2.2.4.1.3(1) and IRC 101.11.1.1.1.3(1) Handrails shall be continuously graspable along the entire length and shall be from 1-1/4" to 2" in diameter.
- 101.7.2.2.4.1.3(2) Provide a minimum clearance of 2-1/4" between the handrails and the walls or guards to which they are attached.
- 101.7.2.2.4.2, 101-7.1.8, and IRC 101.5 Guard rails shall be required when a change in elevation exceeds 30". Provide at the open side(s) of outside stairs and landings.
- Guard rails shall be at least 42" high.
- Openings in required guards shall not allow the passage of a 4" diameter sphere from the leading surface to the required guard height.
- 101.7.2.2.4.3, IRC 1027.6 and IRC 1023.3 Separate and protect outside stairs in accordance with these sections.
- 101.7.2.2.4.4 and IRC 1023.7 Protect all openings below outside stair(s) with 3/4" hour fire-rated assemblies.



STAIRWAY NOTES

- HANDRAILS WITH HEIGHTS NO LESS THAN 42" WILL BE PROVIDED ON BOTH SIDES OF ALL STAIRWAYS OF 3 OR MORE RISERS.
- MINIMUM TREAD WIDTH SHALL BE 48".
- ALL RISERS MUST BE EQUAL IN HEIGHT.
- MINIMUM LANDING SIZE SHALL BE 48" X 48".
- UNDERSIDE OF LEADING EDGE OF TREAD MUST BE CURVED OR BEVELED.

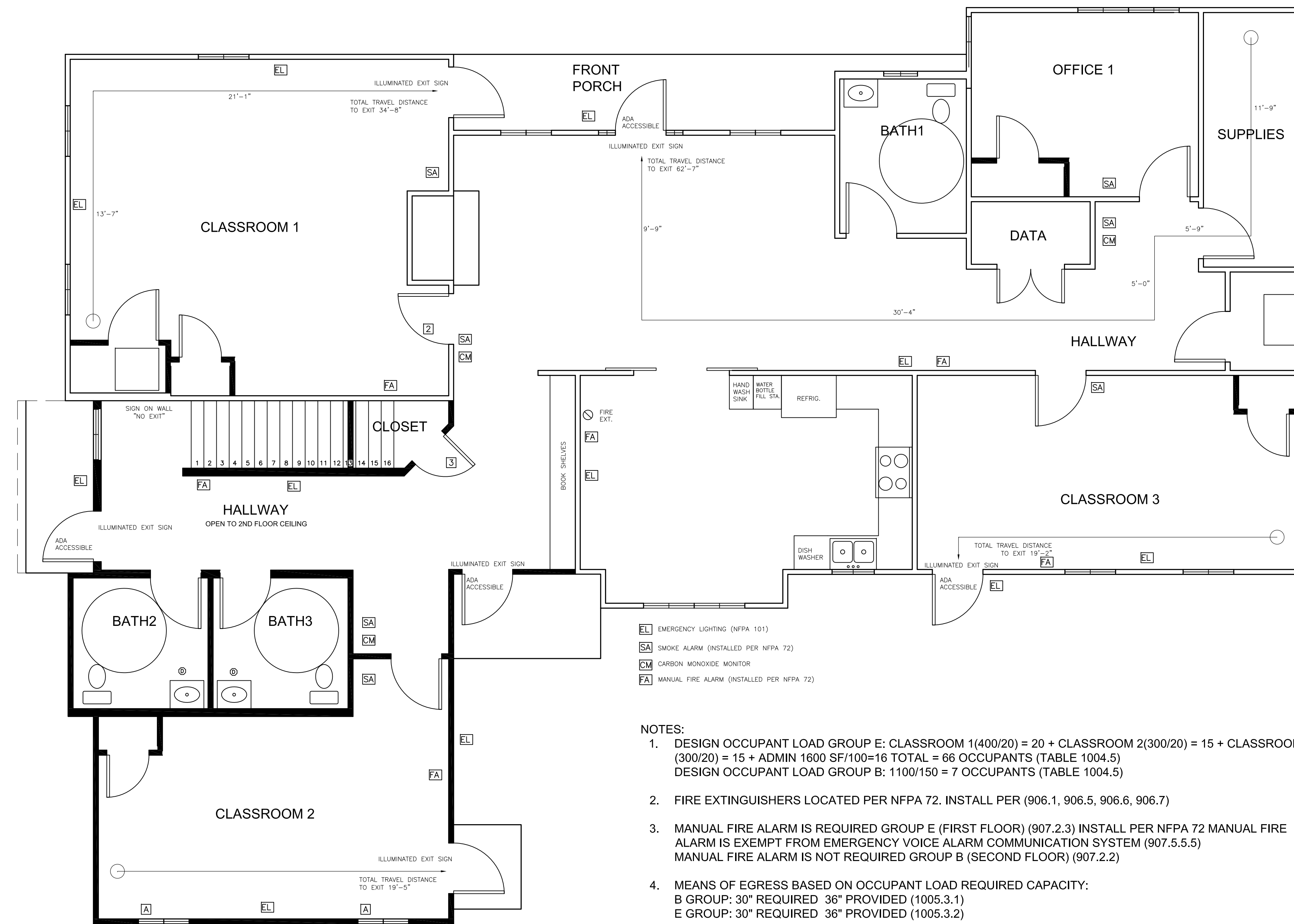


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BrightHouse Learning Academy
21464 Clear Creek Dr.
Abita Springs, LA 70420

Project Addition	Sheet A2
Date 4/17/2023	
Scale As Noted	



- EL EMERGENCY LIGHTING (NFPA 101)
- SA SMOKE ALARM (INSTALLED PER NFPA 72)
- CM CARBON MONOXIDE MONITOR
- FA MANUAL FIRE ALARM (INSTALLED PER NFPA 72)

- NOTES:**
1. DESIGN OCCUPANT LOAD GROUP E: CLASSROOM 1(400/20) = 20 + CLASSROOM 2(300/20) = 15 + CLASSROOM 3 (300/20) = 15 + ADMIN 1600 SF/100=16 TOTAL = 66 OCCUPANTS (TABLE 1004.5)
DESIGN OCCUPANT LOAD GROUP B: 1100/150 = 7 OCCUPANTS (TABLE 1004.5)
 2. FIRE EXTINGUISHERS LOCATED PER NFPA 72. INSTALL PER (906.1, 906.5, 906.6, 906.7)
 3. MANUAL FIRE ALARM IS REQUIRED GROUP E (FIRST FLOOR) (907.2.3) INSTALL PER NFPA 72 MANUAL FIRE ALARM IS EXEMPT FROM EMERGENCY VOICE ALARM COMMUNICATION SYSTEM (907.5.5.5)
MANUAL FIRE ALARM IS NOT REQUIRED GROUP B (SECOND FLOOR) (907.2.2)
 4. MEANS OF EGRESS BASED ON OCCUPANT LOAD REQUIRED CAPACITY:
B GROUP: 30" REQUIRED 36" PROVIDED (1005.3.1)
E GROUP: 30" REQUIRED 36" PROVIDED (1005.3.2)
 5. MAX. TRAVEL DISTANCE: E (TABLE 1006.2.1) B(TABLE1006.3.2(2))
B GROUP: LIMIT 100' W/O SPRINKLER PROVIDED: 58'-2"
E GROUP: LIMIT 75' W/O SPRINKLER PROVIDED: 62'-7"

NFPA CODE ANALYSIS: NFPA 101

1. OCCUPANCY: EDUCATIONAL (6.1.3.1) SEE CHAPTERS 14&15
OCCUPANCY: BUSINESS (6.1.11) SEE CHAPTERS 38 & 39
2. MULTIPLE OCCUPANCIES (14.1.3.1) SEE 6.1.14
3. NEW CONSTRUCTION TYPE: V(000)
EXISTING CONSTRUCTION TYPE: V(000)
4. EDUCATIONAL: 1 STORY PERMITTED
B GROUP: (16.1.6.1) 1 STORY PERMITTED AS MEASURED FROM LEVEL OF EXIT DISCHARGE
B GROUP: (38.1.2) MINIMUM CONSTRUCTION REQUIREMENTS (RESERVED)
5. NUMBER OF EXITS REQUIRED: GROUP E: REQUIRED 2, PROVIDED 6 (7.4.1.4)(14.2.11.1.2)
GROUP B: REQUIRED 2, PROVIDED 1* (7.4.1.3 & 4)

*SINGLE EXITS PERMITTED 75' LIMIT (38.2.4.2)

NOTE (4.6.5) MODIFICATION REQUIREMENTS FOR EXISTING BUILDING: WHERE IT IS EVIDENT THAT A REASONABLE DEGREE OF SAFETY IS PROVIDED, THE REQUIREMENTS FOR EXISTING SHALL BE PERMITTED TO BE MODIFIED IF THEIR APPLICATION WOULD BE IMPRACTICAL IN THE JUDGEMENT OF THE AUTHORITY HAVING JURISDICTION

6. A. EGRESS STAIR WIDTH: GROUP B REQUIRED 44" PROVIDED 48"
7. FIRE PROTECTION SYSTEMS:
 - A. SPRINKLER SYSTEM: REQUIRED NO PROVIDED NO
 - B. STANDPIPE SYSTEM: REQUIRED NO PROVIDED NO
 - C. FIRE AND SMOKE DETECTION: (14.3.4.1) REQUIRED YES PROVIDED YES
 - D. FIRE ALARM: (14.3.4.1) REQUIRED YES PROVIDED YES
 - E. MANUAL PULL STATIONS: (9.6.2.1)(14.3.4.2.3.1) REQUIRED NO PROVIDED NO
 - F. SMOKE VENTS: REQUIRED NO PROVIDED NO
 - G. PORTABLE FIRE EXTINGUISHERS: REQUIRED YES PROVIDED YES

101:7.2.12 and IBC 1009.6 Area of Refuge:

An area of refuge shall have access to a public way via an exit or an elevator without requiring return to the building spaces through which travel to the area of refuge occurred.

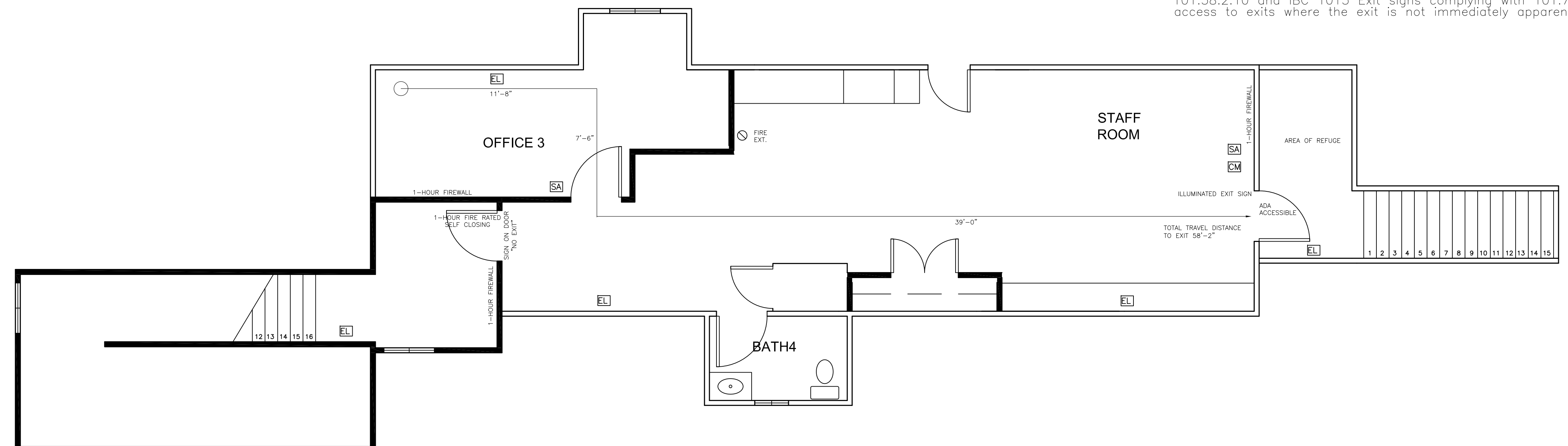
- A stair serving an area of refuge in non-sprinklered buildings shall be a minimum of 48" clear between handrails.
- Provide two-way communication between an area of refuge and a central control point that is constantly attended or equipped to provide automatic telephone dial-out capability to an approved location.
- The two-way communication system shall;
- Include posted instructions explaining how to use the system,
- Include written identification of the location of the area of refuge,
- Be in accordance with NFPA 101:7.2.12.2.6 and ADA-ABA 216,
- Be in accordance with ADA-ABA 217 for telephones.

101:7.2.12.3 and IBC 1009.6 Area of refuge details:

- Wheelchairs shall be accommodated at 1 for each 200 occupants.
- Provide 1-hr separation with 20 minute self-closing or automatic-closing doors for the area of refuge. Separate the exterior area of refuge from the interior of the building with 1-hour fire rated wall construction in accordance with IBC 1009.7 for a horizontal distance of ten (10') feet and vertically from the ground to ten (10') feet above the floor level or to the roofline, whichever is lower. Openings within ten (10') feet of the area of refuge shall have a minimum 45 minute fire protection rating.
- Provide an identification sign at each area of refuge.
- Door to an area of refuge shall be identified with required tactile signage.
- An exit which is not handicap accessible shall be so identified with signage. Include directional signage to the nearest area of refuge.
- All required signage shall be illuminated in accordance with NFPA 101:7.10.
- Required signage shall be in accordance with ADA-ABA 216.

101:14.2.9, 101:38.2.9, and IBC 1008 Provide emergency lighting according to 101:7.9 and IBC 1008.3, including exit discharge (exterior).

101:38.2.10 and IBC 1013 Exit signs complying with 101:7.10 and IBC 1013 shall define exits and access to exits where the exit is not immediately apparent.



General Notes

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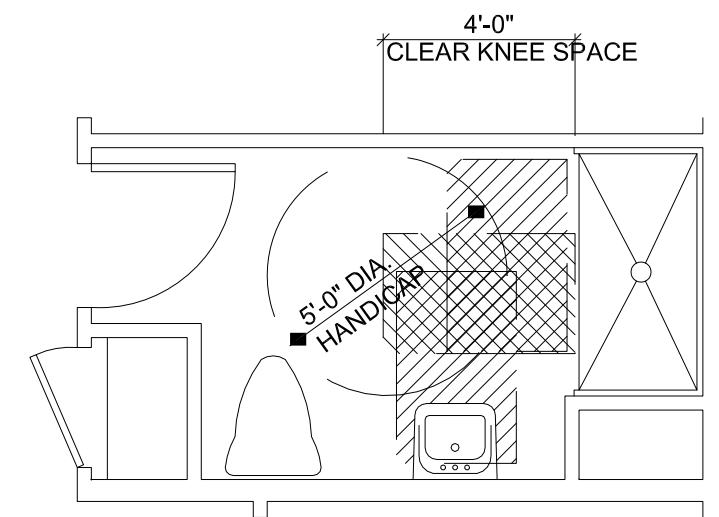
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<small>Project</small> Addition	<small>Sheet</small> LSA1
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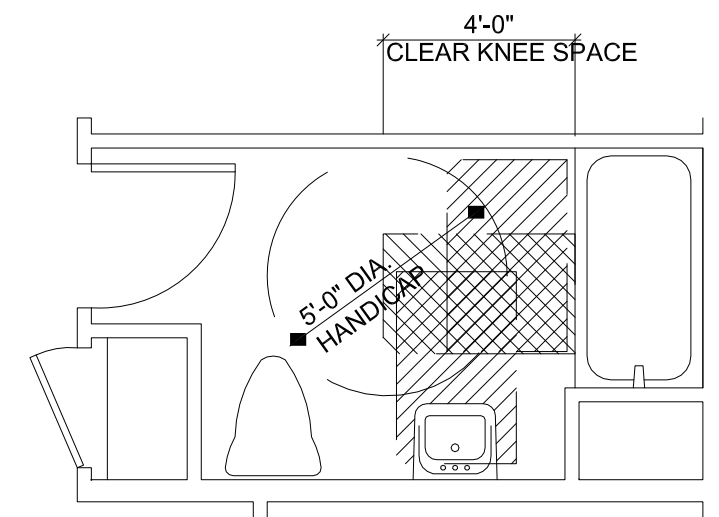


3/23/23



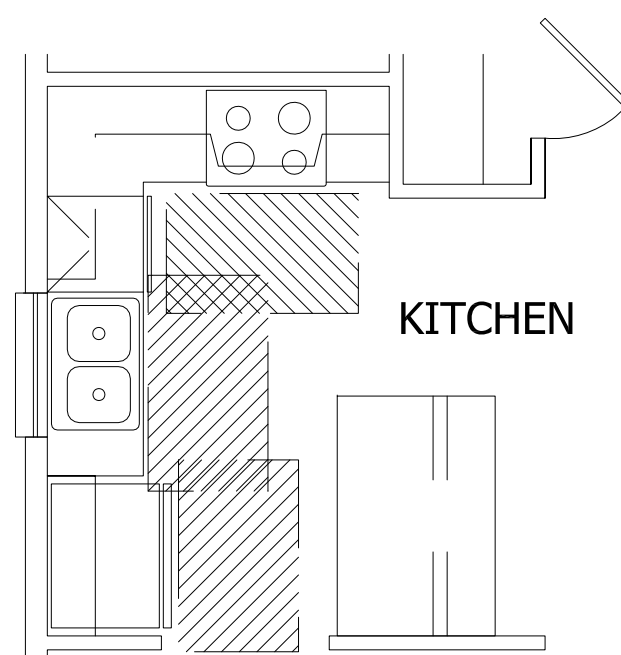
TYPE "B" SPECIFICATION MASTER BATH W/ OPT. SHOWER ACCESS DETAIL

SCALE: 1/4" = 1'-0"



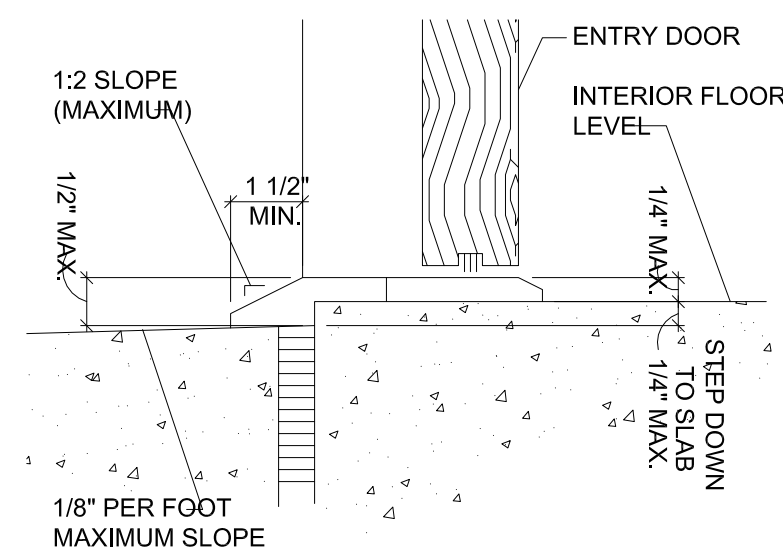
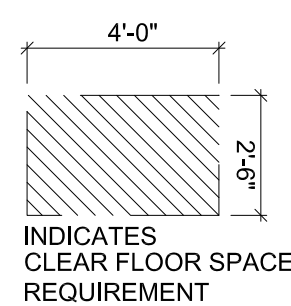
TYPE "B" SPECIFICATION MASTER BATH OPT. ADA ACCESS DETAIL

SCALE: 1/4" = 1'-0"



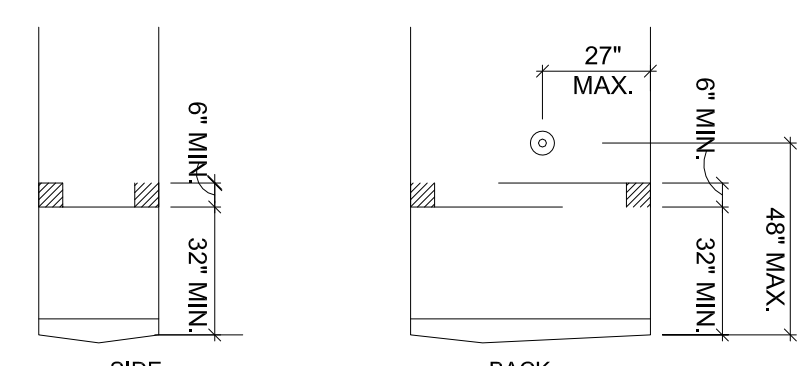
KITCHEN ACCESS DETAIL

SCALE: 1/4" = 1'-0"

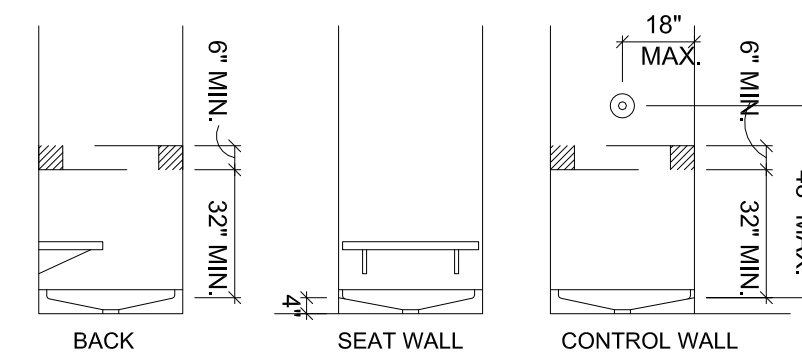


TYP. ENTRY THRESHOLD DETAIL AT SWINGING DOOR AT CONCRETE LANDING

SCALE: N.T.S.

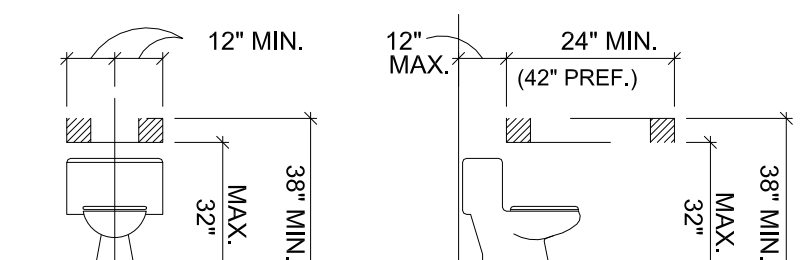


30" x 60" STALL

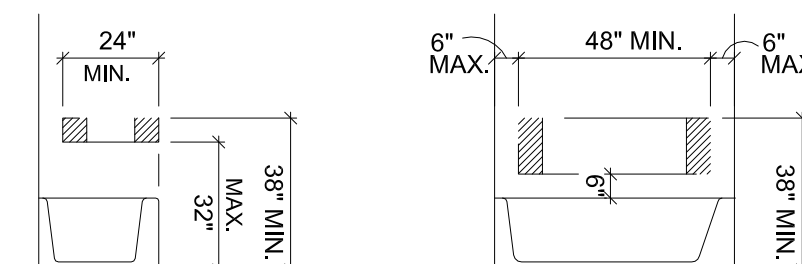


36" x 36" STALL

FOR ADAPTABLE SHOWERS



FOR WATER CLOSETS IN ADAPTABLE BATHROOMS



FOR ADAPTABLE BATHTUBS

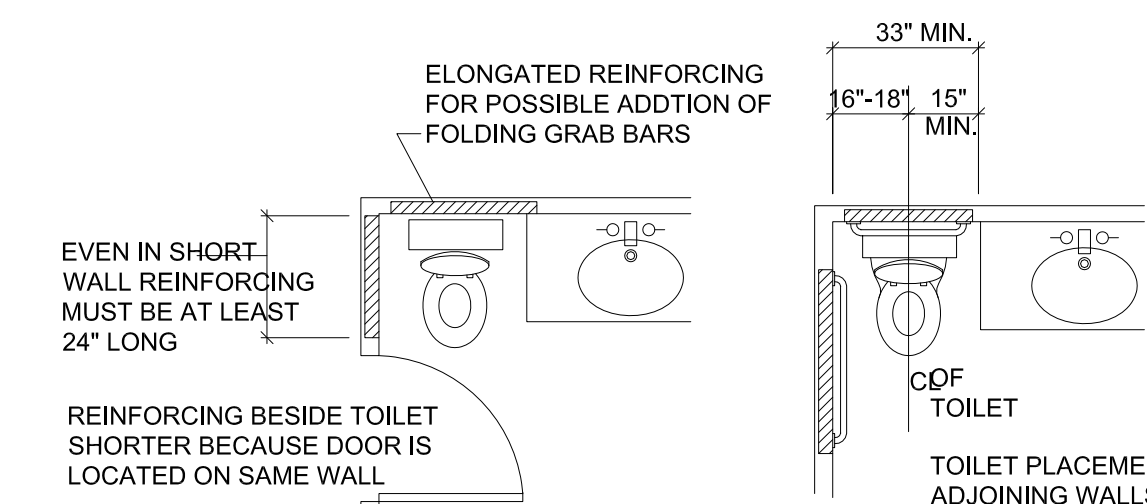
LOCATION OF GRAB BAR REINFORCEMENTS

NOTE: THE AREAS OUTLINED IN DASHED LINES REPRESENTS LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS. REINFORCING IS NEEDED AT SHADED ENDS OF EACH AREA TO MOUNT GRAB BARS.

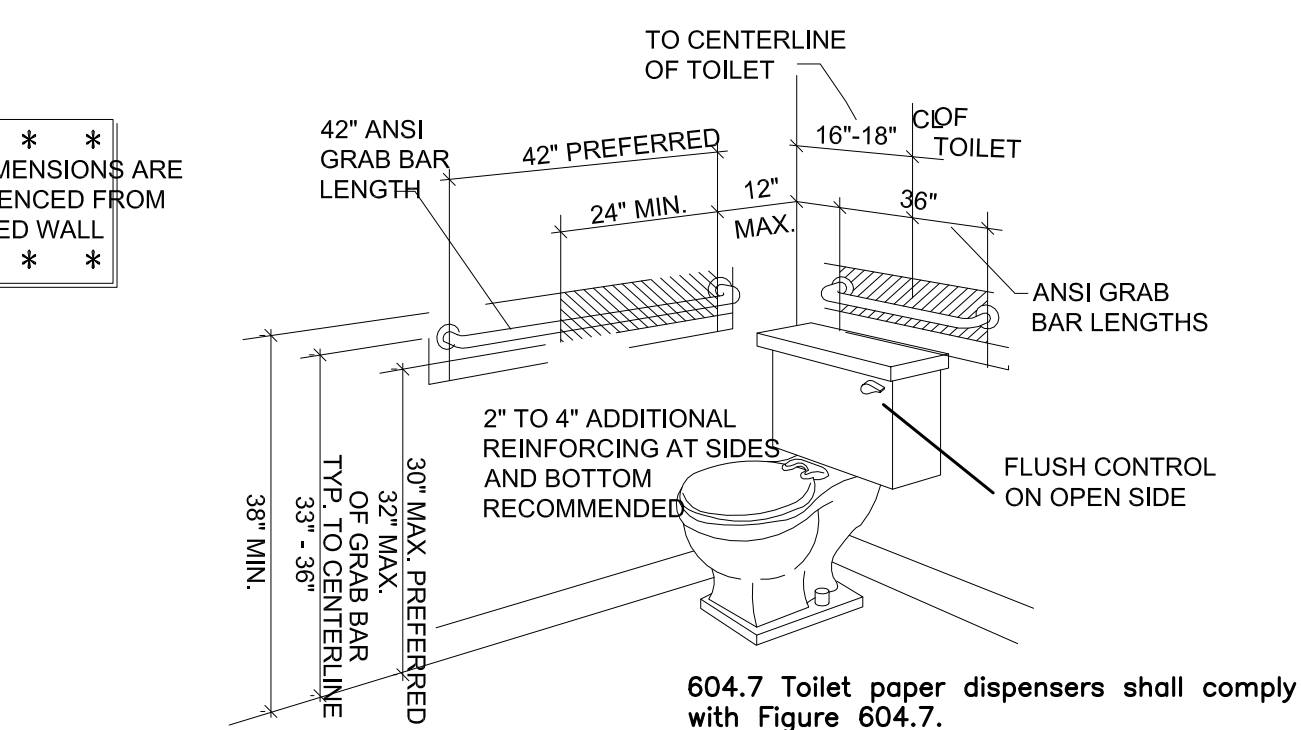
SIDE REACH OVER AN OBSTRUCTION:
TO REACH CONTROLS AND OUTLETS MOUNTED OVER BASE CABINETS WHICH LACK KNEE SPACE, A PERSON USING A WHEELCHAIR MUST BE ABLE TO APPROACH THE CABINET FROM A POSITION PARALLEL TO THE CABINET AND EXECUTE A SIDE REACH. THIS PARALLEL POSITION IS MADE UP OF A 30 INCH X 48 INCH CLEAR FLOOR SPACE ADJOINING A 36 INCH WIDE MINIMUM ACCESSIBLE ROUTE. WHEN EXECUTING A SIDE REACH OVER A CABINET, THE UPPER LIMIT OF THE RANGE IS REDUCED TO 46 INCHES.
CABINET DEPTH IS LIMITED TO 24 INCHES. HUD PERMITS USE OF STANDARD 24 INCH DEEP CABINETS WITH AN ADDITIONAL EXTENSION OF 1 TO 1-1/2 INCHES FOR COUNTERTOPS FOR A MAXIMUM DEPTH OF 25-1/2 INCHES. IF A BUILT-IN SHELF, CABINET, OR OTHER OBSTRUCTION MUST BE DEEPER THAN 25-1/2 INCHES, THEN ANY SWITCHES, OUTLETS, AND CONTROLS THAT MUST BE IN ACCESSIBLE LOCATIONS ARE NOT PERMITTED TO BE INSTALLED OVER SUCH DEEP SURFACES.

SIDE REACH OVER AN OBSTRUCTION WITH A PARALLEL APPROACH

SCALE: N.T.S.

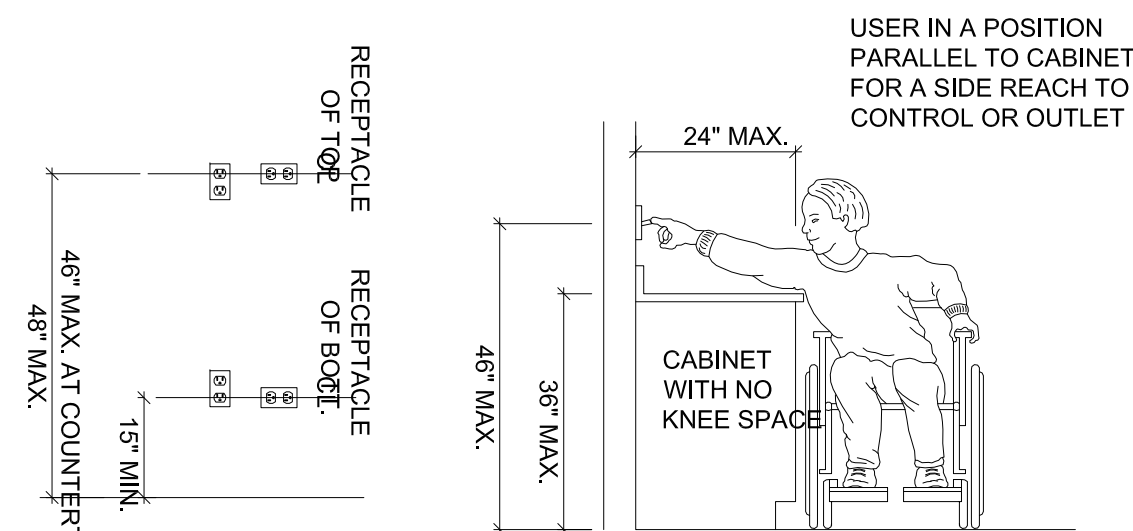


ALL DIMENSIONS ARE REFERENCED FROM FINISHED WALL



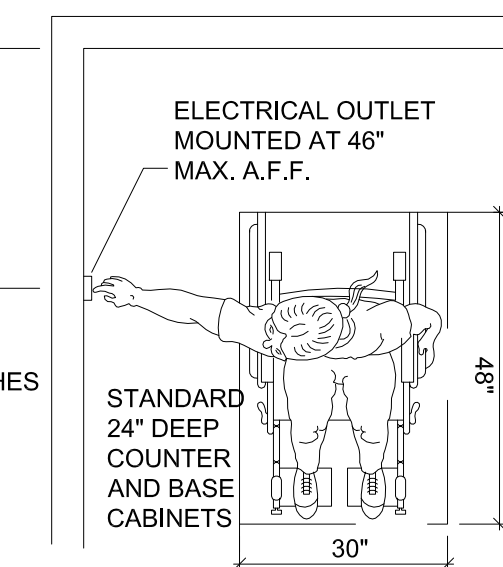
REINFORCING AT TOILETS WITH ADJACENT WALLS

ANSI GRAB BAR LENGTHS SHOWN FOR REFERENCE ONLY SCALE: N.T.S.

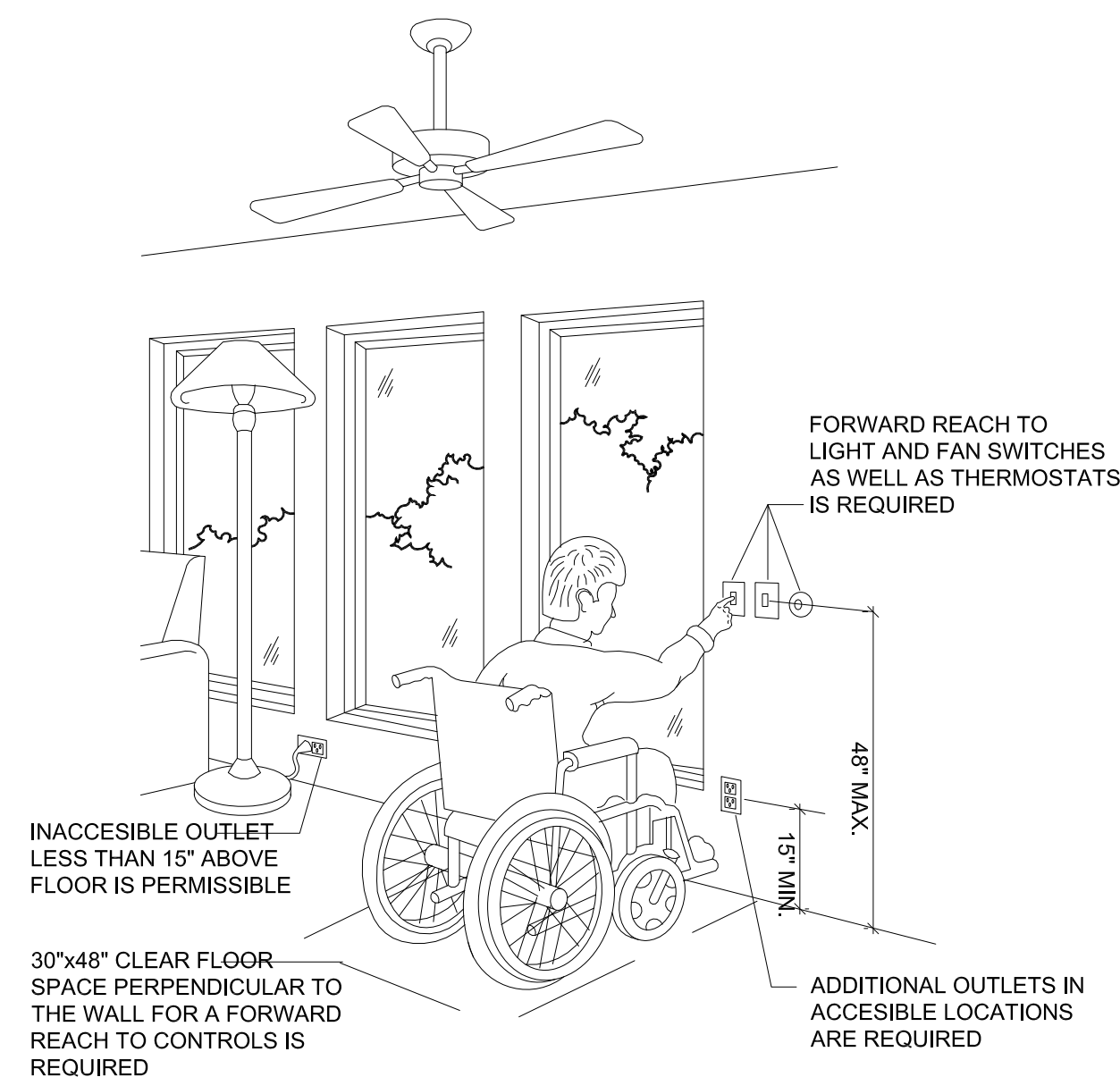


OUTLETS MOUNTED VERTICALLY OR HORIZONTALLY AT THE MINIMUM AND MAXIMUM HEIGHTS MUST HAVE THE RECEPTACLE LOCATES AS ABOVE ILLUSTRATION INDICATES.

SIDE VIEW



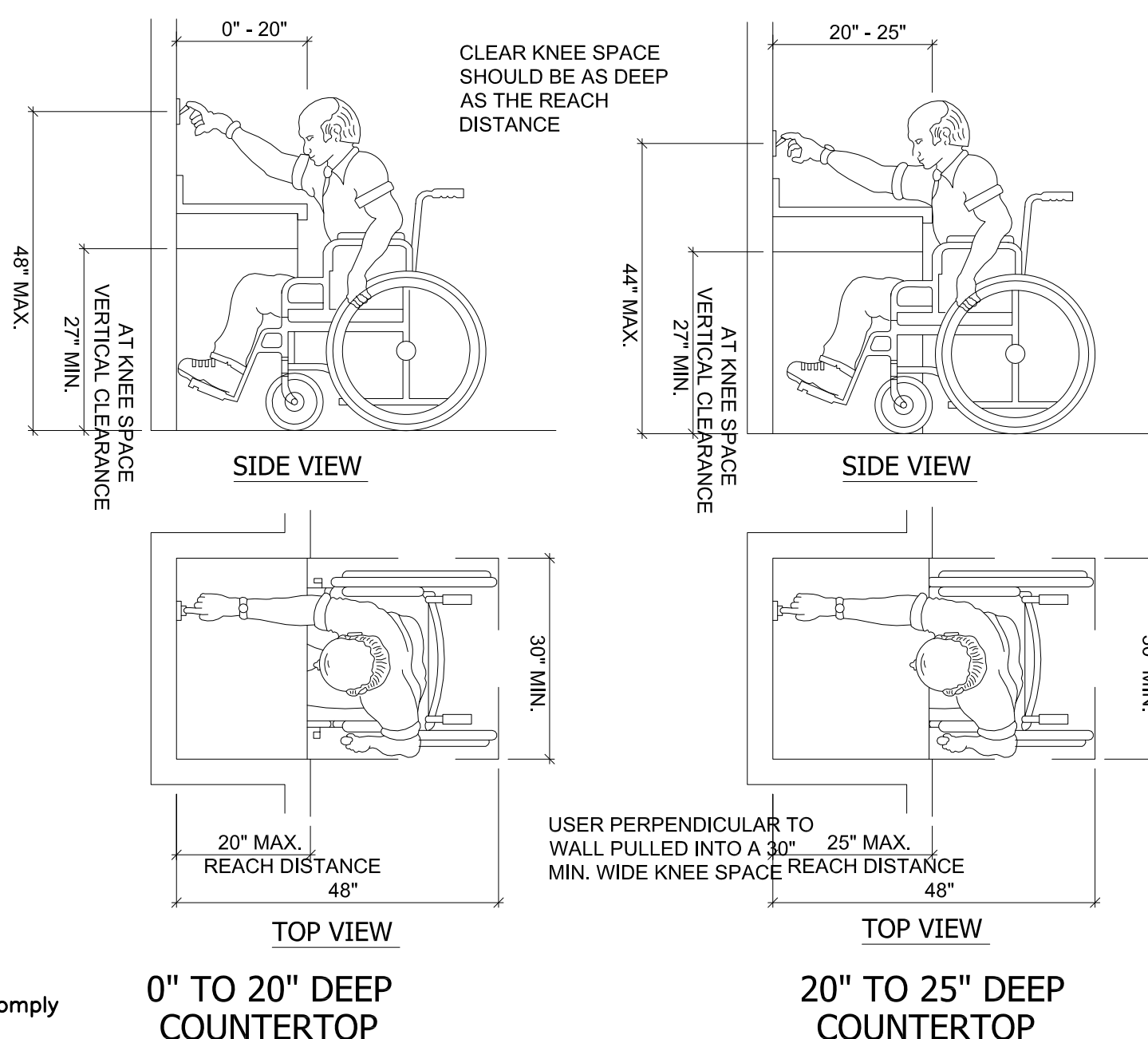
TOP VIEW



ALL COVERED SWITCHES, OUTLETS, AND CONTROLS OPERATED ON A FREQUENT BASIS MUST BE IN ACCESSIBLE LOCATIONS

GRAPHICAL LOCATION OF SWITCHES, OUTLETS, AND THERMOSTATS

SCALE: N.T.S.



FOR OBSTRUCTIONS EXTENDING 0 TO 20 INCHES FROM THE WALL THE MAXIMUM HEIGHT FOR A CONTROL OR OUTLET OVER THE OBSTRUCTION IS 48 INCHES ABOVE THE FLOOR. DEEPER SHELVES, EXTENDING 20 TO 25 INCHES FROM THE WALL, REDUCE THE MAXIMUM MOUNTING HEIGHT OF CONTROLS AND OUTLETS TO 44 INCHES. CONTROLS AND OUTLETS MOUNTED OVER OBSTRUCTIONS EXTENDING FURTHER THAN 25 INCHES ARE OUTSIDE THE RANGE OF PEOPLE USING WHEELCHAIRS AND ARE NOT CONSIDERED TO BE IN ACCESSIBLE LOCATIONS. HOWEVER, HUD ALLOWS AN INDUSTRY TOLERANCE OF 1/2 INCH TO PERMIT THE INSTALLATION OF STANDARD COUNTERTOPS THAT MAY PROJECT FROM THE BACK OF THE WALL FOR A MAXIMUM DIMENSION OF 25-1/2 INCHES.

MAXIMUM FORWARD REACH (FROM PERPENDICULAR APPROACH) OVER AN OBSTRUCTION

SCALE: N.T.S.

No.	Revision/Issue	Date

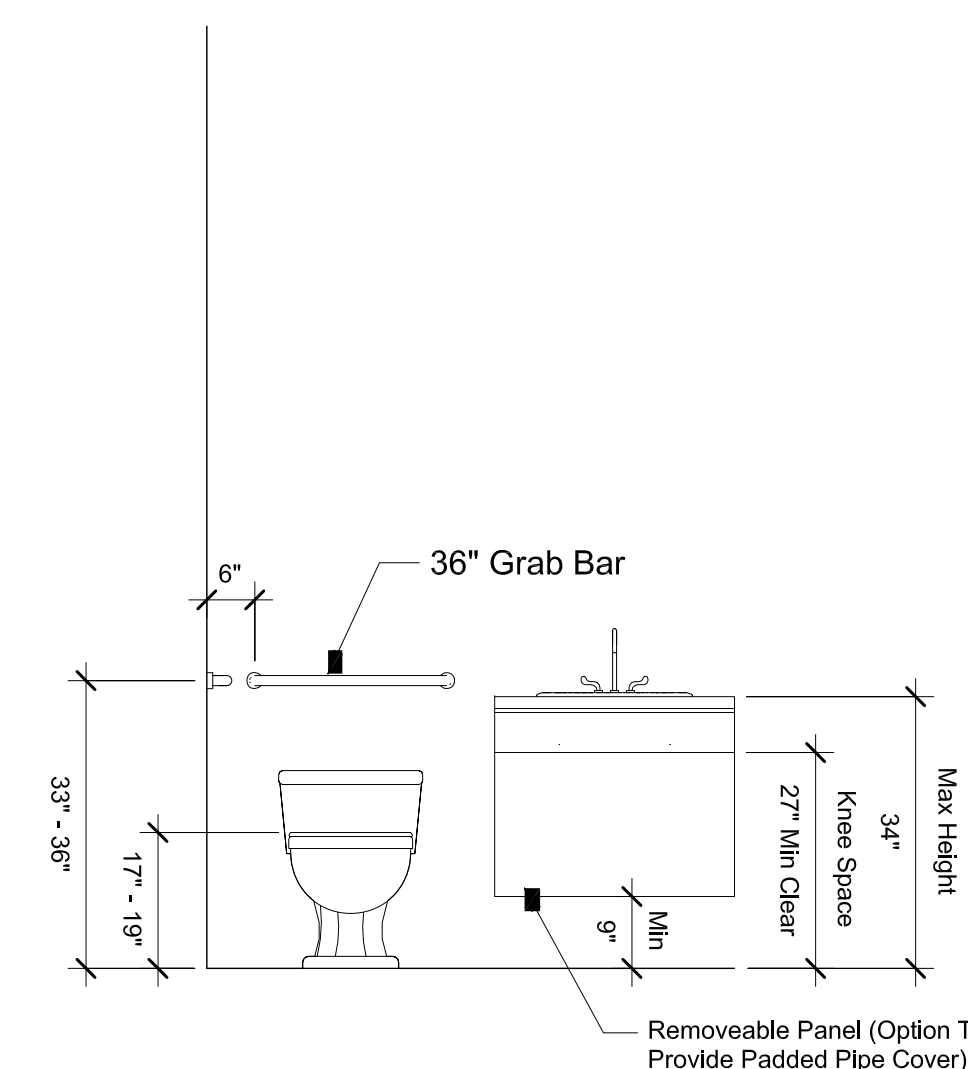
Firm Name and Address
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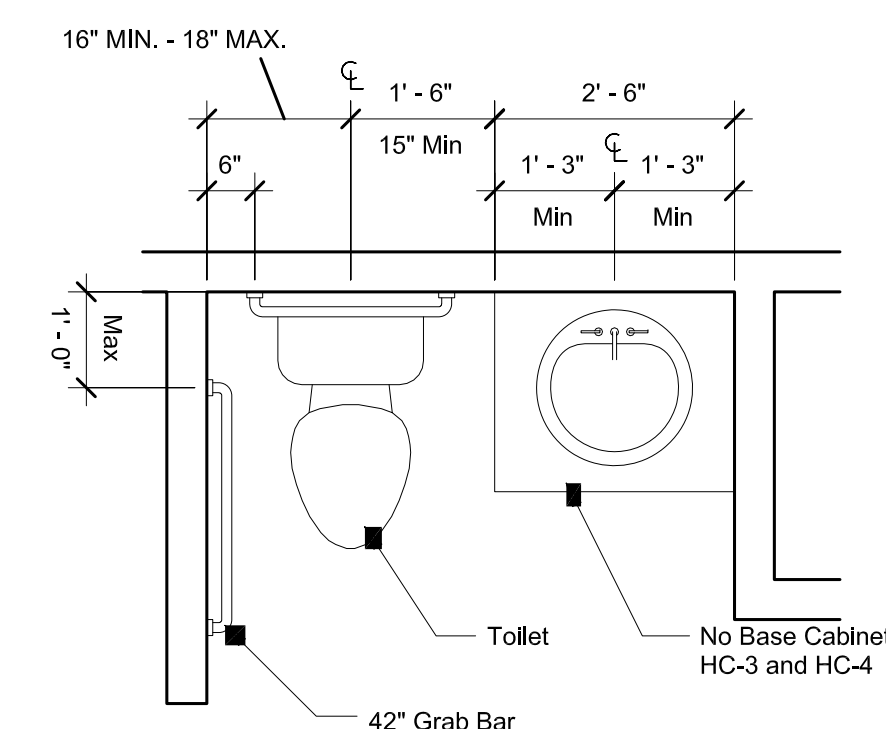
Project Addition	Sheet AD1
Date 3/21/2023	
Scale As Noted	



3/23/23



Note:
 Provide Wood Blocking In Wall For all Grab Bar Mounting Locations



① ADA Vanity Toilet
 1/2" = 1'-0"

606.1 Lavatories in toilet rooms shall comply with the following:

1. 606.2 Provide a clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.
2. 606.3 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.
3. 606.4 and 309 Controls for faucets shall not require tight grasping, pinching, or twisting of the wrist.
4. 606.5 Water supply and drain pipes shall be insulated or covered.

Mirrors located above lavatories or countertops shall be installed with the bottom edge 40" max. above the finish floor or ground.

604.1 Water closets and toilet compartments shall comply with 604.2 through 604.8 as follows:

1. 604.2 The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the nearest adjacent wall.
2. 604.3.1 Provide a clearance around the water closet that complies with Figure 604.3.1. (NOTE: As per 604.3.2 No other fixtures or obstructions shall be located within the required water closet clearance.)
3. 604.4 The seat height above the finish floor shall be 17" minimum to 19" maximum to the top of the seat.
4. 604.5 Grab bars for water closets shall comply with 609. (Provide a 42" long grab bar adjacent to the toilet and a 36" long grab bar behind the toilet.)
5. 604.6 Flush controls shall be located on the open side of the water closet.
6. 604.7 Toilet paper dispensers shall comply with Figure 604.7.

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Project	Addition
Date	3/21/2023
Scale	As Noted

Sheet
 AD2

101:7.2.12 and IBC 1009.6 Area of Refuge:

- An area of refuge shall have access to a public way via an exit or an elevator without requiring return to the building spaces through which travel to the area of refuge occurred.
- A stair serving an area of refuge in non-sprinklered buildings shall be a minimum of 48" clear between handrails.
- Provide two-way communication between an area of refuge and a central control point that is constantly attended or equipped to provide automatic telephone dial-out capability to an approved location.
- The two-way communication system shall:
 - include posted instructions explaining how to use the system,
 - include written identification of the location of the area of refuge,
- be in accordance with NFPA 101:7.2.12.2.6 and ADA-ABA 216,
- be in accordance with ADA-ABA 217 for telephones.

101:7.2.12.3 and IBC 1009.6 Area of refuge details:

- Wheelchairs shall be accommodated at 1 for each 200 occupants.
- Provide 1-hr separation with 20 minute self-closing or automatic-closing doors for the area of refuge. Separate the exterior area of refuge from the interior of the building with 1-hour fire rated wall construction in accordance with IBC 1009.7 for a horizontal distance of ten (10') feet and vertically from the ground to ten (10') feet above the floor level or to the roofline, whichever is lower. Openings within ten (10') feet of the area of refuge shall have a minimum 45 minute fire protection rating.
- Provide an identification sign at each area of refuge.
- Door to an area of refuge shall be identified with required tactile signage.
- An exit which is not handicap accessible shall be so identified with signage. Include directional signage to the nearest area of refuge.
- All required signage shall be illuminated in accordance with NFPA 101:7.10.
- Required signage shall be in accordance with ADA-ABA 216.



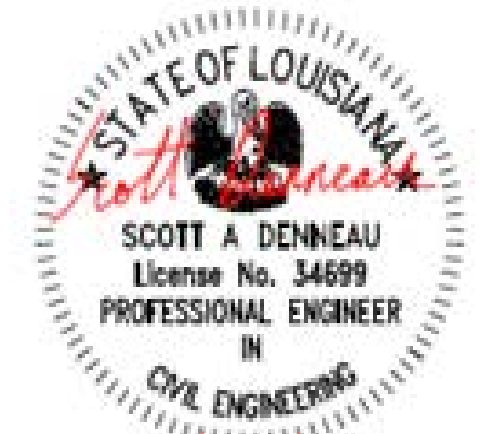
FRONT



RIGHT

SCALE: 1/4" = 1'0"

General Notes



3/23/23

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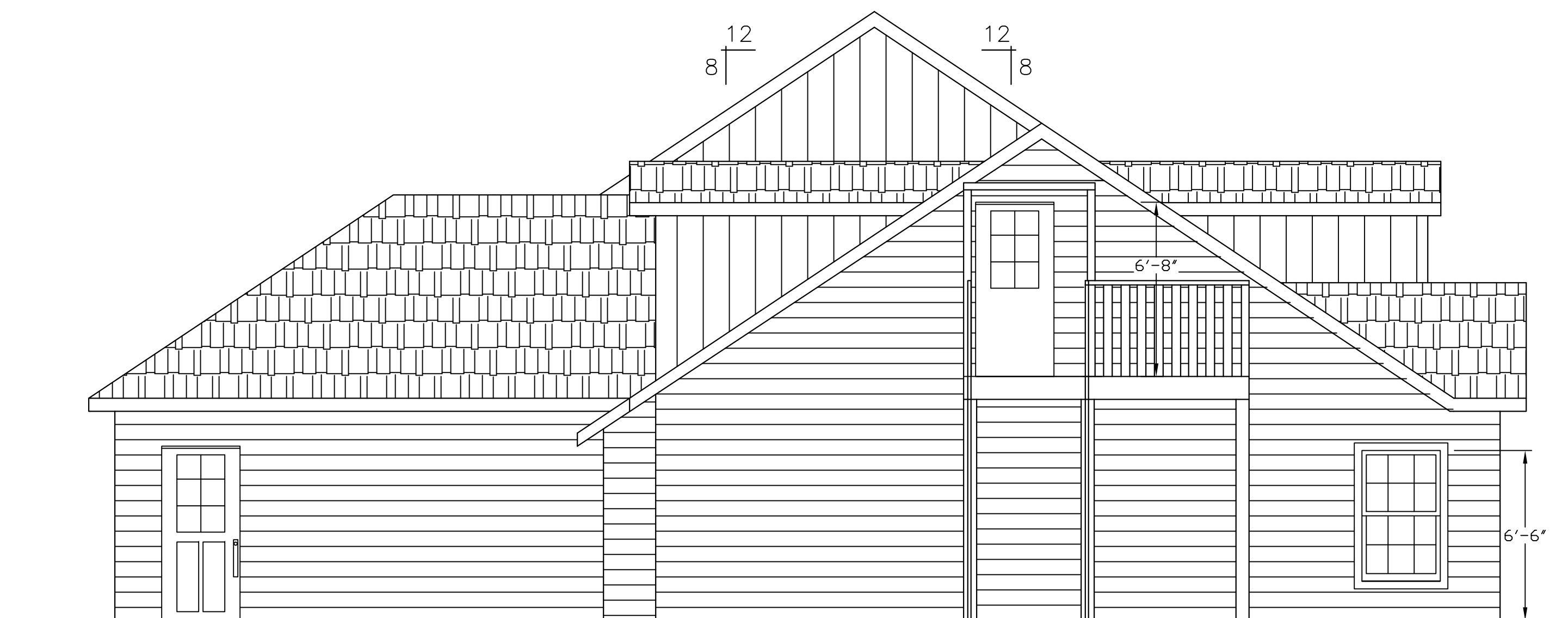
Project Addition	Sheet A3
Date 3/21/2023	
Scale As Noted	

- 101:7.2.12 and IBC 1009.6 Area of Refuge:
- An area of refuge shall have access to a public way via an exit or an elevator without requiring return to the building spaces through which travel to the area of refuge occurred.
 - A stair serving an area of refuge in non-sprinklered buildings shall be a minimum of 48" clear between handrails.
 - Provide two-way communication between an area of refuge and a central control point that is constantly attended or equipped to provide automatic telephone dial-out capability to an approved location.
 - The two-way communication system shall;
 - include posted instructions explaining how to use the system,
 - include written identification of the location of the area of refuge,
 - be in accordance with NFPA 101:7.2.12.2.6 and ADA-ABA 216,
 - be in accordance with ADA-ABA 217 for telephones.

- 101:7.2.12.3 and IBC 1009.6 Area of refuge details:
- Wheelchairs shall be accommodated at 1 for each 200 occupants.
 - Provide 1-hr separation with 20 minute self-closing or automatic-closing doors for the area of refuge. Separate the exterior area of refuge from the interior of the building with 1-hour fire rated wall construction in accordance with IBC 1009.7 for a horizontal distance of ten (10') feet and vertically from the ground to ten (10') feet above the floor level or to the roofline, whichever is lower. Openings within ten (10') feet of the area of refuge shall have a minimum 45 minute fire protection rating.
 - Provide an identification sign at each area of refuge.
 - Door to an area of refuge shall be identified with required tactile signage.
 - An exit which is not handicap accessible shall be so identified with signage. Include directional signage to the nearest area of refuge.
 - All required signage shall be illuminated in accordance with NFPA 101:7.10.
 - Required signage shall be in accordance with ADA-ABA 216.



BACK



LEFT

SCALE: 1/4" = 1'0"

General Notes



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Project Addition	Sheet A4
Date 3/21/2023	
Scale As Noted	



SEE SHEET AD1 & AD2 FOR ADA DETAILS

CABINETS ARE 24" DEEP W/
25.5" DEEP COUNTER TOPS

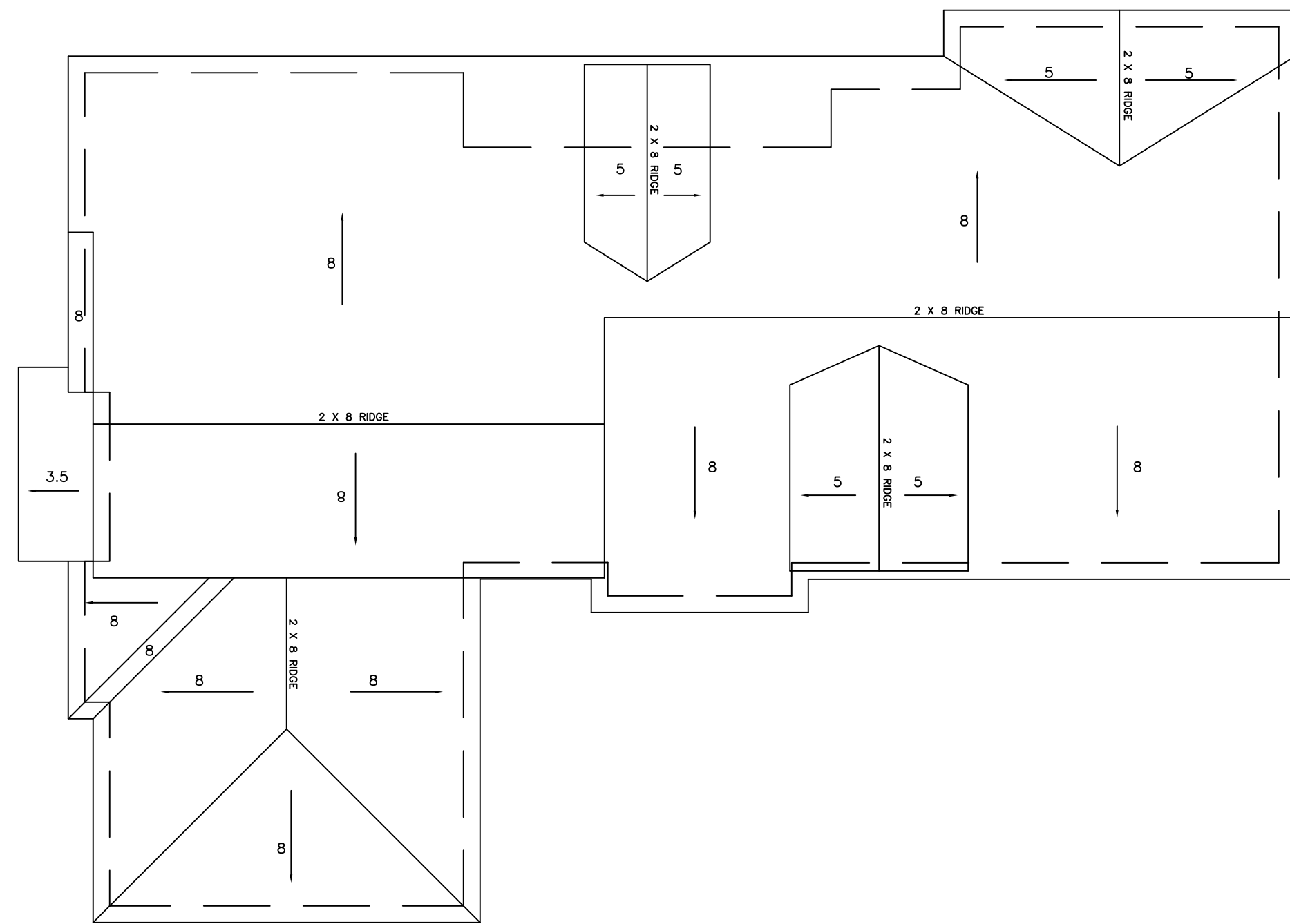
CABINET SCHEDULE
SCALE: 1/2" = 1'-0"

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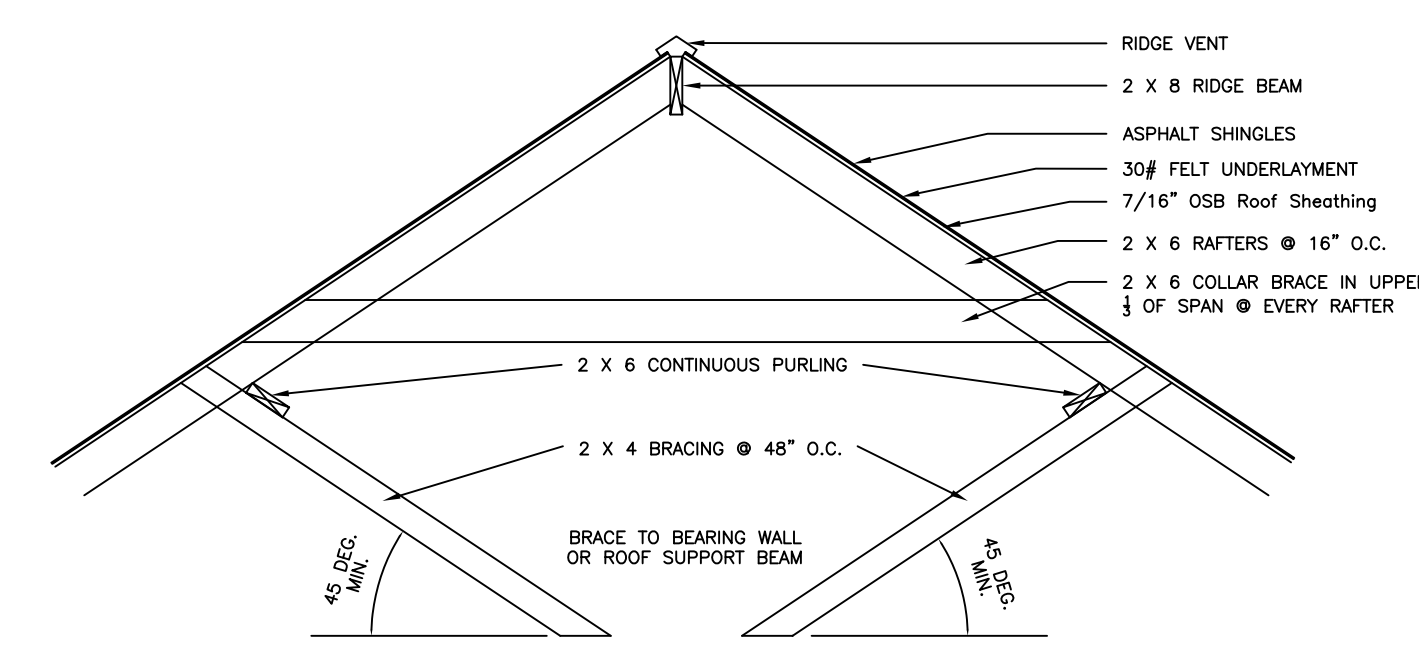
Project Name and Address
Brighthouse Learning Academy
21464 Clear Creek Dr.
Abita Springs, LA 70420

Project Addition	Sheet A5
Date 3/21/2023	
Scale As Noted	

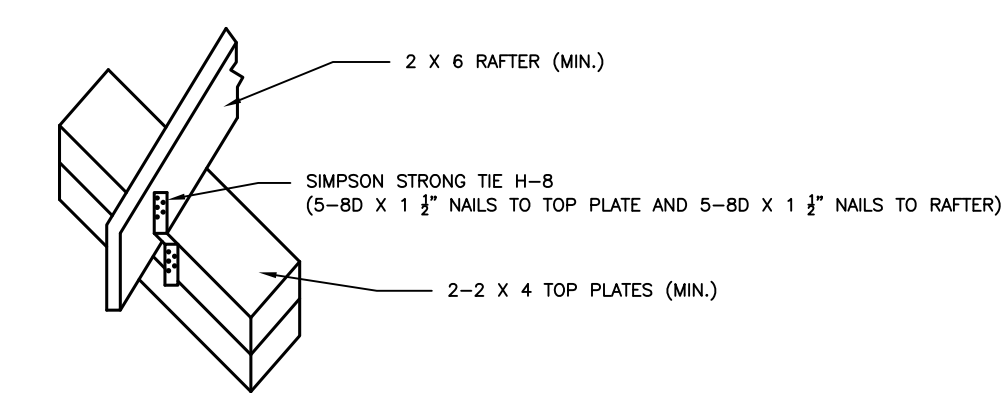


ROOF PLAN
SCALE: 1/8" = 1'-0"

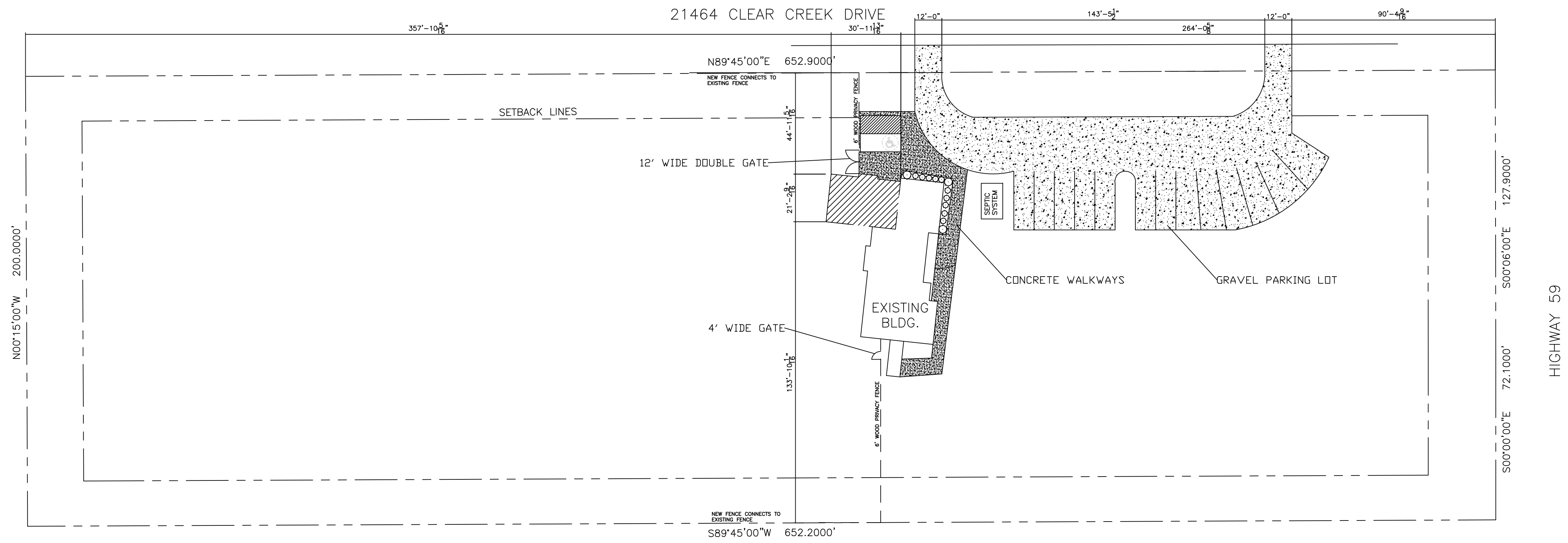
- NOTES:
1. ENTIRE ROOF TO BE SHEATHED WITH 5/8" OSB
 2. ALL ROOF SHEATHING JOINTS TO BE SEALED WITH WATERPROOF TAPE
 3. ROOF SHEATHING TO BE FASTENED TO RAFTERS IN ACCORDANCE WITH IRC 2015
 4. ENTIRE ROOF TO BE COVERED WITH 30# FELT PAPER
 5. ALL FRAMING LUMBER TO BE #2 SOUTHERN YELLOW PINE
 6. ALL COMMON AND JACK RAFTERS TO BE 2 X 6 @ 16" O.C.
 7. ALL HIP, VALLEY, AND RIDGE RAFTERS TO BE 2 X 8 (MIN.)
 8. INSTALL SIMPSON STRONG TIE H8 STRAP AT EACH RAFTER TOP PLATE CONNECTION WITH 10-8D X 1 1/2 NAILS (5 NAILS TO ROOF RAFTER, 5 NAILS TO TOP PLATE)
 9. INSTALL 2 X 6 COLLAR BRACE EACH RAFTER LOCATED IN UPPER 1/3 OF RAFTER SPAN



TYPICAL RIDGE DETAIL
SCALE: N.T.S.



TYPICAL HURRICANE TIE DETAIL (SIMPSON H-8)
SCALE: N.T.S.



SITE PLAN
SCALE: 1" = 30'-0"

- NOTES:
1. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS
 2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO A HAZARD ISN'T CREATED

General Notes



No.	Revision/Issue	Date

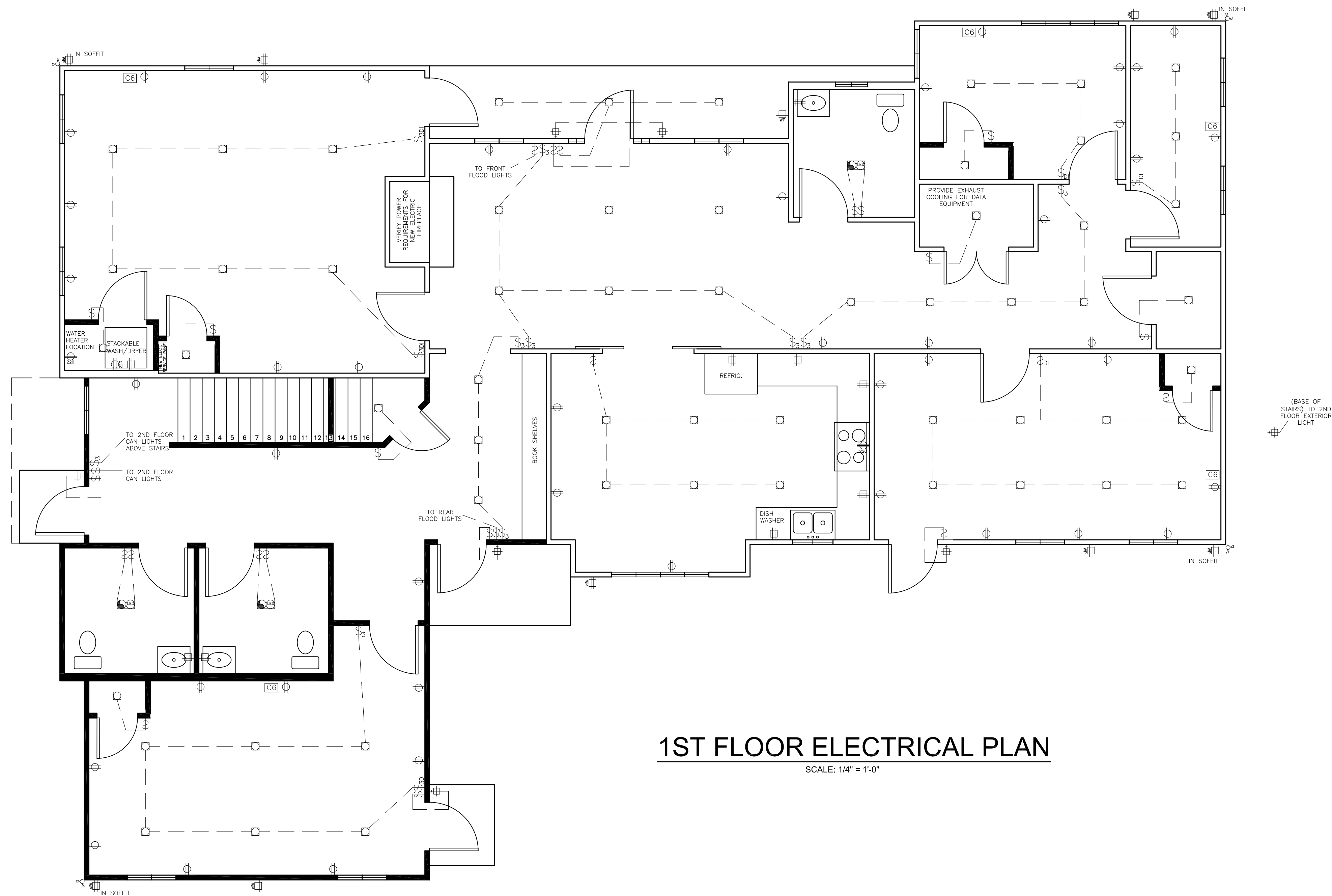
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Project Addition	A6
Date 3/22/2023	
Scale As Noted	

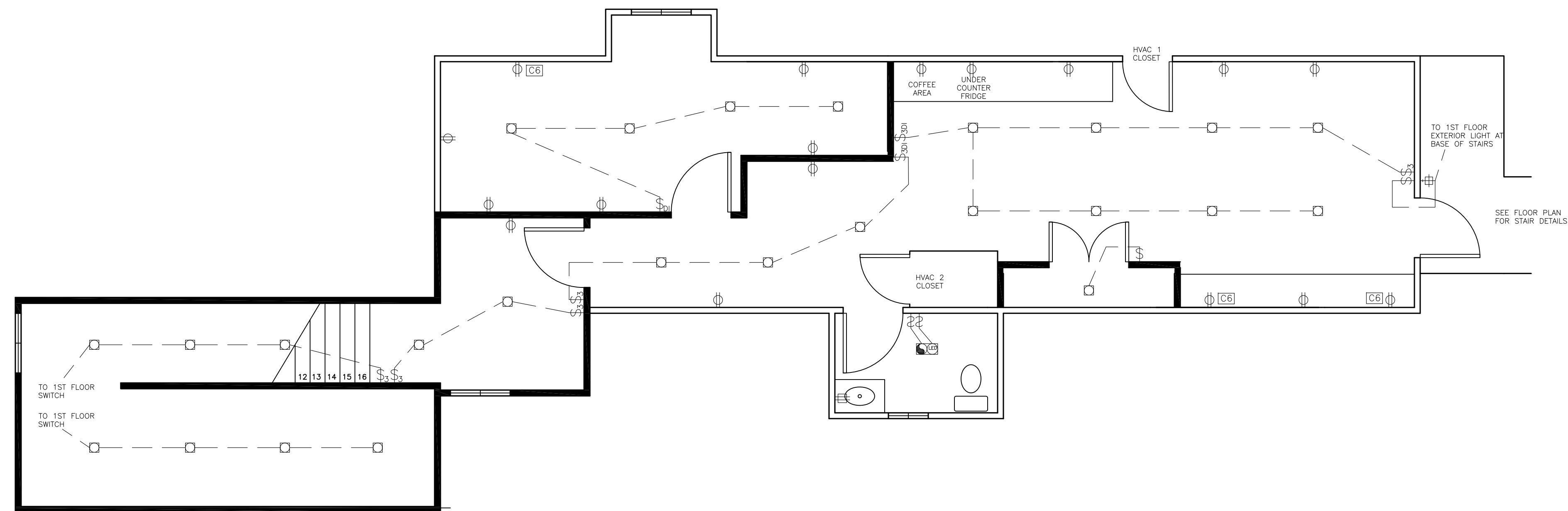
ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	SINGLE SWITCH
	SINGLE DIMMER SWITCH
	3-WAY SWITCH
	DOOR SWITCH
	3-WAY DIMMER SWITCH
	3-WAY DOOR SWITCH
	CEILING FAN
	110 V CONV DUPLEX OUTLET
	220 V OUTLET
	GROUND FAULT INTERRUPTED DUPLEX OUTLET
	GROUND FAULT INTERRUPTED DUPLEX OUTLET - WEATHER PROOF
	WALL MOUNTED LED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LED LIGHT FIXTURE
	EXHAUST FAN-LIGHT COMBO - VENT TO OUTSIDE AIR
	HEATER-EXHAUST FAN-LIGHT COMBO - VENT TO OUTSIDE AIR
	EXTERIOR FLOODLIGHT W MOTION SENSORS
	TELEVISION JACK/CABLE
	TELEPHONE JACK
	CAT 6 ETHERNET CABLE JACK

- NOTES:
- THIS IS A GENERAL ELECTRICAL PLAN, ALL LOCAL AND STATE ELECTRICAL CODES MUST BE FOLLOWED.
 - WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
 - ALL PLACEMENTS OF SWITCHES, OUTLETS, FANS AND RECESSED CAN LIGHTS MUST BE APPROVED AND VERIFIED BY OWNER.
 - SMOKE ALARMS, EMERGENCY LIGHTS, LIGHTED EXIT SIGNS, AND CARBON MONOXIDE MONITORS ARE SHOWN ON SHEET LSA1



1ST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



2ND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

General Notes

No.	Revision/Issue	Date

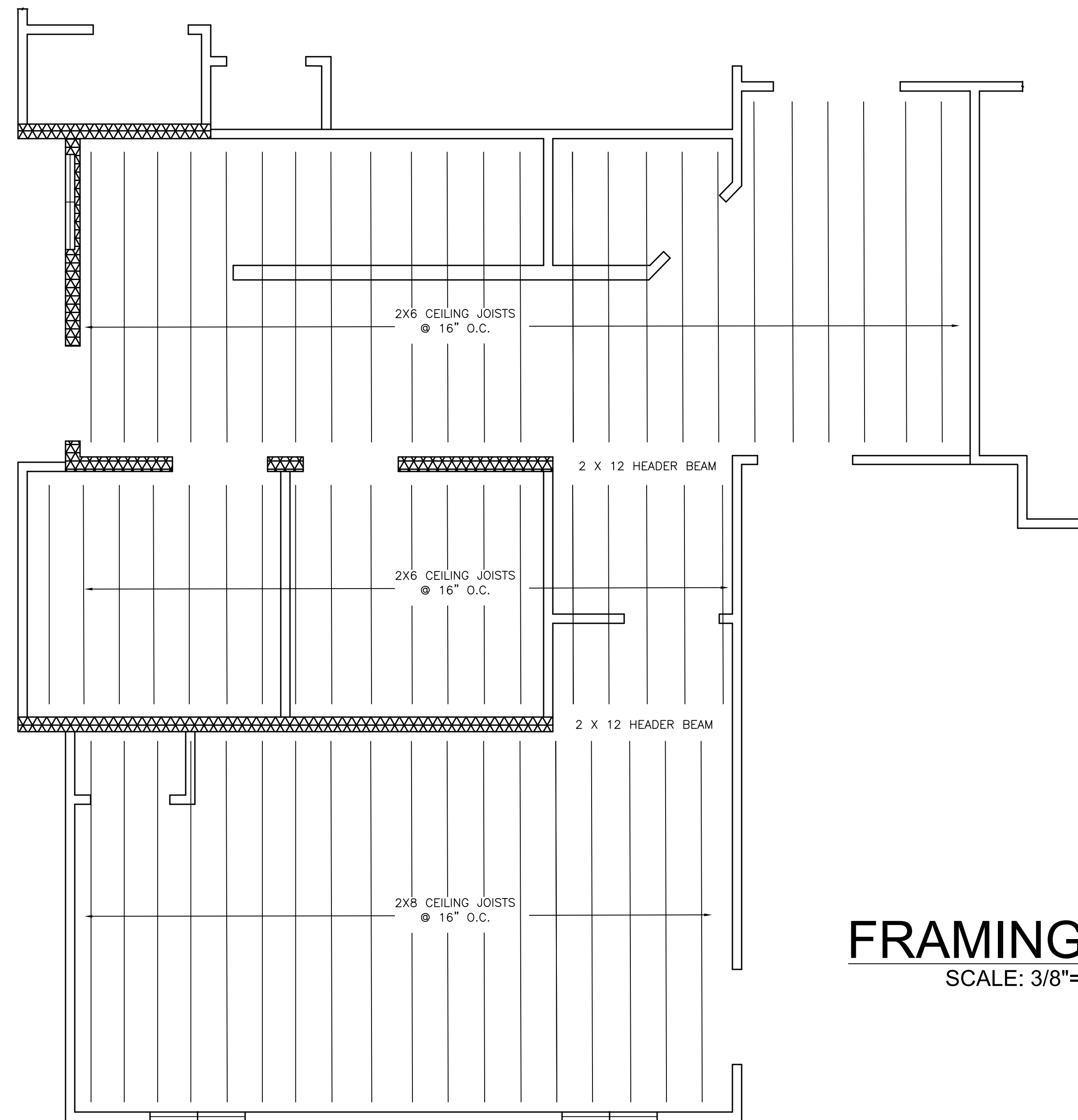
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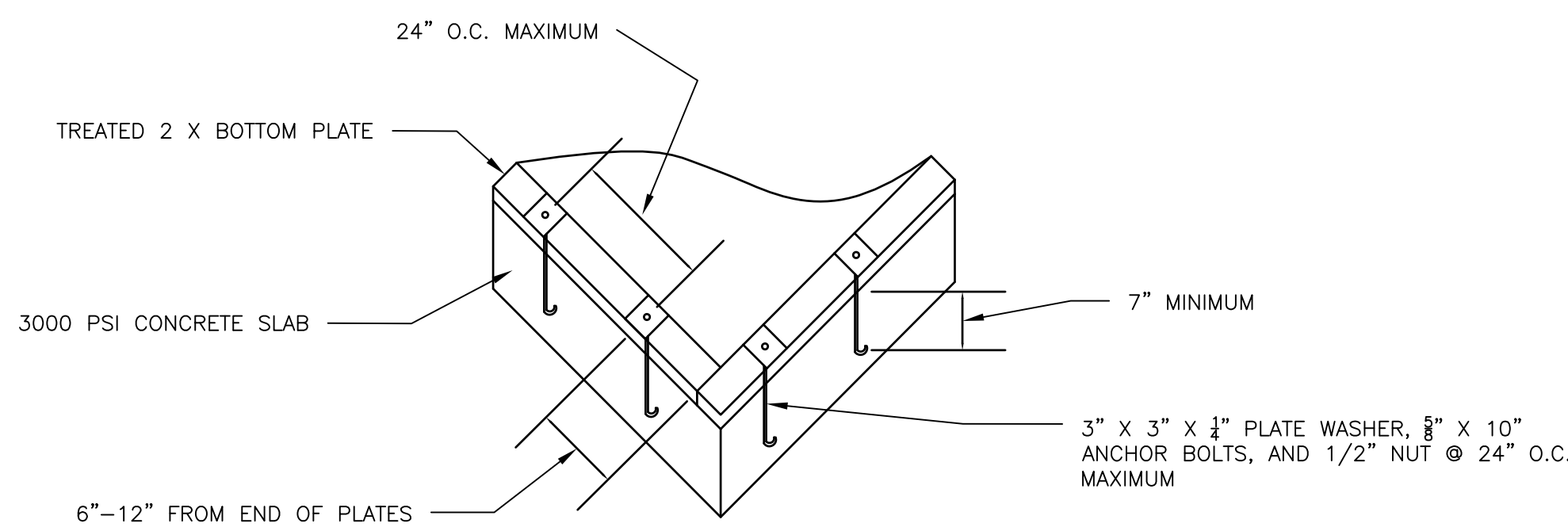
Project Addition	Sheet E1
Date 4/17/2023	
Scale As Noted	

GENERAL FRAMING NOTES

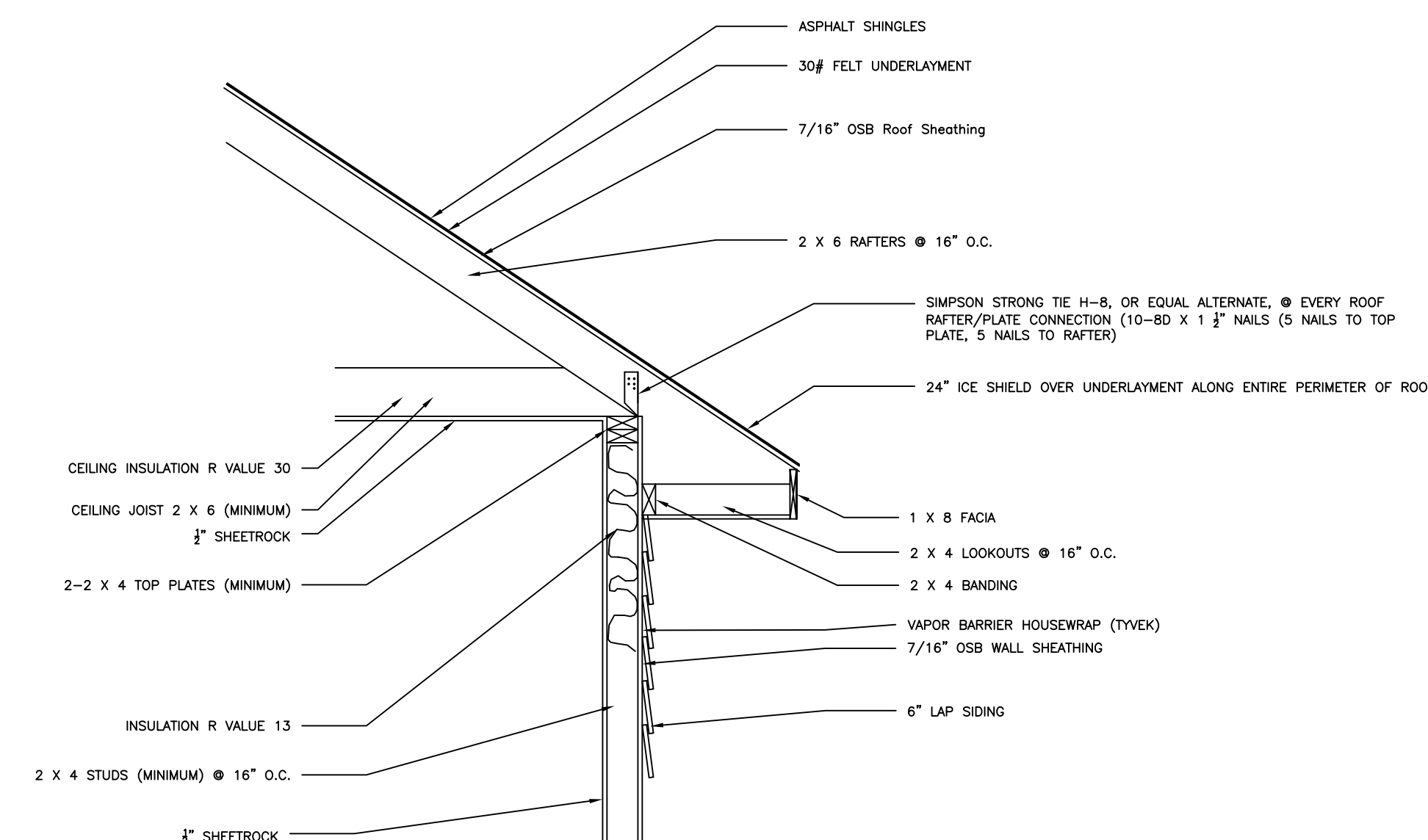
- WOOD FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH WOOD FRAME CONSTRUCTION MANUAL (WFCM), INTERNATIONAL BUILDING CODE (IBC) 2021 AND ALL APPLICABLE LOCAL CODES. ANY CONNECTIONS NOT SPECIFICALLY DETAILED SHALL BE MADE IN ACCORDANCE WITH THE WFCM AND IBC 2021
- ALL STRUCTURAL FRAMING LUMBER TO BE #2 SOUTHERN YELLOW PINE
- ALL FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE #2 SOUTHERN YELLOW PINE PRESSURE TREATED
- LAMINATED BEAMS SHALL BE VERSA-LAM 2.1E 3100 OR EQUAL
- ALL WALL STUDS TO BE SPACED MAXIMUM 16" O.C.
- ALL WALL STUDS SIZE, SPACING, NOTCHING, BORING PER IBC 2021
- ALL WALL STUD CORNERS TO HAVE A MINIMUM OF THREE FULL STUDS
- TOP PLATES AT BEARING WALL INTERSECTIONS AND CORNERS MUST OVERLAP
- TOP PLATE END JOINTS MUST OFFSET A MINIMUM OF 24 INCHES
- NOTCHES OR HOLES IN TOP PLATES REQUIRE 16 GAUGE STRAPS TO BE INSTALLED AND NAILED PER I2C 2021
- FIREBLOCKING SHALL BE INSTALLED PER IBC 2021, SECTION R302.11
- ALL EXTERIOR WALLS TO BE SOLID SHEATHED WITH $\frac{7}{16}$ " WINDSTORM OSB CONTINUOUS FROM BOTTOM OF SOLE PLATE TO TOP OF TOP PLATES
- ALL EXTERIOR WALL SHEATHING SPLICES TO BE OVER STUDS OR BLOCKING
- EXTERIOR WALL SHEATHING TO BE NAILED PER IBC 2021
- SIMPSON STRONG TIE HOLD DOWNS TO BE INSTALLED IN LOCATIONS INDICATED ON DRAWINGS
- RAFTER AND CEILING SPANS SIZED PER IBC 2021 TABLE R802.4(2)
- RAFTER SPANS CAN BE MEASURED FROM PURLIN SUPPORT
- RAFTER PURLINS TO BE SAME SIZE AS RAFTERS IT IS SUPPORTING
- NOTCHING AND BORING OF CEILING JOISTS AND RAFTERS AS PER IBC 2021
- RAFTER TIES REQUIRED AT ALL RAFTER/TOP PLATE CONNECTIONS
- 2 X 6 RAFTER COLLAR TIES TO BE INSTALLED IN THE UPPER $\frac{1}{3}$ OF RAFTER SPAN ON ALL RAFTERS WHERE APPLICABLE
- ENDS OF EVERY RAFTER MUST HAVE A MINIMUM OF $1\frac{1}{2}$ " BEARING ON TOP PLATES
- DUPONT TYVEK OR EQUAL HOUSE WRAP TO BE INSTALLED ON ALL EXTERIOR WALLS AS PER MANUFACTURERS INSTRUCTIONS
- ROOF TO BE SOLID SHEATHED WITH $\frac{7}{16}$ " OSB AND FASTENED TO RAFTERS PER IRC 2021, JOINTS SEALED WITH WATERPROOF TAPE
- ALL ROOF SHEATHING TO BE COVERED WITH 30# FELT PAPER
- PROVIDE $\frac{1}{8}$ " GAP ON ROOF SHEATHING MARKED SIZE FOR SPACING
- MANUFACTURERS SPECIFICATIONS SHALL BE FOLLOWED WHEN INSTALLING MANUFACTURED WOOD PRODUCTS
- ALL STRAPS AND ANCHORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL. USE FASTENING PATTERN AS SPECIFIED BY MANUFACTURER TO ACHIEVE MAXIMUM CAPACITY FOR THE CONNECTIONS
- ALL STRUCTURAL FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH IBC 2021 TABLE R602.3(1), R602.3(2), AND R602.3(3) MINIMUM
- COLUMNS SHALL BE FASTENED TO FOUNDATION AND ROOF PER IBC 2021 TO RESIST UPLIFT
- ROOF SHEATHING JOINTS SHALL BE SEALED WITH 4" WATERPROOF TAPE



FRAMING PLAN
SCALE: 3/8"=1'-0"



TYP. ANCHOR BOLT DETAIL
SCALE: N.T.S.



TYP. EAVE DETAIL
SCALE: N.T.S.

General Notes



3/23/23

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Project
Addition

Date
3/22/2023

Scale
As Noted

Sheet

F1

**Windborne Debris Protection
Fastening Schedule for Struct. Panels**

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN LESS THAN 4'	4 FT. PANEL SPAN LESS THAN 6'	6 FT. PANEL SPAN LESS THAN 8'
2 1/2" #6 WOOD SCREWS	16"	12"	9"
2 1/2" #8 WOOD SCREWS	16"	16"	12"

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE & TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

Underlayment Notes

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER:

APPLY A 19" STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES. FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19", AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

FOR ROOF SLOPES OF FOUR UNITS VERTICAL (33% SLOPE), OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2". FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6".

**Roof Sheathing or Cladding
Req'd For Wind Load - Exp. B**

SHEATHING LOCATION	RAFTER/TRUSS SPAC.	E		F	
		MAX. NAIL SPAC. FOR 8d COM. NAILS OR 10d BOX NAILS (INCHES O.C.)			
INTERIOR ZONE	12" O.C.	6	12		
	16" O.C.	6	12		
	24" O.C.	6	12		
PERIMETER EDGE ZONE	12" O.C.	6	12		
	16" O.C.	6	6		
	24" O.C.	6	6		

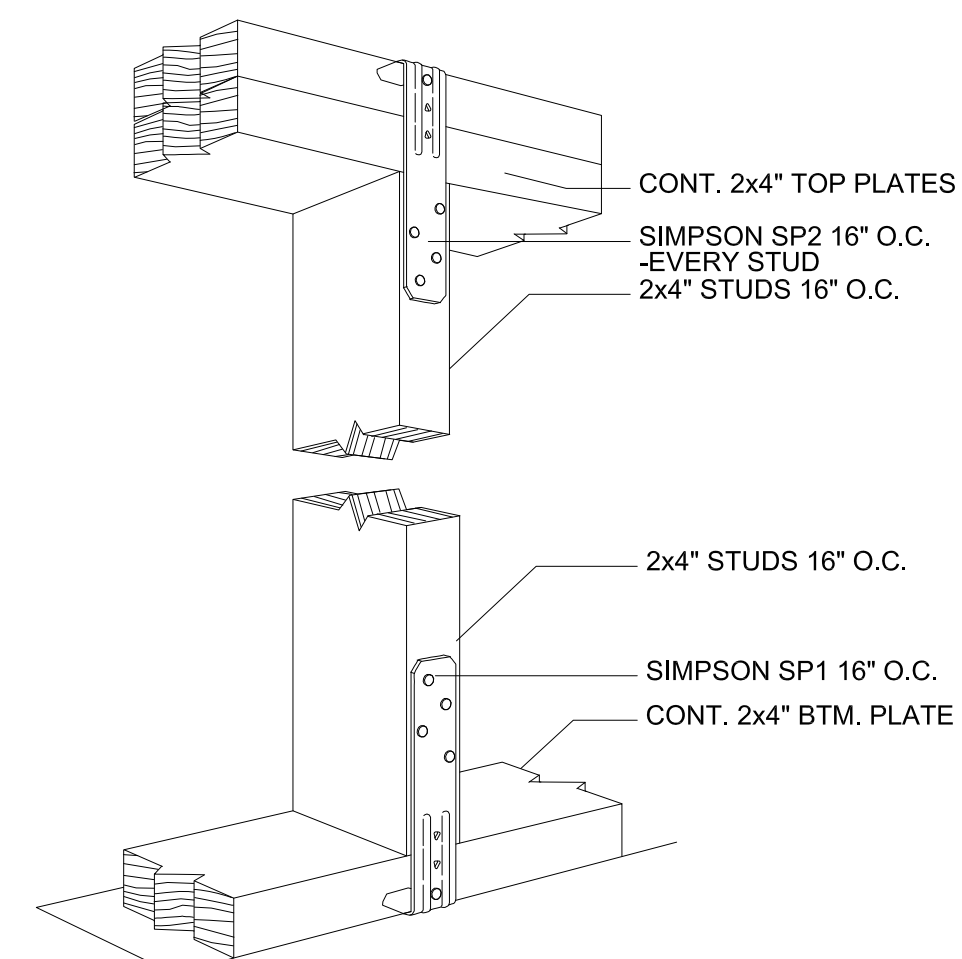
130 MPH WINDS - EXPOSURE "B" (TYP.)

Header Nailing Schedule

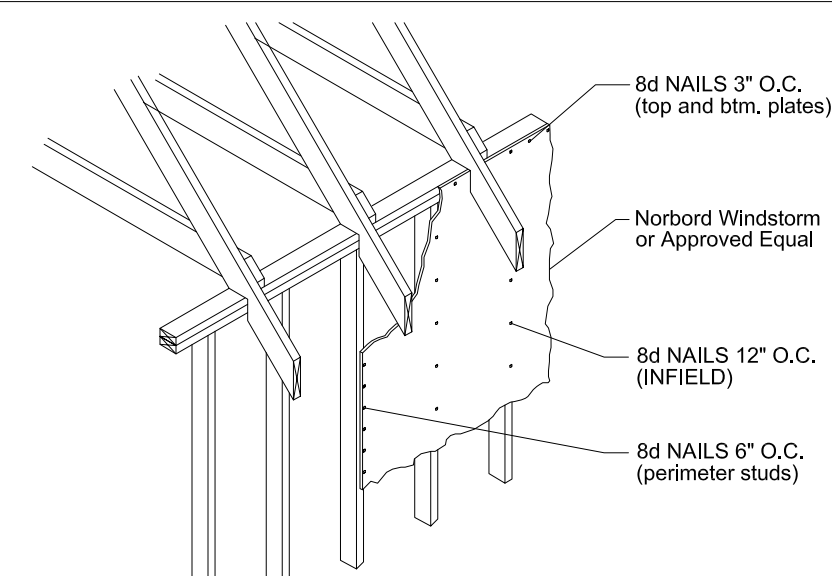
DESCRIPTION	NUM. OF COM. NAILS	NUM. OF BOX NAILS	SPACING
HEAD TO HEAD (FACE-NAILED)	8d	10d	6" O.C. EDGES/ 12" O.C. FIELD

**Header Spans - Exposure B
Exterior Load Bearing Walls**

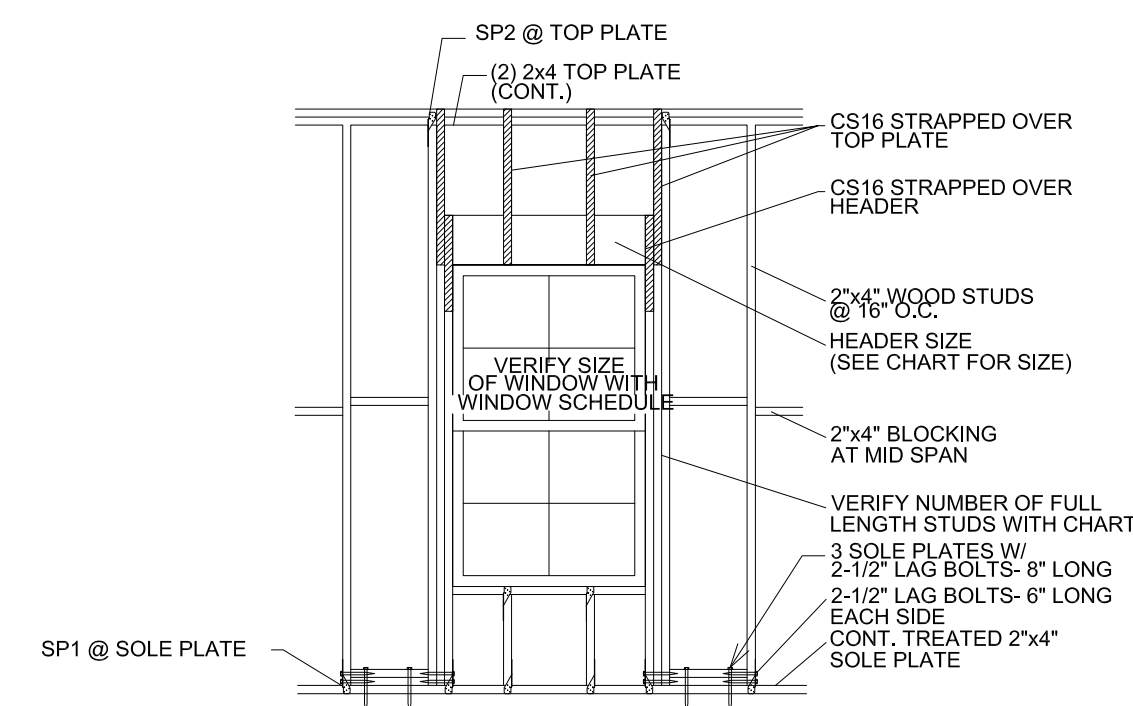
HEADER SIZE	SPAN	NO. FULL HT STUDS REQ. @ EA. END
2-2x4	4'-7"	2
2-2x6	5'-6"	2
2-2x8	6'-1"	3
2-2x10	6'-8"	3
2-2x12	7'-1"	3
3-2x8	7'-5"	3
3-2x10	8'-3"	3
3-2x12	8'-8"	3
4-2x8	8'-7"	3
4-2x10	9'-6"	3
4-2x12	10'-0"	4



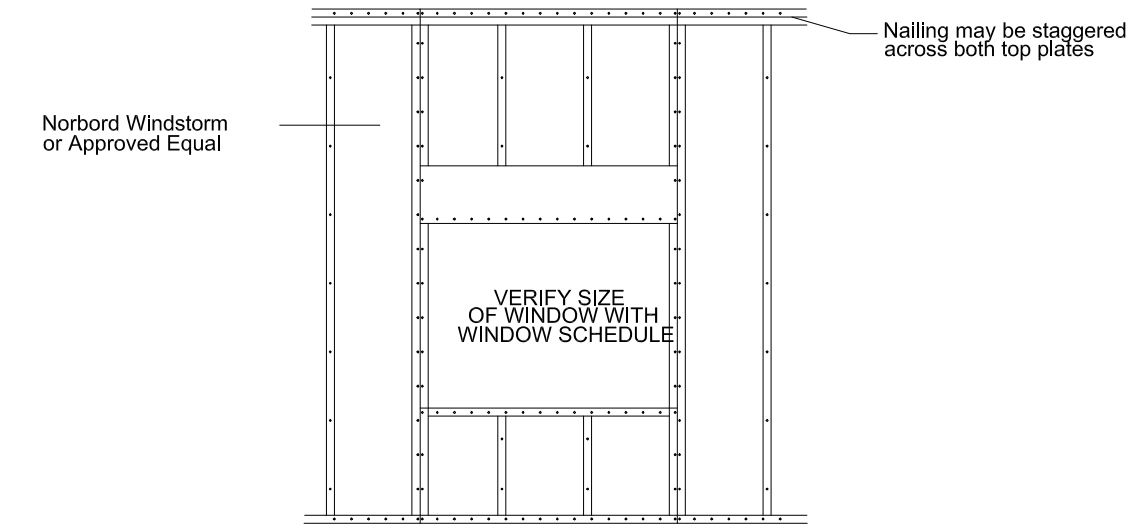
Typical Stud Strapping @ Top & Btm Pl.



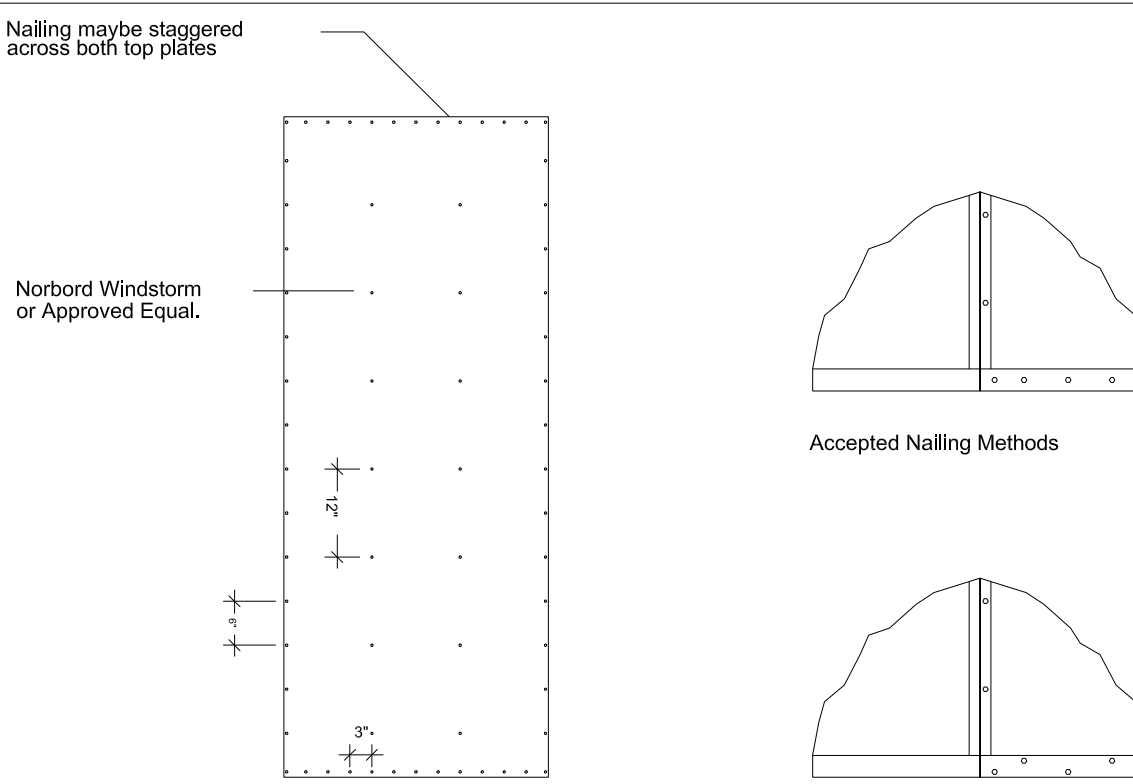
Typical Wall Sheathing Top Plate Detail



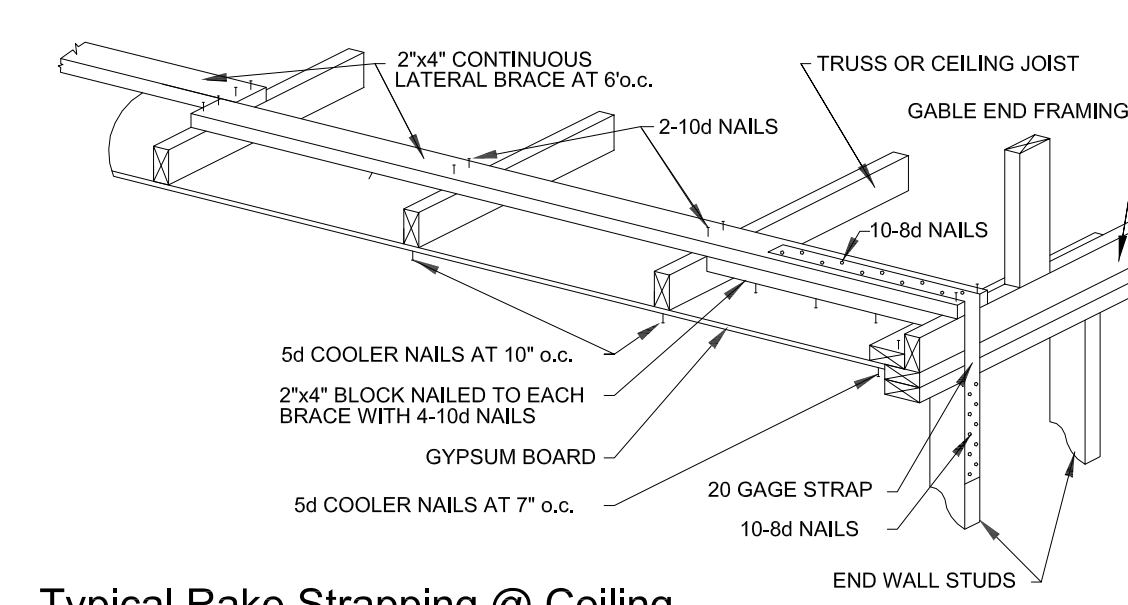
Typical Window Strapping Detail (Similar to Door Opening)



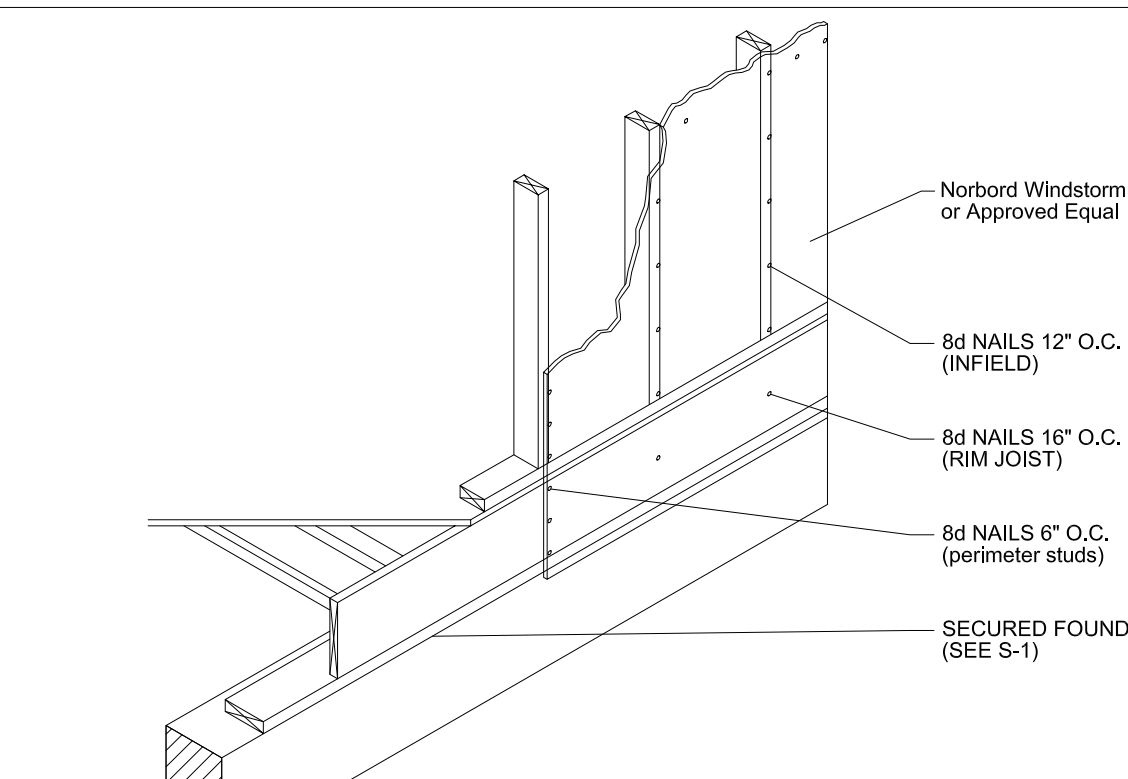
Typical Window Opening Detail (Similar to Door Opening)



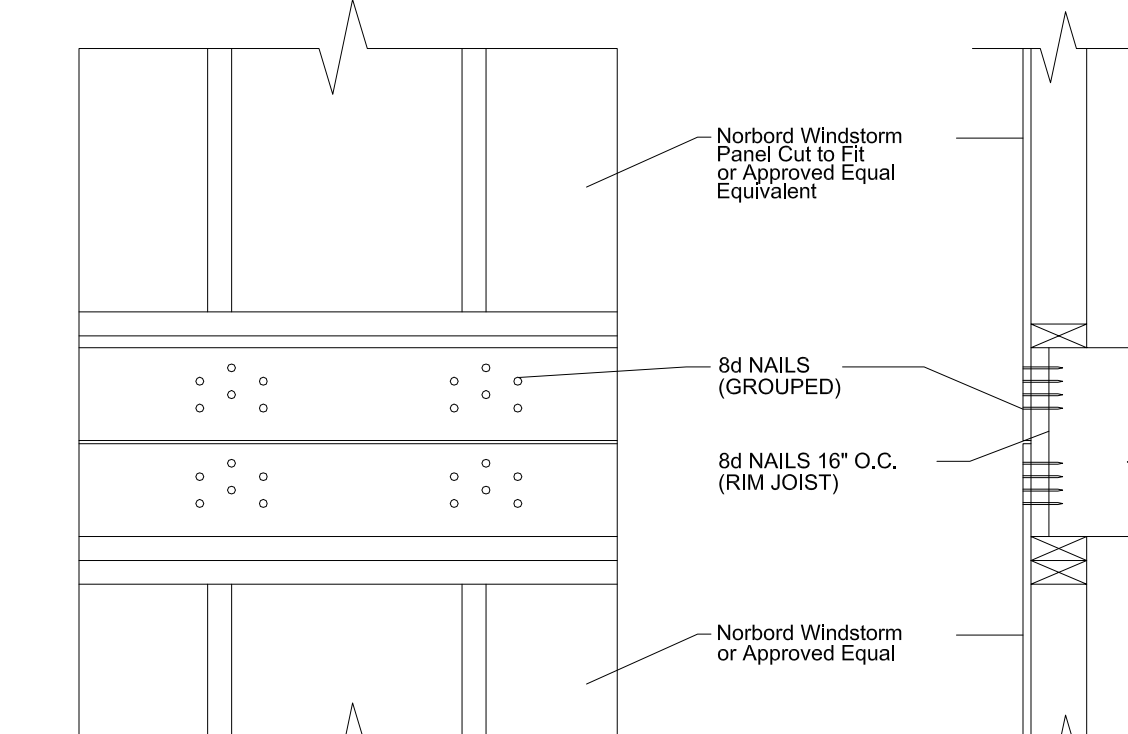
Typical Wall Sheathing Nailing Pattern



Typical Rake Strapping @ Ceiling



Typical Mid-Band Connection



Typical Gable Connection

General Notes



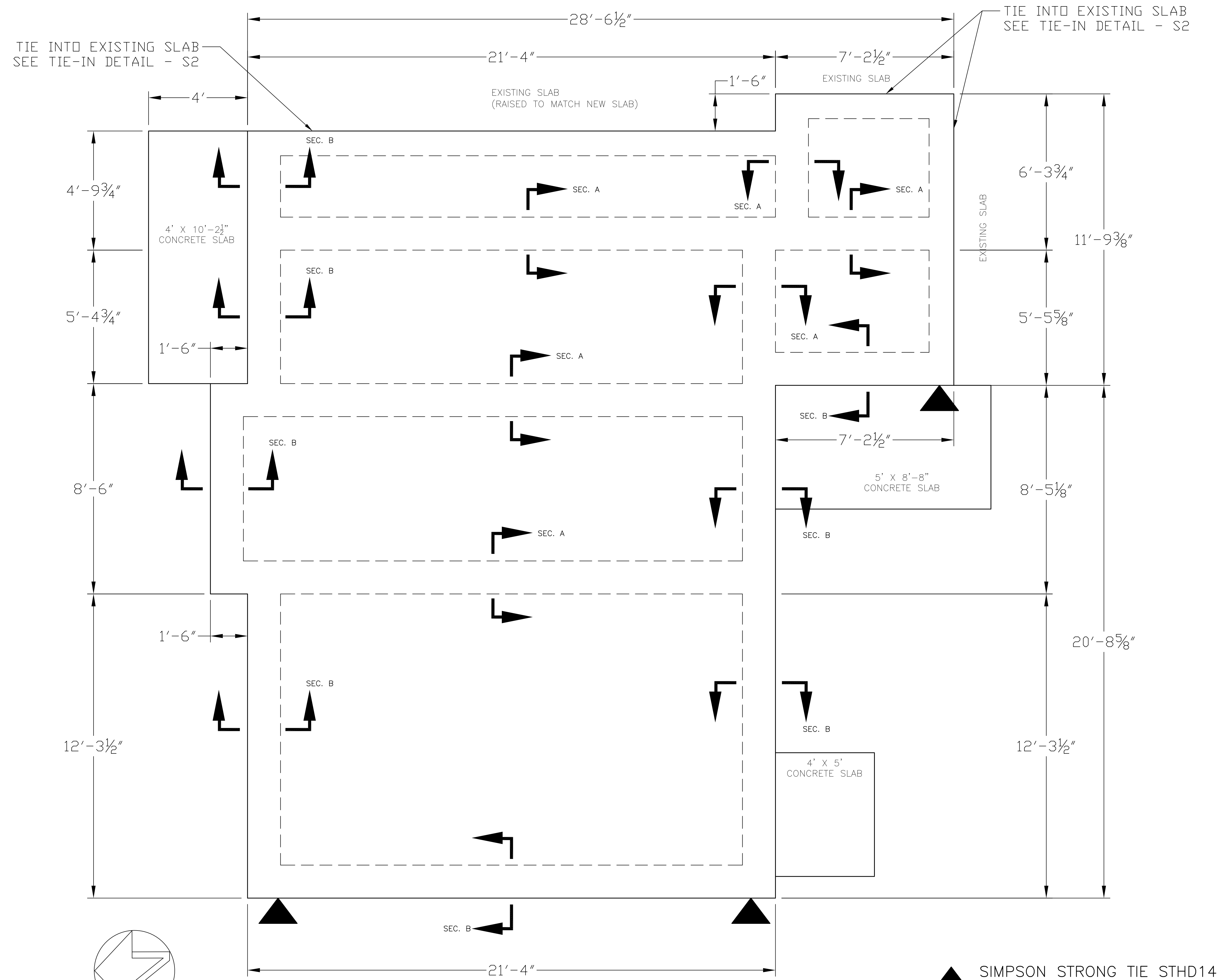
3/23/23

No.	Revision/Issue	Date

Firm Name and Address
Denneau Professional Engineering Services, LLC
13223 State St.
Hammond, LA 70403
(985) 218-8037
scott@dpesbusiness.com

Project Name and Address
Brighthouse Learning Academy
21464 Clear Creek Dr.
Abita Springs, LA 70420

Project Addition	Sheet F2
Date 3/22/2023	
Scale As Noted	



TIE INTO EXISTING SLAB
SEE TIE-IN DETAIL - S2

TIE INTO EXISTING SLAB
SEE TIE-IN DETAIL - S2

EXISTING SLAB
(RAISED TO MATCH NEW SLAB)

EXISTING SLAB

EXISTING SLAB

4' X 10'-2 1/2"
CONCRETE SLAB

5' X 8'-8"
CONCRETE SLAB

4' X 5'
CONCRETE SLAB

▲ SIMPSON STRONG TIE STHD14
HOLD DOWN ANCHOR

ADDITION FOUNDATION PLAN

SCALE: 1/2" = 1'-0"

General Notes



No.	Revision/Issue	Date

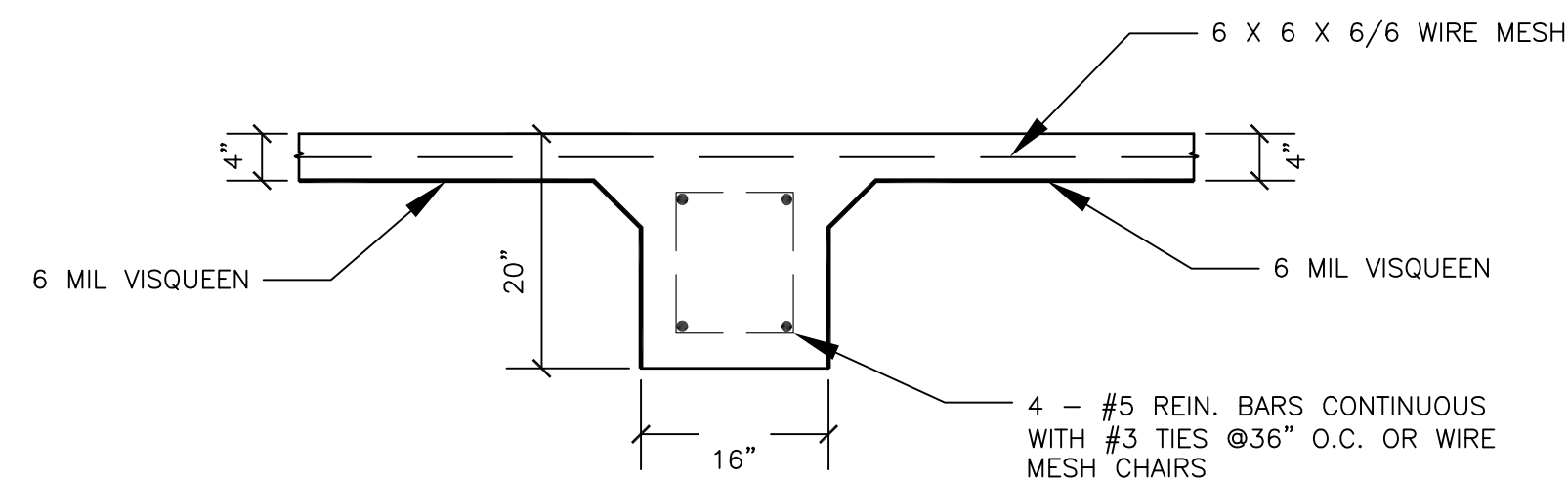
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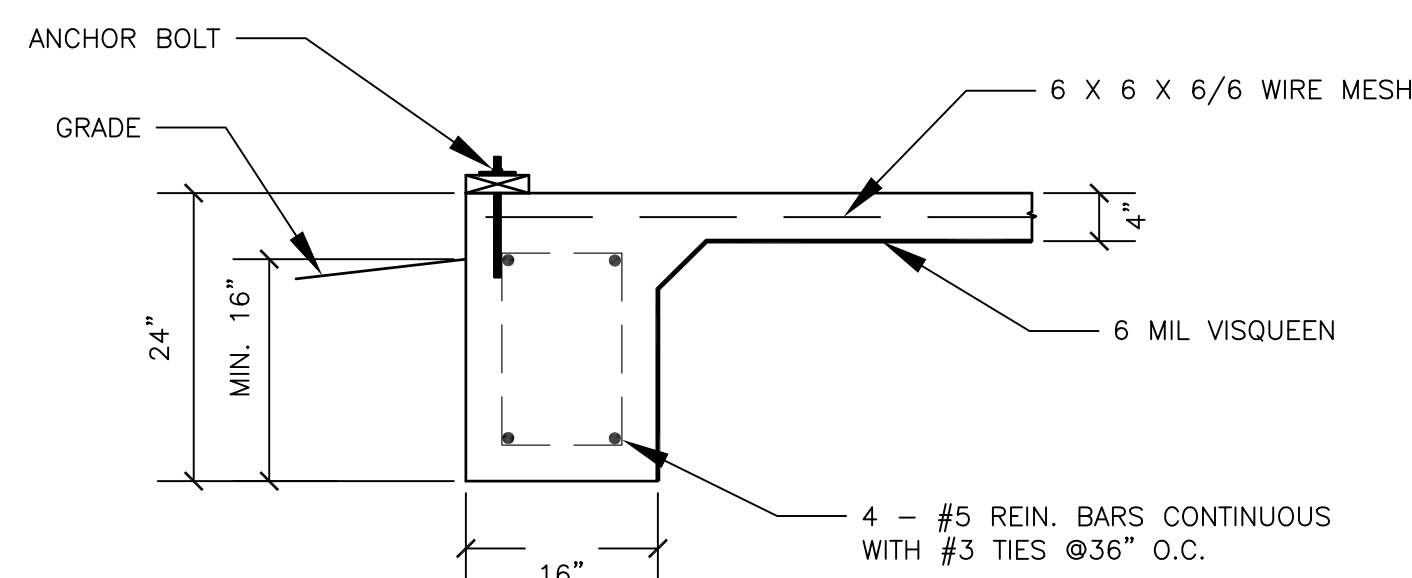
Project Addition	Sheet S1
Date 3/22/2023	
Scale As Noted	



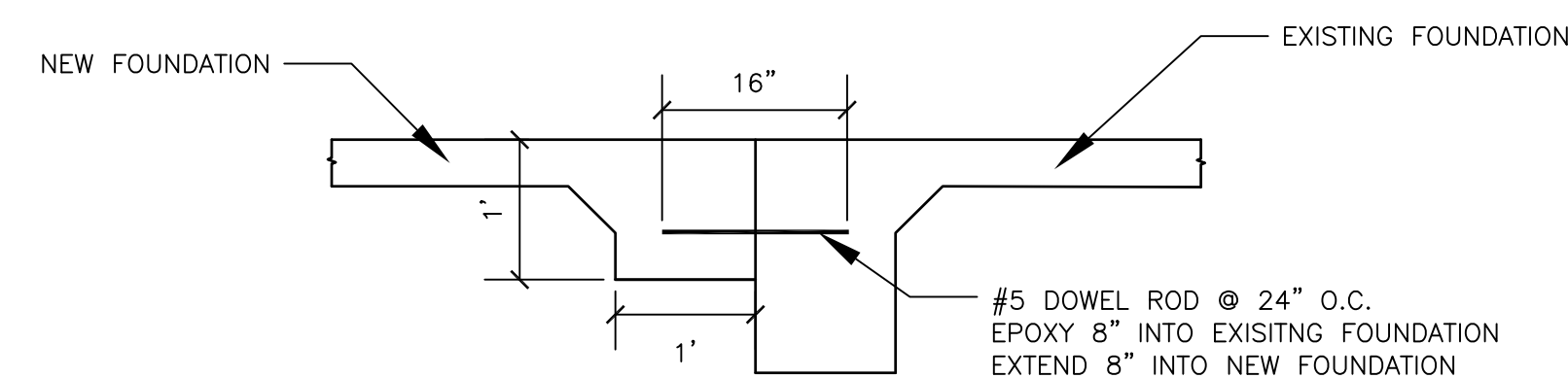
3/23/23



SECTION A
SCALE: 3/4"=1'-0"
(TYP.)



SECTION B
SCALE: 3/4"=1'-0"
(TYP.)



TIE-IN DETAIL
SCALE: 3/4"=1'-0"
(TYP.)

FOUNDATION PLAN

EARTHWORK:

1. EXCAVATE TO DEPTHS AND DIMENSIONS SHOWN ON PLANS
2. REMOVE ALL VEGETATION, TREE ROOTS, STUMPS, ETC. AS REQUIRED TO REACH FIRM UNDISTURBED NATURAL SOIL PRIOR TO PLACING FILL DIRT
3. THE BOTTOMS OF EXCAVATIONS AND EARTHEN FORMS SHALL BE FLAT, LEVEL, TRUE TO GRADE, AND COMPLETELY FREE OF LOOSE DIRT, DEBRIS, AND SLUSH
4. ALL SUBGRADE FILL MATERIAL SHALL BE AASHTO GROUP CLASSIFICATION A-2-7 OR BETTER
5. FILL MATERIAL SHALL BE PLACED TO DEPTHS SHOWN ON PLANS IN 6-8 INCH LOOSE LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AT OR NEAR OPTIMUM WATER CONTENT
6. CHEMICAL TERMITICIDE TREATMENT SHALL INCLUDE SOIL TREATMENT AND OR FIELD APPLIED WOOD TREATMENT. THE CONCENTRATION RATE OF APPLICATION AND METHOD OF TREATMENT OF THE CHEMICAL TERMITICIDE SHALL BE IN STRICT ACCORDANCE WITH THE TERMITICIDE LABEL.
7. FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION TO PREVENT SOIL EROSION AND WATER COLLECTION AGAINST THE FOUNDATION

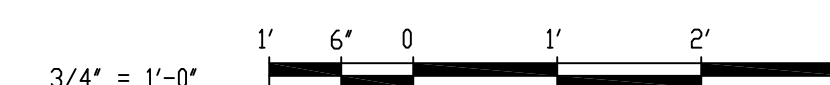
REINFORCING STEEL:

1. ALL CONVENTIONAL REINFORCEMENT STEEL SHALL MEET ASTM-A615 (GRADE 60)
2. MESH AND BARS SHALL BE ADEQUATE AND SECURELY SUPPORTED TO PREVENT VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT. NO BAR SHALL BE UNSUPPORTED FOR MORE THAN 5 FEET
3. REINFORCING SHALL HAVE A MINIMUM OF 3" COVER IN GRADE BEAM BOTTOM, SIDES, AND TOP. SLAB REINFORCEMENT SHALL HAVE 2" COVER TOP AND BOTTOM
4. LAPS, SPLICES, TIES, AND EMBEDMENT LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318-14
5. PROVIDE ONE LAYER OF 6 MIL POLYETHYLENE (VISQUEEN) VAPOR BARRIER UNDER CONCRETE SLAB AND FACE OF CONCRETE BEAMS AS SHOWN ON DETAIL

CONCRETE:

1. CONCRETE DESIGN IS BASED UPON A COMPRESSION STRENGTH OF 3,000 PSI AT 28 DAYS
2. CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH ACI 318 (LATEST REVISION)
3. CONCRETE SHALL NOT BE LOADED FOR A MINIMUM OF 7 DAYS AFTER CONCRETE IS PLACED
4. POST BASE CONNECTOR SHALL BE SIMPSON STRONG TIE OR EQUAL. USE FASTENING PATTERN AS SPECIFIED BY MANUFACTURER TO ACHIEVE MAXIMUM CAPACITY FOR THE CONNECTIONS
5. HOLD DOWN CORNER ANCHORS WHERE INDICATED SHALL BE SIMPSON STRONG TIE STHD14 OR EQUAL. USE FASTENING PATTERN AS SPECIFIED BY MANUFACTURER TO ACHIEVE MAXIMUM CAPACITY FOR THE CONNECTIONS

I have reviewed the Building and Related Construction Code of St. Tammany Parish and the Louisiana State Uniform Construction Code which are currently in use, and to the best of my knowledge and belief these drawings are in compliance.



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