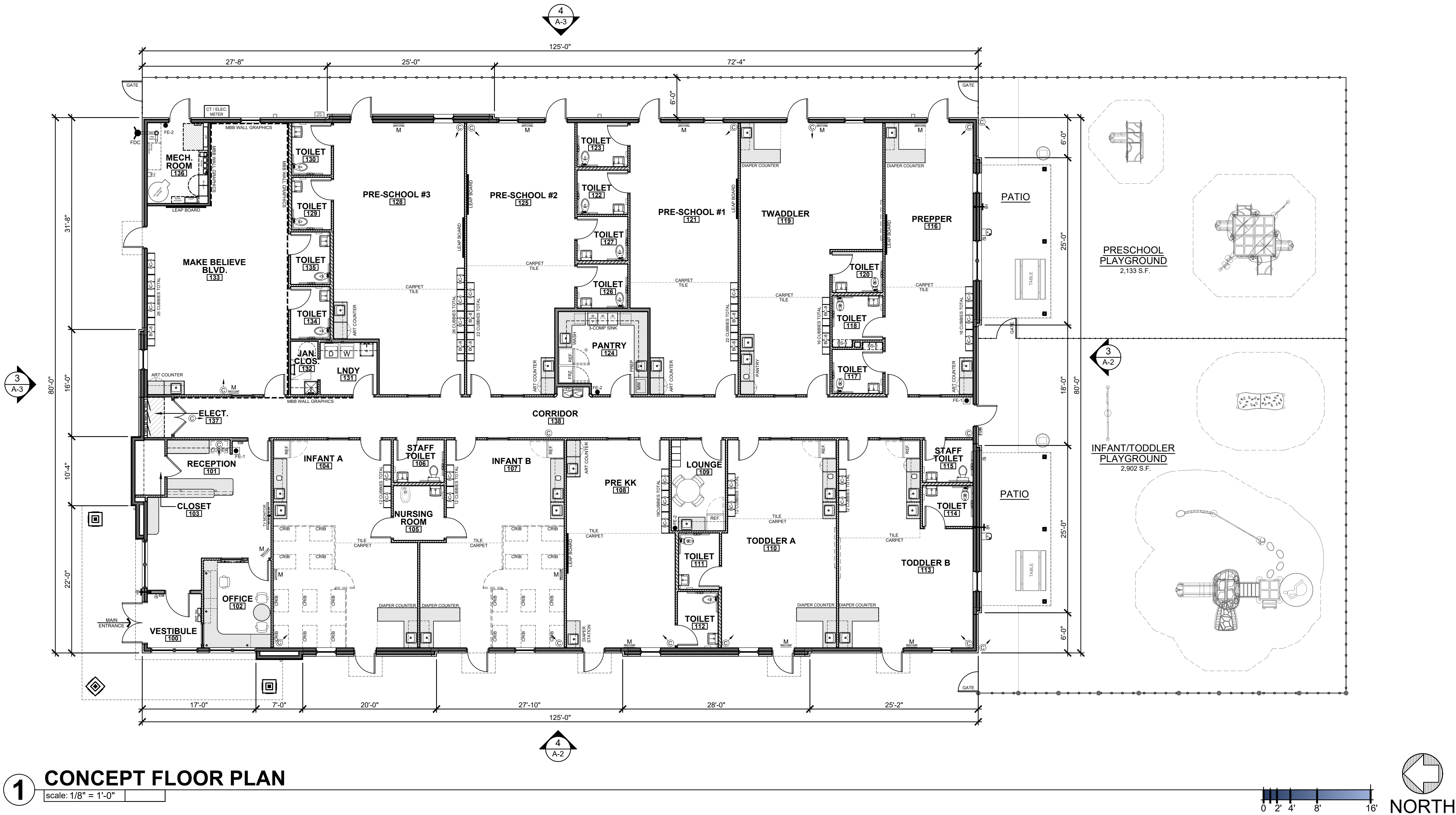


LICENSING CALCULATIONS									
THE LEARNING EXPERIENCE - FALCON, CO (BENT GRASS)									
ROOM NUMBER	ROOM NAME	AGE GROUP	NO. OF CHILDREN	NO. OF TEACHERS	TEACHER RATIO	STATE REQ'D S.F. (30 S.F. PER CHILD)	NET S.F. *	ACTUAL S.F.	RATIO CHILD PER S.F.
104	INFANT A	6 W. - 11 MO.	10	2	1/5	540	544	605	1/54
107	INFANT B	6 W. - 11 MO.	10	2	1/5	540	544	605	1/54
110	TODDLER A	12-18 MO.	10	2	1/5	450	455	516	1/45
113	TODDLER B	18-24 MO.	10	2	1/5	450	454	515	1/45
119	TWADDLER	24-30 MO.	14	2	1/7	630	635	689	1/45
116	PREPPER	30-36 MO.	16	2	1/8	480	483	530	1/30
121	PRESCHOOL #1	3-4 YRS.	20	2	1/10	600	602	613	1/30
125	PRESCHOOL #2	3-4 YRS.	20	2	1/10	600	602	613	1/30
128	PRESCHOOL #3	4-5 YRS.	24	2	1/12	720	723	734	1/30
108	PRE K-K	5-6 YRS.	15	1	1/15	450	453	488	1/30
133	MAKE BELIEVE BLVD. / PRE #4	VARIES	24	2	VARIES	720	724	735	1/30
	RECEPTION / OFFICE	ADMIN. STAFF	-	2	-	-	-	-	-
	TOTALS:	-	173	23	-	6180	6219	6643	-
			TOTAL OCC:	196					
* CALCULATED LESS BUILT-IN ITEMS						ART COUNTER = 11 S.F.			
- GROSS FLOOR AREA = 10,000 S.F.						PANTRY = INFANT / TODDLER (25 S.F.) / TWADDLER (18 S.F.)			
- PLAYGROUND AREA = 5,035 S.F.						DIAPER STATION = 36 S.F.			
33% OF 173 = 57 CHILDREN						DIAPER STATION = 8 S.F. (PRE-K)			
57 X 75 S.F. / CHILD = 4,275 SQ.FT. MINIMUM REQUIRED.									



GENERAL CONTRACTOR SHALL FURNISH AND DIRECT THE WORK UNDER THE CONTRACTOR'S BEST AND TRUEST AND FIDELITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT.

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11659 BENT GRASS
MARKET VW
FALCON, CO 80831
TLE SITE ID: TCO0058

BDG

BODUCH DESIGN GROUP

4449 South Alameda Street
Fronton, CO 80445
www.bdgllc.com

A VISION. ENLIGHTENED.

11659 BENT GRASS
MARKET VW
FALCON, CO 80831
TLE SITE ID: TCO0058

THE LEARNING EXPERIENCE

Academy of Early Education

26.015
PROJECT NUMBER
BDG
DRAWN BY
SAB
APPROVED BY

PRELIMINARY
NOT FOR
BIDDING OR
CONSTRUCTION

FLOOR PLAN

A-1

0 2' 4' 8' 16'

NORTH

SCHEMATIC DESIGN - 08.14.2026