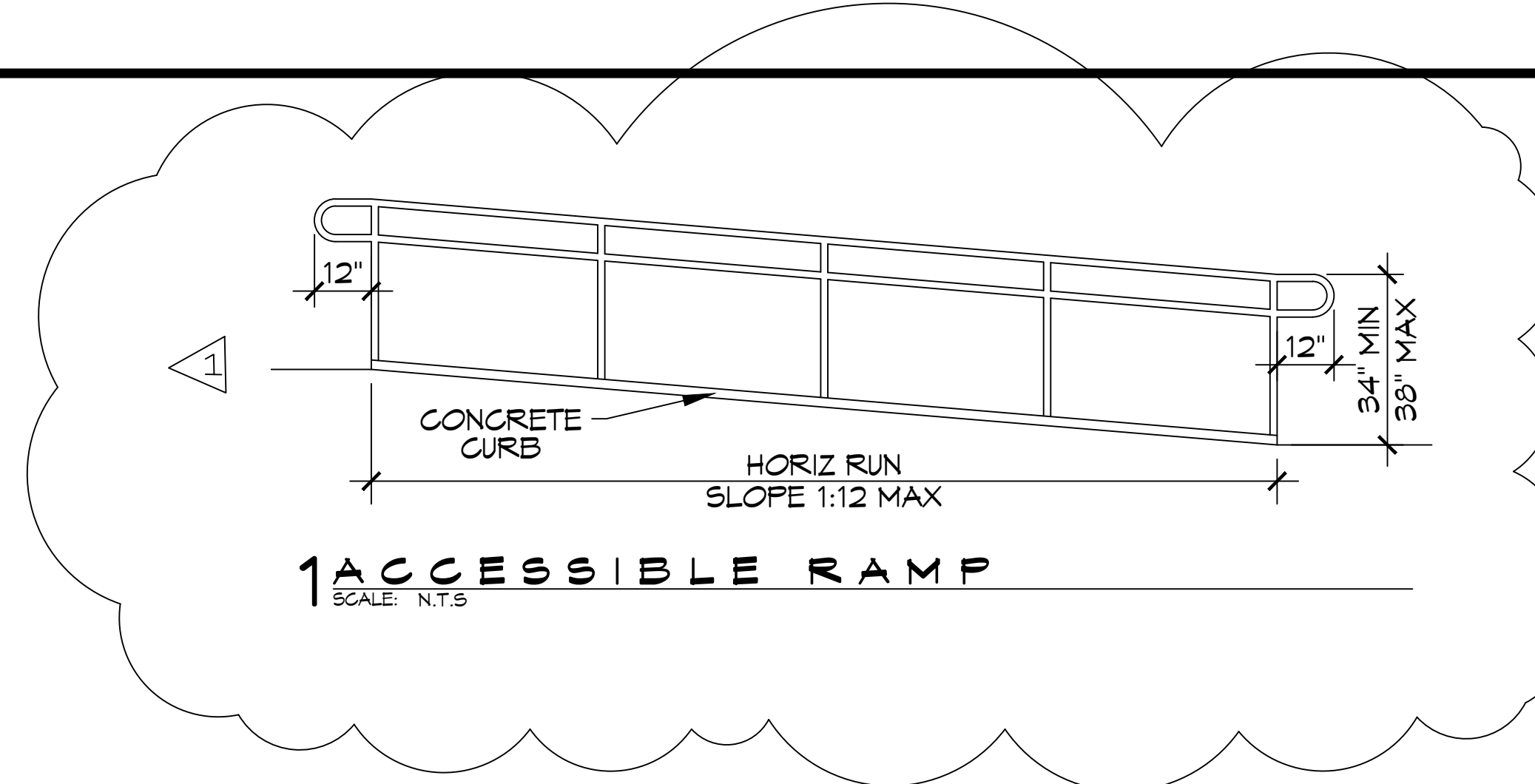


FILE NAME: J:\Projects\Commercial\300\300-Civil\300-Civil.dwg - Date Plotted: 02/25/26 - Time Plotted: 10:53 AM - Plotter: HP DesignJet T1200



PARKING REQUIREMENTS

DAY CARE CENTERS REQUIRE MINIMUM OF 5 SPACES PLUS 1 FOR EVERY EMPLOYEE ON DUTY

5 SPACES
20 EMPLOYEES ON DUTY
25 PARKING SPACES REQUIRED
26 REGULAR PARKING SPACES PROVIDED
2 HANDICAP PARKING SPACES PROVIDED
TOTAL PARKING SPACES PROVIDED 28

PLANNING

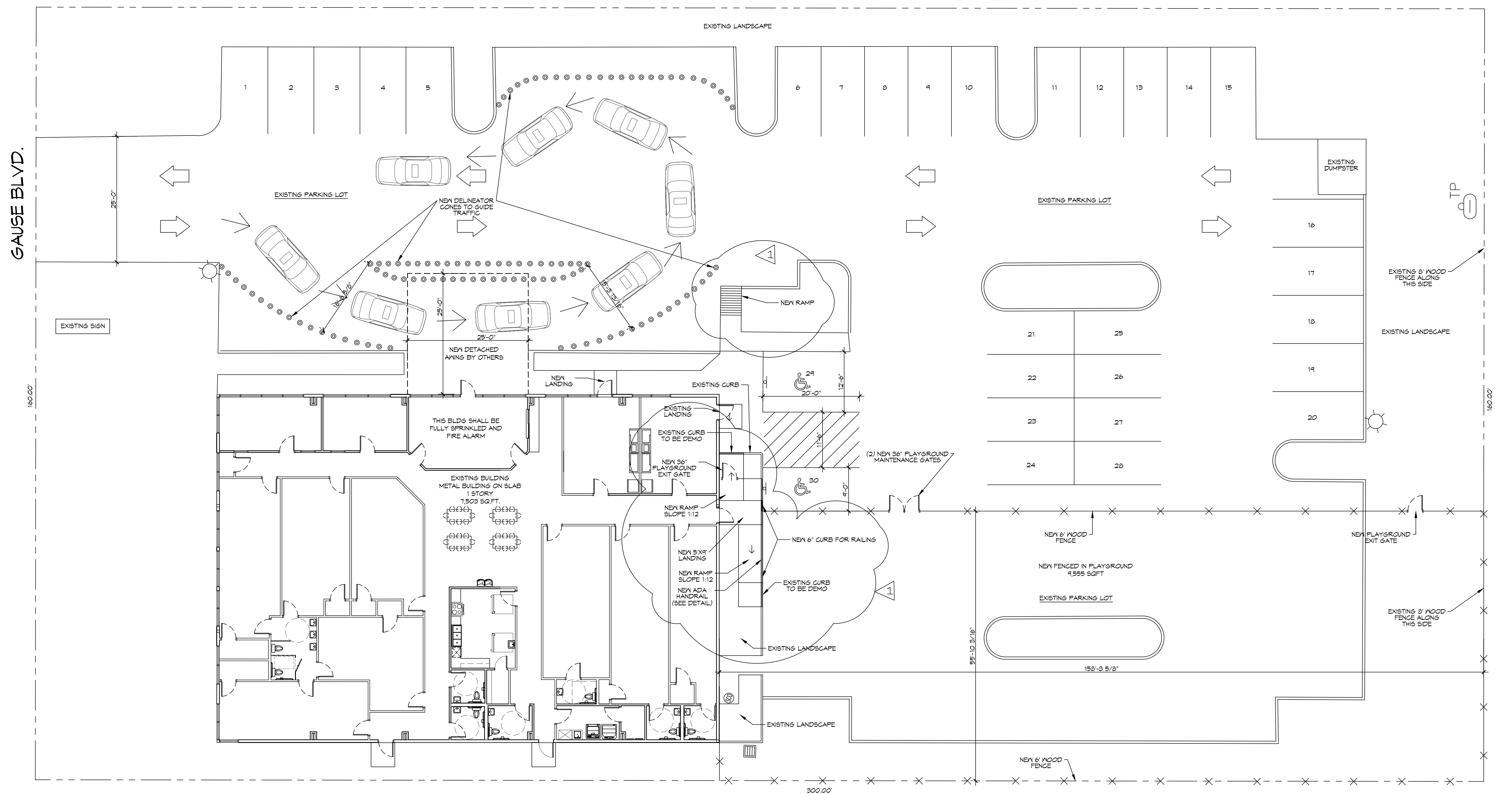
ZONING DISTRICT - HC2 HIGHWAY COMMERCIAL

BUILDING SQUARE FOOTAGE

TOTAL BUILDING 7,503 SQ. F.T

FLOOD ZONE

THIS PROPERTY IS NOT IN SPECIAL FLOOD HAZARD AREA

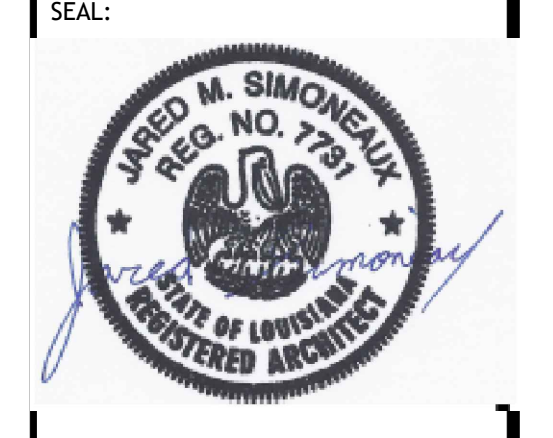


DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI

Chief Engineer: Brian Watch, PE
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Slidell, LA 70468
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info@dammonengineering.com
PH: 985.649.3532

REVISIONS

#	DESCRIPTION	DATE
1	ADA RAMP	02-25-26



NEW DAYCARE
THREE PEAS IN A POD EARLY LEARNING CENTER

2465 GAUSE BLVD
SLIDELL, LA 70461

JOB No: 2511 DATE: 2-18-2026
DRAWN BY: LJP CHECKED BY: JWS

SHEET TITLE:
PROPOSED SITE PLAN

DRAWING NUMBER:
C101

SHEET No: 3 of 13

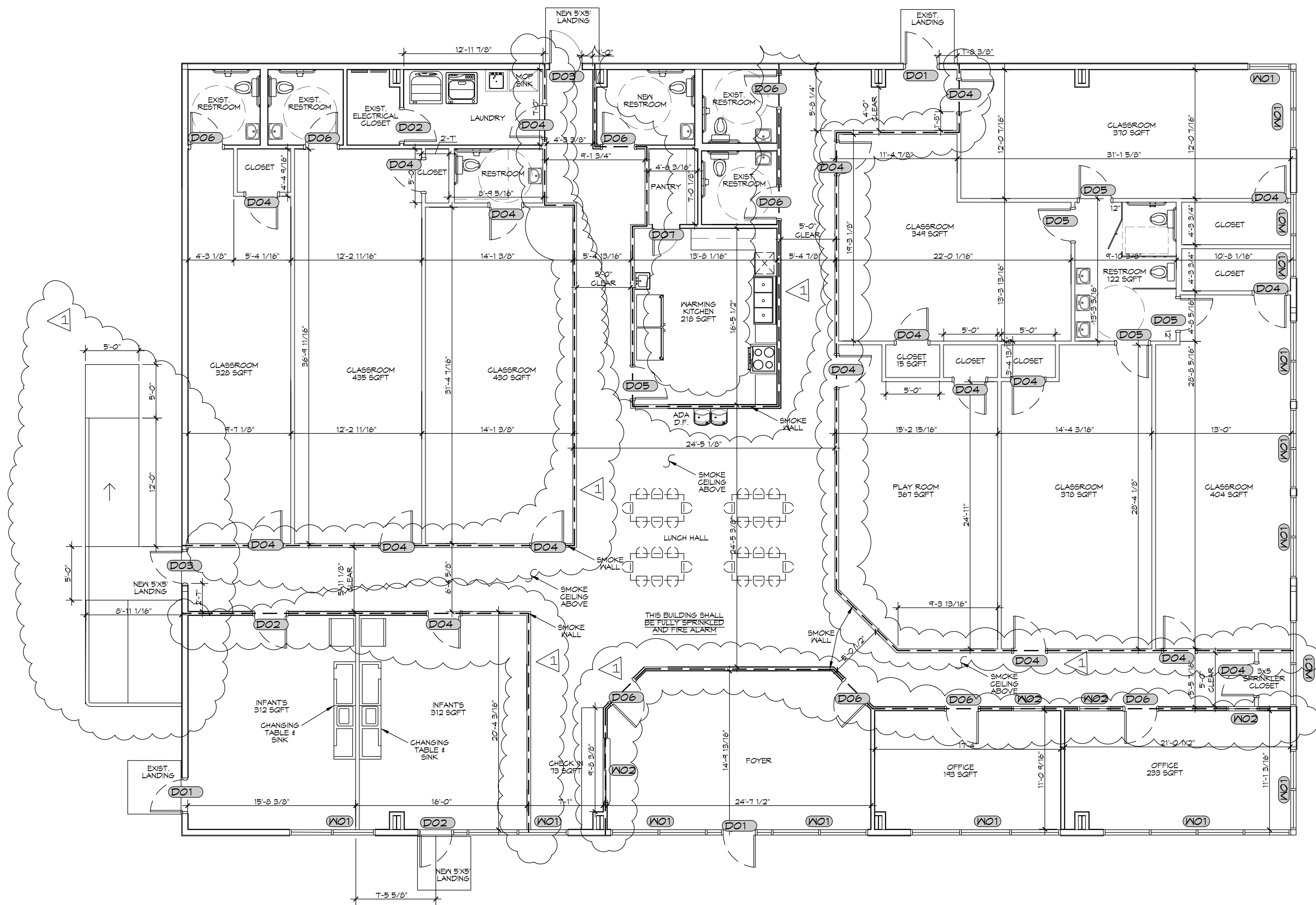
WINDOW SCHEDULE						
MK	WIDTH	HEIGHT	TYPE	FRAME	FR	REMARKS
W01	N/A	N/A	STORE FRONT	ALUM	NR	EXISTING TO REMAIN WITH NEW WINDOW TINTING
W02	N/A	N/A	SLIDING	ALUM	NR	EXISTING TO REMAIN

DOOR SCHEDULE							
MK	WIDTH	HEIGHT	THK	DOOR MAT	FRAME	FR	REMARKS
D01	6'-0"	6'-8"	1-3/4"	STEEL/GLASS	MTL	NR	EXISTING EXTERIOR DOOR, ADD CLOSURE
D02	3'-0"	6'-8"	1-3/4"	WOOD	MTL	NR	EXISTING INTERIOR DOORS
D03	3'-0"	6'-8"	1-3/4"	STEEL/GLASS	N/A	N/A	NEW EXTERIOR DOOR, ADD CLOSURE
D04	3'-0"	6'-8"	1-3/4"	WOOD	MTL	NR	NEW INTERIOR DOOR
D05	3'-0"	6'-8"	1-3/4"	WOOD	MTL	NR	NEW INTERIOR DOOR WITH CLOSER
D06	3'-0"	6'-8"	1-3/4"	WOOD	MTL	NR	EXISTING INTERIOR DOOR, ADD CLOSER
D07	2'-6"	6'-8"	1-3/4"	WOOD	MTL	NR	NEW INTERIOR DOOR

GENERAL NOTES

- INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IBC 2021 SECTION 120.
 - CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450.
 - FACING SHALL COMPLY WITH IBC 2021.
- ALL MATERIALS SHALL BE NEW AND UL LISTED.
- NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
- CONSTRUCTION SHALL COMPLY WITH ALL PARISH, STATE, AND LOCAL CODES.
- CONTRACTOR TO GUARANTEE WORK FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL FURNISH WATER AND POWER FROM EXISTING SOURCES.
- EXTERIOR CAULKING SHALL BE THICK CAULK.
- PAINT SHALL BE SHERWIN WILLIAMS OR EQUIVALENT AND APPROPRIATE FOR THE SUBSTRATE TO WHICH IT IS APPLIED AS RECOMMENDED BY PAINT MANUFACTURER. ALL WORK TO RECEIVE THREE COATS (ONE PRIMER COAT, TWO FINISH COATS) UNLESS OTHERWISE RECOMMENDED BY PAINT MANUFACTURER. COLORS TO BE SELECTED BY OWNER.
- PROVIDE CLEANUP ON A REGULAR BASIS. NO TRASH SHALL BE STORED INSIDE BUILDING PREMISES.
- USE 2x6 STUDS, OR TWO 2x4 STAGGERED STUDS WITH 2x6 SILL PLATE AT ALL WALLS WHERE 4" PIPE IS INDICATED. SEE PLUMBING RISER DIAGRAM FOR PIPE SIZE.
- PROVIDE GALVANIZED METAL PAN WITH DRAIN AT ALL WATER HEATERS.
- ALL FLOORING SHALL MEET OR EXCEED ADA GUIDELINES REQUIREMENTS FOR SLIP RESISTANCE.
- INTERIOR LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL DEVICE TO OPEN IN THE DIRECTION OF EGRESS. ALL DOORS SHALL HAVE LEVER TYPE HANDLES.
- INTERIOR WALLS AND CEILING SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPED RATINGS OF 0-450, PER IBC 2015.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES COVERING THE TYPE OF WORK BEING PERFORMED.
- PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 101. SEE APPENDIX 'E' OF NFPA 101 FOR DISTRIBUTION OF EXTINGUISHERS.
- ALL FIRE WALLS SHALL EXTEND TIGHT TO ROOF DECK AND BE SEALED WITH AN APPROVED FIRE CAULK.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING MATERIALS PENETRATING FIRE WALLS SHALL BE FIRE CAULKED. (PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814.) SEAL ALL JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE.
- SERVICE COUNTERS SHALL HAVE AN ACCESSIBLE WRITING SURFACE IN COMPLIANCE WITH ADAAGS ACCESSIBILITY GUIDELINES 2010, SECTION 902.3.

NOTE: ALL DOORS ARE TO BE FITTED WITH COMMERCIAL GRADE HARDWARE AND HANDLES. DOORS IN A REQUIRED MEANS OF EGRESS SERVING ANY ASSEMBLY AREA HAVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS SHALL NOT BE EQUIPPED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.



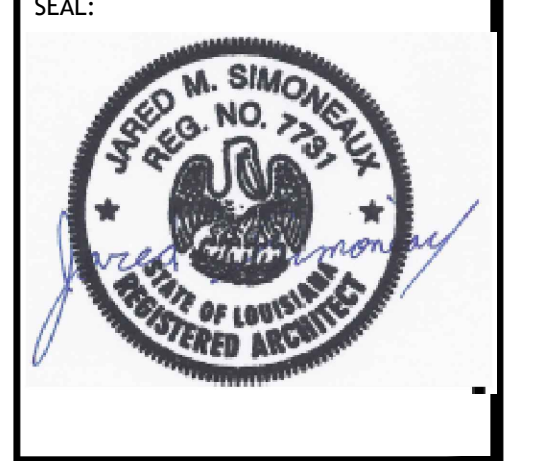
4 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

OVERALL PLAN

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REVISIONS	DATE
1	02-23-26
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NEW DAYCARE
THREE PEAS IN A POD EARLY LEARNING CENTER

2465 GAUSE BLVD.
SLIDELL, LA 70461
JOB No: 25171 DATE: 2-19-2026
DRAWN BY: LJP CHECKED BY: JMS

SHEET TITLE:
PROPOSED FLOOR PLAN

DRAWING NUMBER:

A101