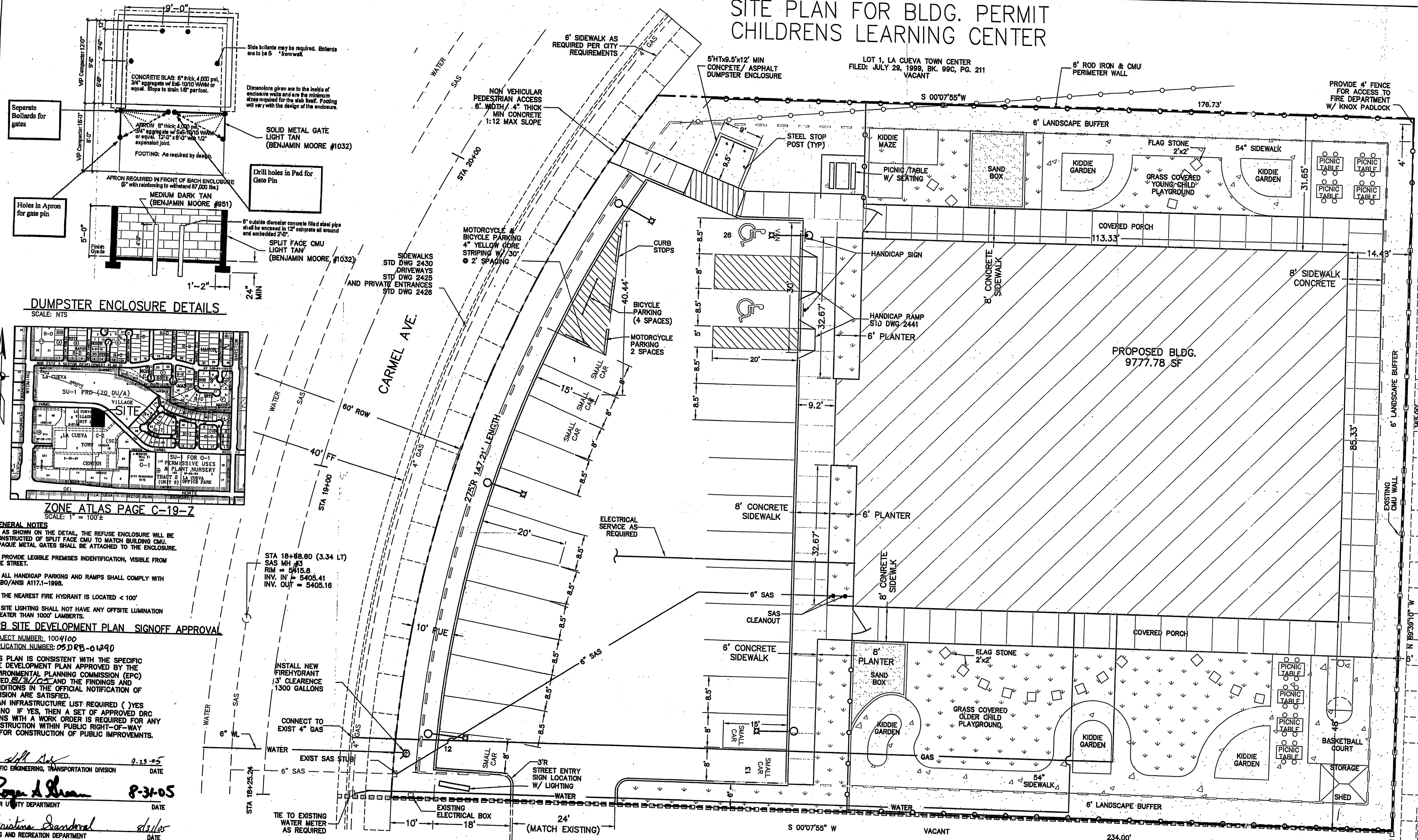


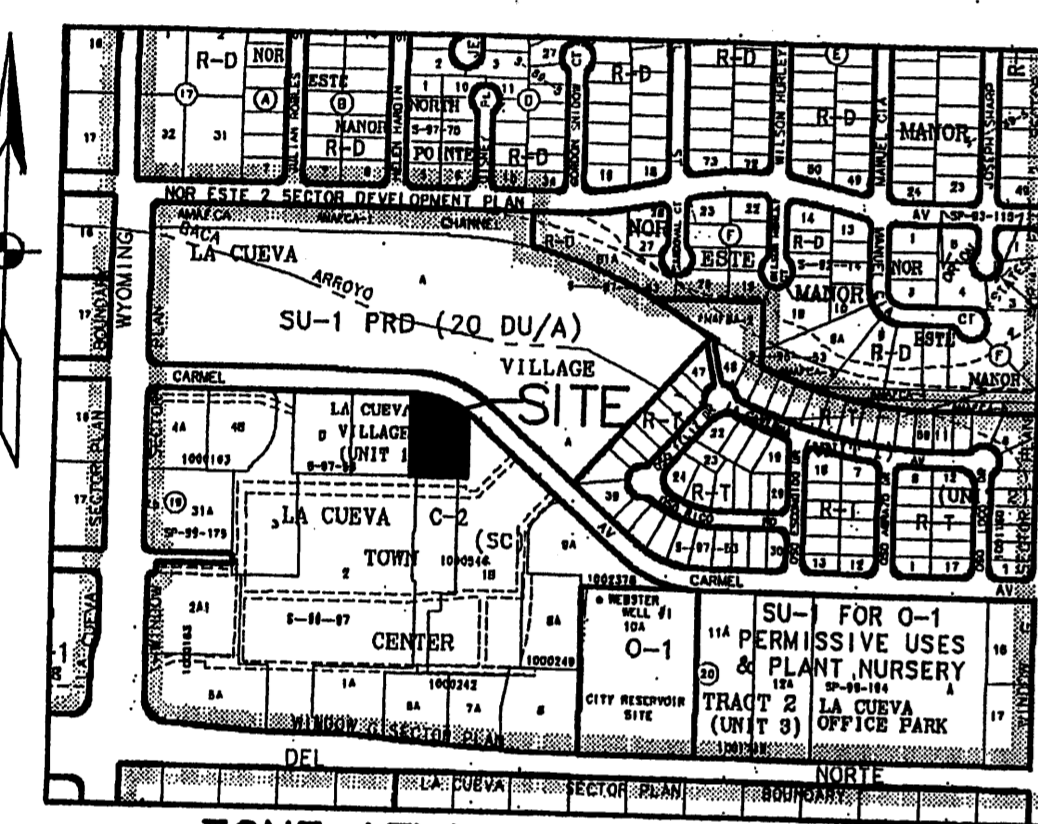
SITE PLAN FOR BLDG. PERMIT CHILDRENS LEARNING CENTER

LOT 1, LA CUEVA TOWN CENTER
FILED: JULY 29, 1999, BK. 99C, PG. 211
VACANT



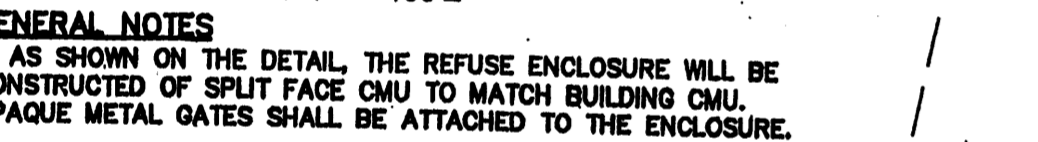
DUMPSTER ENCLOSURE DETAILS

SCALE: NTS



ZONE ATLAS PAGE C-19-7

SCALE: 1" = 100'



- GENERAL NOTES**
- AS SHOWN ON THE DETAIL, THE REFUSE ENCLOSURE WILL BE CONSTRUCTED OF SPLIT FACE CMU TO MATCH BUILDING CMU. OPAQUE METAL GATES SHALL BE ATTACHED TO THE ENCLOSURE.
 - PROVIDE LEGIBLE PREMISES IDENTIFICATION, VISIBLE FROM THE STREET.
 - ALL HANDICAP PARKING AND RAMPS SHALL COMPLY WITH CADO/ANSI A117.1-1998.
 - THE NEAREST FIRE HYDRANT IS LOCATED < 100'
 - SITE LIGHTING SHALL NOT HAVE ANY OFFSITE LUMINATION GREATER THAN 1000' LAMBERTS.

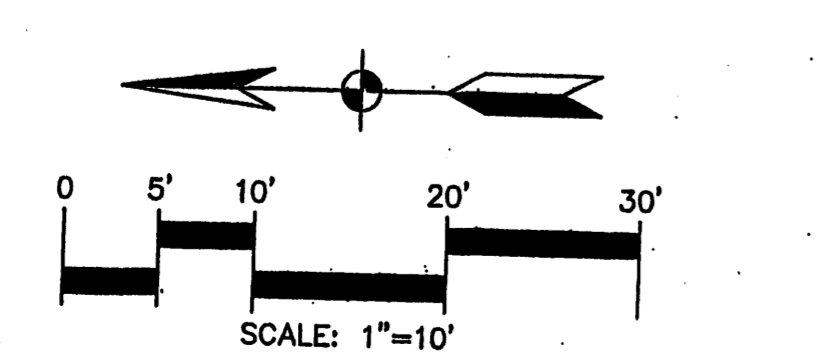
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

PROJECT NUMBER: 1004100
APPLICATION NUMBER: 05DRB-01290

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED 5/3/05 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED () YES
X NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: 9-23-05
 WATER UTILITY DEPARTMENT DATE: 8-31-05
 PARKS AND RECREATION DEPARTMENT DATE: 8/31/05
 CITY ENGINEER DATE: 8/31/05
 ENVIRONMENTAL HEALTH DEPARTMENT (conditional) DATE: 9/26/05
 SOLID WASTE MANAGEMENT DATE: 8/29/05
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: 8/29/05



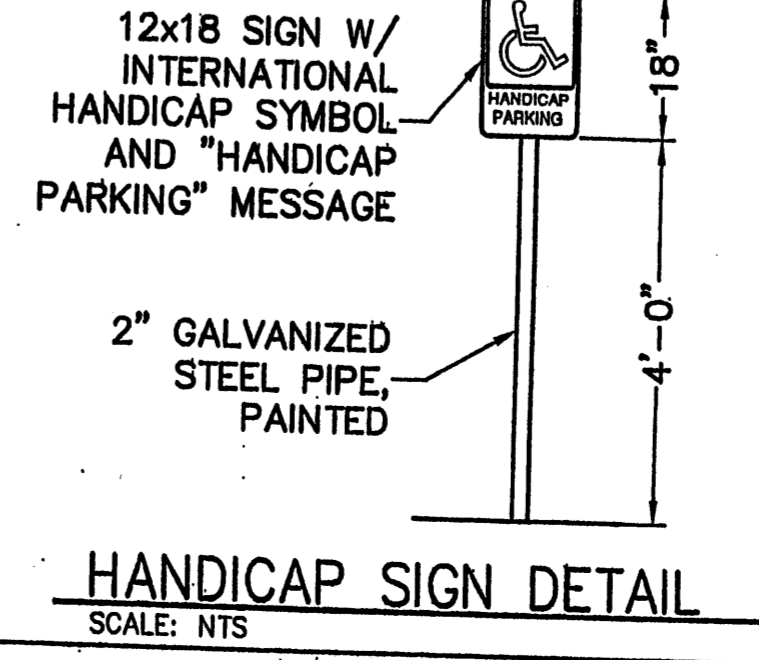
LEGAL DESCRIPTION
TRACT F, LA CUEVA VILLAGE UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS ZONED C-2

SITE LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	EASEMENT LINE
---	---	PROPERTY LINE
---	---	CURB & GUTTER
---	---	STRUCTURE
○	○	ROD IRON & CMU WALL
□	□	LIGHTS

PARKING LOT CALCULATIONS

- TOTAL LOT AREA - 35495.77 SQ FT
- TYPICAL FLOOR AREA - 9777.78 SQ FT
- NET LOT AREA - 26347.46 SQ FT
- PARKING LOT AREA - 9148.31 SQ FT
- PARKING REQD = $2 + \frac{1}{100} = 22$
- PROVIDED PARKING:
 - SMALL CAR - 6
 - FULL SIZE - 18
 - HANDICAP - 2
 - TOTAL - 22 SPACES
 - BICYCLE PARKING - 4
 - MOTORCYCLE PARKING - 2



DO NOT COPY

ENGINEER'S SEAL: Lyle C. Losack, Professional Engineer, No. 14925

OWNER: DEAN & TRICIA ABBOTT, 7940 CARMEL AVENUE, NE ALBUQUERQUE, NEW MEXICO

TITLE: SITE/UTILITY PLAN

DATE: 8/1/05
SCALE: 1/8" SHOWN
DESIGNED: LCL
DRAWN: PJM

ENGINEERING, L.L.C.
P.O. Box 729, Corralitos, NM 87048
Office (505) 820-0369 Fax (505) 827-0369

1

PROJECT# 1004100

LANDSCAPING GENERAL NOTES:

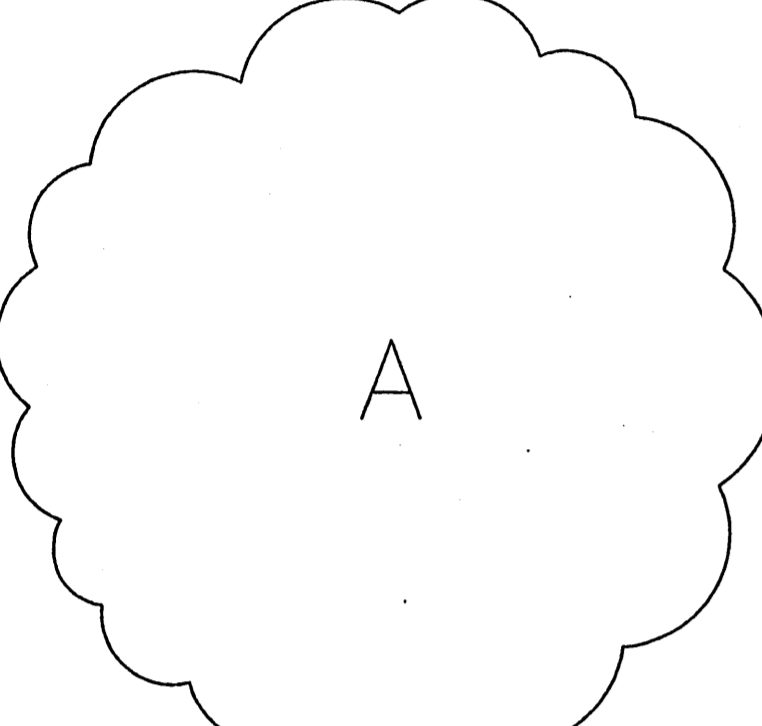
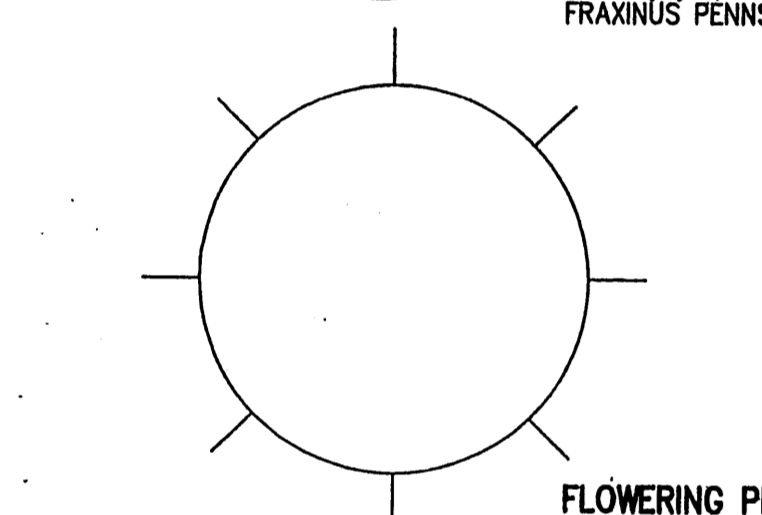









1. THIS PLAN COMPLIES WITH THE WATER CONSERVATION ORDINANCE BY INSTALLING LOW AND MEDIUM WATER USE PLANTS AND INSTALLING UNDERGROUND DRIP SYSTEMS.
2. DRIP IRRIGATION PER CITY OF ALBUQUERQUE WITH CONSERVATION AND POP UP SPRINKLERS FOR GRASS AREA NOT TO EXCEED 20% TOTAL LANDSCAPE.
3. MAINTENANCE OF LANDSCAPING AND IRRIGATION SYSTEM TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE OWNER SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
5. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF HUMPS, DEPRESSIONS OR OTHER IRREGULARITIES.
6. THE OWNER SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE OWNER SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
7. THE OWNER SHALL NOT PLANT TREES WITHIN 5' OF GAS LINE.
8. THE PLAYGROUND AREAS SHALL BE COMPOSED OF ARTIFICIAL GRASS AND CONCRETE. PLAYGROUND SURFACES SHALL COMPLY WITH NEW MEXICO RULES AND REGULATIONS FOR CHILD CARE CENTERS 25.4.3.

GENERAL NOTES:

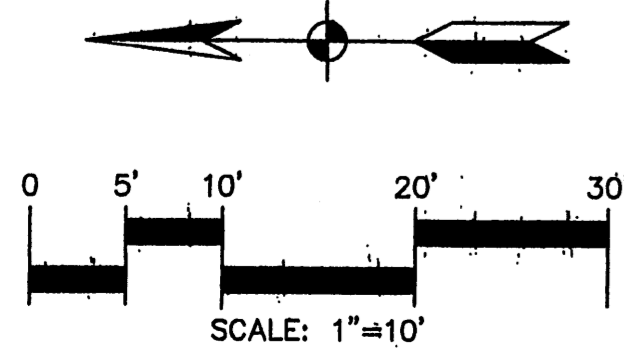
1. THE INTENT OF THESE DRAWINGS IS TO DISPLAY LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN.
2. IN THE EVENT OF AN INCONSISTANCY, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 1997 UBC, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES.
4. ALL DIMENSIONS ARE TO FACE OF WALL, EXCEPT WINDOWS AND DOORS ARE DIMENSIONED TO CENTER LINE.
5. VERIFY DIMENSIONS IN THE FIELD, THEY WILL TAKE PRECEDENCE OVER DRAWINGS.

ENGLISH IVY TO BE PLANTED ON THE OUTSIDE PERIMETER OF REFUSE AREA

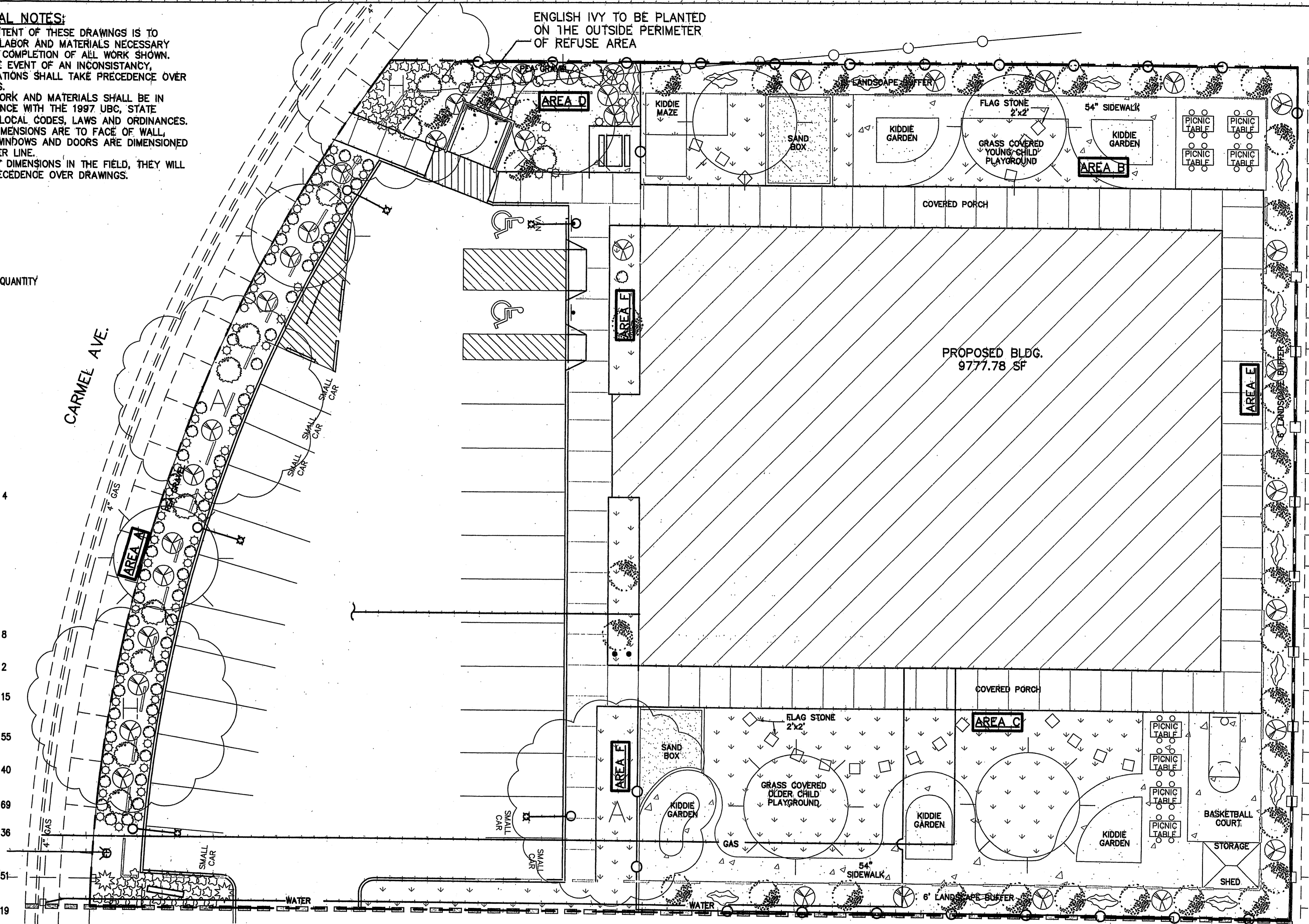
PLANTING LEGEND

COMMON NAME BOTANICAL NAME	MATURE HEIGHT/ SPREAD GALLONS OR CALIPER	QUANTITY
 ASH (A) OR HONEY LOCUST (H) FRAXINUS PENNSYLVANICA	50'-75' / 40'-50' 2" CAL	4
 FLOWERING PEAR (H) PYRUS CALLERYANA	30'-50' / 20'-30' 2" CAL	8
 PALM YUCCA (L)	2'-3' / 3'-4' 5 GAL	2
 BLUE MIST (M) CARYOPTERIS X CLANDONENSIS	3'-5' / 3'-5' 5 GAL	15
 RUSSIAN SAGE (M) PEROVSKIA ATRIPLICIFOLIA	3'-4' / 2'-2.5' 5 GAL	55
 INDIAN HAWTHORN (M) RAPHIOLEPIS INDICA	3'-6' / 3'-6' 5 GAL	40
 AUTUMN SAGE (M) SALVIA GREGGII	4' / 2' 5 GAL	69
 APACHE PLUME (L) FALLUGIA PARADOXA	6' / 4' 5 GAL	36
 WILDFLOWER	2' / 2' 1 GAL	51
 TAM JUNIPER (M) JUNIPERUS SABINA	4' / 5'-6' 5 GAL	19
 ENGLISH IVY HEDERA HELIX	5'-50' / 1'-1.5' 1 GAL	30

TURF
NOT TO EXCEED 20% OF TOTAL LANDSCAPE



CARMEL AVE.



LANDSCAPE PLAN

SCALE: 1" = 10'

SITE LEGEND

EXISTING	PROPOSED	EASEMENT LINE
---	---	PROPERTY LINE
---	---	CURB & GUTTER
---	---	STRUCTURE
---	---	ROUGHT IRON FENCE
---	---	LIGHTS

AREAS:

1. TOTAL LOT AREA - 35495.77 SQ FT
 2. TYPICAL FLOOR AREA - 9777.78 SQ FT
 3. NET LOT AREA - 25718 SQ FT
 4. LANDSCAPING REQUIRED (1-2)X0.15 = 3857.70 SQ FT
 5. LANDSCAPING PROVIDED
 - AREA A = 1535.21 SQ FT (PLANT COVERAGE 69%)
 - AREA B = 626.77 SQ FT (GRASS COVERED PLAYGROUND)
 - AREA C = 1925.39 SQ FT (GRASS COVERED PLAYGROUND)
 - AREA D = 951.60 SQ FT (PLANT COVERAGE 85%)
 - AREA E (6' BUFFER) = 2557.24 SQ FT (PLANT COVERAGE 74%)
 - AREA F = 833.63 SQ FT (GRASS COVERED)
- TOTAL AREA = 8432.51 SQ FT PROVIDED

DO NOT COPY

OWNER: DEAN & TRICIA ABBOTT
7940 CARMEL AVENUE, NE ALBUQUERQUE, NEW MEXICO

TITLE: LANDSCAPE PLAN

DATE: 8/1/05

SCALE: AS SHOWN

DESIGNED: LCL

DRAWN: PJM

ENGINEER'S SEAL: [Signature]

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0389 Fax (505) 897-0305

2

PROP 100 YEAR-6HR STORM DRAINAGE CALCULATIONS

INPUT

CHILDREN LEARN CENTER
 100 YEAR 6 HOUR PROP CONDITIONS
 TIME-0.0 HR PUNCH CODE=0 PRINT LINES=6
 TYPE-1 RAIN QUARTER=0.0
 RAIN ONE-2.14 IN RAIN SQ=2.60 IN
 RAIN TWO-3.10 IN D1=0.0333 HRS
 ID=1 HYD NO=D1 DA=0.00128 SQ MI
 PER A=0 PER B=0 PER C=10 PER D=90
 IP=0.0333 HR MASS RAIN=1
 ID=1 CODE=1

SUM

HYDRO PROGRAM SUMMARY TABLE (HYDNO_07)
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VERSION:	1997.024	RUN DATE (MM/DAY/YR):	12/02/2004
USER NO.:	HYM10-197020510000K3-AH	TIME TO CFS PER	1
RUNOFF VOLUME (AC-FT)	.154	RUNOFF (INCHES)	4.00
AREA (SQ MI)	.00128	PEAK DISCHARGE (CFS)	2.83
START RAINFALL COMPUTE NM HYD	01	FINISH	01
TIME RANGE	2.600	PER IMP	.00
PER IMP	90.00		

EXIST 100 YEAR-6HR STORM DRAINAGE CALCULATIONS

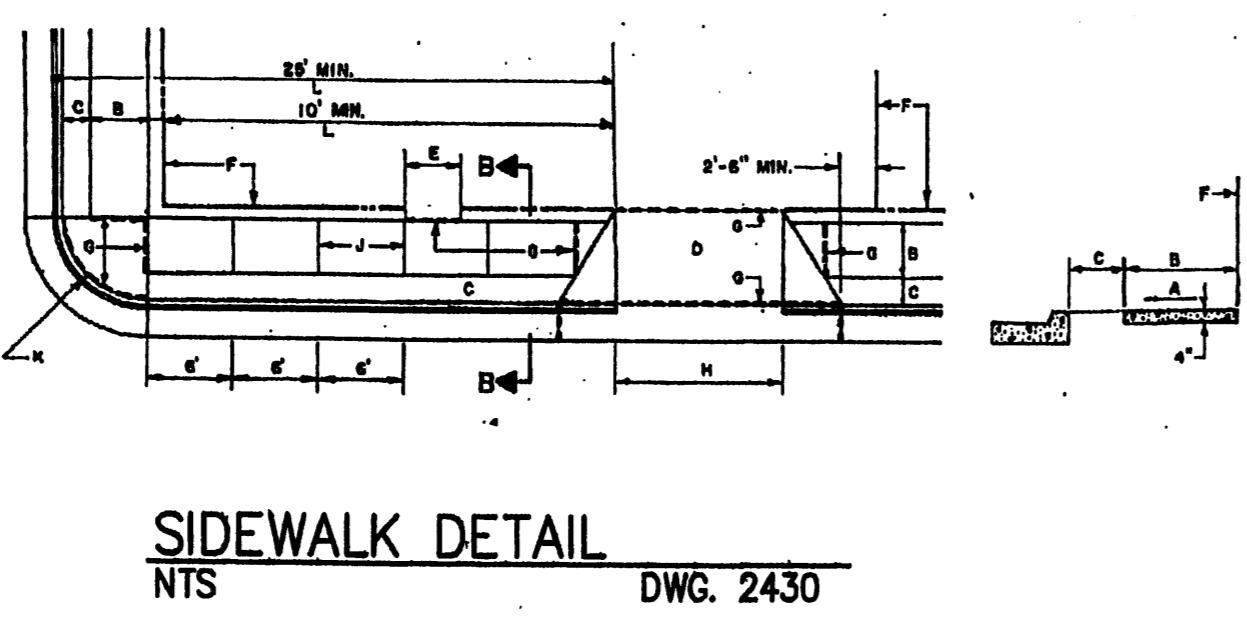
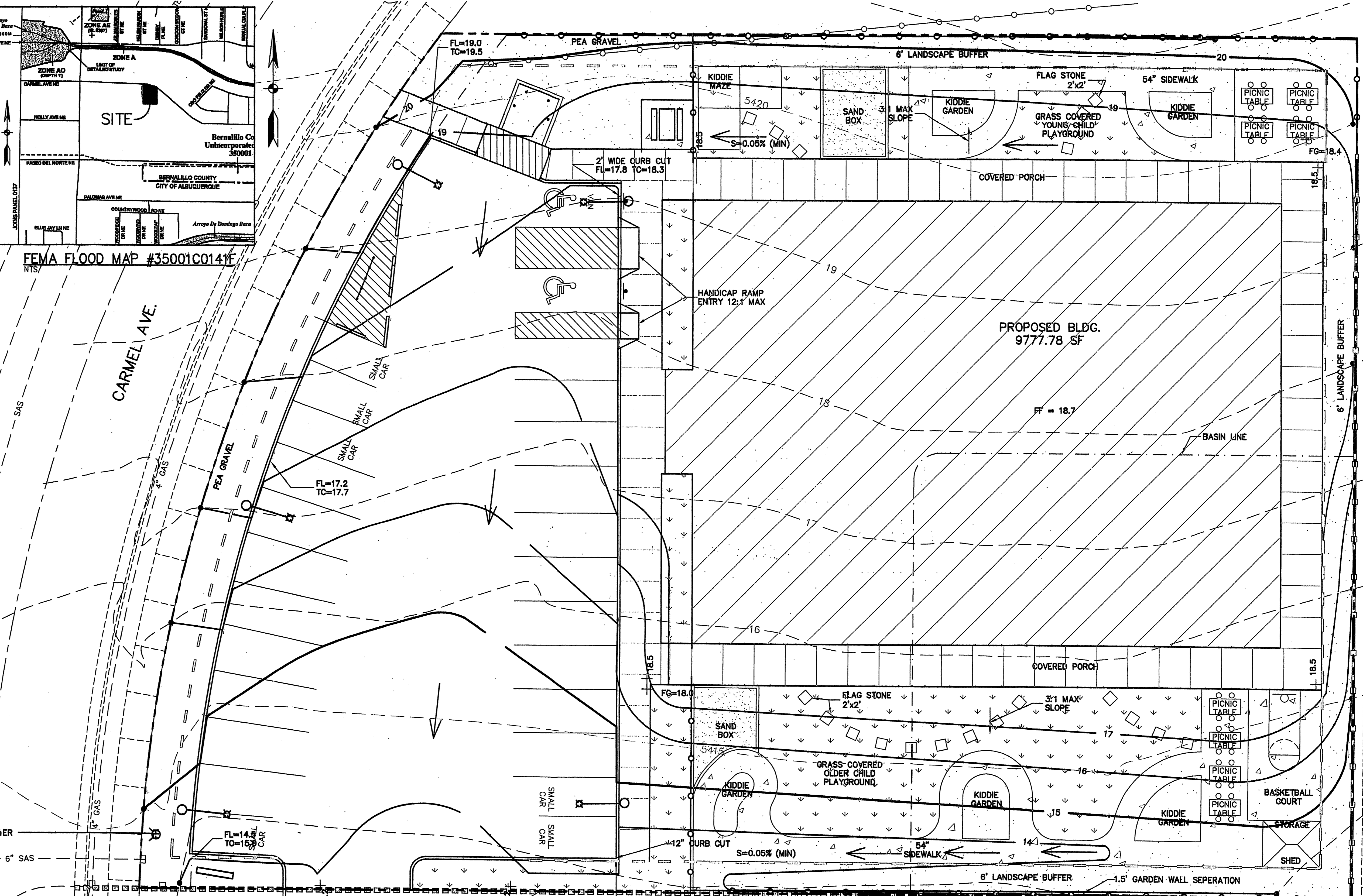
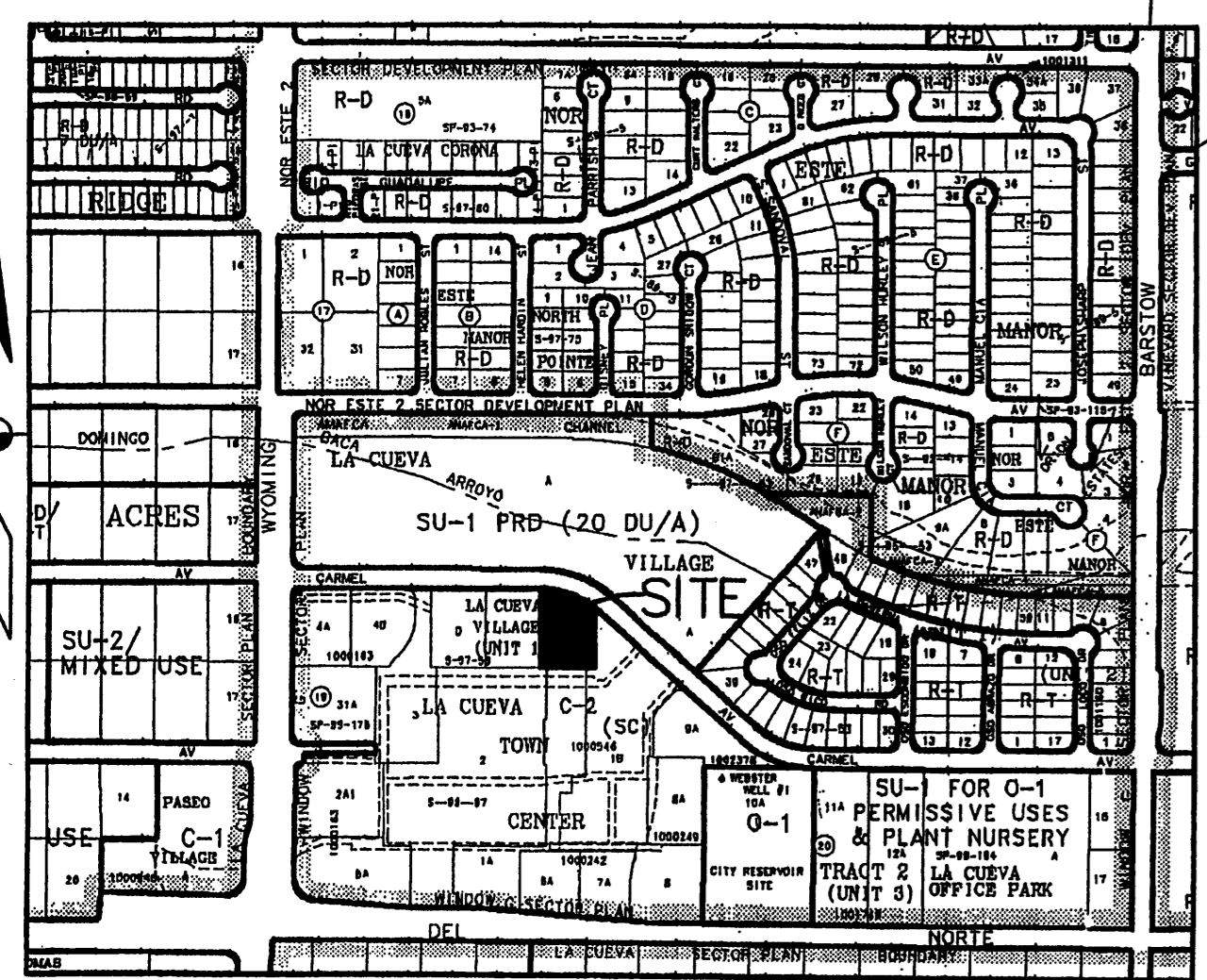
INPUT

CHILDREN LEARN CENTER
 100 YEAR 6 HOUR EXIST CONDITIONS
 TIME-0.0 HR PUNCH CODE=0 PRINT LINES=6
 TYPE-1 RAIN QUARTER=0.0
 RAIN ONE-2.14 IN RAIN SQ=2.60 IN
 RAIN TWO-3.10 IN D1=0.0333 HRS
 ID=1 HYD NO=D1 DA=0.00128 SQ MI
 PER A=0 PER B=0 PER C=10 PER D=90
 IP=0.0333 HR MASS RAIN=1
 ID=1 CODE=1

SUM

HYDRO PROGRAM SUMMARY TABLE (HYDNO_07)
 INPUT FILE = \\Workstation\work\DEVELOP\A\VEANS\1\10026-1.TXT

VERSION:	1997.024	RUN DATE (MM/DAY/YR):	12/02/2004
USER NO.:	HYM10-197020510000K3-AH	TIME TO CFS PER	1
RUNOFF VOLUME (AC-FT)	.088	RUNOFF (INCHES)	2.83
AREA (SQ MI)	.00128	PEAK DISCHARGE (CFS)	2.83
START RAINFALL COMPUTE NM HYD	01	FINISH	01
TIME RANGE	2.600	PER IMP	.00
PER IMP	90.00		



GRADING & DRAINAGE PLAN
 SCALE: 1" = 10'

GRADING LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	EASEMENT LINE
---	---	PROPERTY LINE
---	---	CURB & GUTTER
---	---	STRUCTURE
---	---	CONTOUR
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION

LEGAL DESCRIPTION
 TRACT F, LA CUEVA VILLAGE UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS ZONED C-2

THE GRADED SITE SLOPES TO THE WEST WITH A 7' DROP. CONSISTS OF MINIMAL VEGETATION, AND IS PROPOSED TO DRAIN TO THE WEST PER THE MASTER DRAINAGE PLAN.

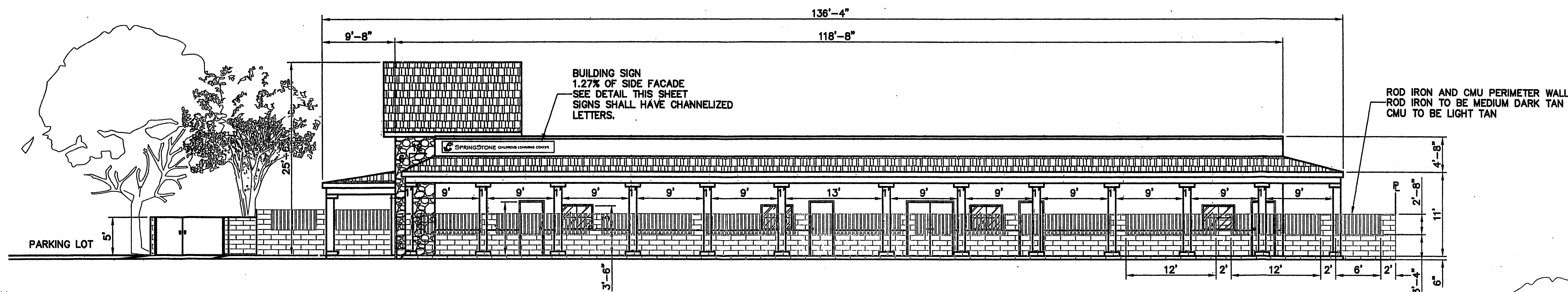
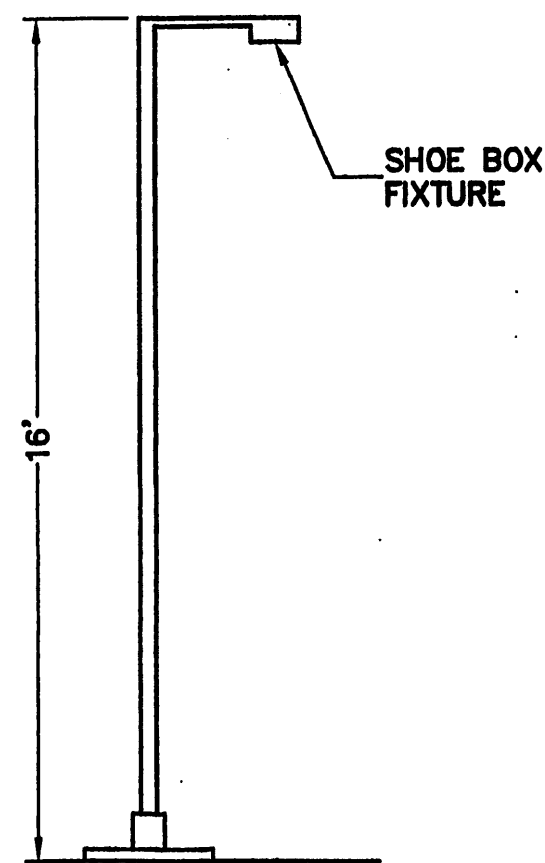
DO NOT COPY

OWNER: **DEAN & TRICIA ABBOTT**
 7940 CARMEL AVENUE, NE ALBUQUERQUE, NEW MEXICO

DATE: 8/1/05
 SCALE: AS SHOWN
 DESIGNED: LCL
 DRAWN: PJM

QuikDraw
 ENGINEERING, L.L.C.
 P.O. Box 729
 Corrales, NM 87048
 Office (505) 898-0389 Fax (505) 897-0389

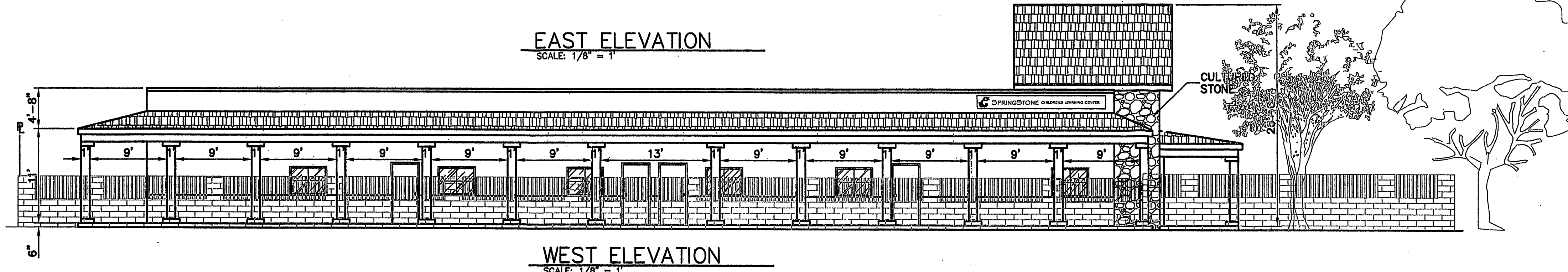
ENGINEER'S SEAL



NOTE:
SIGHT LIGHTING PROVIDED ON THE BUILDING FACADES SHALL
BE ANGLED TO BE NON-INTRUSIVE AND ADJACENT AREAS.
SIGHT LIGHTING LOCATIONS WILL BE PROVIDED ON SITE PLAN

SIGHT LIGHTING DETAIL

SCALE: NTS

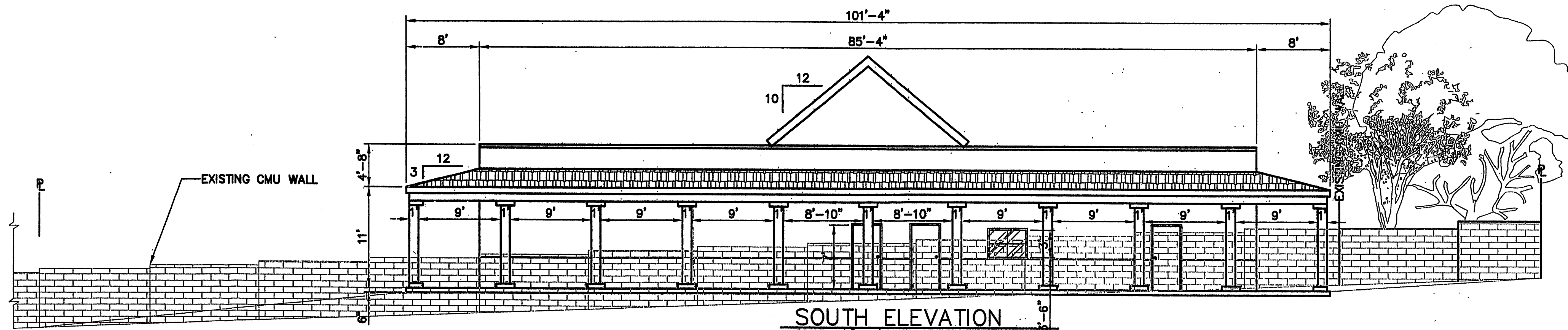


EAST ELEVATION

SCALE: 1/8" = 1'

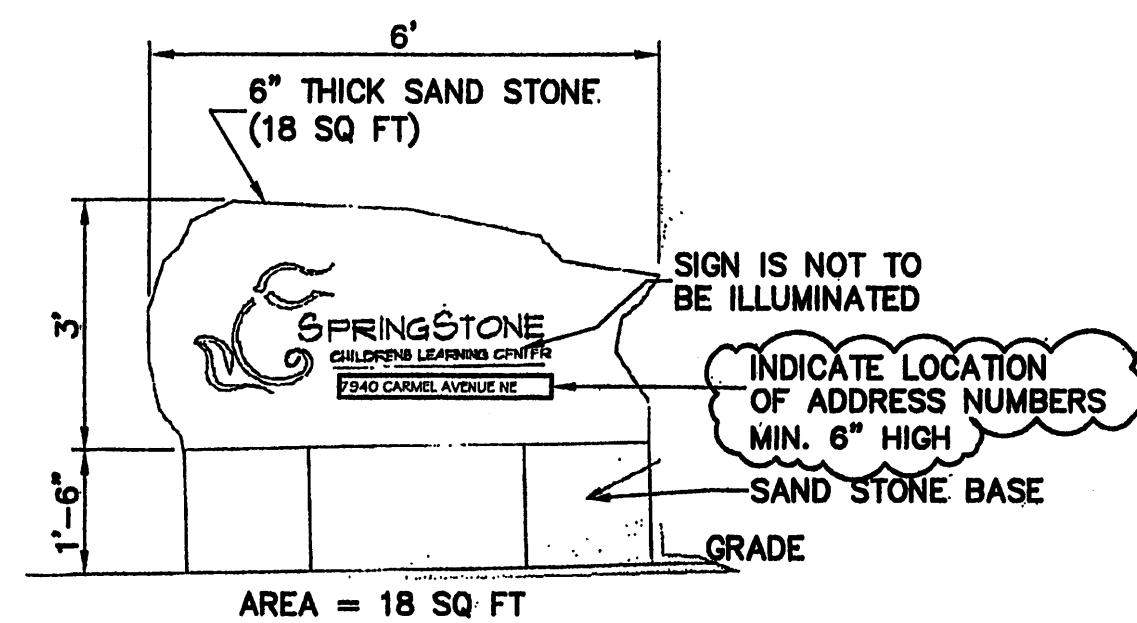
WEST ELEVATION

SCALE: 1/8" = 1'



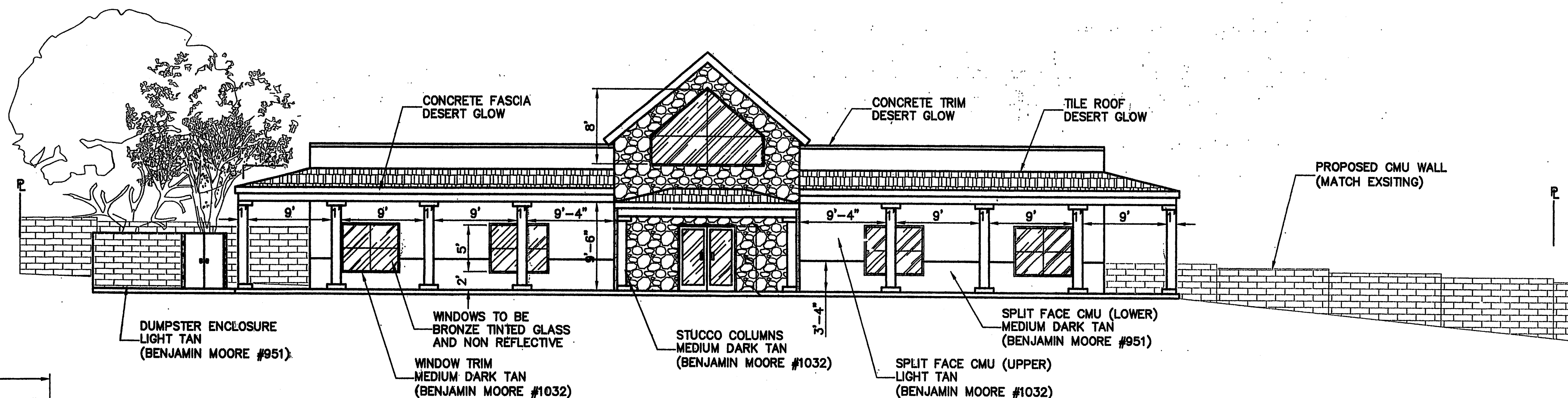
SOUTH ELEVATION

SCALE: 1/8" = 1'



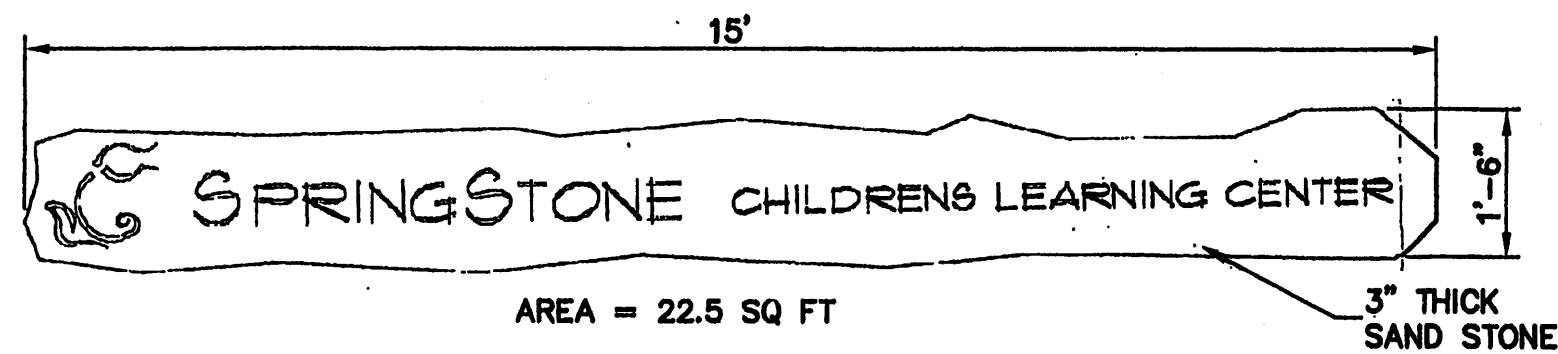
SIGN AT STREET ENTRY

SCALE: NTS



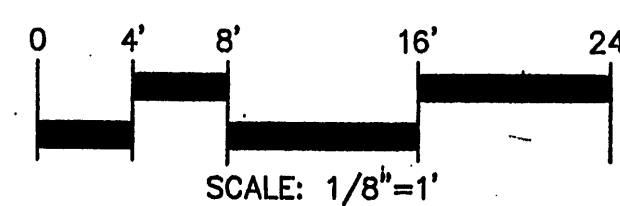
NORTH ELEVATION

SCALE: 1/8" = 1'



SIGN ON BUILDING

SCALE: NTS



NOTE:
ALL ROOF TOP EQUIPMENT NOT BELOW THE
LEVEL OF THE PARAPET SHALL BE SCREENED
BY ROOF TOP WALLS. THESE WALLS AND ROOF
TOP EQUIPMENT SHALL BE PAINTED MEDIUM DARK TAN

	DO NOT COPY	OWNER: DEAN & TRICIA ABBOTT 7940 CARMEL, NE ALBUQUERQUE, NEW MEXICO
	TITLE: ELEVATIONS	DATE: 8/1/05
	SCALE: AS SHOWN	DESIGNED: LCL
	DRAWN: PJM	
		P.O. Box 729 Corrales, NM 87048 Office (505) 696-0369 Fax (505) 697-0369
		SHEET 4