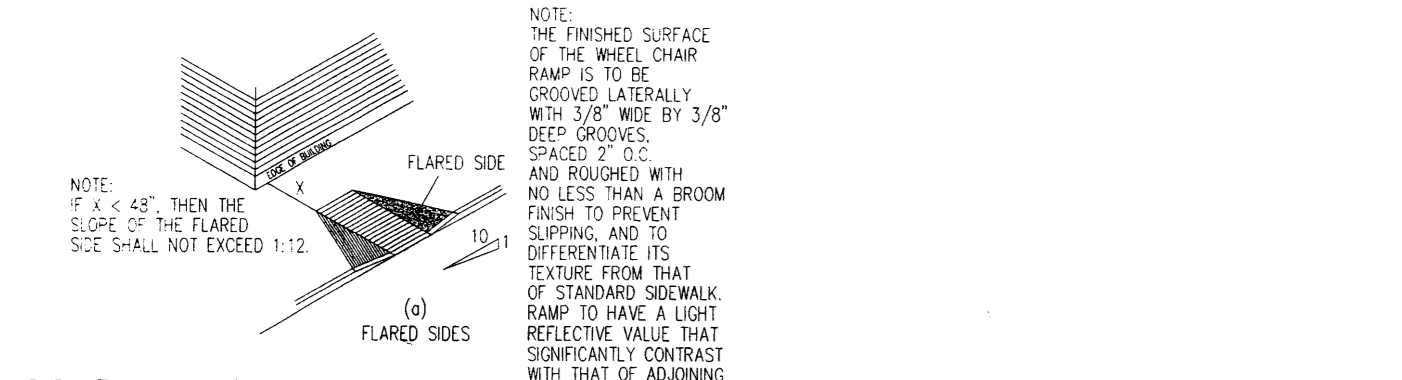


VICINITY MAP
N.T.S.

LEGAL:
LOT NUMBERED (5) OF JOURNAL CENTER PHASE 2, UNIT 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 25, 2001, IN PLAT BOOK 2000C, FOLIO 84. 5016 AC. UPC#10170632031720604



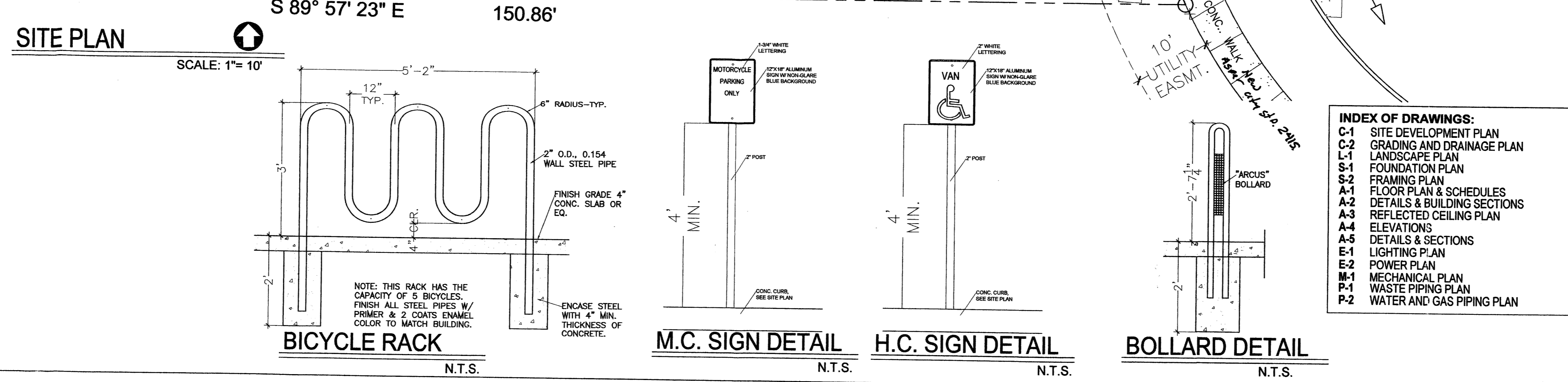
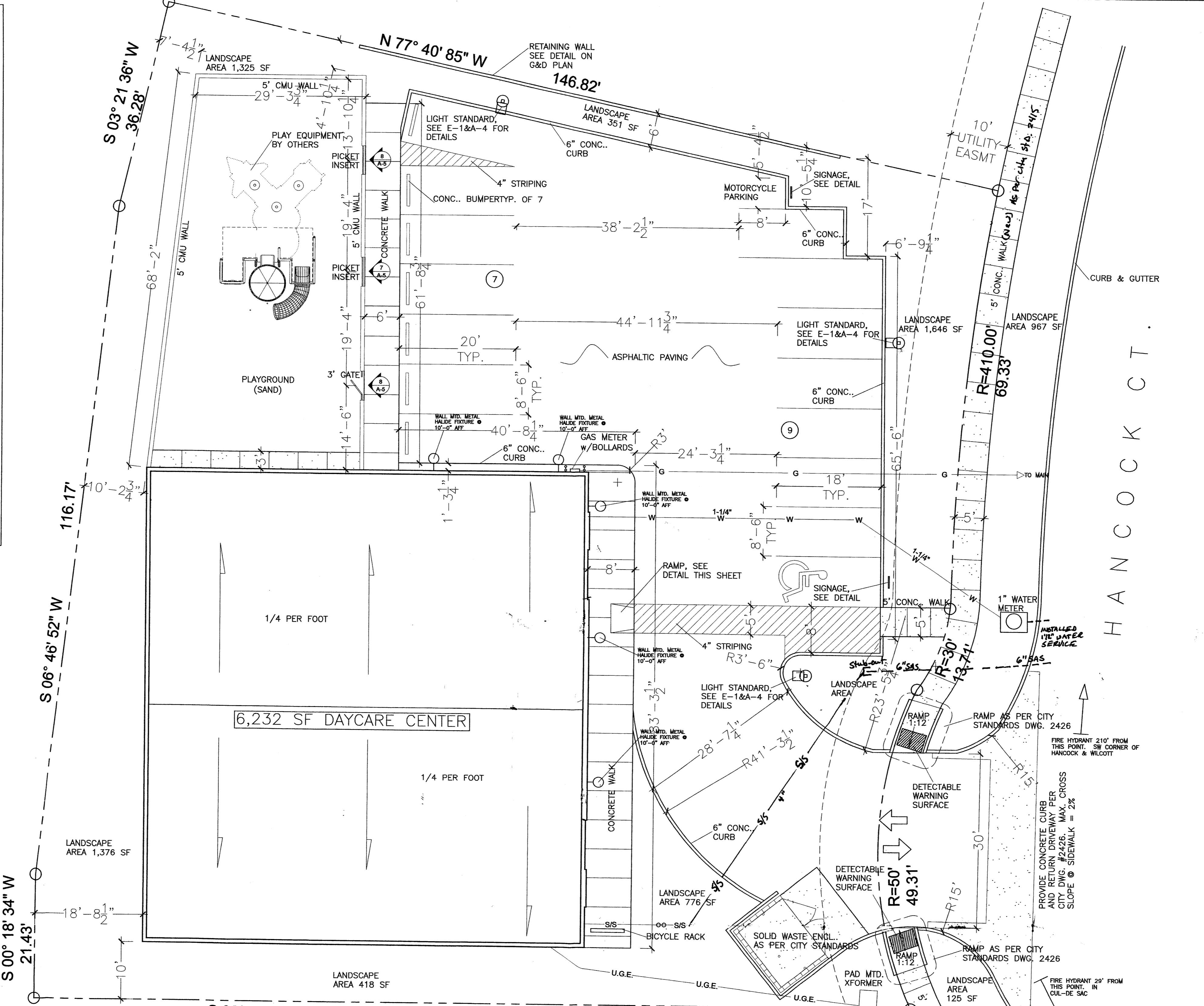
H.C. RAMP DETAIL
N.T.S.

SIGNATURE BLOCK

PROJECT NUMBER: 1006780
 APPLICATION NUMBER: 07DRB-70215
 IS AN INFRASTRUCTURE LIST REQUIRED? YES NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITH PUBLIC RIGHT-OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Rachel D. [Signature]</i>	9-19-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Roger A. [Signature]</i>	7-19-07
ABCWUA	DATE
<i>Christina Sandoval</i>	9/19/07
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley J. Bingham</i>	9/19/07
CITY ENGINEER	DATE
N/A	
"ENVIRONMENTAL HEALTH DEPT. (CONDITIONAL)	DATE
<i>Michael Holton</i>	9/19/07
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	10/26/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



PROJECT DATA:

PROJECT: LIL' SQUIRRELS PRE-SCHOOL
7411 HANCOCK CT. NE
ALBUQUERQUE, NM 87122
(505) 797-2272

OWNER: MATT AND SHIRLEY PADILLA
8301 FLORENCE AVE NE
ALBUQUERQUE, NEW MEXICO
87122

ARCHITECT: GARLAN BRYAN ARCHITECT
NM REG. #144
2403 SAN MATEO BLVD. NE
SUITE W-1
ALBUQUERQUE, NM 87110
505-884-9694

CONTRACTOR: M BUILDERS
P.O. BOX 90785
ALBUQUERQUE, NM
87199-0785
LIC.# 055919

ZONING: IP

BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2003
NEW MEXICO BUILDING CODE (COMMERCIAL)

ACCESSIBILITY CODE: ICC/ANSI A 117.1-2003

SEISMIC DESIGN CATEGORY: D

SEISMIC FACTOR: CAT III, (IE) 1.25

BUILDING AREA: 6,232 SF

CONST. TYPE: V-B

ALLOWABLE AREA: 9,500 SF

BUILDING HEIGHT: 16'-0"

OCCUPANCY: E- DAYCARE

OCCUPANT LOAD: OFFICE AREAS - 335 SF / 100=3.35
CLASSROOM - 3502 SF / 20=175.1
STORAGE - 102 SF / 300=34
TOILET/CIRC. - 2084 SF / 0=NA
TOTAL= 179 OCCUPANTS

FIXTURE COUNT: REQUIRED-MALE: 2 LAV., 2 W.C.
FEMALE: 2 LAV., 2 W.C
2 DRINKING FOUNTAIN
PROVIDED- CHILDREN: 7 LAV., 7 W.C.
1 UNISEX TOILET ROOM FOR STAFF.
2 DRINKING FOUNTAINS

PARKING REQ.: 2 SPACES + 1 FOR EACH 500 SF NET LEASABLE.
6,023 SF NET LEASABLE = 13 SPACES+2 SPACES
ONE OF WHICH MUST BE H.C. ACCESSIBLE.
+ 1 MOTORCYCLE SPACE

PARKING PROVIDED: 15 SPACES, ONE OF WHICH IS H.C. ACCESSIBLE
+ 1 MOTORCYCLE SPACE

EXECUTIVE SUMMARY:
THE ADDITION OF A 6,232 S.F. DAYCARE FACILITY FOR CHILDREN THAT WILL INCLUDE STAFF OFFICES, WORK ROOM, CLASSROOMS, OPEN PLAY AREAS, STORAGE ROOMS, A FOYER, AND TOILET ROOMS. DESIGN CONCEPT ALSO INCLUDES AN OUTDOOR PLAY AREA (SECURE), PARKING, AND LANDSCAPING IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE LANDSCAPE ORDINANCE. THE PROJECT DOES NOT AFFECT ADJACENT PROPERTIES. THE BUILDING WILL NOT HAVE A FIRE PROTECTION SPRINKLER SYSTEM DUE TO THE PROXIMITY OF FIRE HYDRANTS.

DESIGN DATA:
SOIL BEARING PRESSURE: 1,000 PSF
CONCRETE: 3,000 PSI REDI-MIX
ROOF LOADING: 25PSF + 20PSF SNOW LOAD
PRE-ENGINEERED WOOD TRUSS DRAWINGS ATTACHED.

GENERAL NOTES:
1. PREMISE IDENTIFICATION SHALL CONSIST OF 6" HIGH (MIN.) NUMBERS ON A CONTRASTING BACKGROUND PLACED IN A LOCATION THAT IS PLAINLY VISIBLE FROM THE STREET.

REVISIONS:

LIL' SQUIRRELS PRE-SCHOOL	DATE: 9/10/07
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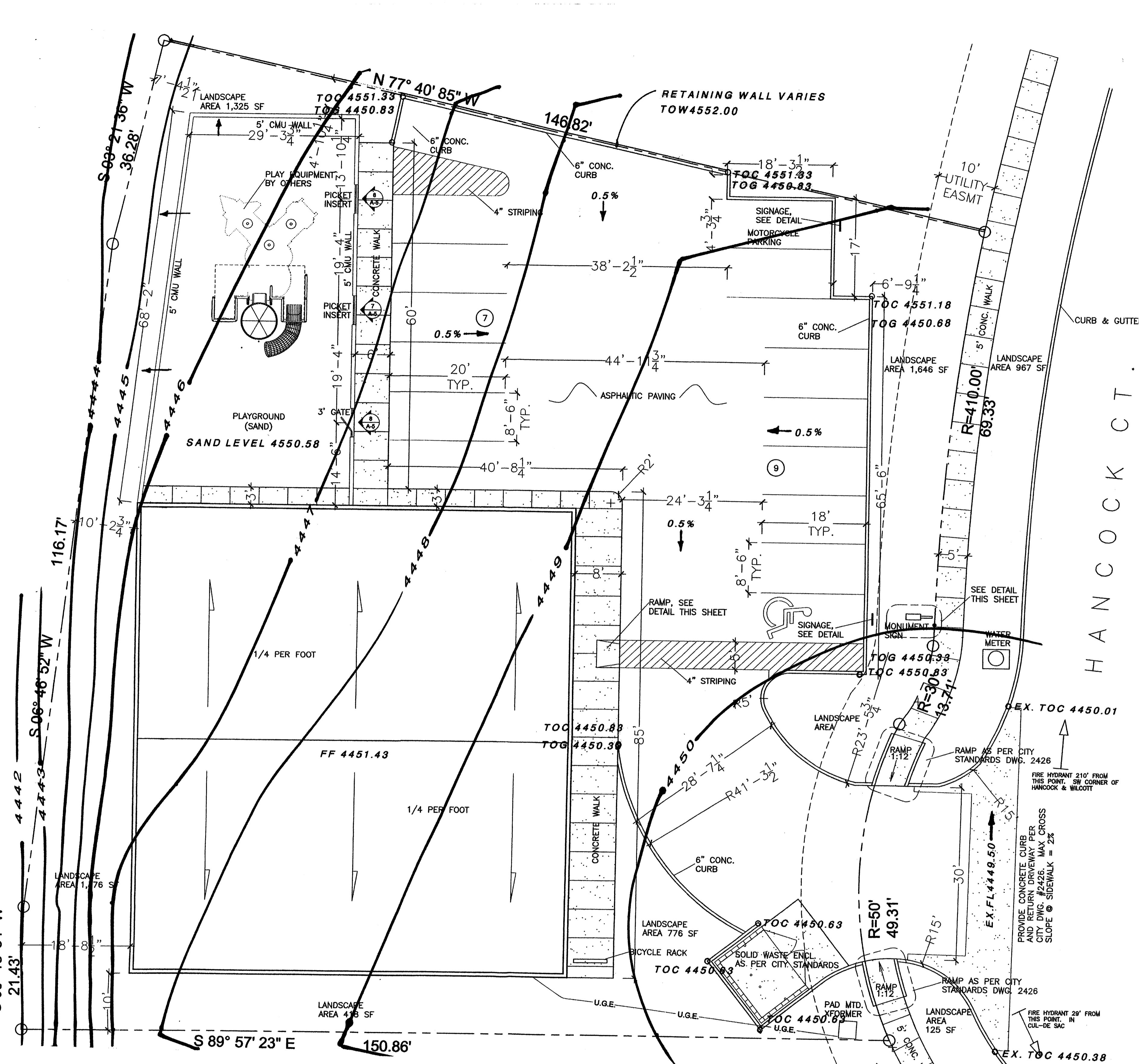
INDEX OF DRAWINGS:
 C-1 SITE DEVELOPMENT PLAN
 C-2 GRADING AND DRAINAGE PLAN
 L-1 LANDSCAPE PLAN
 S-1 FOUNDATION PLAN
 S-2 FRAMING PLAN
 A-1 FLOOR PLAN & SCHEDULES
 A-2 DETAILS & BUILDING SECTIONS
 A-3 REFLECTED CEILING PLAN
 A-4 ELEVATIONS
 A-5 DETAILS & SECTIONS
 E-1 LIGHTING PLAN
 E-2 POWER PLAN
 M-1 MECHANICAL PLAN
 P-1 WASTE PIPING PLAN
 P-2 WATER AND GAS PIPING PLAN

GOO GARLAN BRYAN ARCHITECT
2403 SAN MATEO BLVD., N.E.
ALBUQUERQUE, NEW MEXICO

C-1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

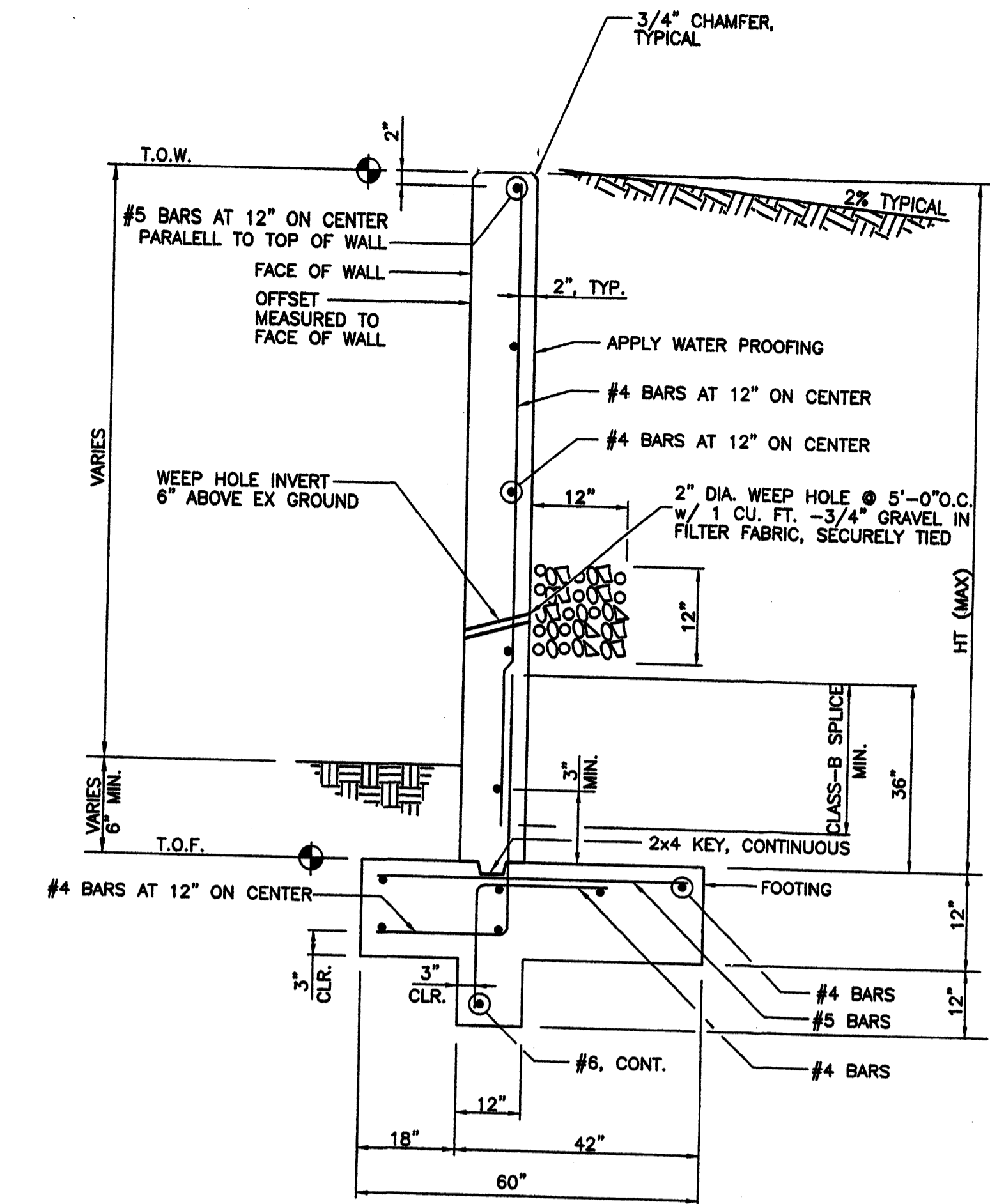
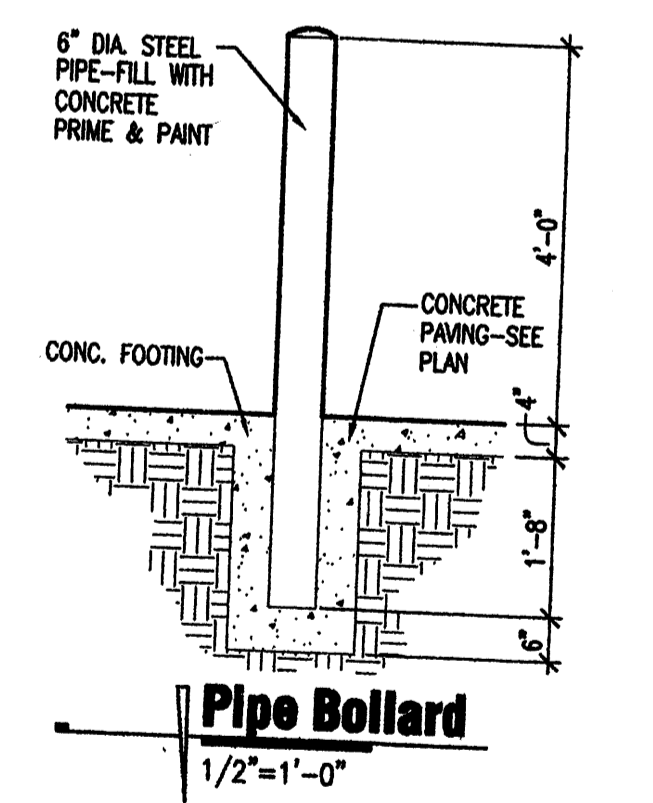
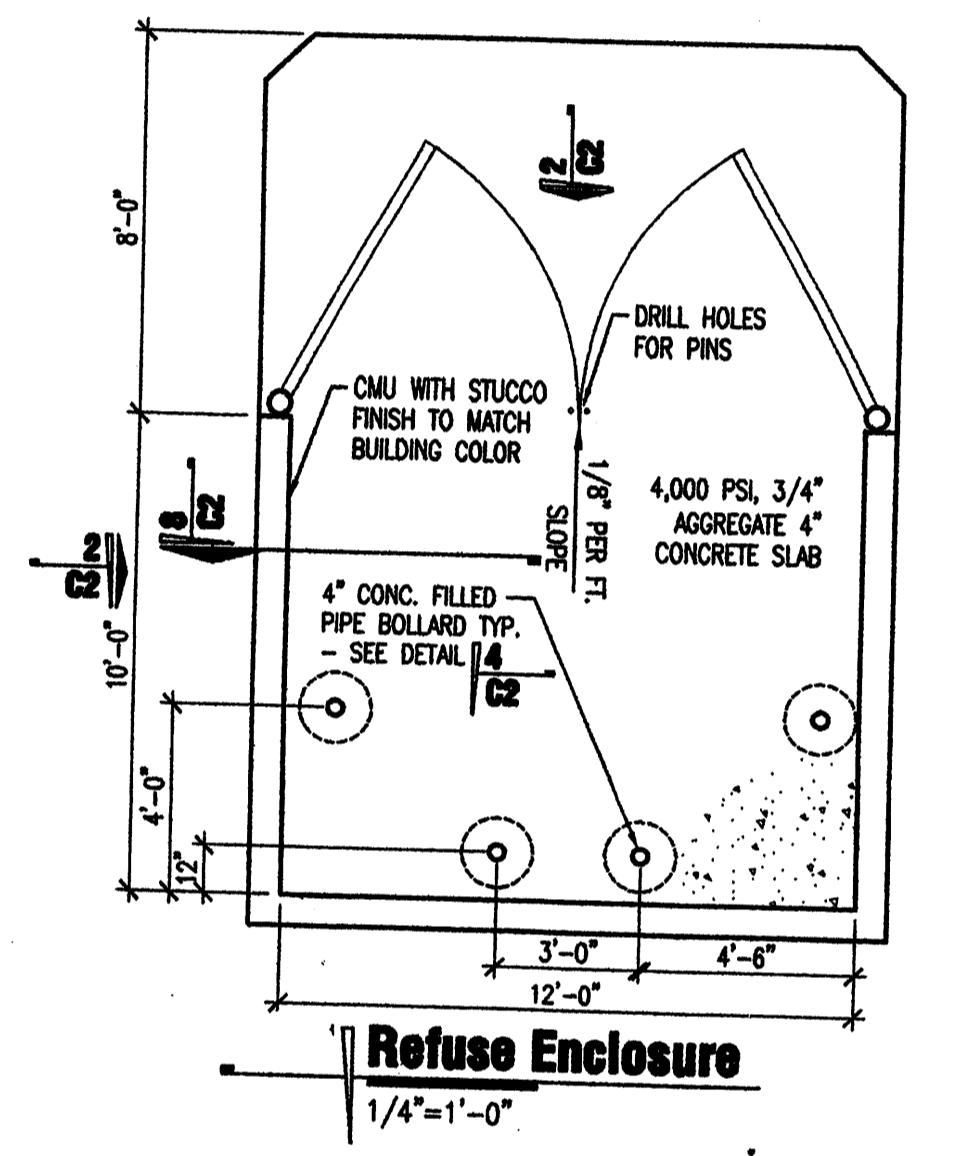
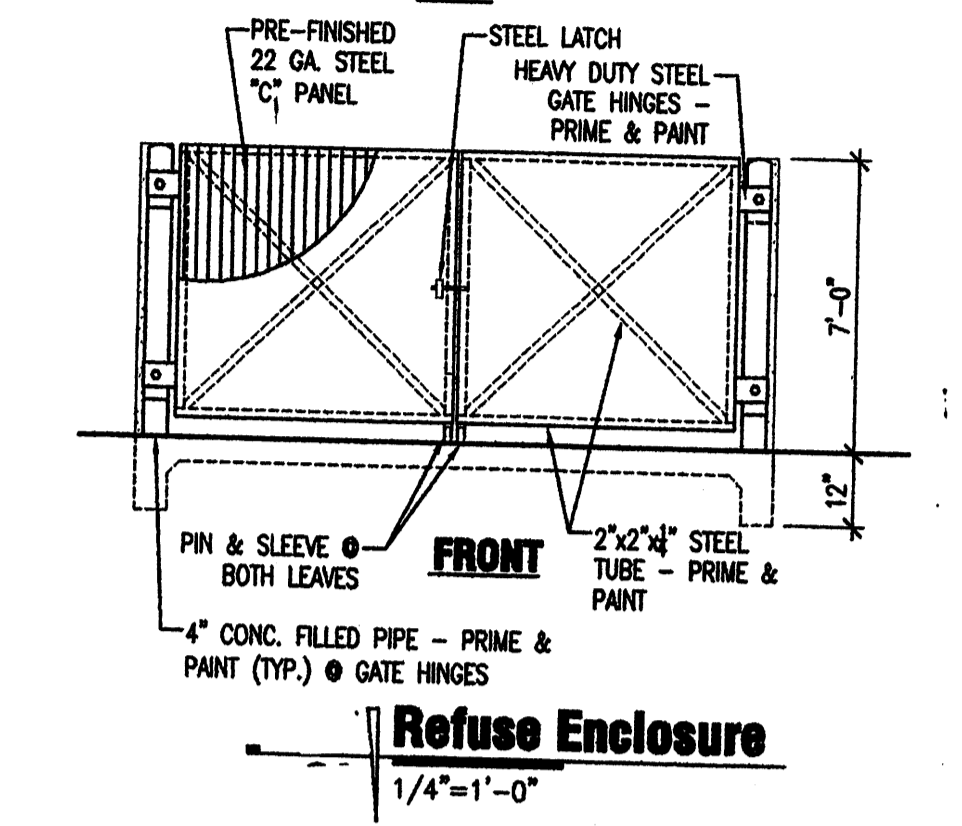
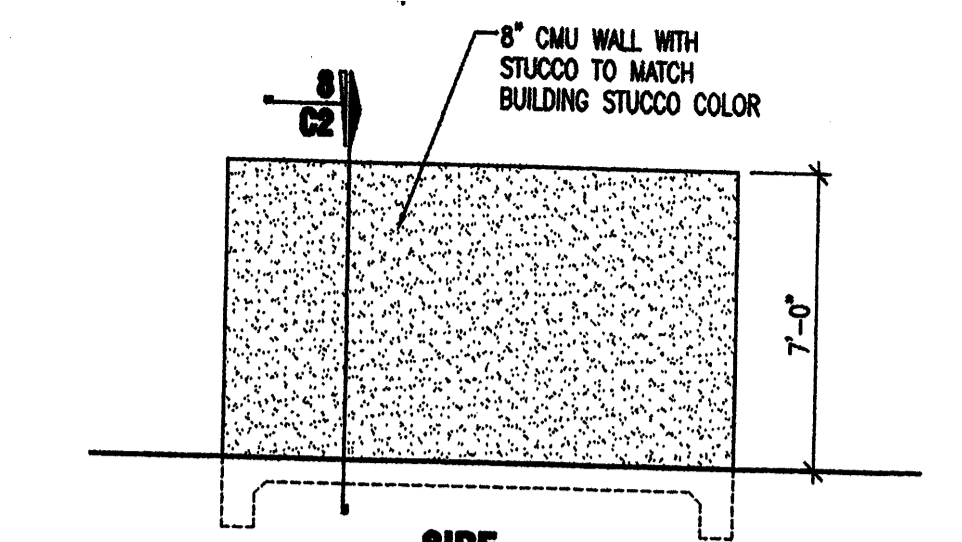
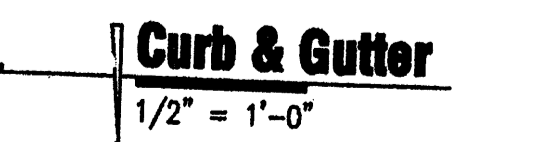
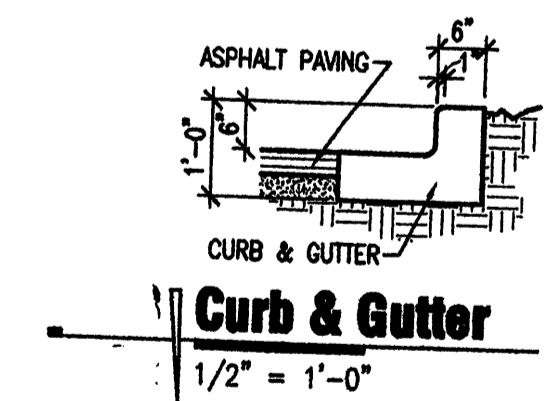
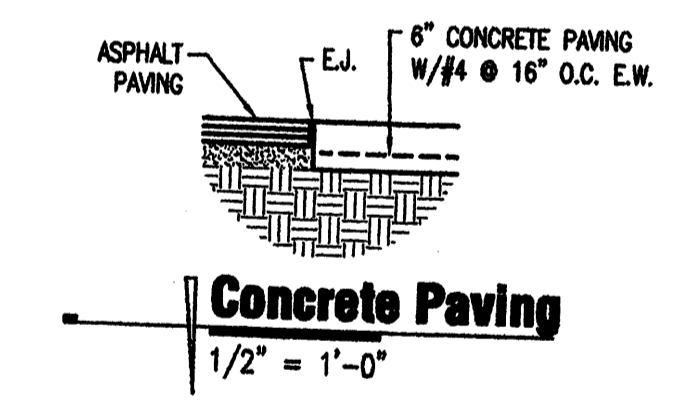
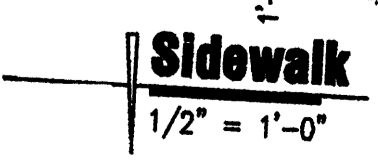
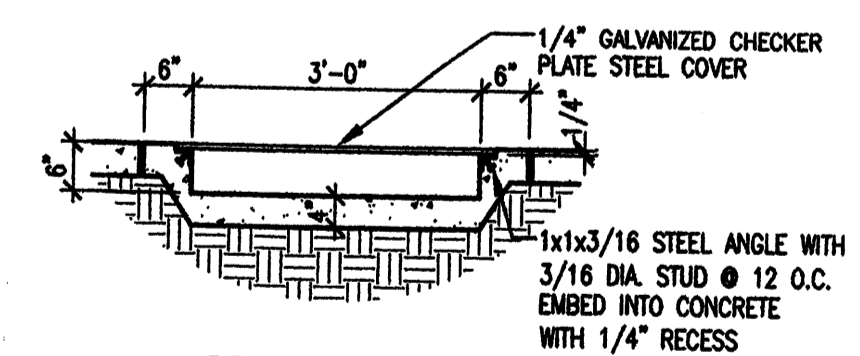
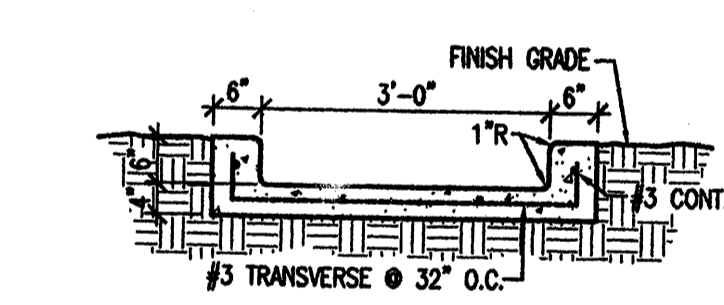
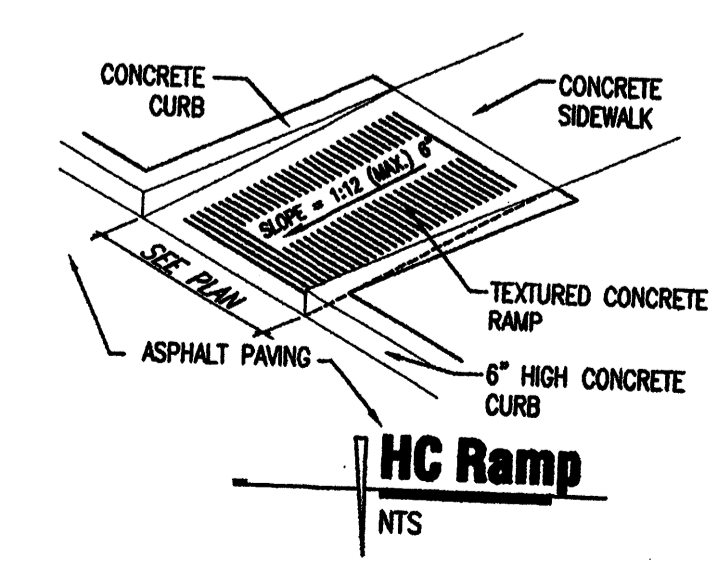
STATE OF NEW MEXICO
GARLAN BRYAN ARCHITECT
REGISTERED ARCHITECT

PROJECT # 1006780



SITE PLAN
SCALE: 1"=10'

- NOTES**
- CONSTRUCTION IS ON AN IMPROVED LOT WITHIN THE JOURNAL CENTER BUSINESS PARK. DRAINAGE FACILITIES ACCEPTING STORMWATER RUNOFF ARE AVAILABLE ON HANCOCK CT LEADING OUT OF THE CUL DE SAC. GENERALLY, DRAINAGE FLOWS THAT ARE GENERATED ON SITE FLOW SOUTH AND EAST FROM THE LOT TO HANCOCK CT. THE EXCEPTION IS EXTRANEOUS FLOWS THAT EMANATE FROM THE SAND FILLED PLAYGROUND EXIT TO THE NORTH AND EAST INTO EXISTING LANDSCAPED AREAS.
 - A NEW RETAINING WALL OF VARYING LENGTH WILL BE CONSTRUCTION ALONG THE NORTH BORDER. THE SLOPED LANDSCAPE AREA ON THE WESTERN BOUNDARY WILL ACT AS A SLOPE TIE TO EXISTING GROUND LEVELS ON THE LOT TO THE WEST.
 - CAUTION: THESE DRAWINGS DO NOT INCLUDED NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATED AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA CF 1926, SUBPART P - EXCAVATIONS.
 - THE SITE SHALL BE CLEARED AND GRUBBED TO A DEPTH NECESSARY TO INSURE COMPLETE REMOVAL OF ORGANIC MATERIAL, PLANTS AND DEBRIS. THE SITE SHALL BE OVER EXCAVATED TO A DEPTH OF 4 FT. THEN RE-COMPACTED TO 95% EVERYWHERE EXCEPT THE PLAYGROUND AREA AND LANDSCAPED AREAS. IMPORTED MATERIALS SHALL BE COMPACTED TO 95%.



LAP SPLICES-CLASS B

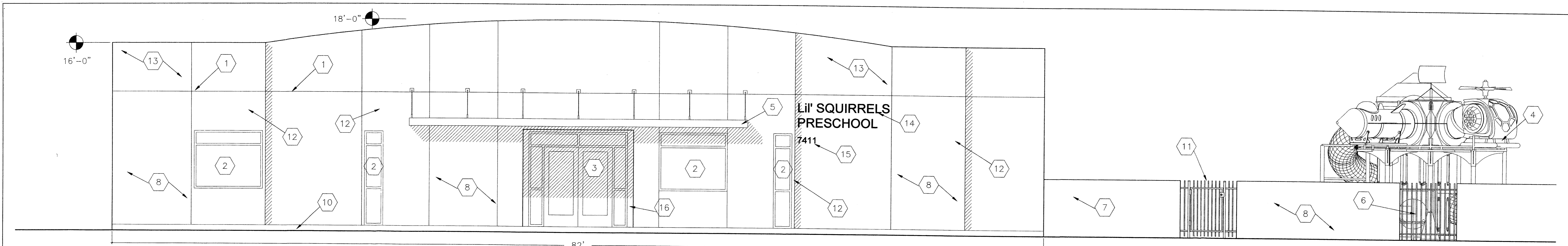
BAR	LENGTH (IN)
4	18
5	22
6	26
7	43

ACG ENGINEERING
Municipal, Civil and Environmental Design Engineers

220 COPPER AVE. NW
SUITE 650
Albuquerque, NM 87102

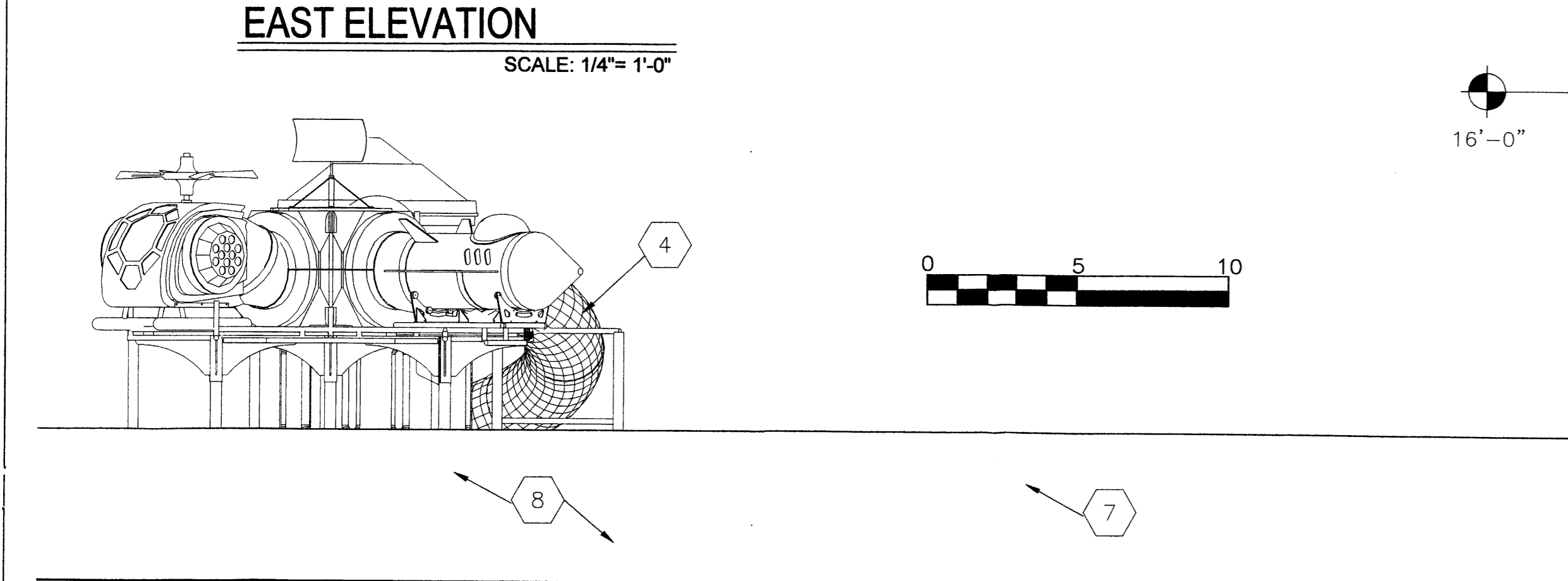
Phone: 505-379-3671
Fax: 810-885-1946
email: acgeng@aol.com

SHEET C2
GRADING AND DRAINAGE PLAN
WITH SITE DETAILS



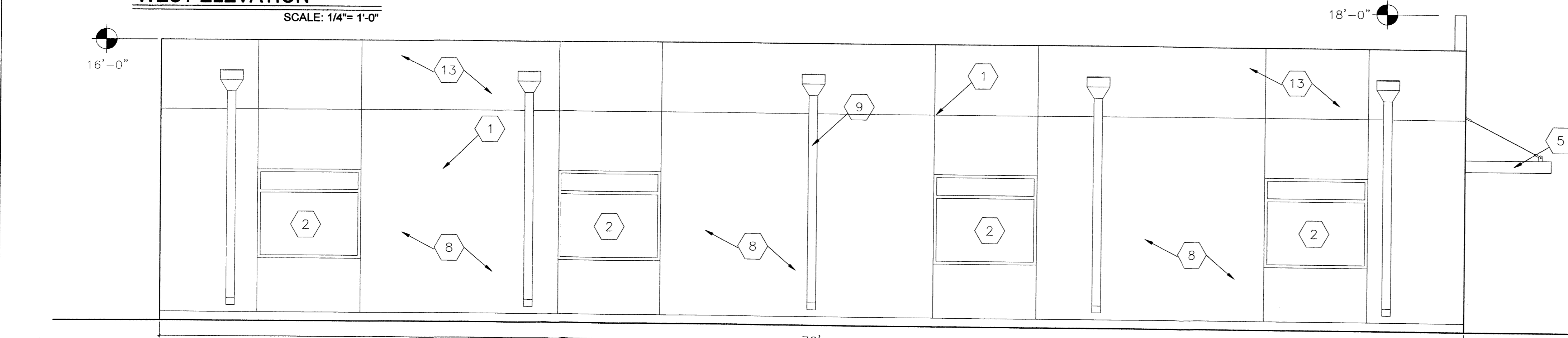
EAST ELEVATION

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



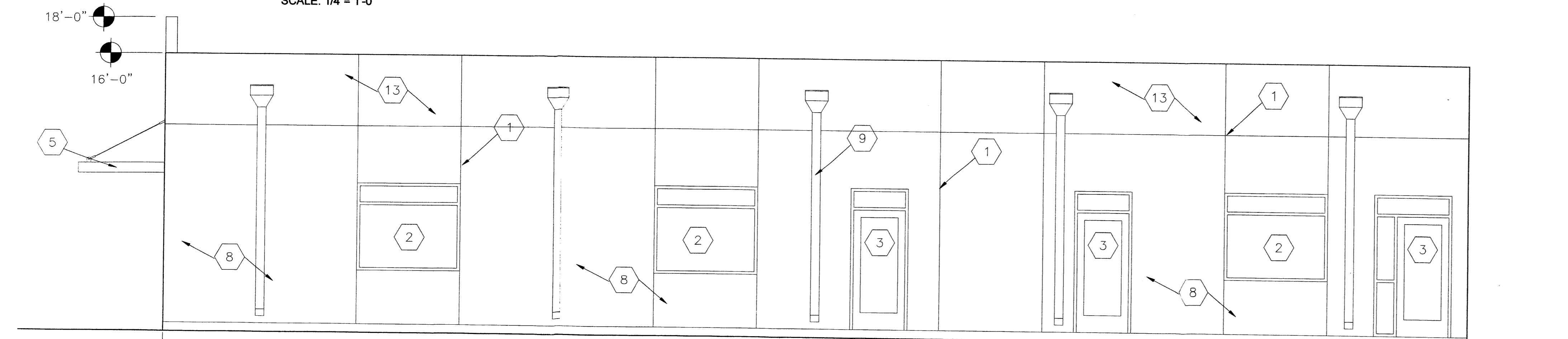
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

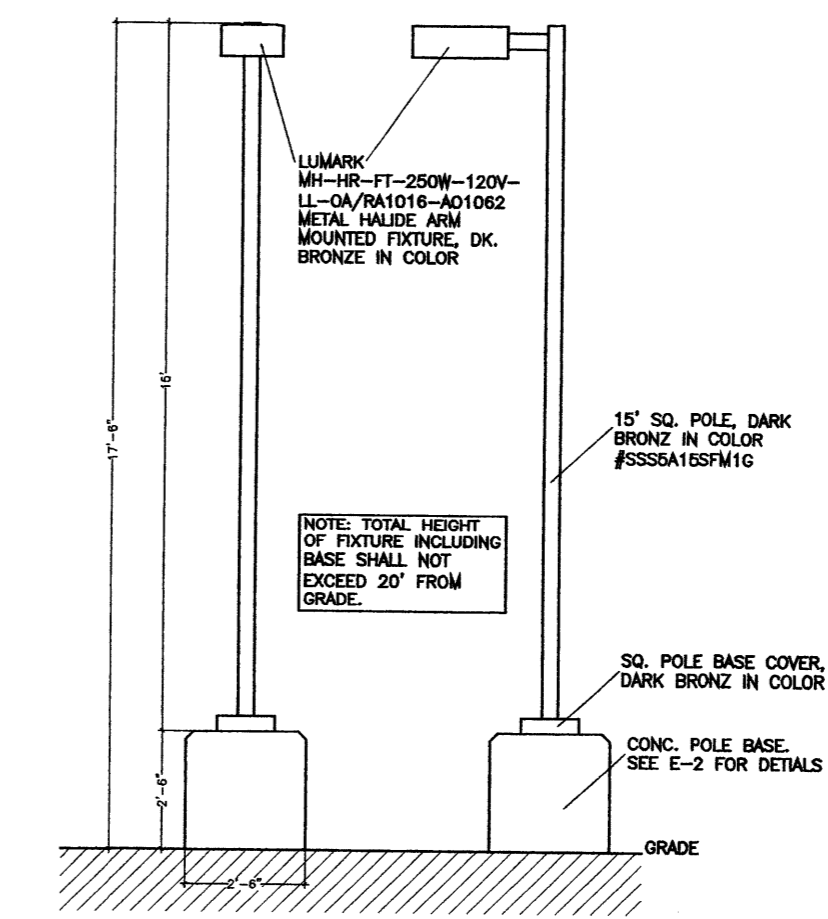
SCALE: 1/4" = 1'-0"

KEY NOTES:

- 1 CONTROL JOINT
- 2 WINDOW, SEE SCHEDULE
- 3 DOOR, SEE SCHEDULE
- 4 PLAY EQUIPMENT AS SELECTED
- 5 AWNING, SEE DETAIL ON SHEET A-5, COLOR "BALL-POINT BLUE"
- 6 STEEL FENCING, SEE DETAIL ON SHEET A-5. COLOR SHALL BE "BALL-POINT BLUE"
- 7 5' CMU WALL W/ STUCCO FINISH. EL REY PF272 "TIERRA"
- 8 STUCCO FINISH. EL REY PF272 "TIERRA"
- 9 CANALE AND DOWN SPOUT AS SELECTED
PROVIDE SPLASH BLOCK AS REQUIRED, PAINTED "BALL-POINT BLUE"
- 10 CONCRETE WALK
- 11 3' GATE FOR EMERGENCY EGRESS COLOR "BALL-POINT BLUE"
- 12 3' FOAM ACCENT BUMPOUT
- 13 STUCCO FINISH, EL REY PF825 "RIO BRAVO"
- 14 10" CHANNEL LETTERS, POLISHED ALUMINUM. SIGN AREA IS 20 SF
- 15 7" CHANNEL LETTERS, POLISHED ALUMINUM FOR ADDRESS.
- 16 2' RECESSED ENTRY

NOTE:

- ALL WINDOW AND DOOR FRAMES, AWNING AND DOWN SPOUTS TO BE "BALL-POINT BLUE".
- STUCCO COLOR ABOVE HORIZONTAL JOINT SHALL BE EL REY PF825 "RIO BRAVO". COLOR BELOW HORIZONTAL JOINT SHALL EL REY PF272 "TIERRA"
- TRASH ENCLOSURE GATE SHALL BE PAINTED TO MATCH EL REY PF272 "TIERRA"
- WALL AROUND TRASH ENCLOSURE AND PLAYGROUND SHALL BE STUCCO COLOR EL REY PF272 "TIERRA".
- WALL MOUNTED SIGN MUST NOT EXCEED 78 SF OR 6% OF THE WALL AREA
- IAW JOURNAL CENTER 2 DESIGN GUIDELINES SECTION 2.2.7



AREA LIGHTING ELEVATIONS

SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATIONS

REVISIONS:	
LIL' SQUIRRELS PRE-SCHOOL	DATE: 9/10/07
	GARLAN BRYAN, ARCHITECT 2403 SAN MATEO BLVD., N.E. ALBUQUERQUE, NEW MEXICO
	<p>A-4</p> <p>ELEVATIONS</p>