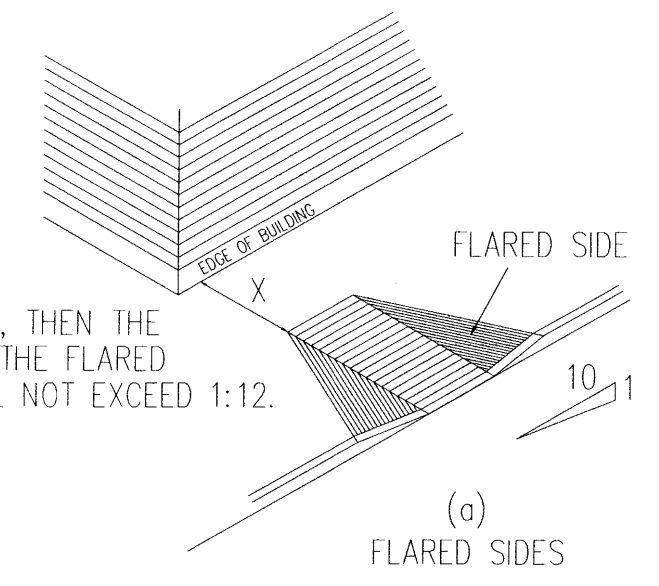
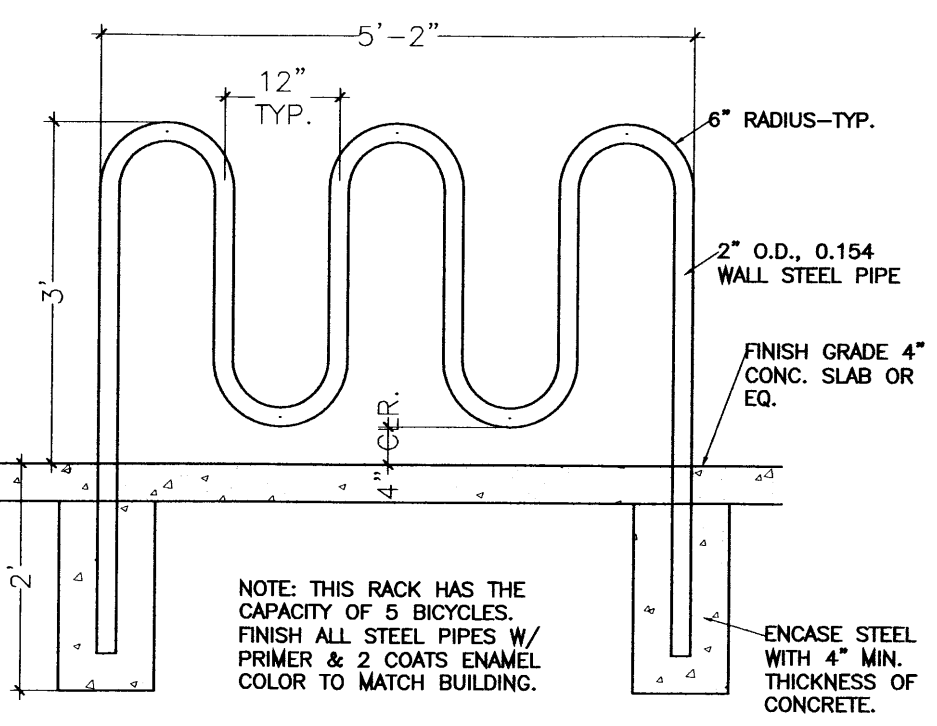


VICINITY MAP
N.T.S.

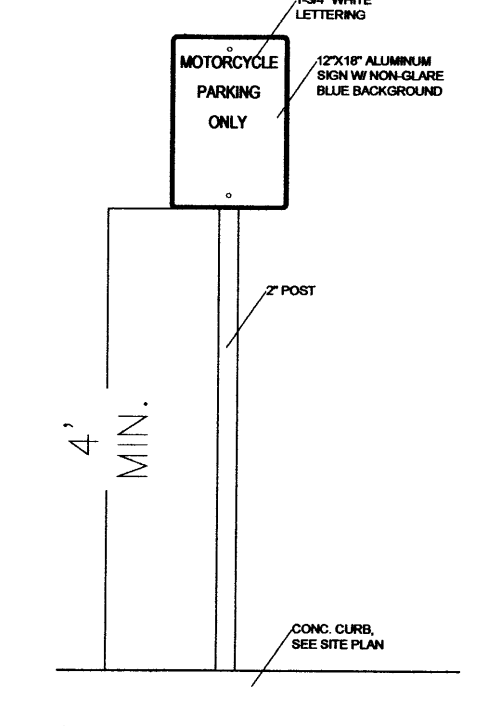


NOTE: THE FINISHED SURFACE OF THE WHEEL CHAIR RAMP IS TO BE GROOVED LATERALLY WITH 3/8" WIDE BY 3/8" DEEP GROOVES, SPACED 2" O.C. AND ROUGHED WITH NO LESS THAN A BROOM FINISH TO PREVENT SLIPPING, AND TO DIFFERENTIATE ITS TEXTURE FROM THAT OF STANDARD SIDEWALK. RAMP TO HAVE A LIGHT REFLECTIVE VALUE THAT SIGNIFICANTLY CONTRAST WITH THAT OF ADJOINING PEDESTRIAN SURFACES.

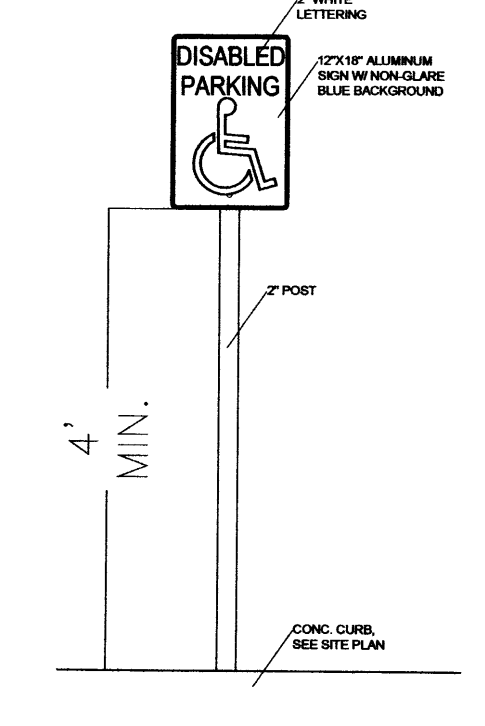
H.C. RAMP DETAIL
N.T.S.



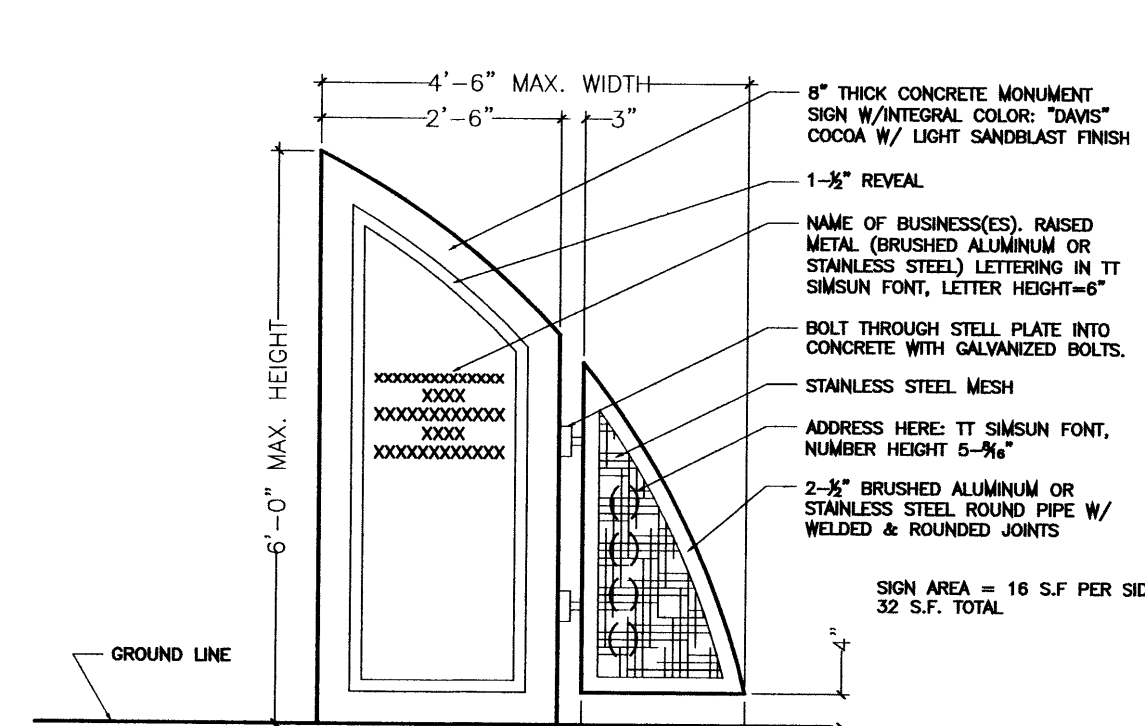
BICYCLE RACK
N.T.S.



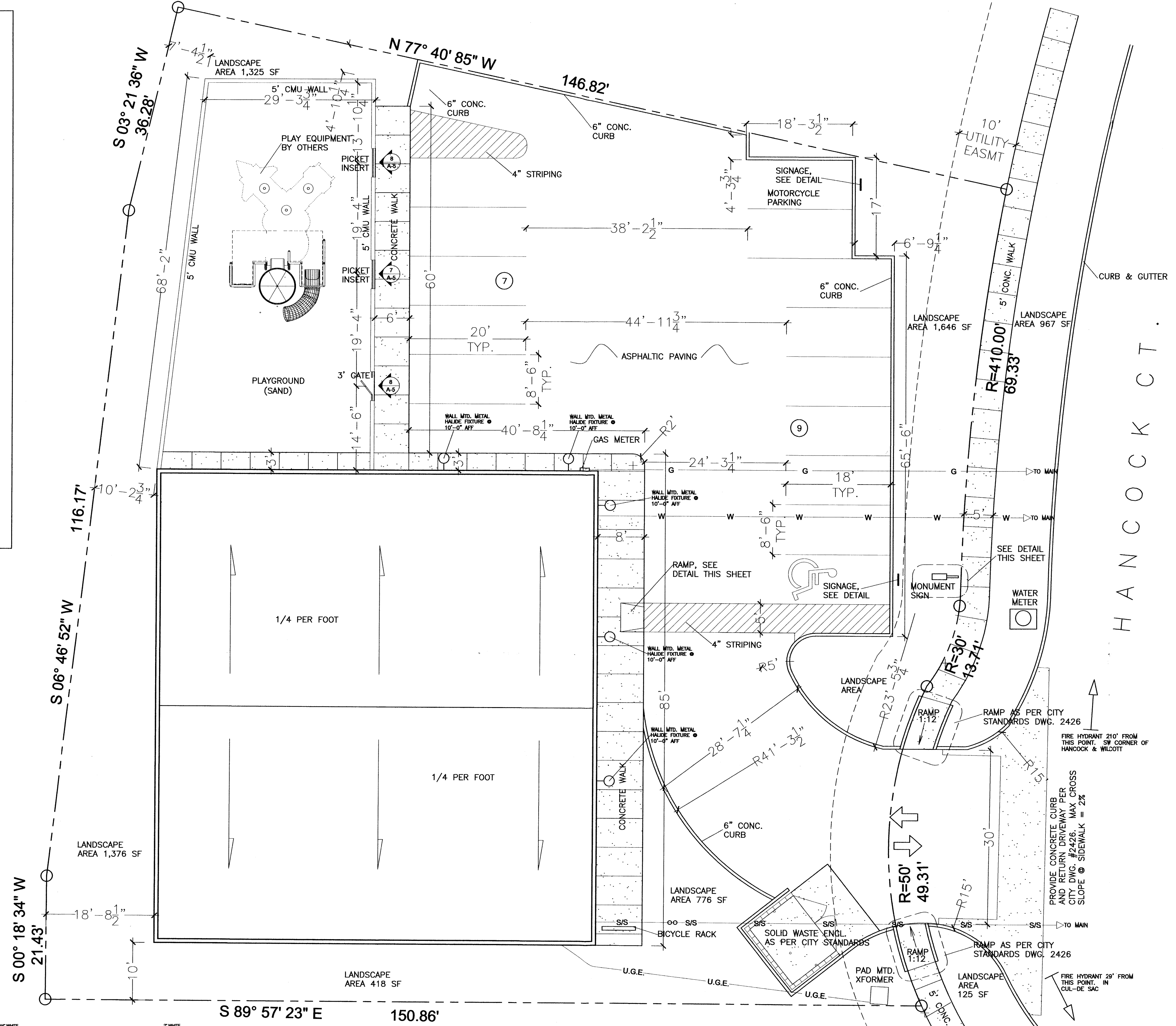
M.C. SIGN DETAIL
N.T.S.



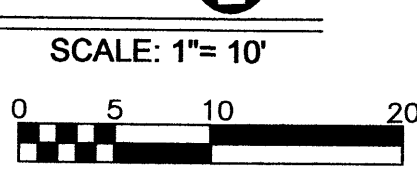
H.C. SIGN DETAIL
N.T.S.



MONUMENT SIGN DETAIL
SCALE: 1/2"=1'-0"



SITE PLAN



- INDEX OF DRAWINGS:**
- C-1 SITE PLAN & PROJECT DATA
 - C-2 GRADING AND DRAINAGE PLAN
 - L-1 LANDSCAPE PLAN
 - S-1 FOUNDATION PLAN
 - S-2 FRAMING PLAN
 - A-1 FLOOR PLAN & SCHEDULES
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 - M-1 MECHANICAL PLAN
 - P-1 WASTE PIPING PLAN
 - P-2 WATER AND GAS PIPING PLAN

GENERAL NOTES:

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

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 APC #101706320317230604

AFD PLANS CHECKING OFFICE
924-3611
APPROVED
DATE: 8/2/10

V-B CONST.
2/13/10
(2 HDS)

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:	INTERNATION 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
CONST. TYPE:	V-B
BUILDING AREA:	6,232 SF
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 REQD:	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 EFFECT ADJACENT PROPERTIES. THE BUILDING WILL NOT HAVE A FIRE PROTECTION SPRINKLER SYSTEM DUE TO THE PROXIMITY OF FIRE HYDRANTS.

DESIGN DATA:

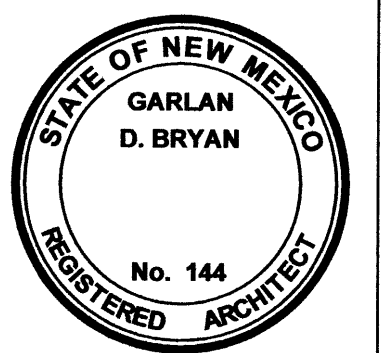
SOIL BEARING PRESSURE: 1,000 PSF
CONCRETE: 3,000 PSI RED-MIX
ROOF LOADING: 25PSF + 20PSF SNOW LOAD
PRE-ENGINEERED WOOD TRUSS DRAWINGS ATTACHED.

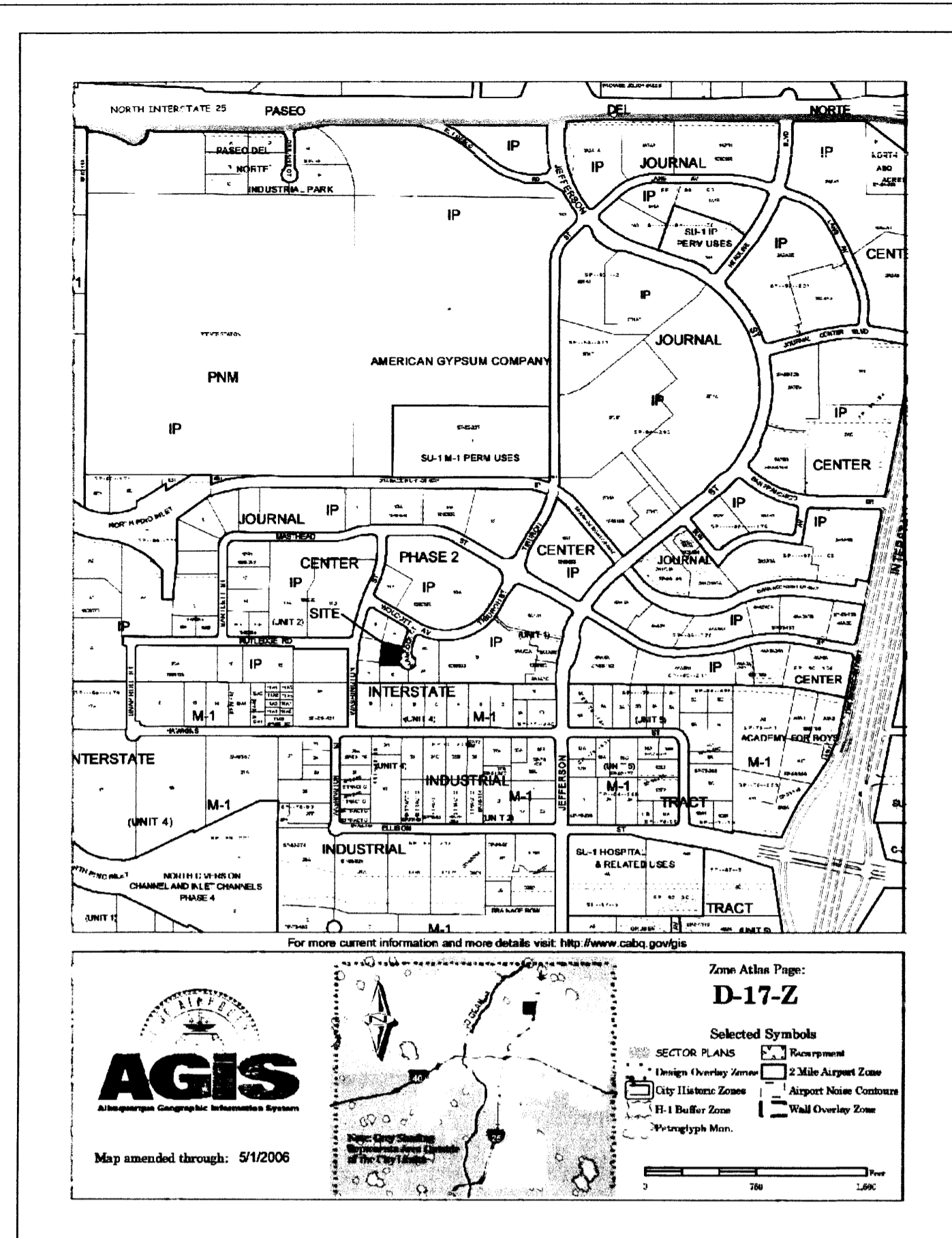
REVISIONS:

LIL' SQUIRRELS PRE-SCHOOL DATE: 6/4/06

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

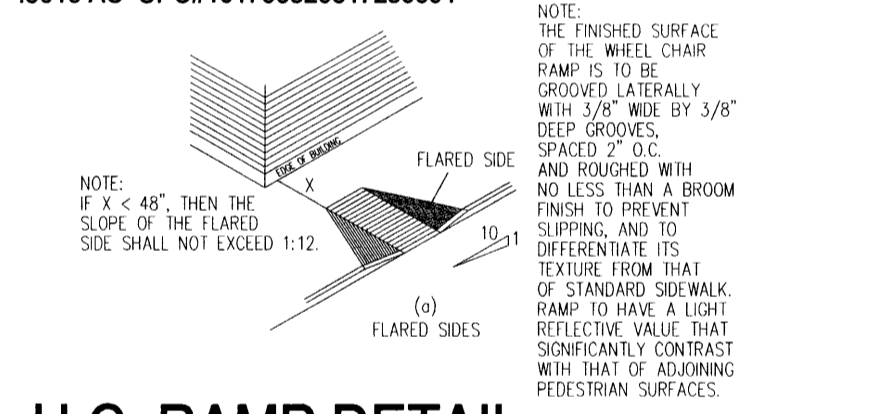
C-1 SITE PLAN & PROJECT DATA





VICINITY MAP
N.T.S.

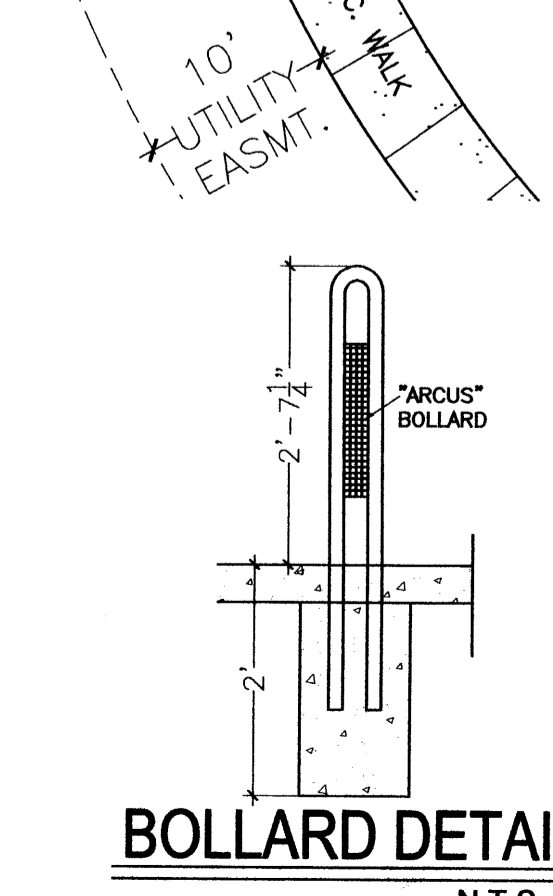
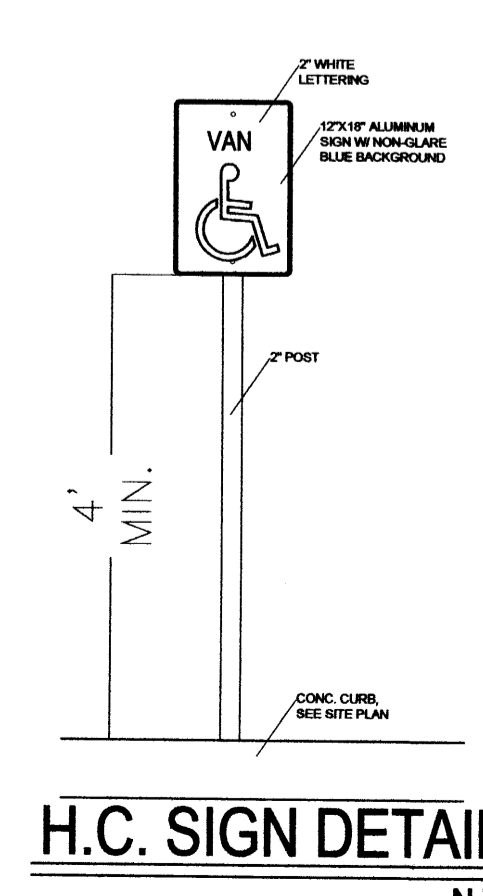
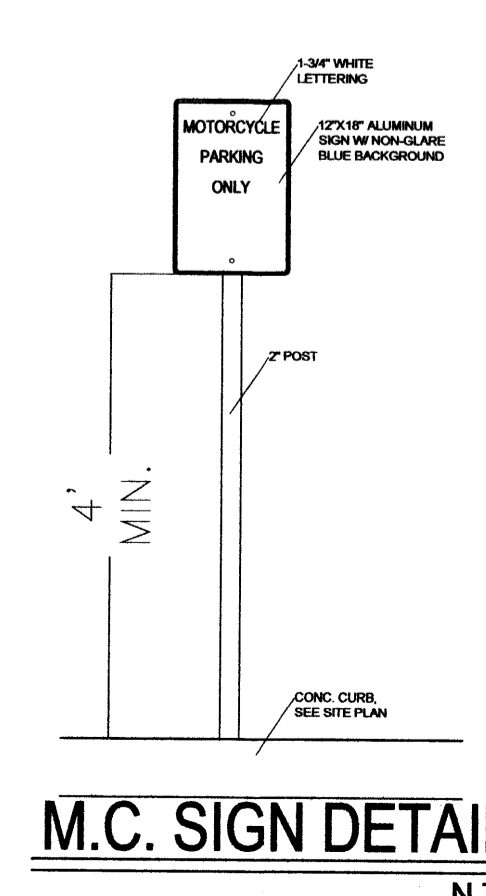
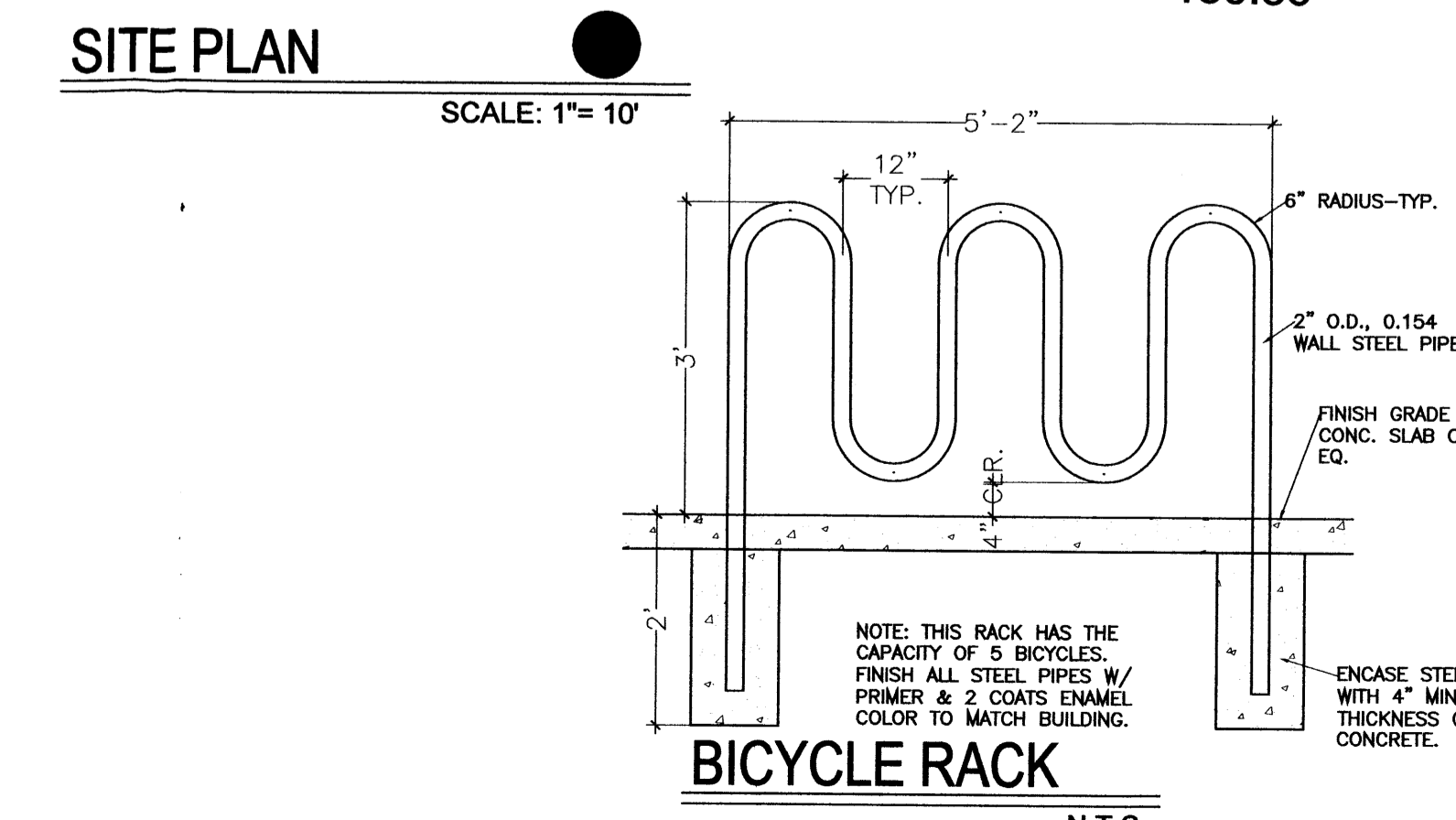
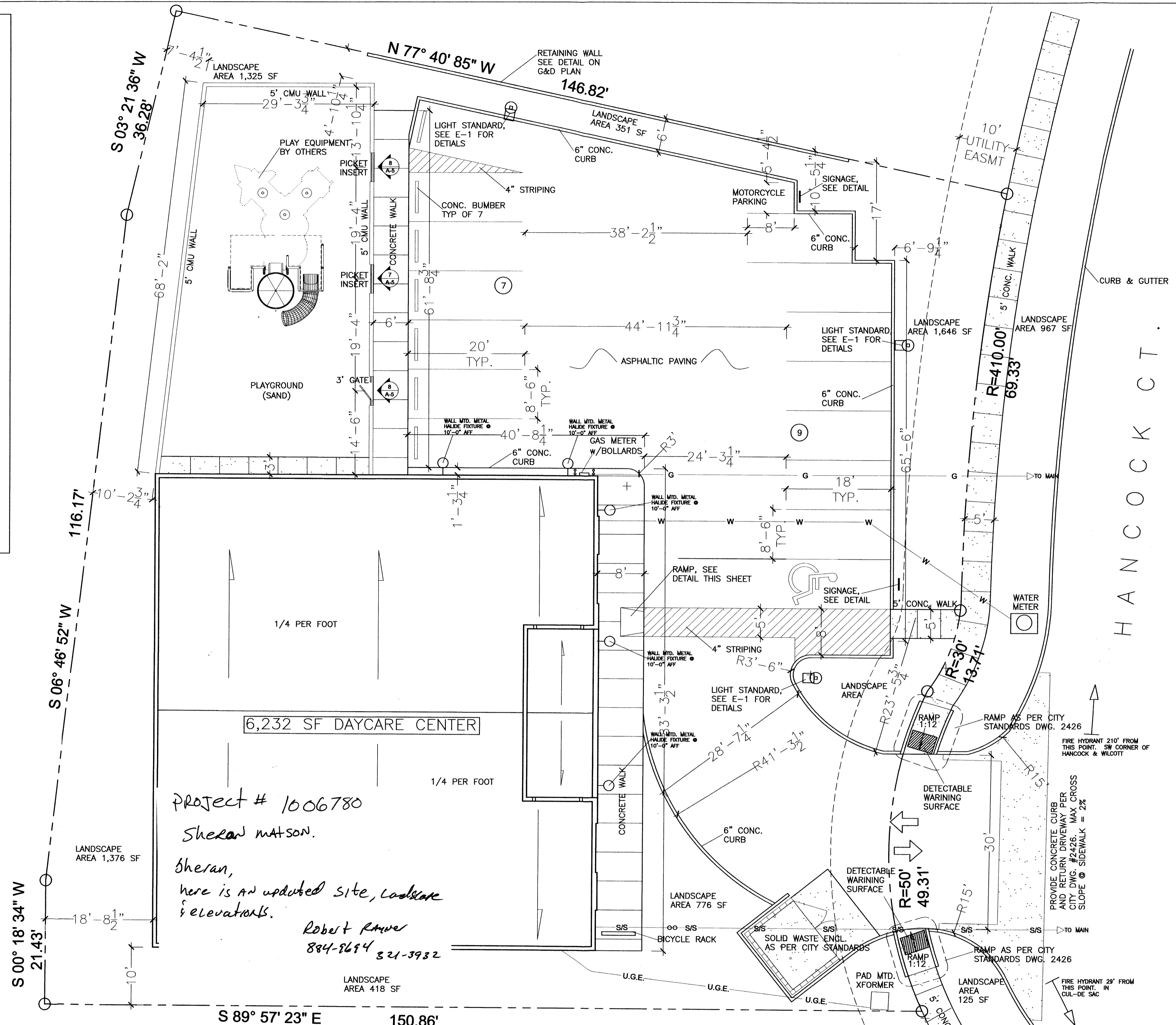
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H.C. RAMP DETAIL
N.T.S.

SIGNATURE BLOCK

PROJECT NUMBER:	1006780
APPLICATION NUMBER:	
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:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPT (CONDITIONAL	DATE
SOKID WASTE MANAGEMEN	DATE
DBR CHARIPERSON, PLANNING DEPARTMENT	DATE



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ACCESSIBILITY CODE:	ICC/ANSI A 117.1-2003
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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

FIXTURE COUNT:

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

PARKING REQD: 2 SPACES + 1 FOR EACH 500 SF NET LEASABLE. 6,232 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 EFFECT ADJACENT PROPERTIES. THE BUILDING WILL NOT HAVE A FIRE PROTECTION SPRINKLER SYSTEM DUE TO THE PROXIMITY OF FIRE HYDRANTS.

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

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

REVISIONS:

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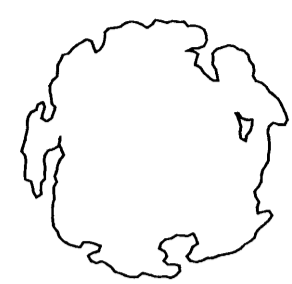
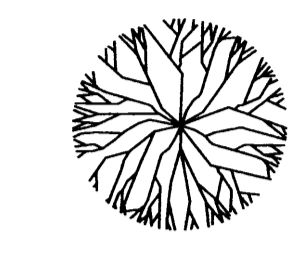
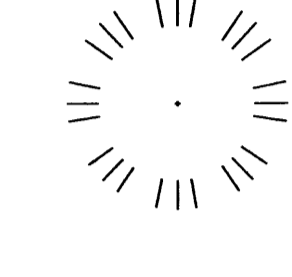
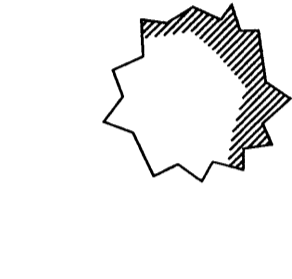
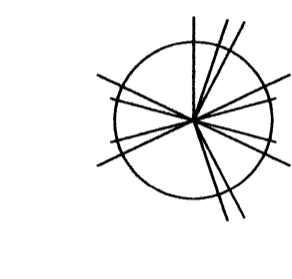
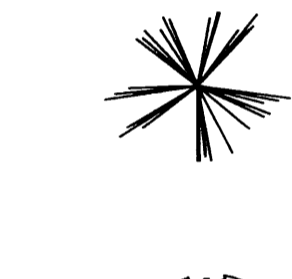

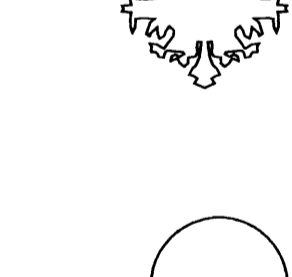
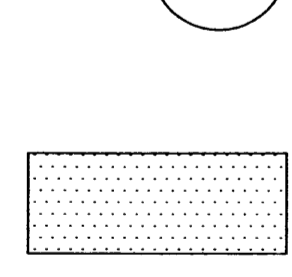
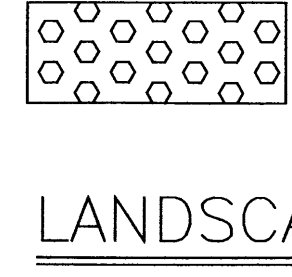
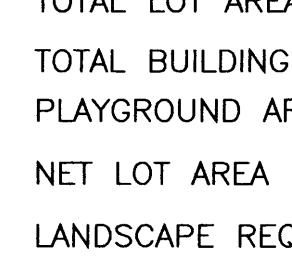
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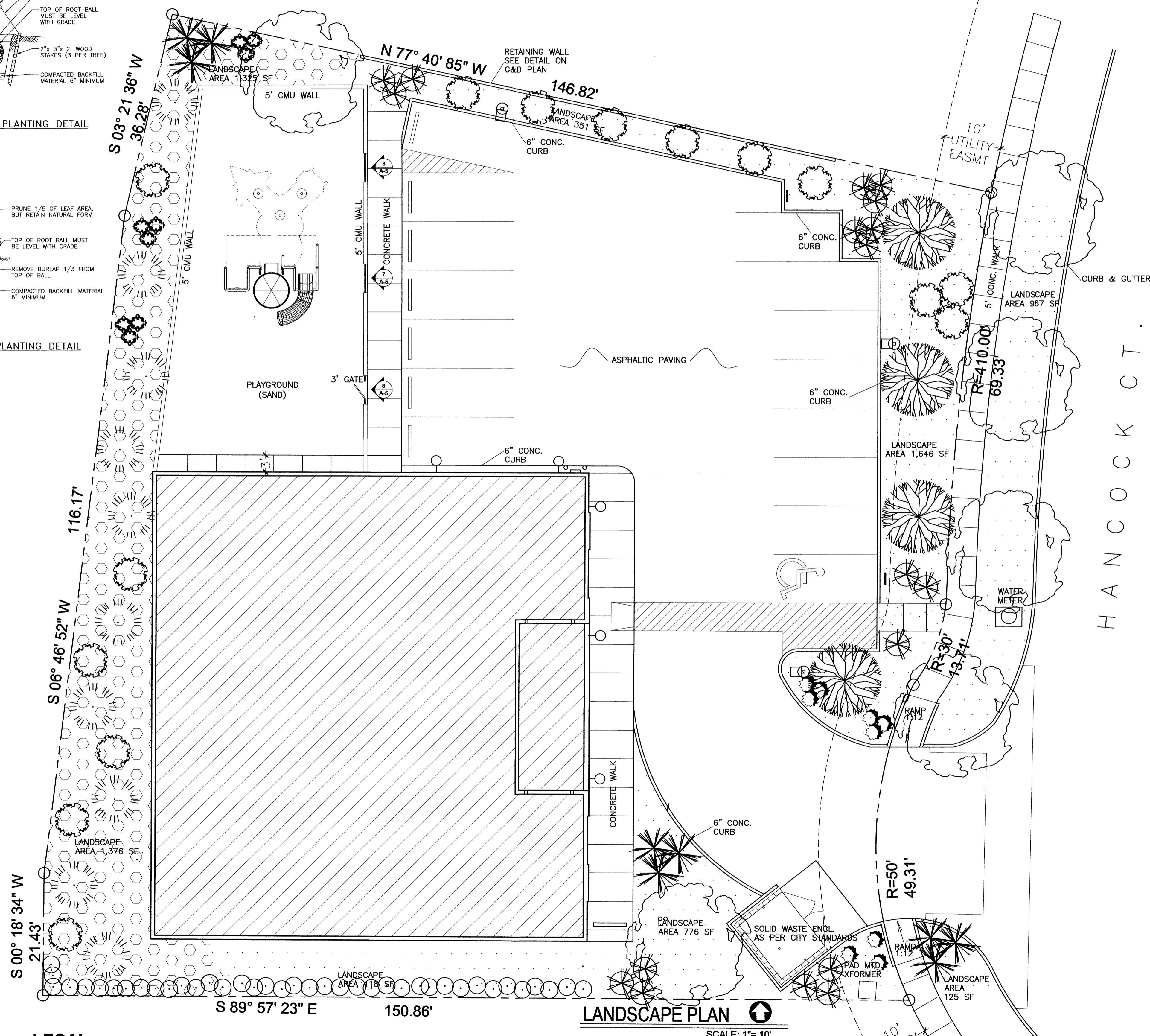
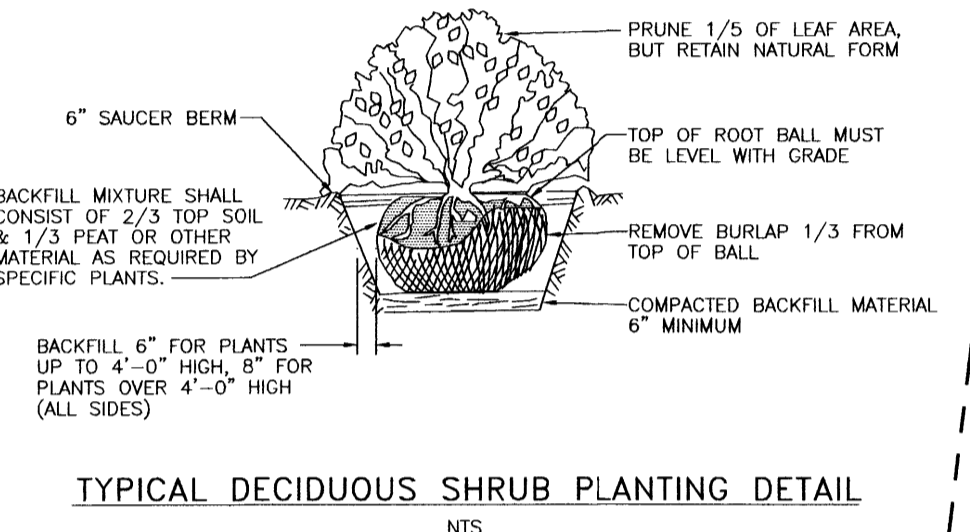
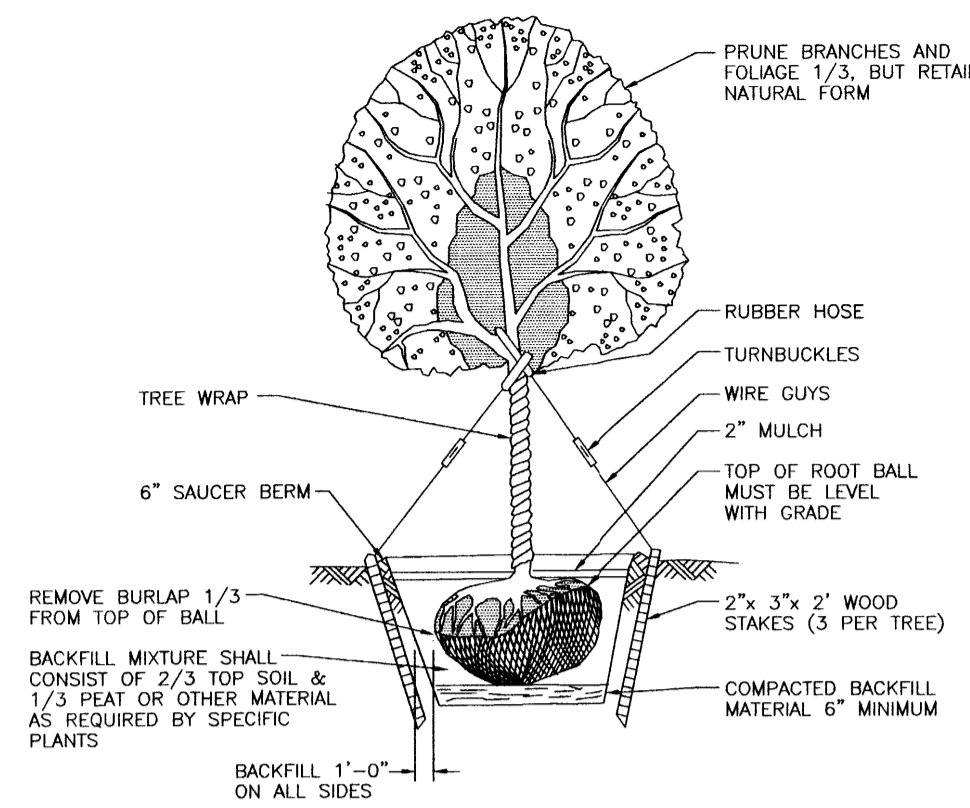
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A-3	REFLECTED CEILING PLAN</

PLANT LEGEND:

-  BERINDA ASH (M) 6
FRAXINUS SPP.
2" CAL.
-  REDBUD (M) 4
CERCIS SPP.
2" CAL.
-  AUSTRIAN PINE (M) 10
PINUS NIGRA
6"-8"
-  THREE LEAF SUMAC (M) 9
RHUS TRILOBATA
2 GAL. 4 SQ FT
-  RED YUCCA (L) 9
HESPERALOE PARVIFLORA
5 GAL. 9 SQ FT
-  SILVERBERRY (M) 9
ELAEAGNUS PUNGENS
5 GAL. 100 SQ FT
-  BUTTERFLY BUSH PURPLE (M) 10
BUDDLEJA DAVIDII
5 GAL. 100 SQ FT
-  UPRIGHT ROSEMARY (M) 9
ROSEMARINUS OFFICINALIS CULTIVARS
5 GAL. 9 SQ FT
-  REGAL MIST (L) 39
MUHLENBERGIA CAPILLARIS
5 GAL. 9 SQ FT
-  3/4" SANTA FE BROWN (MIN DEPTH OF 3") W/ FILTER FABRIC
-  4-8" SANTA ANA TAN COBBLE W/ FILTER FABRIC

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	0.034 AC. 23,238 SQUARE FEET
TOTAL BUILDING AREA	6,232 SQUARE FEET
PLAYGROUND AREA	2,254 SQUARE FEET
NET LOT AREA	14,752 SQUARE FEET
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	2,213 SQUARE FEET
TOTAL LANDSCAPING PROVIDED	6,984 SQUARE FEET
GROUND COVER REQUIREMENT	75%



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.

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

STREET TREE REQUIREMENTS
 STREET TREE REQUIRED UNDER THE CITY OF ALBUQUERQUE
 STREET TREE ORDINANCE ARE AS FOLLOWS:
 HANCOCK CT.
 REQUIRED# 4 PROVIDED# 4

IRRIGATION NOTES
 IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE 2 (1.0) GPH GRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
 RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.
 POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.
 IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.
 IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 DRIP IRRIGATION MUST COMPLY WITH CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE.
 PARKWAY TREES SHALL BE CONNECTED TO COMMON AREA IRRIGATION SYSTEM. CONTRACTOR TO COORDINATE CONNECTION WITH JOURNAL CENTER CORPORATION.

LANDSCAPE NOTES
 LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.
 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION OF FROM WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
 PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.
 NO PARKING SPACE SHALL BE GREATER THAN 100' FROM THE TRUNK OF A PARKING LOT TREE IAW LANDSCAPE ORDINANCE.
 ALL ROCK MULCH SHALL HAVE A MIN DEPTH OF 3"

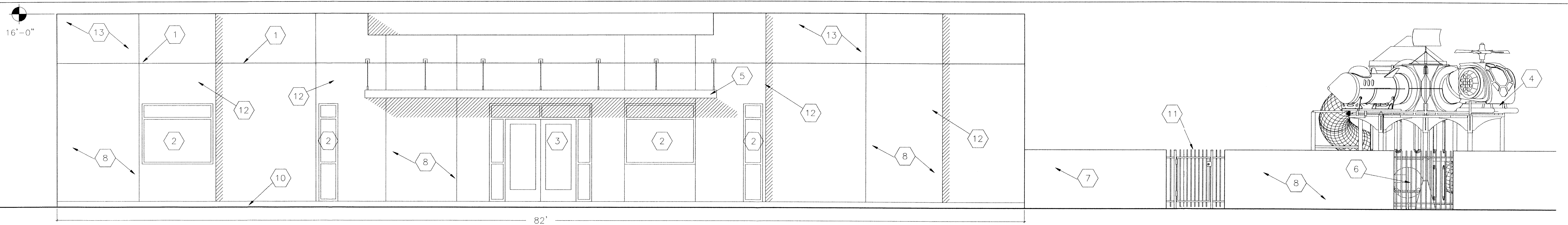
REVISIONS:

LIL' SQUIRRELS PRE-SCHOOL	DATE: 9/10/07
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gaa GARLAN BRYAN ARCHITECT
 2403 SAN MATEO BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO

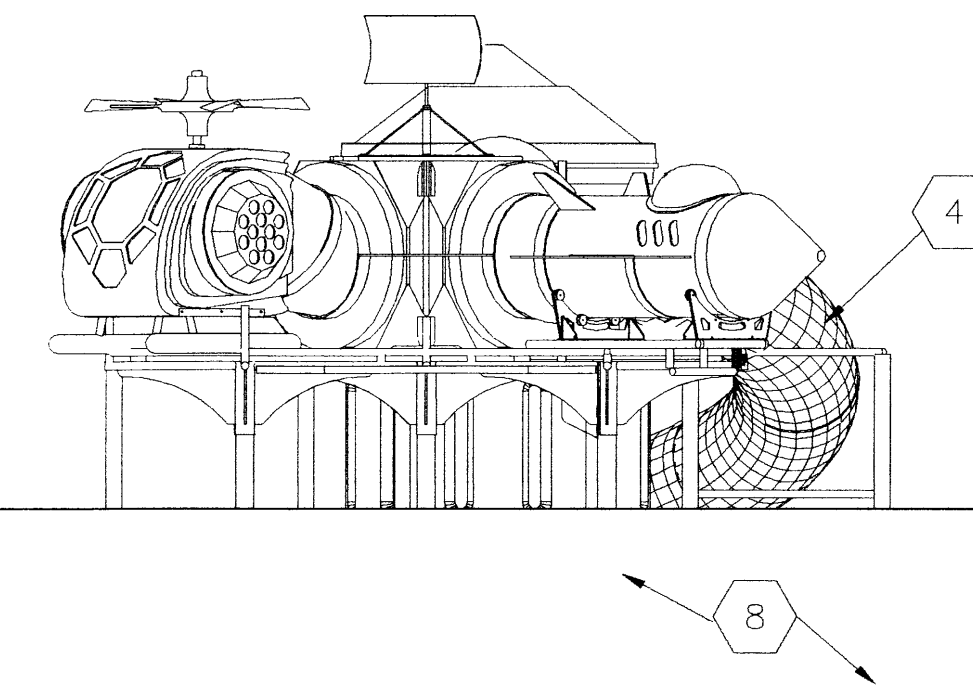
L-1 LANDSCAPE PLAN

STATE OF NEW MEXICO
 GARLAN D. BRYAN
 No. 144
 REGISTERED ARCHITECT



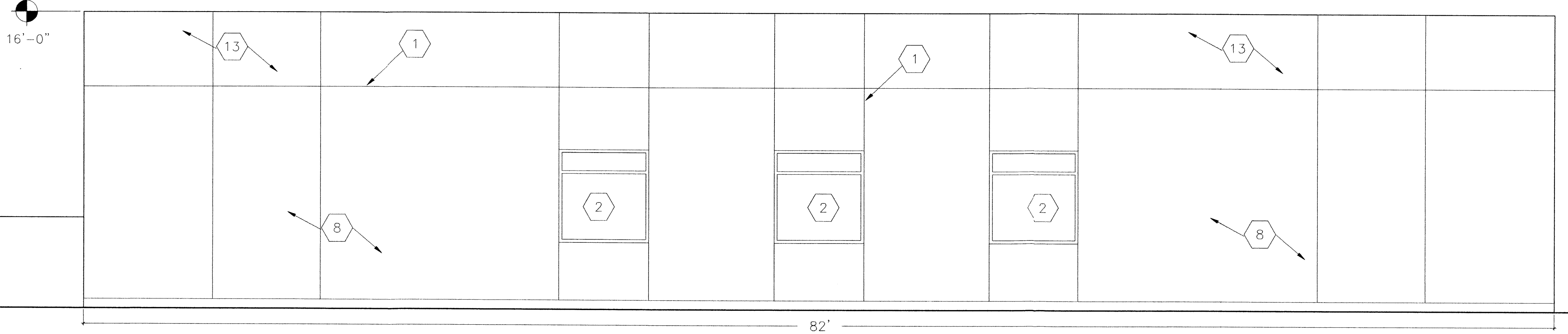
EAST ELEVATION

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



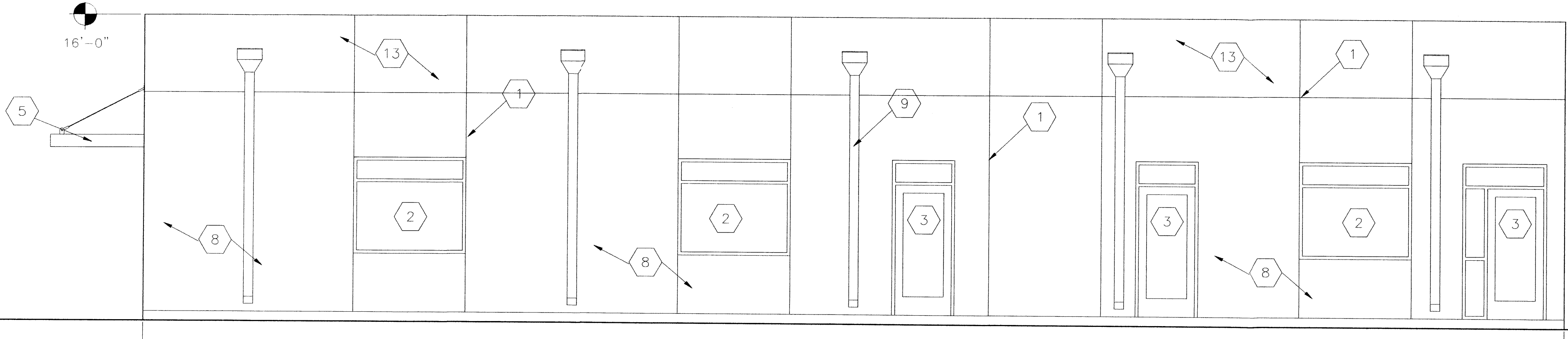
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION


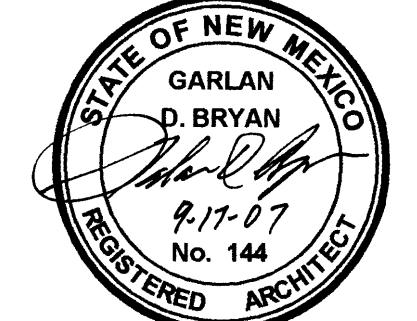
SCALE: 1/4"= 1'-0"

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 "BALLPOINT BLUE"
- 6 STEEL FENCING, SEE DETAIL ON SHEET A-5. COLOR SHALL BE "BALLPOINT 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 "BALLPOINT BLUE"
- 10 CONCRETE WALK
- 11 3' GATE FOR EMERGENCY EGRESS COLOR "BALLPOINT BLUE"
- 12 3' FOAM ACCENT BUMPOUT
- 13 STUCCO FINISH, EL REY PF825 "RIO BRAVO"

NOTE:

- ALL WINDOW AND DOOR FRAMES, AWNING AND DOWN SPOUTS TO BE "BALLPOINT 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".

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 GARLAN BRYAN, ARCHITECT 2403 SAN MATEO BLVD. N.E. ALBUQUERQUE, NEW MEXICO	
A-4	ELEVATIONS

