



SITE INFORMATION

APN Number: 140-29-510-020 & 022
 Jurisdiction: City of Las Vegas
 Zoning Type: C-2
 Total Site Area: 40,362 Sq. Ft. = 0.93 Acre

BUILDING AREA:

CHILDREN'S CENTER:	7,371 S.F.
FUTURE BUILDING AREA:	1,702 S.F.
TOTAL:	9,073 S.F.

Lot Coverage: 22.5%

PLAYGROUND AREA: 5,159 S.F.

PARKING CALCULATIONS:

Required:	
Daycare: (1/10 Kids + 1/1 Staff)	123/10 + 8 = 21
Retail: (1 per 175 S.F.)	10
Required Total:	31

Provided:

Regular Parking:	23
Compact Parking: (22% of Total Required)	7
Van Accessible/High-Ceiling Parking:	1
Handicap Parking:	1
Provided Total:	32

BUILDING SETBACKS:

North:	73'
South:	10'
West:	10'
East:	21.7'

Trash Enclosure: 1

- SITE PLAN GENERAL NOTES:**
- ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS THEREON BEFORE COMMENCING THE WORK. REPORT ANY DISCREPANCIES AND / OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING.
 - PRIOR TO PROCEEDING WITH ROUGH GRADING, CONTRACTOR TO COORDINATE TOP OF FRESH GRADE AT PERIMETER OF THE BUILDING AND ADJOINING AREAS WITH BUILDING DRAWINGS PREPARED BY EACH BUILDING ARCHITECT. CONTRAST POSITIVE DRAINAGE IN ALL A.C. PAVING AREAS PRIOR TO INSTALLING FINISH SURFACE. REPORT ANY DISCREPANCIES IMMEDIATELY TO NADEL ARCHITECTS, INC.
 - ALL PRESENT AND FUTURE BUILDING PADS TO BE ROUGH GRADED AND COMPACTED PER THE SOILS REPORT.
 - CONTRACTOR TO PROVIDE SOIL PREPARATION AND COMPACTOR UNDER ALL BUILDING FOUNDATIONS IN ACCORDANCE TO THE SOILS REPORT. CONTRACTOR TO OBTAIN THE LATEST FOUNDATION DRAWINGS FROM THE BUILDING CONTRACTOR OR ARCHITECT AND COMPLETE ACCORDINGLY.
 - FOR EXTENT OF OFF-SITE WORK, REFER TO CIVIL DRAWINGS.
 - REFER TO CIVIL DRAWINGS FOR SITE DIMENSIONS AND INFORMATION. (HOURLY CONTROL PLAN)
 - ALL SITE UTILITIES TO BE STUBBED TO 5'-0" FROM BUILDING WALLS AND 7'-0" INSIDE REDWOOD HEADERS (AT PAD LOCATIONS), TYPICAL, UNLESS OTHERWISE NOTED.
 - PROVIDE PIPE GUARDS AT ABOVE GROUND UTILITY EQUIPMENT AS REQUIRED BY UTILITY AND GOVERNING AGENCIES. VERIFY EXACT NUMBER, TYPE AND LOCATION WITH UTILITY COMPANIES PRIOR TO BID AND INCLUDE ALL COST IN BID.
 - ALL CONSTRUCTION VEHICLES SHALL BE EQUIPPED WITH THE MOST MODERN HOSE SHREERS AVAILABLE AND ALL ENGINES SHALL BE KEPT PROPERLY TUNED.
 - GENERAL CONTRACTOR TO PROVIDE EFFECTIVE MEANS OF DUST CONTROL FOR THE SITE, SO AS NOT TO CREATE UNFAVORABLE CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION AND MEET THE REQUIREMENTS OF LOCAL GOVTS AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION.
 - WHEN CIVIL ENGINEERS, ARCHITECTS, CITY AND / OR COUNTY STANDARDS DIFFER, THE MORE RESTRICTIVE SHALL PREVAIL.
 - GENERAL CONTRACTOR SHALL VERIFY AND PROVIDE IN BID, ALL "TIE LINE" REQUIREMENTS (SIGNS, LETTERS, PAINTING, ETC.) AS REQUIRED BY THE FIRE DEPARTMENT.
 - PROVIDE PEDESTRIAN OR VEHICULAR PROTECTION (BARRICADES, TEMPORARY GUARD RAIL, AND CANOPIES NECESSARY FOR PEDESTRIAN AND VEHICULAR SAFETY AS REQUIRED BY THE LOCAL AUTHORITIES).

Quabase
 ARCHITECT, LTD.
 7445 SUPERBLISS STREET
 LAS VEGAS, NEVADA 89129
 TEL: 702.444.2311
 FAX: 702.444.2379

SWEET PEA LEARNING CENTER & RETAIL BUILDING
 Daycare Bldg. Address: 1567 N. Nellis Blvd.
 Retail Bldg. Address: 1575 N. Nellis Blvd.
 Las Vegas, Nevada 89110

DATE: 11/8/06
 CHECKED BY: KS
 PROJECT NUMBER: 2005-228
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: A-1.0

EOT-26820
03-19-08 CC

1 SITE PLAN
 SCALE: 1/16" = 1'-0"

RECEIVED
 FEB 08 2008