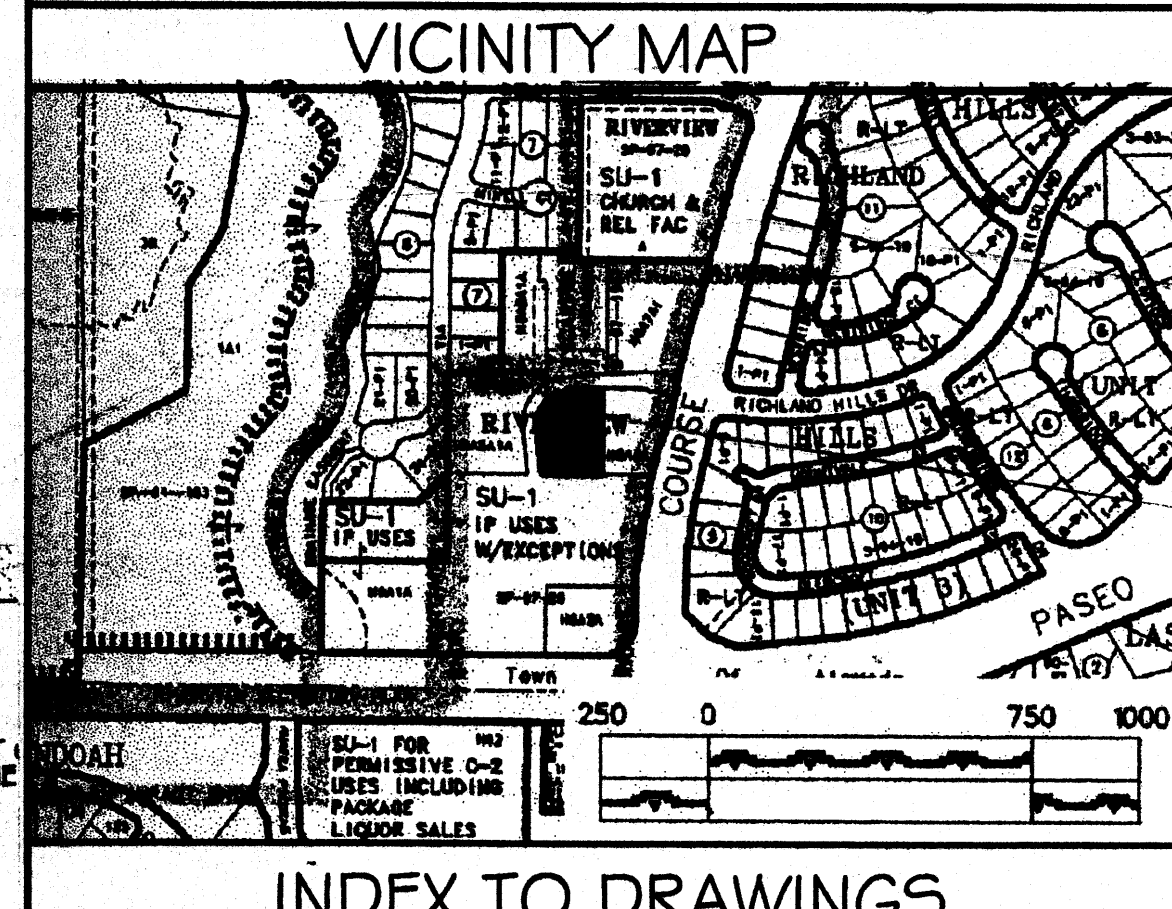


PROJECT NUMBER 1004821  
APPLICATION NUMBER 06028-00204  
THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 3/13/06 AND THE FINDINGS AND CONDITIONS IN THE OPTICAL NOTIFICATION OF DECISION ARE SATISFIED.  
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

Christina Dandora  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
DATE 6-22-06  
WATER UTILITY DEVELOPMENT  
DATE 6-14-06  
Christina Dandora  
Parks & Recreation Department  
DATE 6/14/06  
Bobby S. Byrum  
CITY ENGINEER  
DATE 6/14/06  
N/A  
ENVIRONMENTAL HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH IF NECESSARY  
DATE  
Andrew Amuse  
SOLID WASTE MANAGEMENT  
DATE 6/23/06  
Andrew Amuse  
DRB CHAIRPERSON, PLANNING DEPARTMENT  
DATE 6/23/06

PROJECT DATA	
OWNER:	SHAUN HWANG 8201 GOLF COURSE ROAD, NW, C-3 ALBUQUERQUE, NEW MEXICO
PROJECT ADDRESS:	8611 GOLF COURSE RD. NW ALBUQUERQUE, NEW MEXICO
LEGAL DISCRPTION:	RIVERVIEW PARCEL H-6A4A ALBQ., NM
1. CONSTRUCTION TYPE:	V-B
2. SQUARE FOOTAGE:	HEATED 5,233 SF
3. OCCUPANCY GROUP:	B
4. OCCUPANT LOAD:	BUSINESS 41 OCCUPANTS
5. ALLOWABLE AREA:	9,200 SF.
6. EXITING REQUIREMENTS:	MIN EXIT WIDTH: (55 (OCCUPANTS) X 0.0929) = 5.11 FT ACTUAL EXIT WIDTH: 15 FT NO. OF EXITS REQUIRED: TWO NO. OF EXITS PROVIDED: FOUR EXIT SEPARATION: NO
7. PLUMBING FIXTURES REQUIRED:	(21 WOMEN / 20 MEN) MEN: 1 LAV, 1 W.C. WOMEN: 1 LAV, 1 W.C.
8. FIRE SPRINKLERS:	NOT REQUIRED
9. PARKING CALCULATIONS:	PARKING REQUIREMENTS = 5 SPACES PER DOCTOR 2 DOCTORS = 10 SPACES STAFF = 10 SPACES PROVIDED = 24 SPACES
9. PHASES OF DEVELOPMENT:	SITE WILL BE DEVELOPED COMPLETELY



**INDEX TO DRAWINGS**

C1	SITE PLAN & VICINITY MAP
C1.2	VICINITY MAP & SITE DETAILS
C-2	GENERAL GRADING NOTES
C-3	GRADING AND DRAINAGE PLAN
L-1	LANDSCAPE PLAN

A-2.0 EXTERIOR ELEVATIONS

**AFD PLANS CHECKING OFFICE**  
824-3811  
**APPROVED**  
RC  
SIGNATURE & DATE

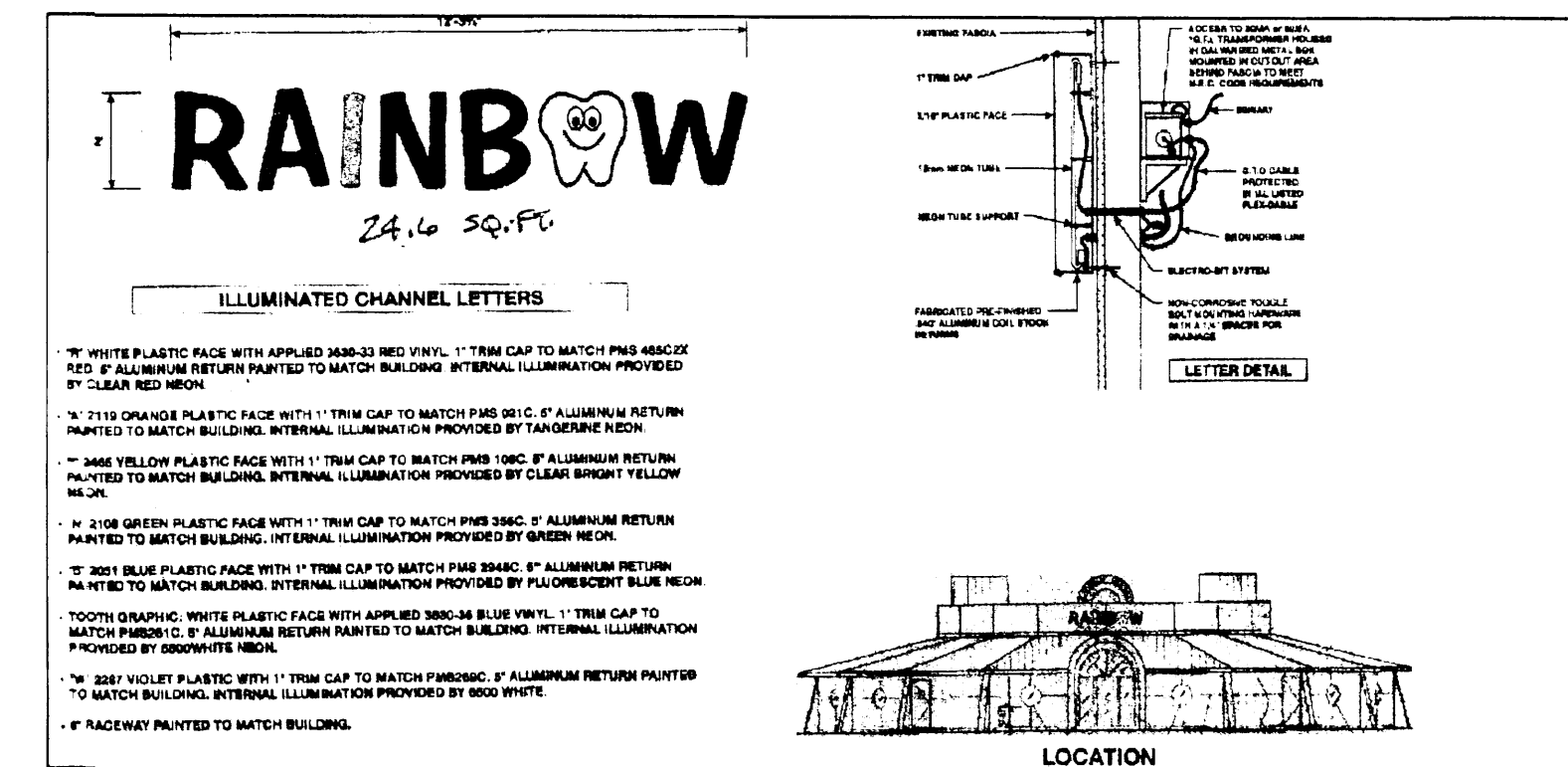
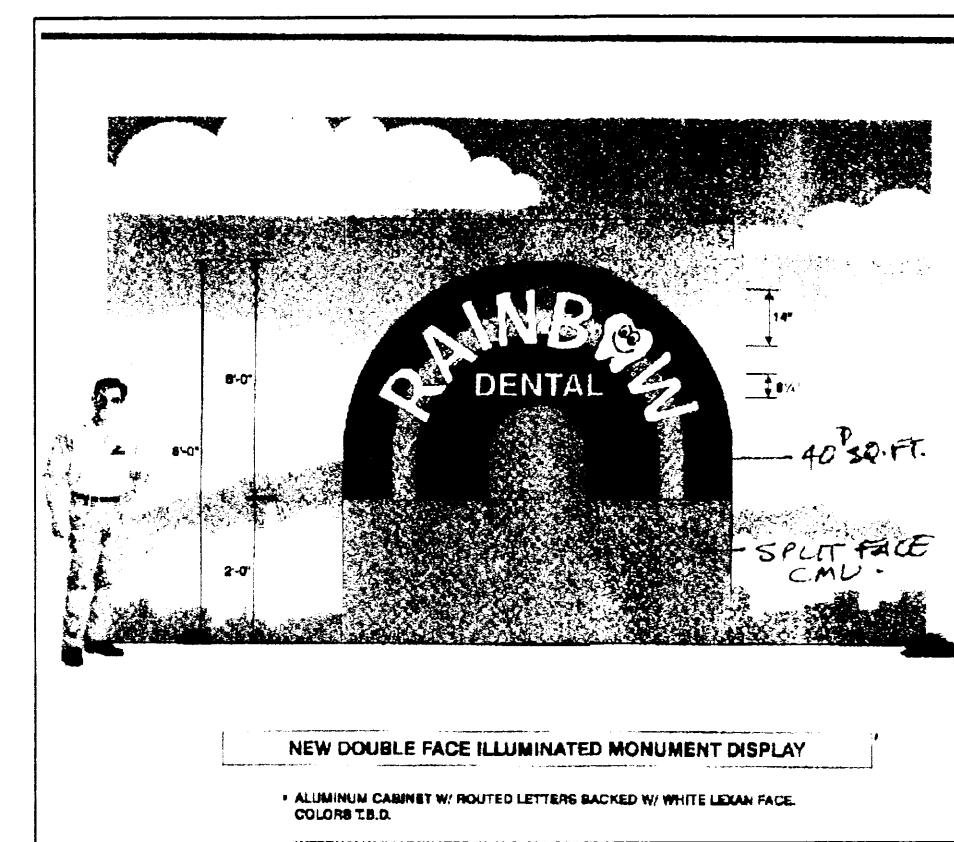
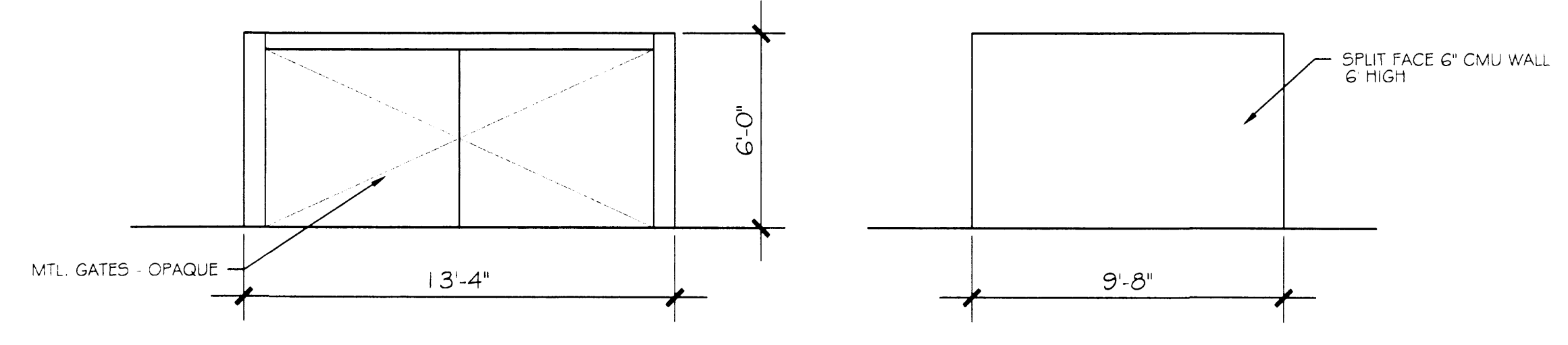
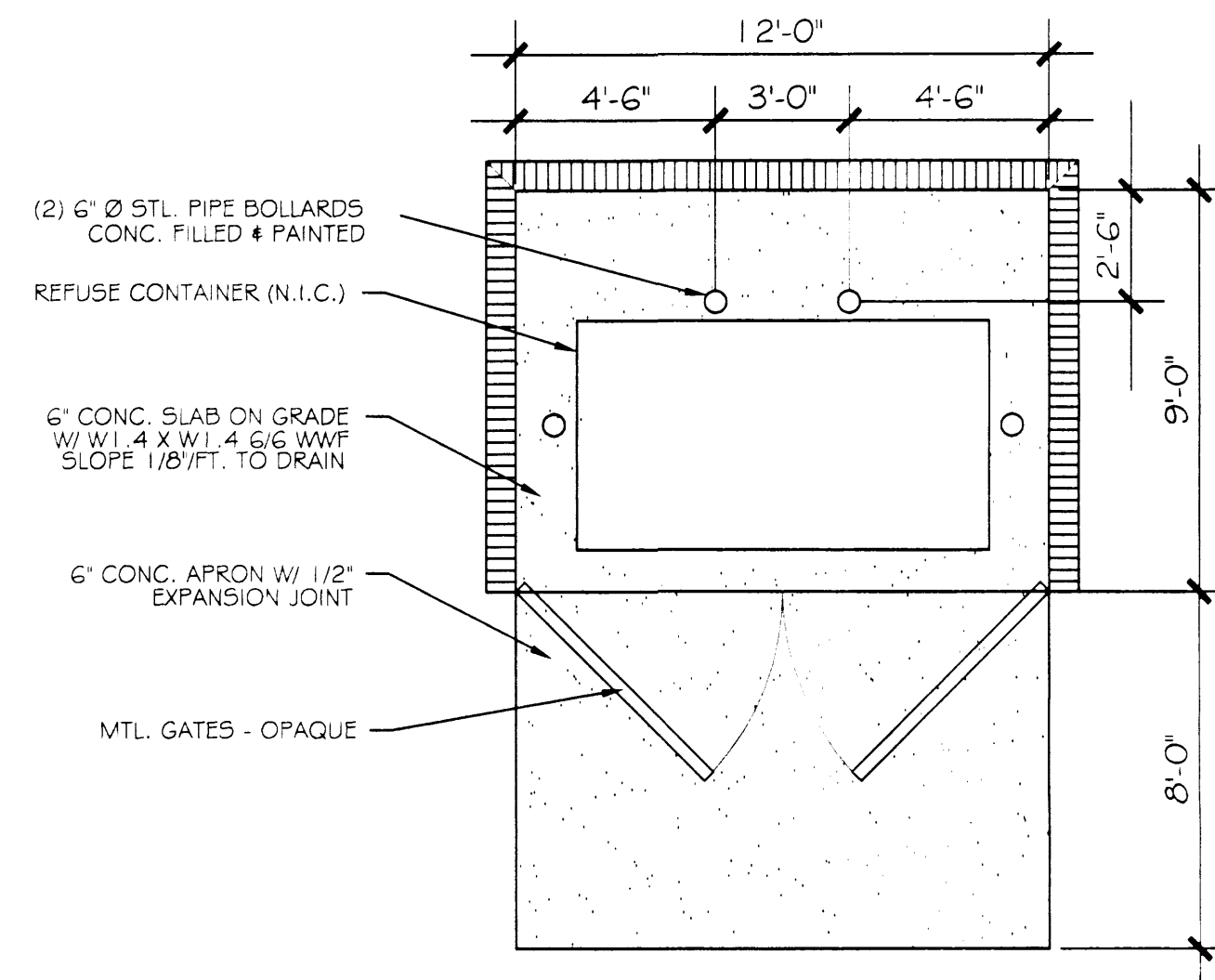
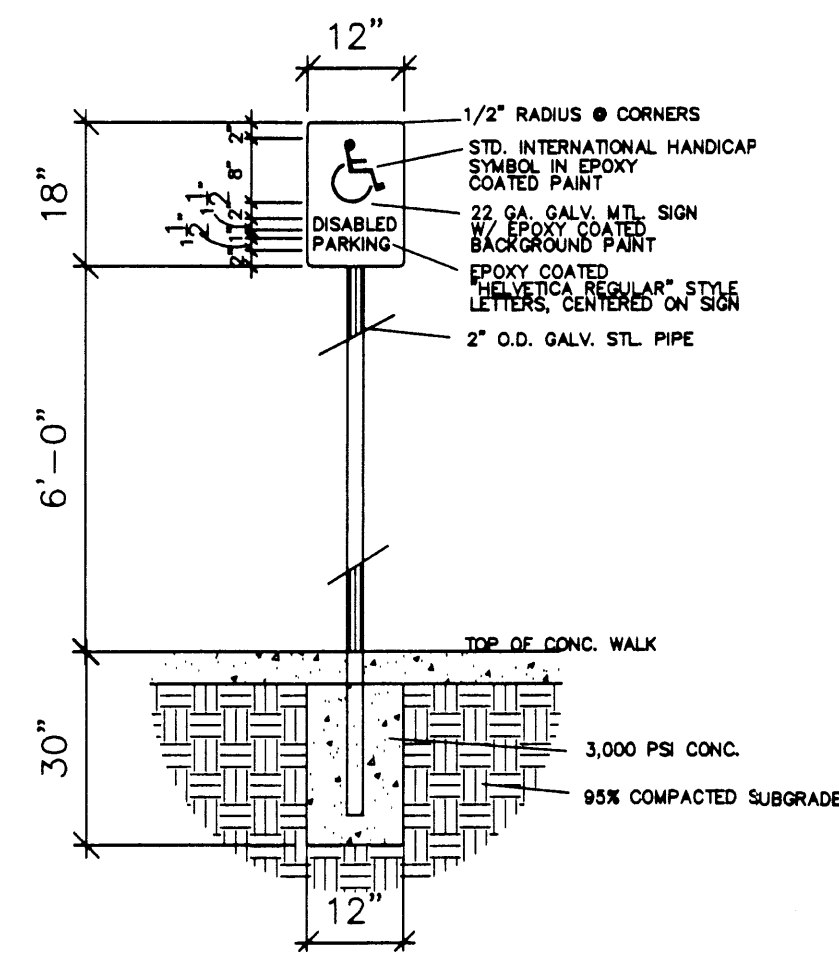
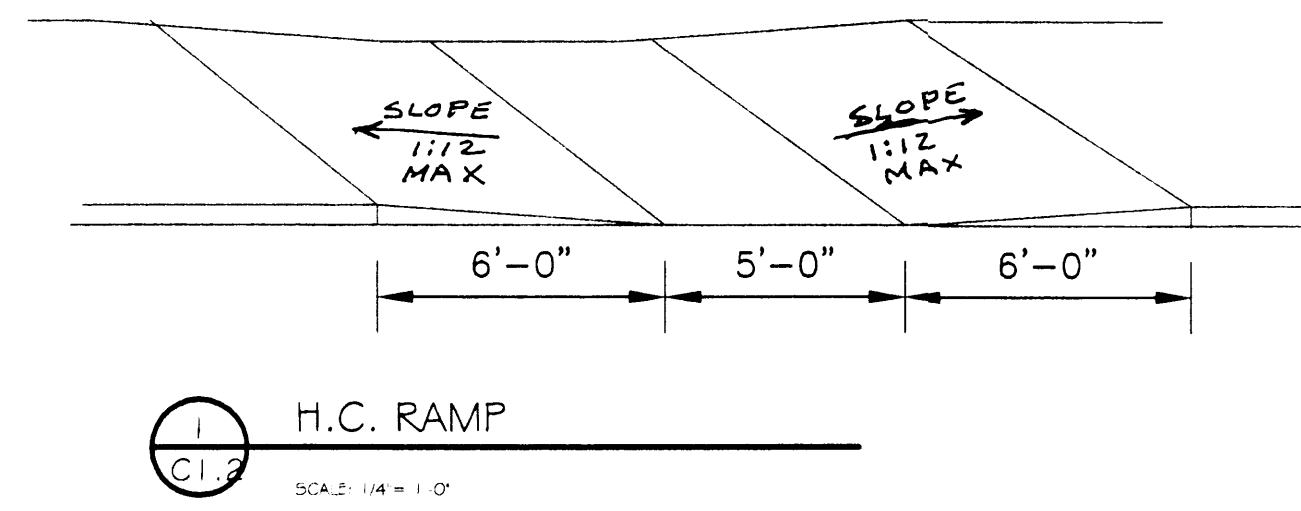
DR. SHAUN HWANG  
DENTAL OFFICE BUILDING  
ALBUQUERQUE, NEW MEXICO

DATE:  
3/13/06  
3/29/06  
REVISED  
4/7/06  
5/19/06  
6/5/06

SHEET NO.  
**C-1**  
DRB

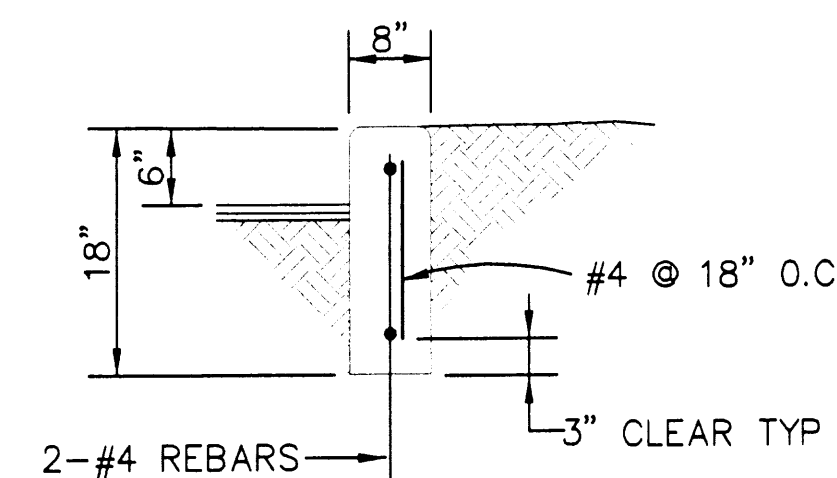
1004821  
1287001





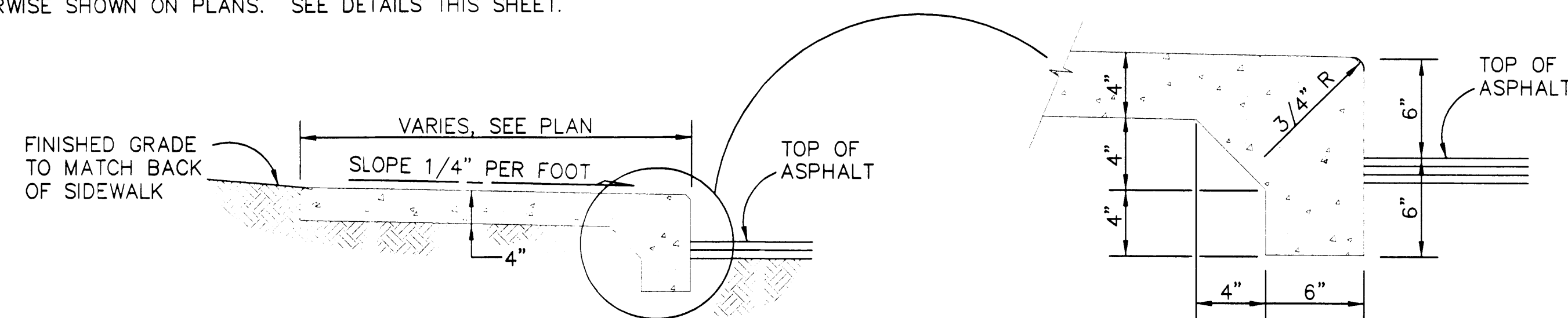
CONSTRUCTION NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 36' O.C., AT IMMOVABLE OBJECTS, AND AT THE BEGINNING AND END OF CURVES.
2. PROVIDE CONTRACTION JOINTS @ 6' O.C.
3. ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADII.



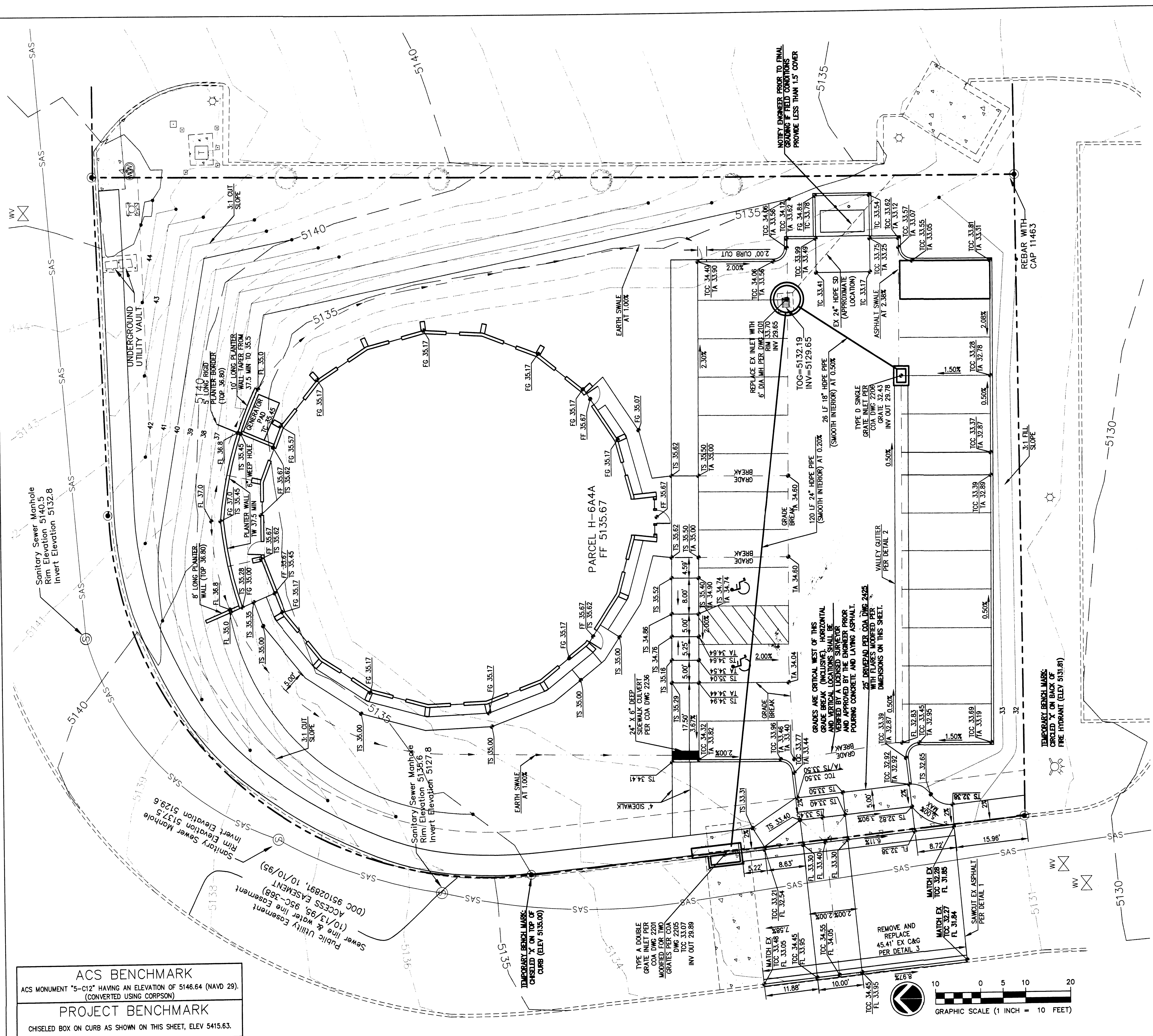
CONSTRUCTION NOTES:

1. A CROSS SLOPE OF 1/4" PER FOOT SHALL BE PROVIDED AND SHALL SLOPE TOWARDS THE DIRECTION OF THE DRAINAGE AREA.
2. CONCRETE WALKS SHALL HAVE CONTRACTION JOINTS AT 6' INTERVALS. 1/2" EXPANSION JOINTS SHALL BE INSTALLED EVERY 36', UNLESS OTHERWISE SHOWN ON PLANS. SEE DETAILS THIS SHEET.
3. 1/2" EXPANSION JOINTS SHALL BE INSTALLED WHERE WALKS ABUT RIGID STRUCTURES, SUCH AS CURBS, BUILDINGS, OR LIGHT STANDARDS. SEE DETAIL THIS SHEET.



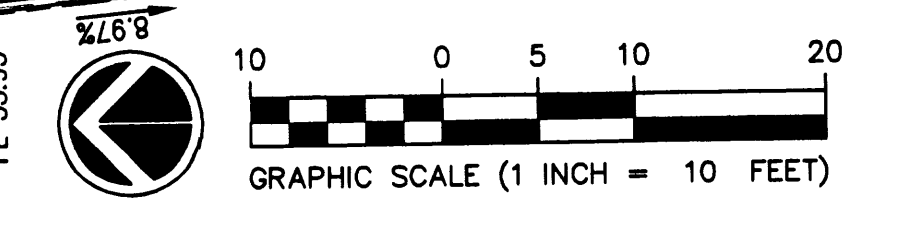






**ACS BENCHMARK**  
 ACS MONUMENT "5-12" HAVING AN ELEVATION OF 5146.64 (NAVD 29).  
 (CONVERTED USING CORPSON)

**PROJECT BENCHMARK**  
 CHISELED BOX ON CURB AS SHOWN ON THIS SHEET, ELEV 5415.63.



**SITE**

C:\BEAM\HWANG\VIC.tif

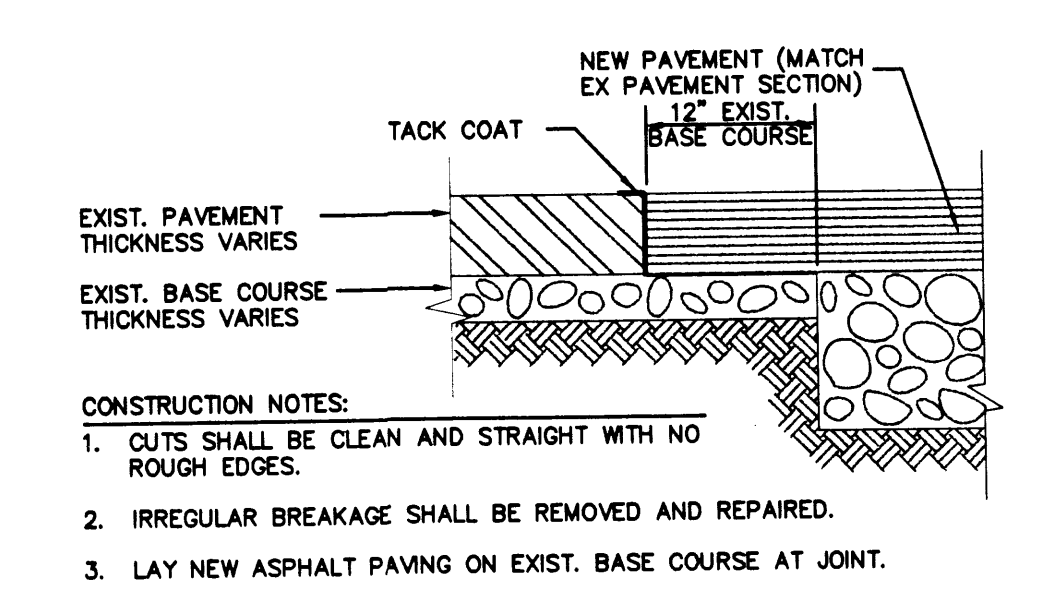
GOLF COURSE RD.

PASEO DEL NORTE

VICINITY MAP C-12

**LEGAL DESCRIPTION**

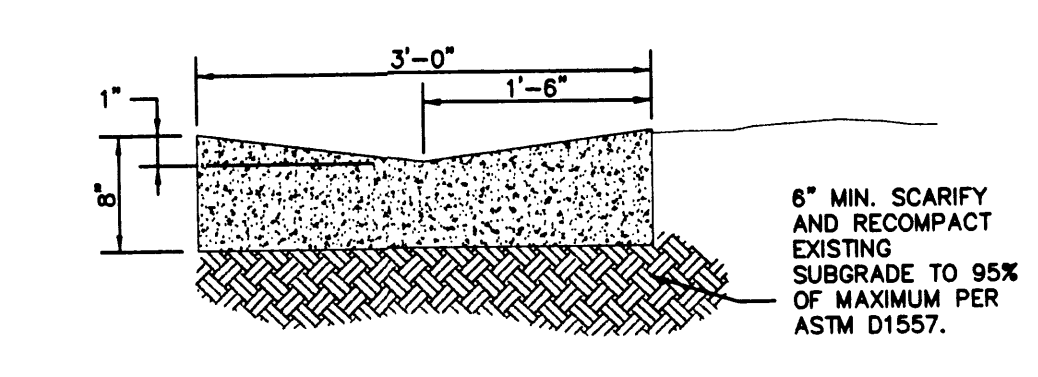
LOTS LETTERED H-SIX-A-FOUR-A (H-6A4A), RIVERVIEW PARCELS, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 5, 1997 IN VOLUME 97C, FOLIO 38.



**1 PAVEMENT CUT AND PATCH DETAIL**  
 N. T. S.

**CONSTRUCTION NOTES:**

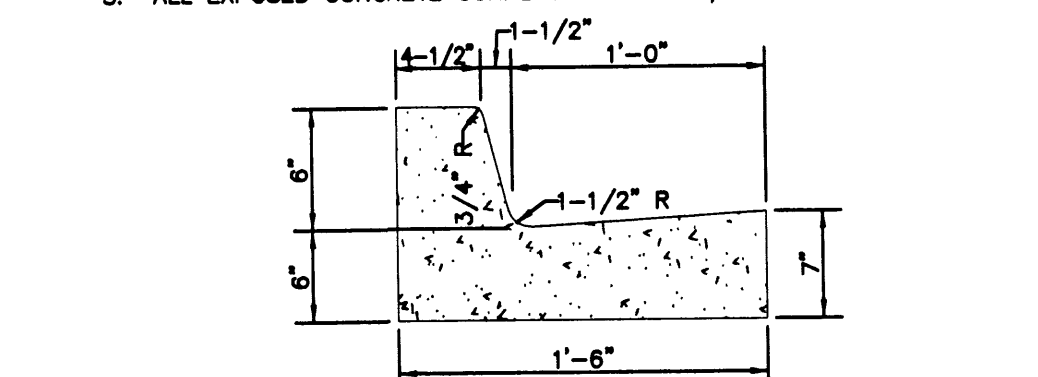
- PROVIDE 1/2" EXPANSION JOINTS AT 36" O.C., AT IMMOVABLE OBJECTS AND AT PERPENDICULAR CURBS PER DETAIL THIS SHEET
- PROVIDE CONTRACTION JOINTS @ 6' O.C. PER DETAIL THIS SHEET



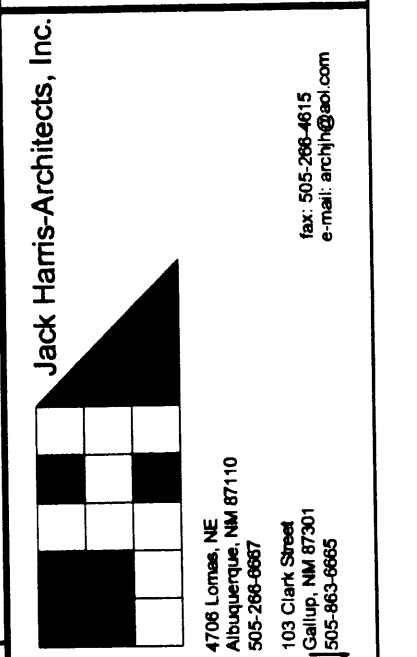
**2 CONCRETE VALLEY GUTTER**  
 N. T. S.

**CONSTRUCTION NOTES:**

- PROVIDE 1/2" EXPANSION JOINTS AT 36" O.C., AT IMMOVABLE OBJECTS AND AT THE BEGINNING AND END OF CURVES.
- PROVIDE CONTRACTION JOINTS AT 6' O.C.
- ALL EXPOSED CONCRETE CORNERS TO HAVE 3/4" RADI.



**3 STANDARD CURB AND GUTTER**  
 N. T. S.



855 POLARIS BLVD., SE  
 RIO RANCHO, NM 87124  
 PHONE (505) 896-0391  
 FAX (505) 894-3952  
 beamdesigns@quest.net  
 beamdesigns.com

**BEAM**  
 BUILDING  
 ENGINEERING  
 AND  
 MUNICIPAL  
 DESIGNS

DESIGNS

**DR. SHAUN HWANG**  
**DENTAL OFFICE BUILDING**  
 ALBUQUERQUE, NEW MEXICO

DATE:  
 03/14/06










SHEET NO.  
**C-3**



### LANDSCAPE CALCULATIONS

TOTAL GROSS AREA = 29,338 SF  
 NET AREA = 29,338 - 8,588 = 20,750 SF  
 LANDSCAPE REQUIRED = 20,750 X 15% = 3,113 SF

### LANDSCAPE LEGEND

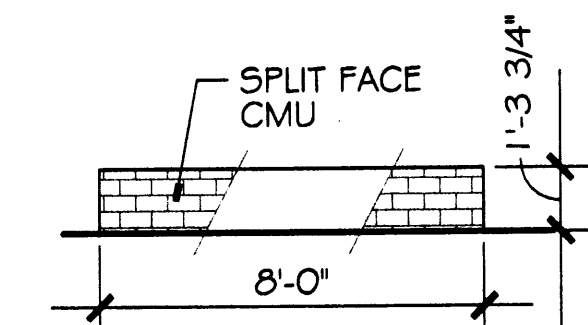
-  PERIWINKLE (36) 5 GAL. CATHARANTHUS ROSEUS
-  GIANT SACATON (16) 5 GAL. SPOROBOLUS WRIGHTII
-  SPANISH BROOM (29) 5 GAL. SPARTIUM JUNCEUM
-  PURPLE SAGE (13) 5 GAL. SALVIA LEUCOPHYLLA
-  PLUME GRASS (11) 1 GAL. ERIANTHUS RAVENNAE
-  PURPLE ROBE LOCUST (7) 2" CAL.
-  RUSSIAN OLIVE (5) 2" CAL.
-  NATIVE GRASS & BUFFALO GRASS
-  SANTA FE BROWN GRAVEL

### LANDSCAPE NOTES

1. ALL BEDS TO HAVE 2" OF SANTA FE BROWN GRAVEL OVER WEED FABRIC
2. ALL PLANT MATERIAL TO BE BACKFILLED W/ 50% ORGANIC MATTER MIXTURE & THE FOLLOWING NO. OF AGRIFORM FERTILIZER TABLETS:  
 1 GAL. - 1  
 5 GAL. - 3  
 15 GAL. - 5  
 2" CAL. - 6
3. ORGANIC MATTER TO BE INCORPORATED 8" INTO SOIL BENEATH AL SEEDED AREAS.
4. ALL LANDSCAPED AREAS ON AUTOMATIC SPRINKLERS. ALL PLANTS ON AUTOMATIC DRIP SYSTEM. SYSTEM TO BE MAINTAINED BY OWNER.
5. ALL LANDSCAPE IRRIGATION SYSTEMS WILL COMPLY WITH WATER CONSERVATION ORDINANCE 6-1-1-1.
6. THERE WILL BE NO TURF AREA ON THIS PROJECT.

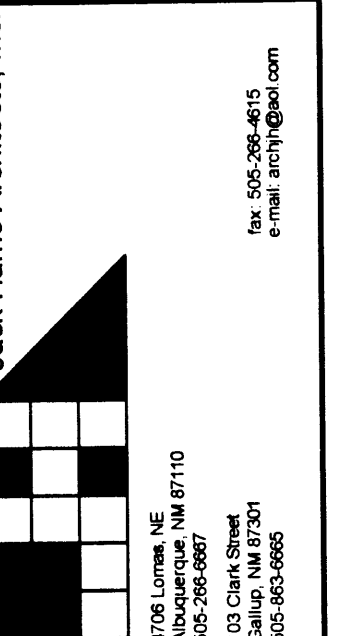
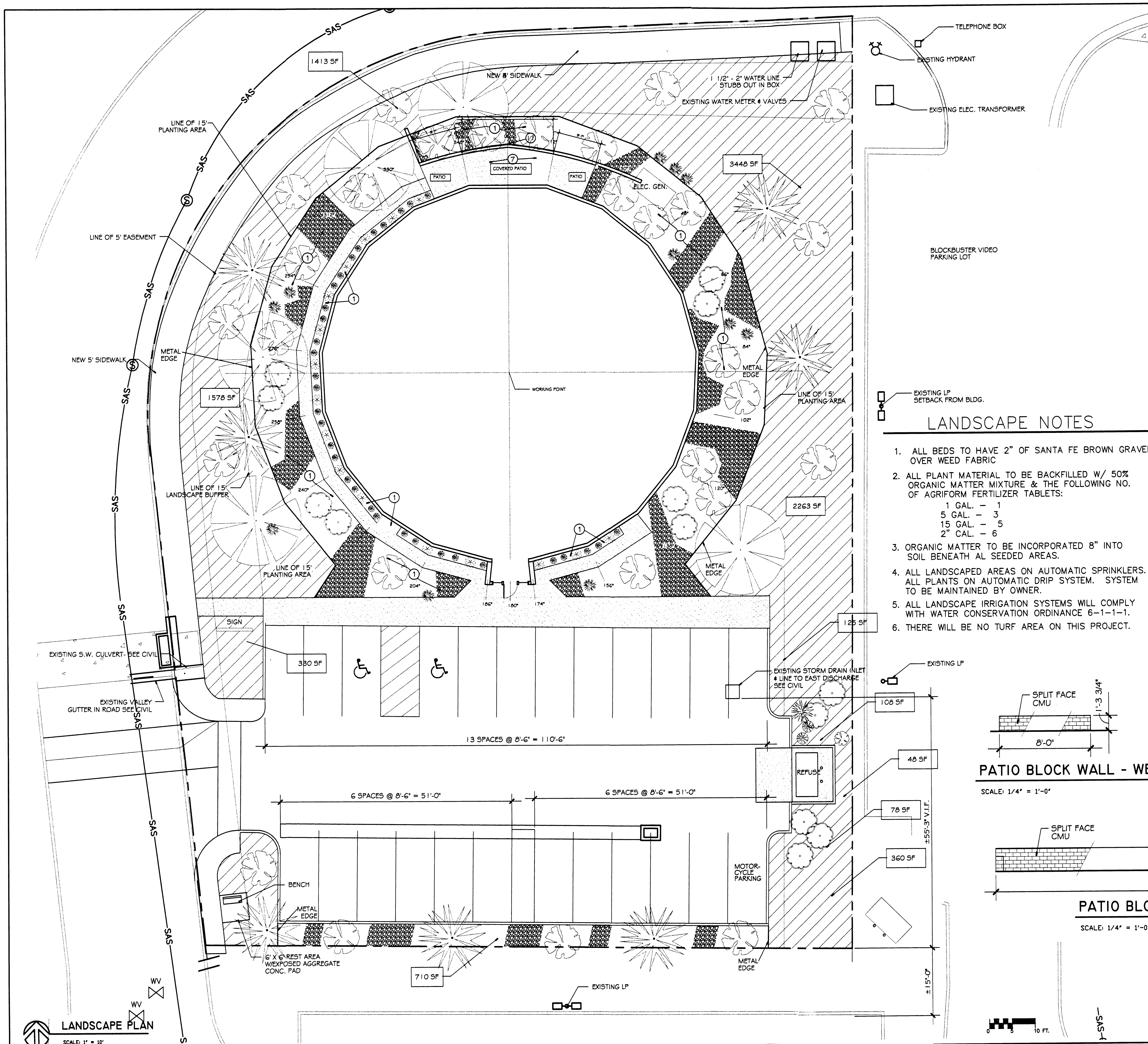
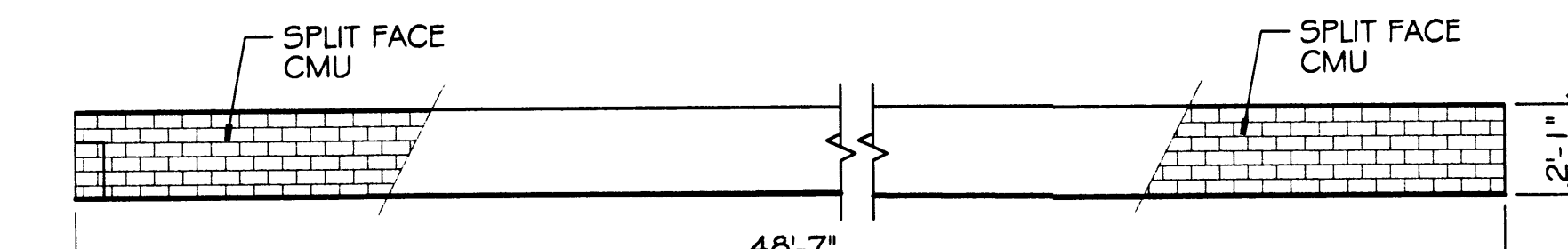
### PATIO BLOCK WALL - WEST VIEW

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



### PATIO BLOCK WALL - NORTH VIEW

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



**DR. SHAUN HWANG**  
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 ALBUQUERQUE, NEW MEXICO

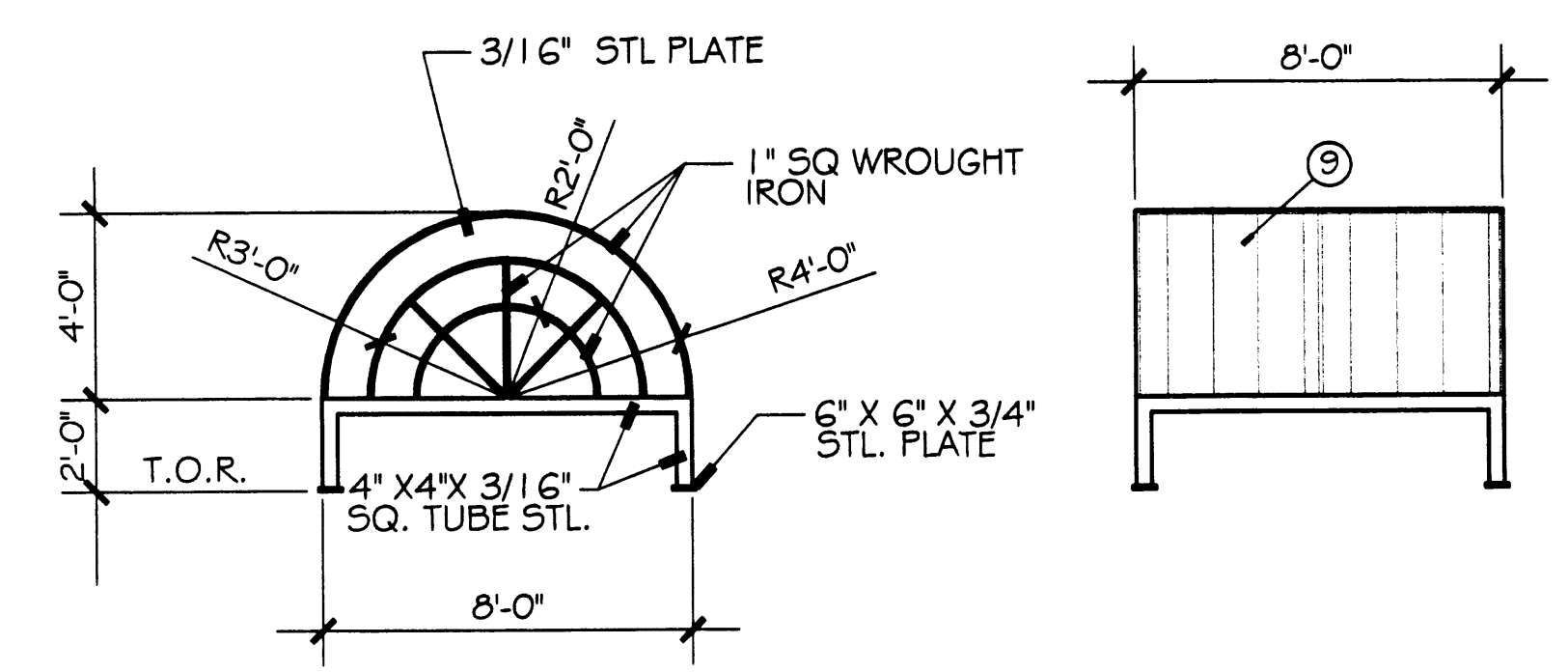
DATE:  
 3/13/06  
 3/29/06  
 REVISED  
 4/7/06  
 5/22/06  
 6/5/06

SHEET NO.

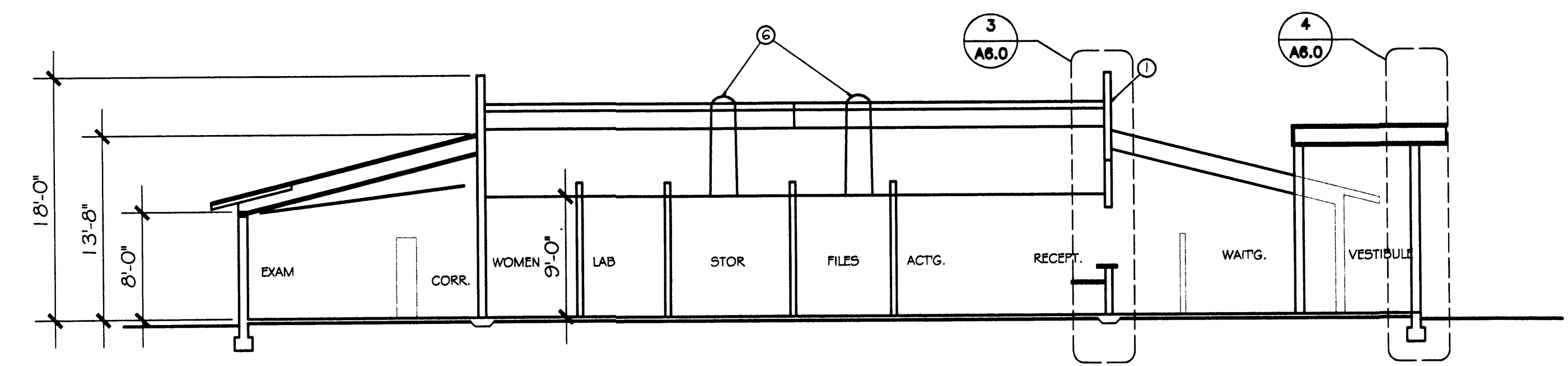
**L-1**  
 DRB

**KEYED NOTES**

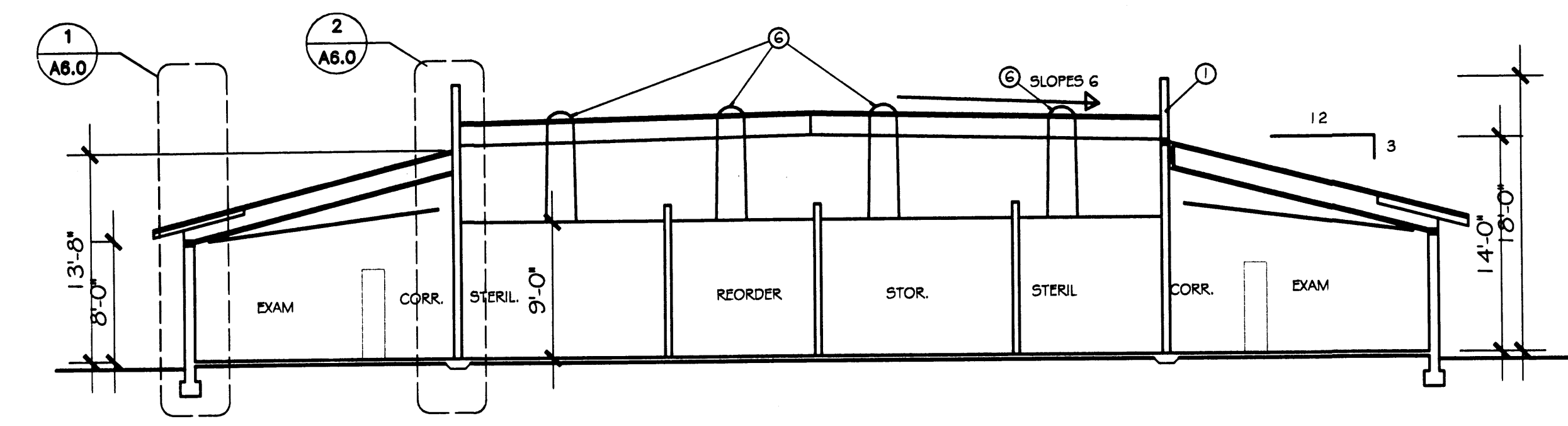
1. SYNTHETIC STUCCO ON MTL. LATH ON (2) LAYERS BLDG PAPER ON 2" X 6" WD STUDS @ 24" O.C.
2. STANDING SEAM MTL. ROOF ON ICE & WATER SHIELD - COLOR SLATE BLUE GREY
3. ALUM. STOREFRONT, 1" INSUL. LOW "E" GLAZING - BRONZE TINT IN ANODIZED BRONZE FRAMES
4. MTL. FLASHING & COUNTER FLASHING COLOR TO MATCH ROOF
5. STUCCO CONTROL JOINTS
6. SOLATUBE SKYLIGHT
7. MTL. PARAPET CAP - ROOF COLOR
8. MTL. CRICKET - SLOPE 6" MIN - ROOF COLOR
9. STANDING SEAM MTL. ROOF ON STL. FRAME - COLOR SLATE BLUE GREY
10. ROOF CANALE



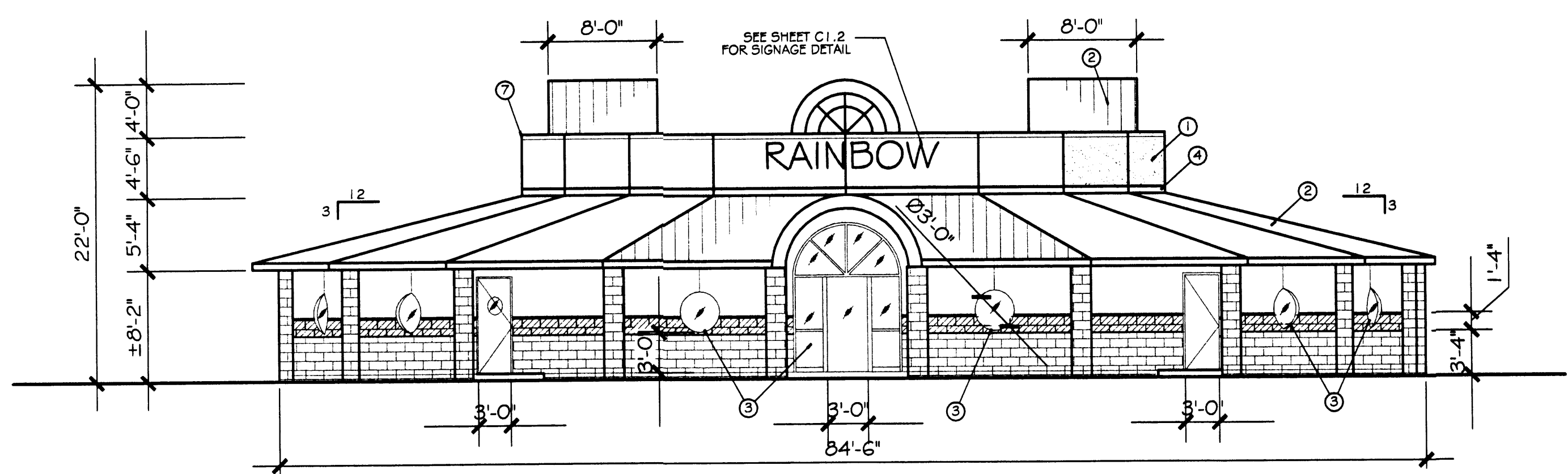
**1**  
**A2** ROOF CANOPY FEATURE  
SCALE: 1/4" = 1'-0"



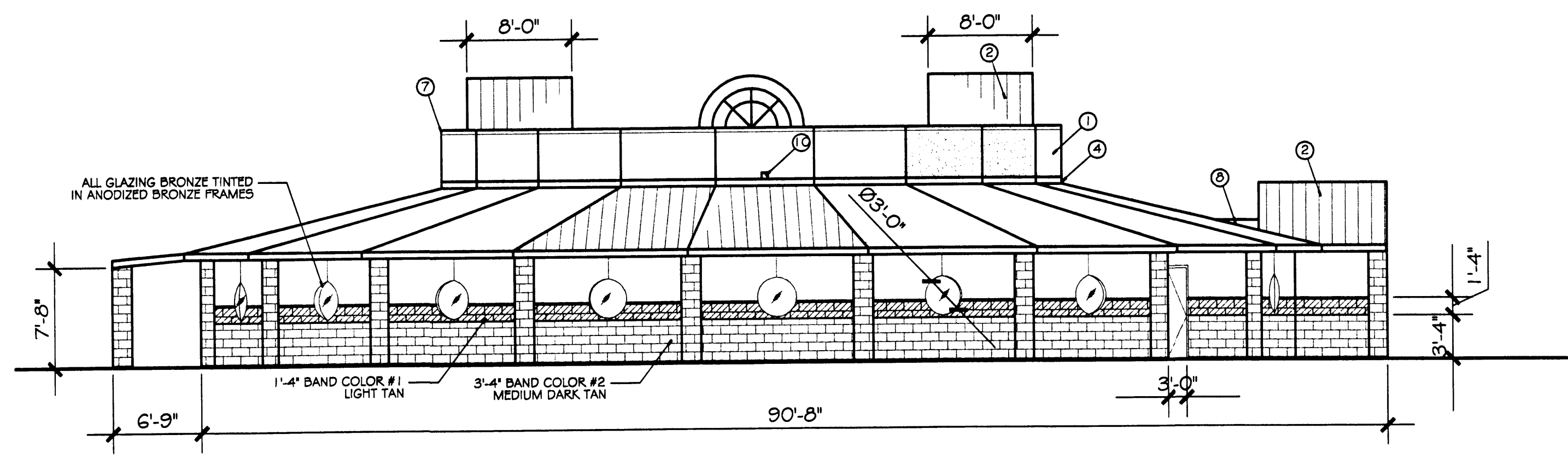
**AA** NORTH - SOUTH BLDG. SECTION  
SCALE: 1/8" = 1'-0"



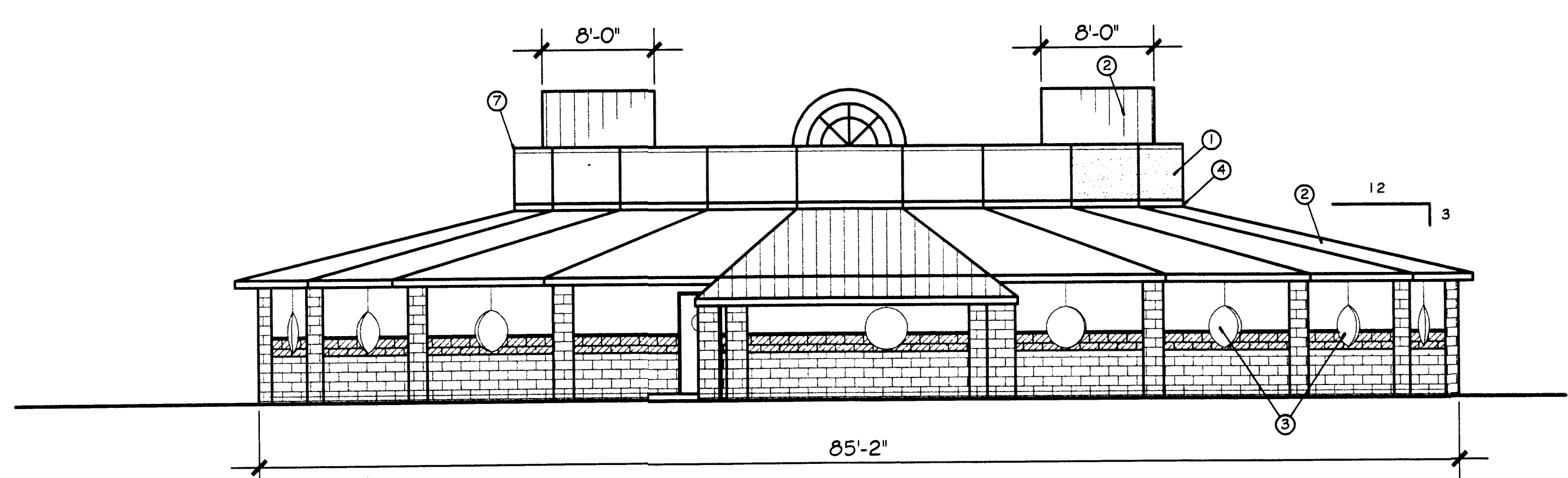
**BB** EAST - WEST BLDG. SECTION  
SCALE: 1/8" = 1'-0"



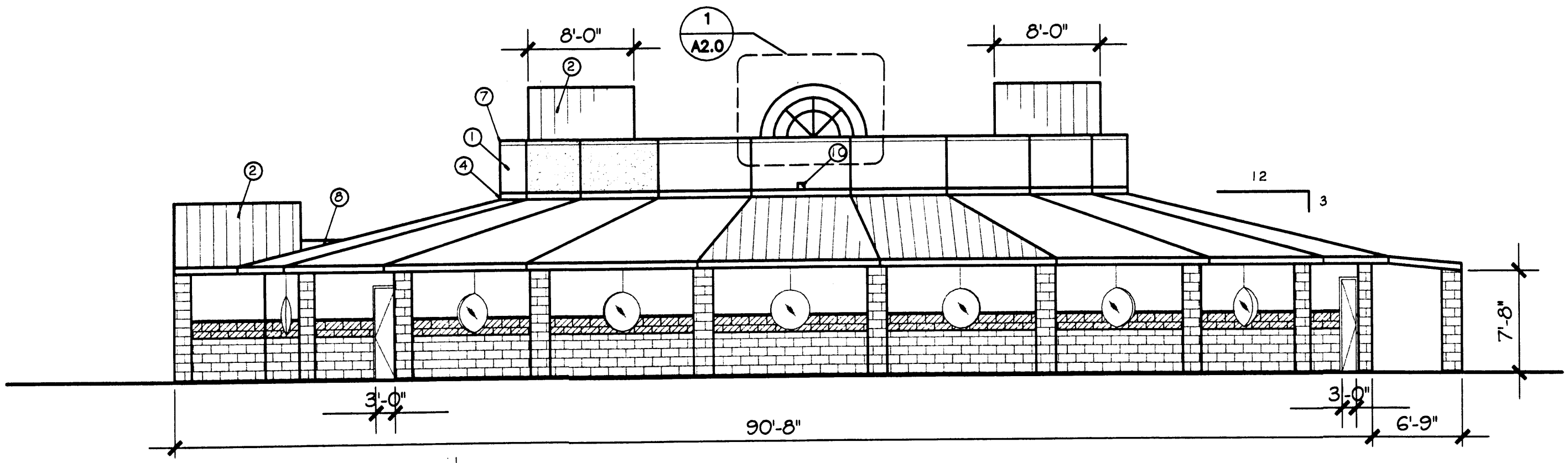
**SOUTH (FRONT) ELEVATION**  
SCALE: 1/8" = 1'-0"



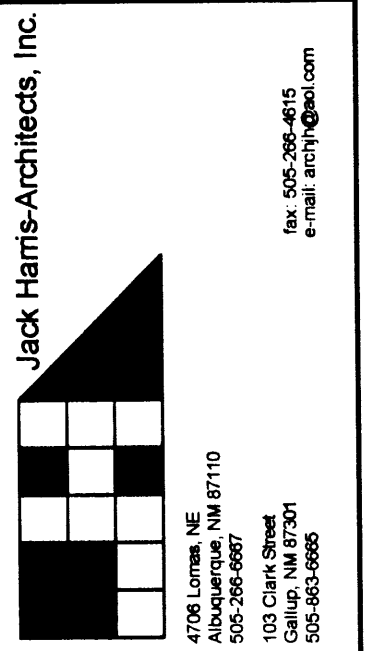
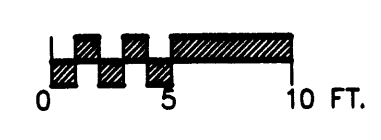
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**DR. SHAUN HWANG**  
**DENTAL OFFICE BUILDING**  
ALBUQUERQUE, NEW MEXICO

DATE:  
3/10/06  
3/26/06  
REVISED  
4/7/06  
5/18/06  
6/5/06

SHEET NO.  
**A2.0**  
DRB