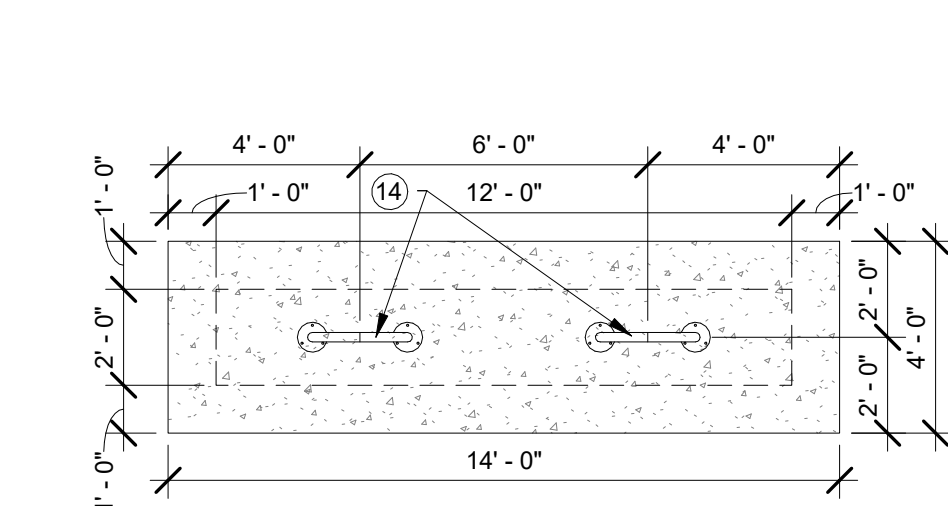
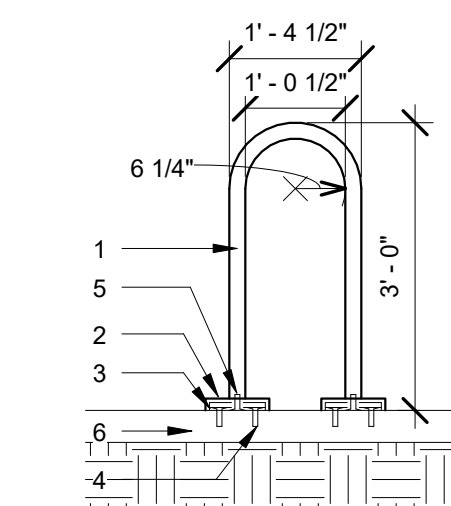


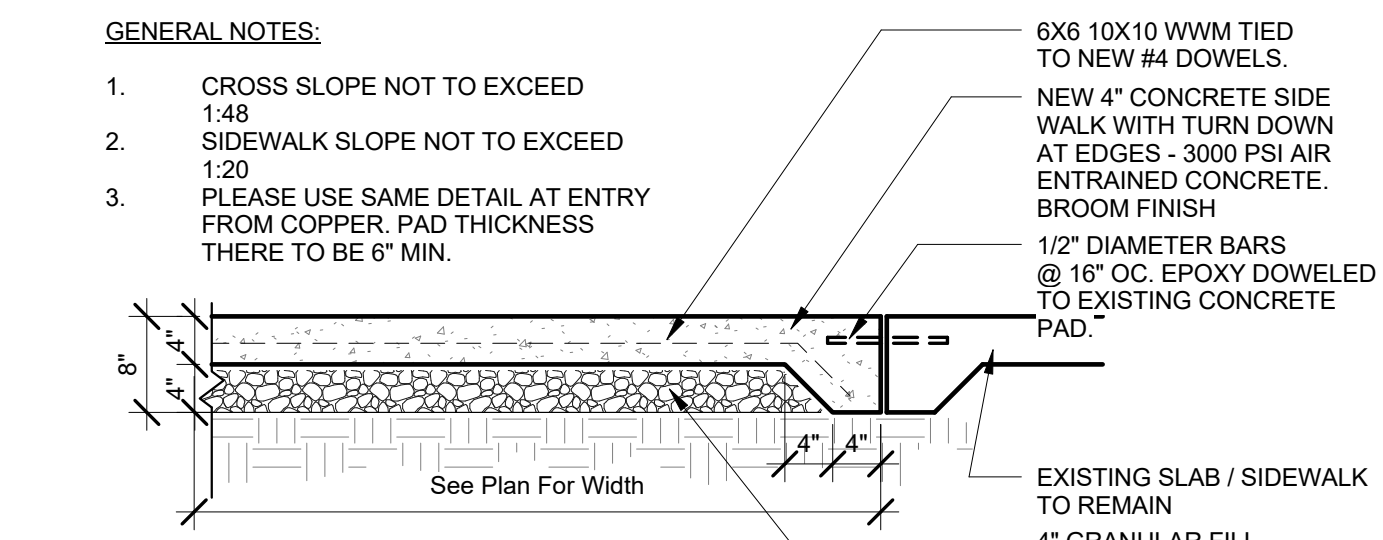
1 TCL - Site Plan
1" = 10'-0"



2 Bike Rack Plan Detail
1/4" = 1'-0"



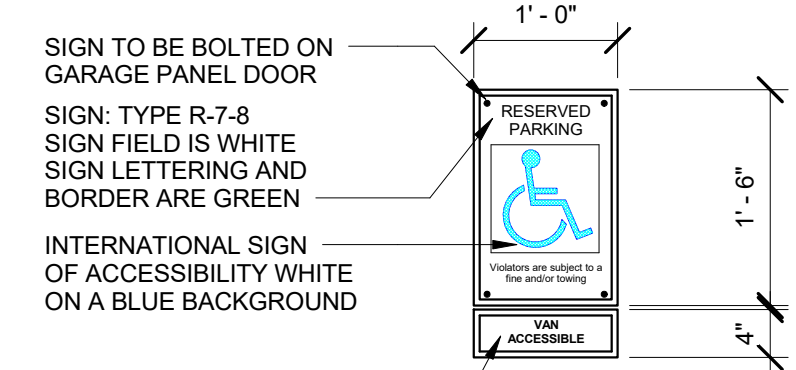
3 Bike Rack Detail
1/2" = 1'-0"



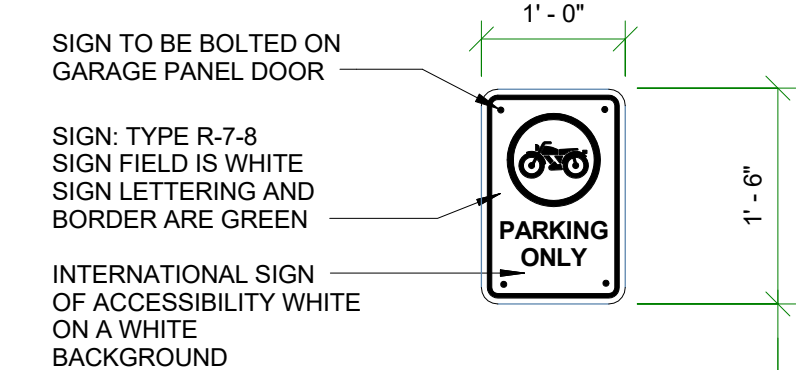
4 Concrete Side Walk Detail
3/4" = 1'-0"



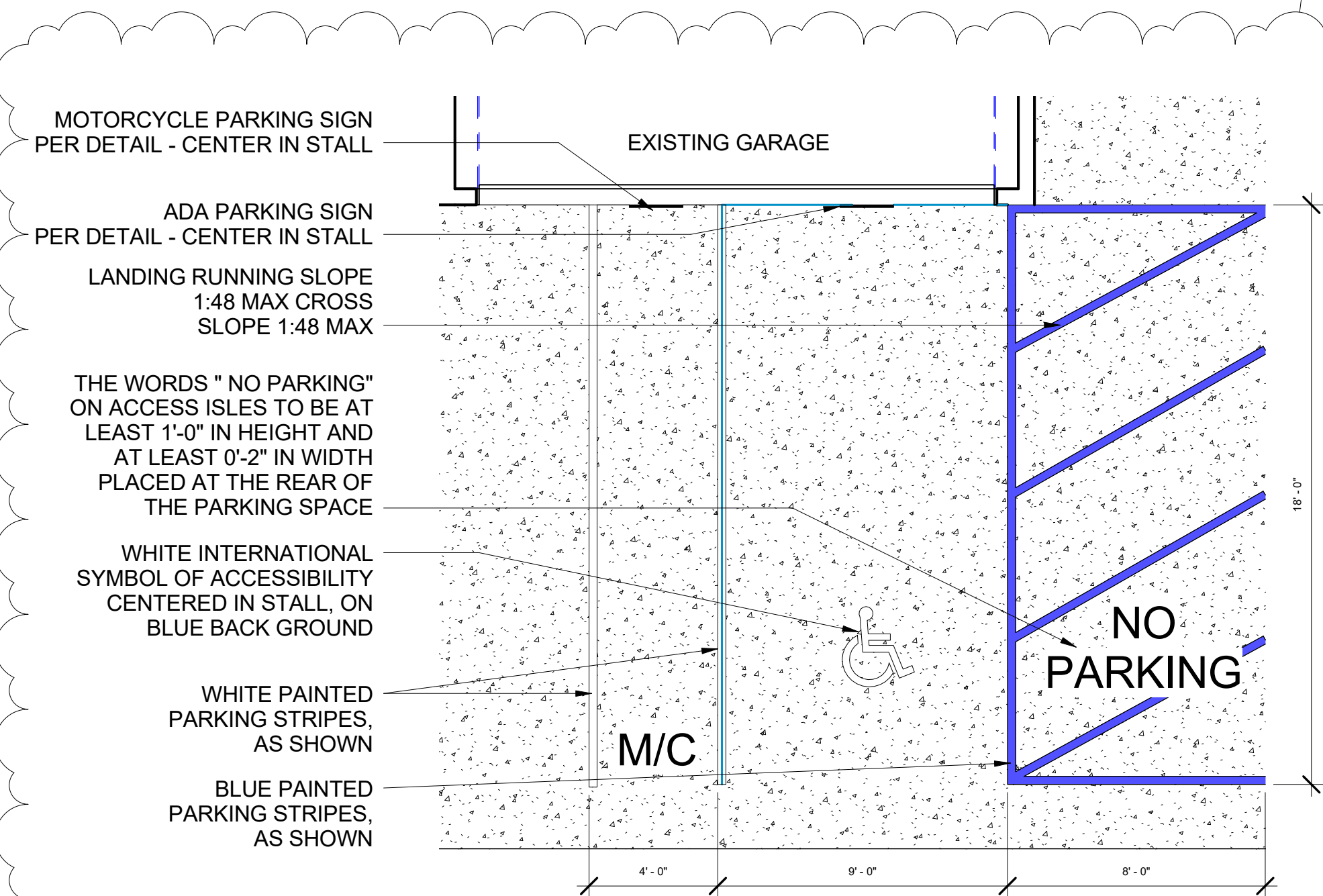
5 Handicap Parking Symbol
1/4" = 1'-0"



6 Handicap Parking Sign
3/4" = 1'-0"



7 Motor Cycle Parking Sign
3/4" = 1'-0"



8 ADA Parking Detail
1/4" = 1'-0"

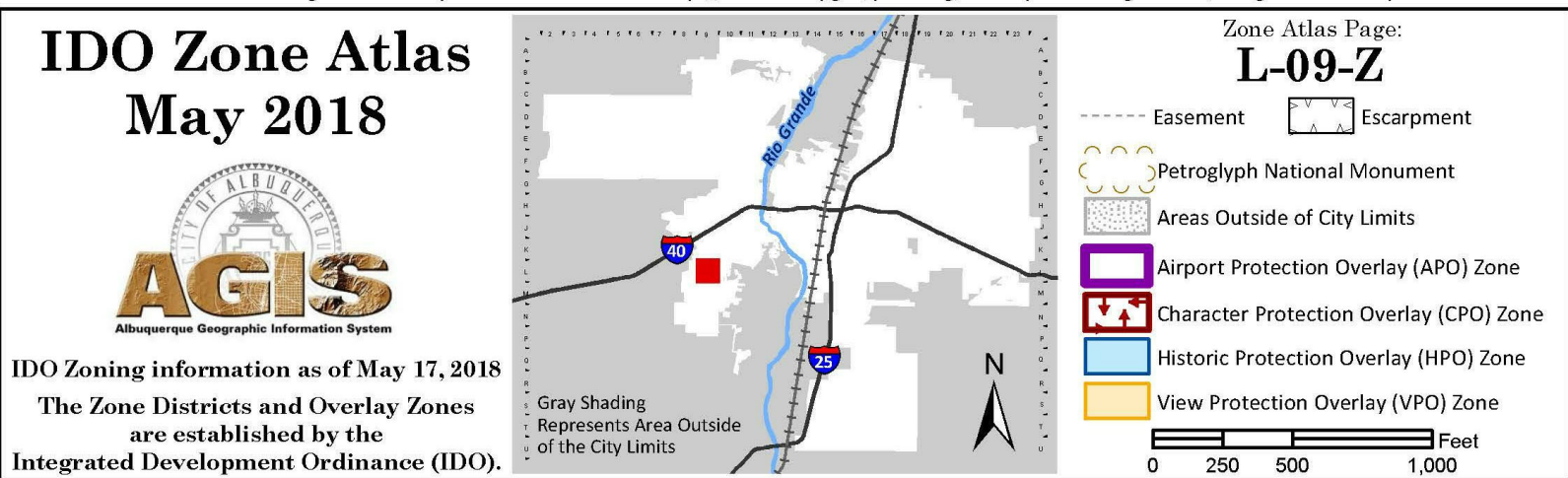
KEYED NOTES:

- EXISTING HOME TO REMAIN
- EXISTING DRIVEWAY TO REMAIN
- EXISTING CURB TO REMAIN
- EXISTING CONCRETE PAD TO REMAIN
- MAIN ENTRY OF EXISTING HOME
- MAIN ENTRY OF DAYCAR
- NEW METAL GATE
- EXISTING CMU FENCE WALL TO REMAIN
- EXISTING ELECTRICAL METER TO REMAIN
- EXISTING XEROSCAPE AREA TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING LANDSCAPE BUFFER TO REMAIN
- NEW ADA PARKING STALL
- SEE DETAIL (8)
- ADA PARKING SIGN TO BE BOLTED ONTO GARAGE DOOR. - SEE DETAIL (6)
- ADA PATHWAY FROM ADA PARKING AISLE INTO DAYCARE ENTRANCE TO BE ZERO STEP WITH 1/2" MAX TRANSITION INTO THE BUILDING.
- NEW 5'-0" WIDE CONCRETE SIDEWALK
- MOTORCYCLE PARKING SPACE. PARKING STALL TO BE 4'X8' MINIMUM IN ITS DIMENSIONS
- SEE DETAIL (8)
- MOTORCYCLE PARKING SIGN
- SEE DETAIL (7)
- METAL BIKE RACK LOOP ANCHORED TO CONCRETE
- SEE DETAILS (2) & (3)
- EXISTING FIRE HYDRANT @ 130' SOUTHEAST OF PROPERTY

TRAFFIC CIRCULATION LAYOUT APPROVED

Curtis A. Cherna 2-29-24
Signed Date

ZONE ATLAS



- GENERAL NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2015, UPC 2015, NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
 - ALL UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
 - ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.

DESIGN CRITERIA

A. ZONING DESIGN CRITERIA	
1. LEGAL DESCRIPTION.....	UPC: 100905639316342215 LT 25-PI. PLAT FOR SAN YGNACIO PLACE CONT .1205 AC LOT: 25-PI BLOCK: 0000 SUBD: SAN YGNACIO PLACE PIN: ABQ174840
2. ZONING CLASSIFICATION.....	R-1B SINGLE-FAMILY (MED LOT)
3. PERMITTED AND ACTUAL USE.....	BUSINESS
4. PREVIOUS USE.....	R-1B
B. ARCHITECTURAL DESIGN CRITERIA	
1. NEW OCCUPANCY GROUP.....	E
2. CONSTRUCTION TYPE.....	VB - NON SPRINKLED
3. FLOOR AREAS DAYCARE AREA.....	605 GROSS SF
4. OCCUPANCY LOAD	
DAY CARE 35 NET: 481 SF / 35 NET	= 13.7 PEOPLE
TOTAL OCCUPANCY	= 14 PEOPLE

PLUMBING FIXTURE COUNT:
CODE REQUIRED:

WATER CLOSETS: 1/50
35 PEOPLE/ 50 = 1 WATER CLOSET (1MALE & 1FEMALE)
LAVATORIES: 1/50
35 PEOPLE/ 50 = 1 LAVATORY (1MALE & 1 FEMALE)
1/100 DRINKING FOUNTAIN
35 PEOPLE / 100 = 1 DRINKING FOUNTAIN
1 SERVICE SINK

2902.2 Separate Facilities
Exception 4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.

IBC - 2902.6 SMALL OCCUPANCIES -
- 15 OR FEWER SHALL NOT BE REQUIRED DRINKING FOUNTAINS.

PROVIDED FIXTURES:
WATER CLOSETS: 1
LAVATORIES: 1
1 SERVICE SINK

PARKING CALCULATION:
1 SPACE REQ. PER 400 GROSS SF PER TABLE 5-5-1 OF IDO

DAYCARE: 481 SF / 400 SF	= 2 SPACES REQUIRED
ON STREET STANDARD SPACES PROVIDED	= 1 SPACES
NEW ADA PARKING SPACES PROVIDED	= 1 SPACES = 2 SPACES PROVIDED
MOTORCYCLE PARKING REQ. MOTORCYCLE PARKING PROV.	= 1 SPACE REQUIRED = 1 SPACE PROVIDED
BICYCLE PARKING PER IDO TABLE 5-5-5 = 3 SPACES REQUIRED	= 4 SPACES PROVIDED

easy as pie



JEEBS & ZUZU, LLC.

**Architecture
Construction
Design-Build**

5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318

job no:	24-004
drawn:	IG
checked:	J&Z
date:	Feb. 22, 2024

IG 2/29/2024

Nana's Playhouse Daycare

8801 Tunnabora Ave SW, 87121
ABQ, NM

sheet no: **TCL**