I. APPLICABLE CODES AND REGULATIONS

A. NEW MEXICO COMMERCIAL BUILDING CODE, 2003
B. INTERNATIONAL BUILDING CODE, 2003
C. INTERNATIONAL ENERGY CONSERVATION CODE, 1986
D. ICC/ANSI A117.1 - 2003
E. NEW MEXICO PLUMBING AND MECHANICAL CODE, 2003
F. UNIFORM MECHANICAL CODE, 2003
G. UNIFORM PLUMBING CODE, 2003
H. NEW MEXICO ELECTRICAL CODE, 2002
I. NATIONAL ELECTRICAL CODE, 2002
J. NATIONAL ELECTRICAL SAFETY CODE, 2002
K. LIFE SAFETY CODE / NFPA 101, 2000

II. TYPE OF CONSTRUCTION (IBC CHAPTER 6; 603)

TYPE V-B

III. OCCUPANCY GROUP (IBC CHAPTER 3; 304.1) (NFPA 101)

GROUP B - BUSINESS

IV. NUMBER OF STORIES / SIZE

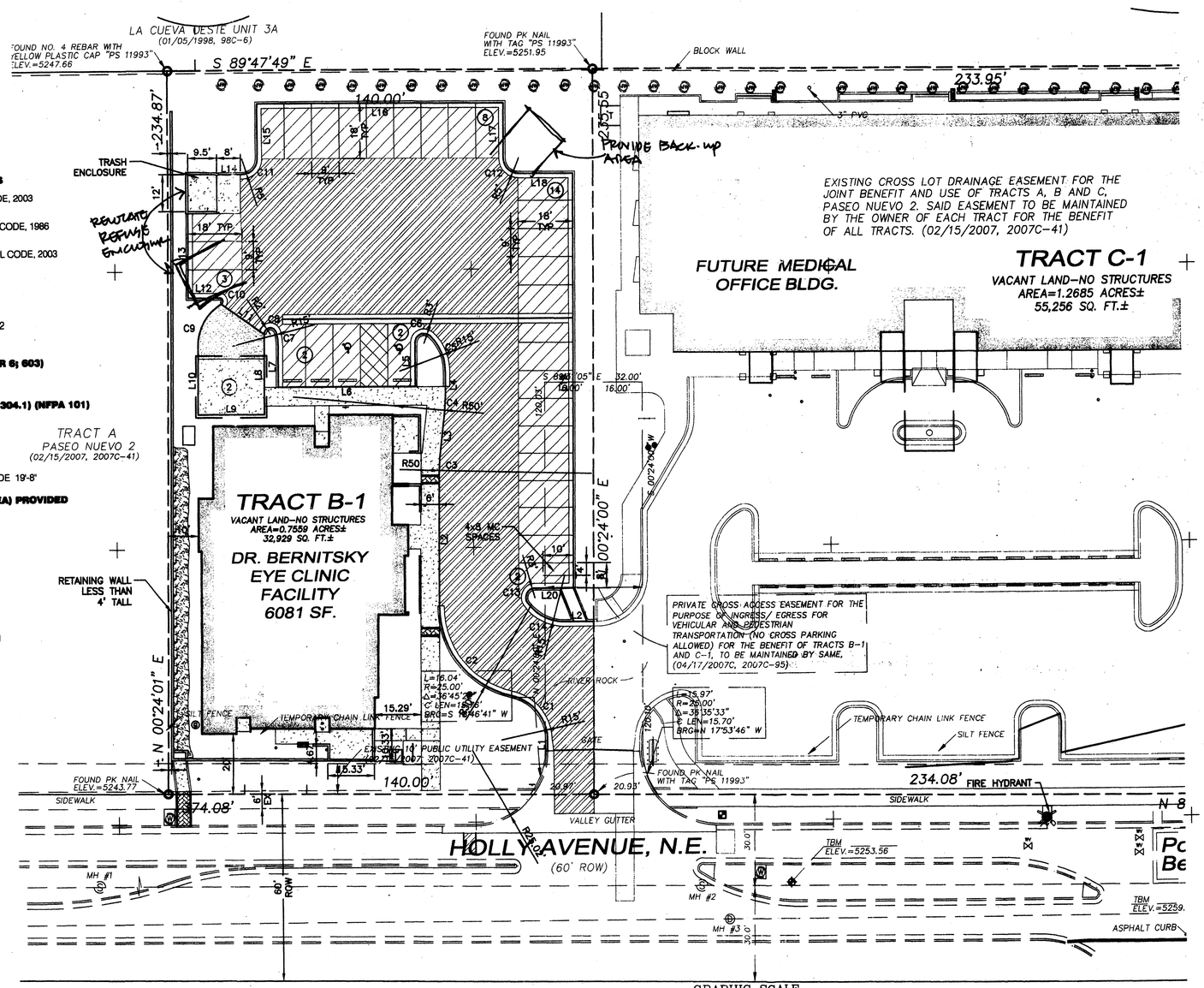
ONE (1) STORY
HIGHEST STRUCTURAL ELEMENT ABOVE GRADE 19'-8"

V. TOTAL AREA (IBC 502.1, BUILDING AREA) PROVIDED

6,081 SQUARE FOOT BUILDING
+ 691 SQUARE FOOT CANOPYS
6,772 SQUARE FEET TOTAL

VI. FIRE PROTECTION

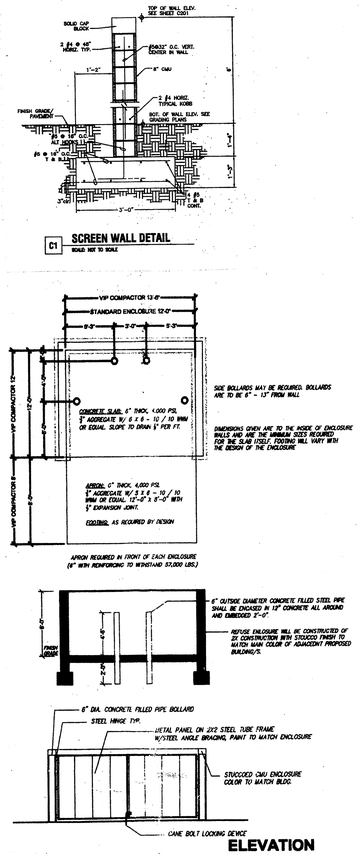
FULLY SPRINKLERED
SMOKE DETECTION
FIRE ALARM AND COMMUNICATION SYSTEM
RM #109,#112 NON-SPRINKLED EXCEMPTION



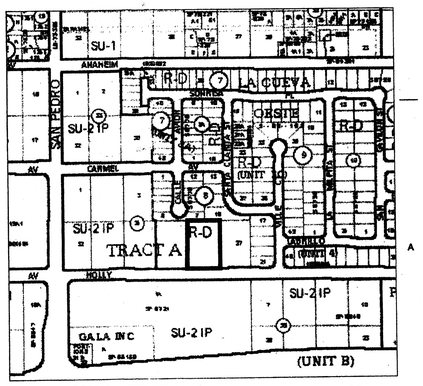
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

A1 SITE DEVELOPMENT PLAN FOR SUBDIVISION
SCALE: 1" = 20'-0"



B6 VICINITY MAP
SCALE: NOT TO SCALE



B6 VICINITY MAP
SCALE: NOT TO SCALE

C-18

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	20.33	15.00	12.07	77°39'24"
C2	40.61	30.00	24.10	77°33'06"
C3	5.30	50.00	2.65	6°04'08"
C4	5.20	50.00	2.60	5°57'50"
C5	12.62	15.00	6.71	48°11'23"
C6	6.90	3.00	6.71	131°48'37"
C7	4.33	15.00	2.18	16°32'41"
C8	5.71	2.00	13.76	163°27'18"
C9	15.98	15.00	8.84	61°02'42"
C10	2.64	1.00	3.87	151°02'42"
C11	7.84	5.00	4.98	89°48'10"
C12	7.84	5.00	4.98	89°48'10"
C13	6.61	3.00	5.93	126°19'38"
C14	14.10	15.00	7.62	53°52'11"

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.65	N00°24'00"E
L2	43.03	S00°17'42"W
L3	14.86	S06°21'50"W
L4	8.34	S00°24'00"W
L5	13.93	S00°24'00"W
L6	45.00	S89°47'49"E
L7	13.20	S00°24'00"W
L8	25.84	S00°24'01"W
L9	22.00	N89°35'59"W
L10	22.14	S00°24'01"W
L11	17.09	S56°08'47"E
L12	10.47	N89°35'59"W
L13	27.03	N00°24'01"E
L14	8.50	S89°47'49"E
L15	18.00	N00°12'11"E
L16	81.00	S89°47'49"E
L17	18.00	S00°12'11"W
L18	17.75	S89°36'00"E
L19	134.00	S00°24'01"W
L20	12.67	S89°36'00"E
L21	9.57	S89°47'49"E

LEGEND

NEW ASPHALT PARING
NEW ASPHALT DRIVE LANES
NEW SIDEWALK
NEW LIGHT POLE 24' TALL

PROJECT NUMBER: 1005132
APPLICATION NUMBER: 07DRB-70305

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and the the findings and conditions in the Official Notification of Decision are satisfied

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 within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	4/17/08 Date
Water Utility Department	10/17/07 Date
Parks and Recreation Department	10/17/07 Date
City Engineer	10/17/07 Date
Environmental Health Department	4/9/08 Date
Solid Waste Management	4/9/08 Date
DRB Chairperson, Planning Department	4/21/08 Date

* Environmental Health, if necessary

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DAVID A. AUBE STATE OF NEW MEXICO 14221 REGISTERED PROFESSIONAL ENGINEER
10-2-07

Consultant
Address
Address
Phone
Fax
e-mail

?

Notes

Bernitsky Eye Facility
6401 Holly Ave. NE
Albuquerque, NM 87113

SP BP
~~PRELIMINARY PLAT~~
APPROVED BY DRB
ON 10/17/07

David Bernitsky, M.D.

No.	Description	Date

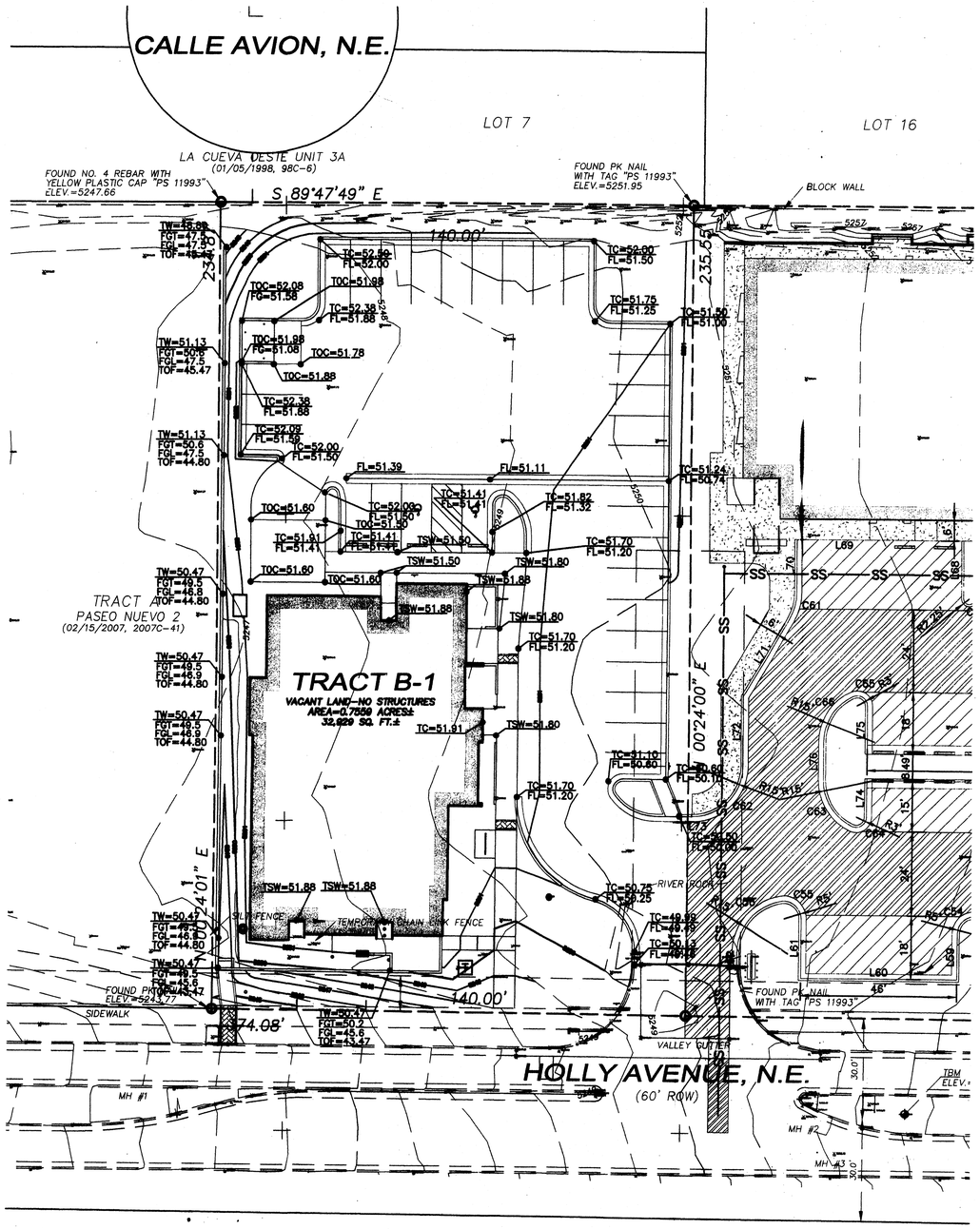
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Project number	2335
Date	9-20-2007
Drawn by	DAA
Checked by	DAA

C101

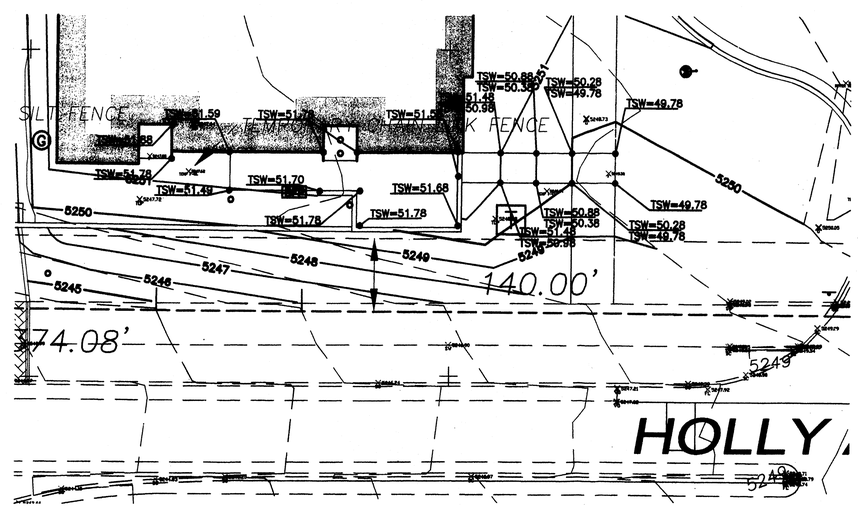
Scale

1005132



A1 SITE GRADING PLAN
SCALE: 1" = 20'-0"

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



A4 ENLARGED GRADING PLAN
SCALE: 1" = 10'-0"

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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6401 Holly Ave. NE
Albuquerque, NM 87113

David Bernitsky, M.D.

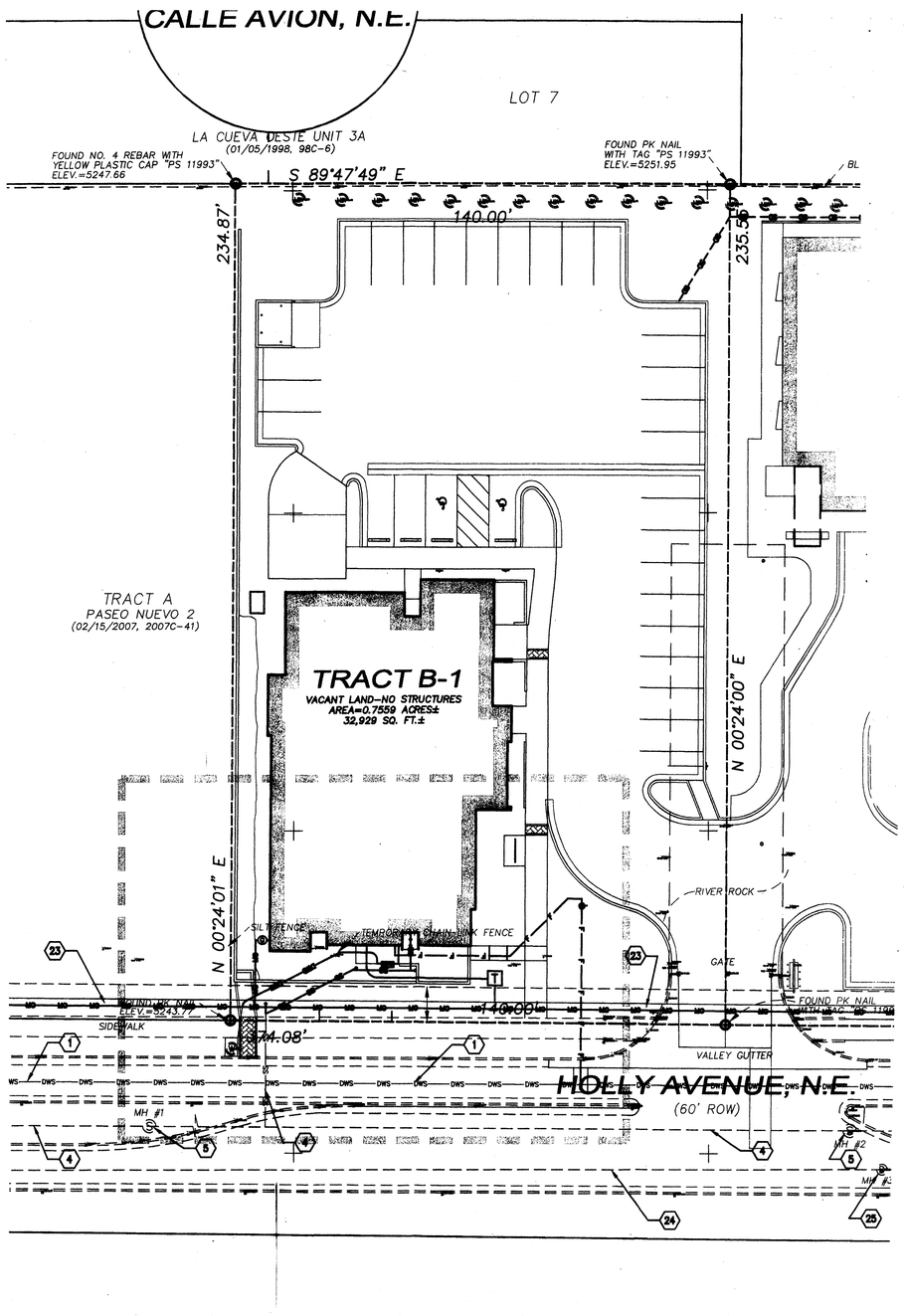
No.	Description	Date

SITE GRADING PLAN

Project number	2335
Date	9-20-2007
Drawn by	DAA
Checked by	DAA

C201

Scale



KEYED NOTES

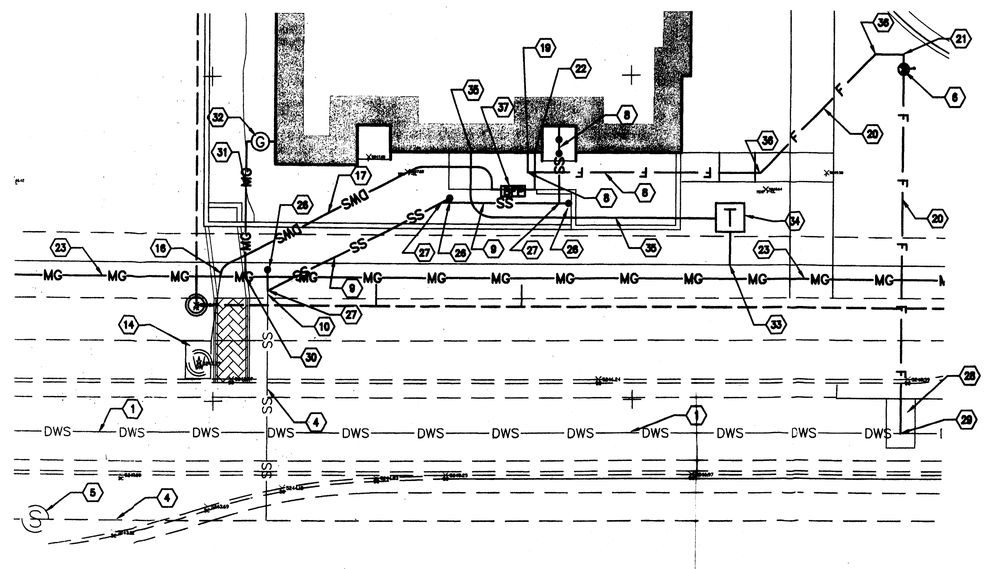
1. EXISTING WATERLINE TO REMAIN.
2. EXISTING WATER VALVE TO REMAIN.
3. EXISTING FIRE HYDRANT TO REMAIN.
4. EXISTING SANITARY SEWER LINE.
5. EXISTING SANITARY SEWER MANHOLE.
6. INSTALL POST INDICATOR VALVE PER DETAIL F3/C504.
7. INSTALL FIRE DEPARTMENT CONNECTION ON BUILDING. SEE MECHANICAL PLANS FOR DETAILS.
8. INSTALL SANITARY SEWER DOUBLE CLEANOUT PER DETAIL E6/C503.
9. INSTALL 4" PVC SDR 35 SANITARY SEWER LINE
10. CONNECT TO EXISTING SANITARY SEWER STUB OUT.
11. LIGHT POLE SEE ELECTRICAL DRAWINGS FOR DETAILS.
12. EXISTING MONITORING WELL TO REMAIN. PRTECT DURING CONSTRUCTION.
13. ELECTRICAL EQUIPMENT SEE ELECTRICAL PLANS.
14. EXISTING 1 1/2" WATER SERVICE LINE SUTBOUT WITH CURB STOP.
15. INSTALL NEW 1 1/2" WATER METER IN EXISTING METER BOX PER CITY OF ALBUQUERQUE STANDARD DRAWING 2367.
16. INSTALL 2"X 1 1/2" REDUCER IN DOMESTIC SERVICE WATER LINE.
17. INSTALL 2" SCH 40 PVC WATERLINE.
18. INSTALL 2" X 90° ELBOW IN SCH 40 PVC WATERLINE.
19. CONNECT FIRE SUPPRESSION SERVICE TO BUILDING.
20. INSTALL 4" DI FIRE SUPPRESSION WATERLINE.
21. INSTALL 4"X 90° DI ELBOW IN FIRE SUPPRESSION WATERLINE.
22. CONNECT TO BUILDING. SEE MECHANICAL PLANS FOR CONTINUATION.
23. EXISTING NATURAL GAS LINE.
24. EXISTING STORM SEWER.
25. EXISTING STORM SEWER MANHOLE.
26. INSTALL SANITARY SEWER TERMINAL CLEANOUT PER DETAIL C6/C503.
27. INSTALL SANITARY SEWER WYE.
28. SAW CUT, REMOVE AND REPLACE ASPHALT AS NECESSARY (MINIMUM 4' WIDE). REPLACE IN KIND PLUS 2" OF ASPHALT THICKNESS.
29. INSTALL 4" TAPPING SADDLE AND CORPRATION STOP FOR NEW FIRE LINE ONTO EXISTIN WATER MAIN.
30. CONNECT NEW NATURAL GAS SERVICE TO EXISTING LINE. CONFIRM WITH PNM THE EXACT LINE SIZE BEFORE BEGINNING WORK.
31. INSTALL NEW 1" MEDIUM PRESSURE NATURAL GAS LINE FROM MAIN TO THE NEW BUILDING.
32. INSTALL NEW NATURAL GAS METER AT BUILDING. METER TO BE SIZED TO SUPPLY 330cfh AT 0.5" wc.
33. EXISITNG UNDERGROUND ELECTRICAL LINE.
34. INSTALL NEW TRANSFORMER. SEE ELECTRICAL PLANS FOR SIZE AND DETAILS.
35. INSTALL ELECTRICAL SECONDARY LINES TO THE BUILDING. SEE ELECTRICAL PLANS FOR DETAILS.
36. INSTALL 4" X 45° BEND IN FIRE SUPPRESSION WATERLINE.

GENERAL NOTES:

A. See sheet CG01 for complete list of general notes and symbol/linetype legend that apply to all sheets.

B. See survey for all existing utility and cross lot drainage easments.

C. Contractor shall field verify site for existing conditions (spoils, borrow areas, etc.) prior to bidding earthwork quantities.



A1 SITE UTILITY PLAN
SCALE: 1" = 20'-0"

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

D1 ENLARGED UTILITY PLAN
SCALE: 1" = 10'-0"

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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6401 Holly Ave. NE
Albuquerque, NM 87113

David Bernitsky, M.D.

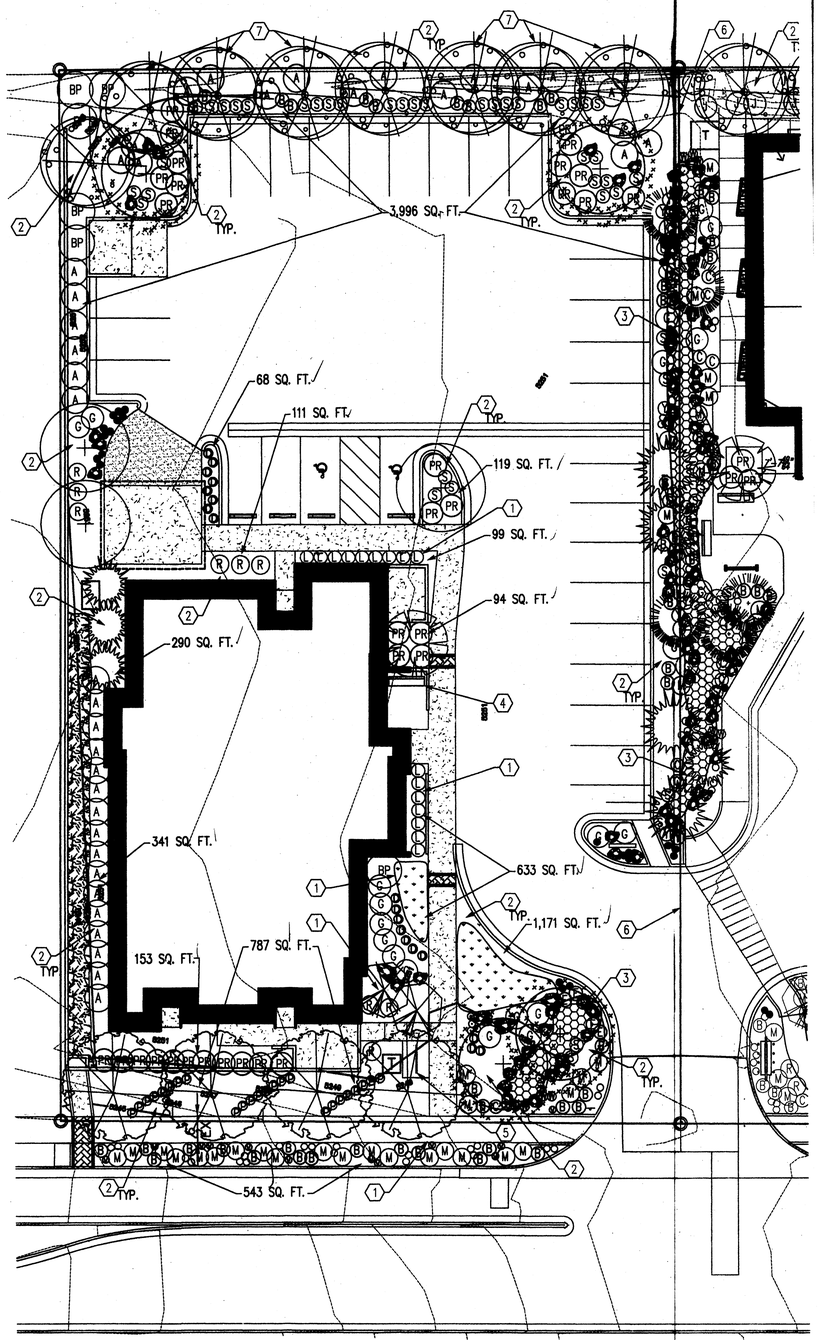
No.	Description	Date

SITE UTILITY PLAN

Project number	2335
Date	9-20-2007
Drawn by	DAA
Checked by	DAA

C301

Scale



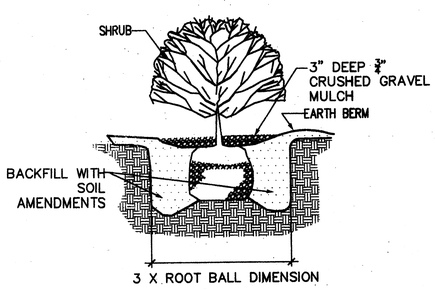
A1	LANDSCAPE PLAN
1/16" = 1'-0"	

LEGEND

SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE
	XERIC SHRUBS			
A	APACHE PLUME FALLUGIA PARADOXA	3 GAL.	5' X 5'	LOW
B	HARDY DWARF BROOM GENISTA LYDIA	1 GAL.	2' X 3'	MEDIUM
BP	BIRD OF PARADISE CAESALPINIA GILLIESII	5 GAL.	12' X 12'	LOW
C	GRAY SANTOLINA SANTOLINA CHAMAECYPARNISSUS	3 GAL.	2' X 2'	LOW
D	BLUE AVENA GRASS HELICTOTRICHON SEMPERVIRENS	1 GAL.	4' (SEEDHEAD) X 2'	LOW
E	BUSH MUHLY MUHLENBERGIA PORTENRI	1 GAL.	3' X 3'	LOW
G	MAIDEN HAIR GRASS MISCANTHUS SINENSIS	3 GAL.	5' X 4'	MEDIUM
L	ENGLISH LAVENDER LAVANDULA ANGUSTIFOLIA	3 GAL.	3' X 3'	MEDIUM
M	CATMINT NEPETA MUSSINI SYN FASSENII	1 GAL.	6" X 2'	LOW
P	SILKY THREADGRASS STIPA TENNUIFOLIA	1 GAL.	2'X 2'	LOW
PR	PROSTRATE ROSEMARY ROSMARINUS OFFICINALIS"PROSTRATUS"	1 GAL.	2' X 6'	MEDIUM
R	ROSEMARY– ROSMARINUS OFFICINALIS	3 GAL.	6' X 6'	LOW
S	BLUE MIST SPIREA CARYOPTERIS CLANDONENSIS	3 GAL.	2' X 3'	MEDIUM
V	BLUE FESCUE FESTUCA OVINA GLAUCA	1 GAL.	12" X 12"	MEDIUM
W	MOONSHINE YARROW ACHILLEA TAYGATEA	1 GAL.	2' X 18"	MEDIUM
X	MEXICAN BLUE SAGE SALVIA CHAMAEDRYOIDES	3 GAL.	18" X 2'	LOW
Y	CORAL YUCCA HESPERALOE PARVIFLORA	5 GAL.	3' X 3'	MEDIUM
	DESERT ZINNIA ZINNIA GRANDIFLORA	6 PACK	4" X 6"	LOW
	GAILLARDIA GAILLARDIA GRANDIFLORA	1 GAL.	2' X 2'	MEDIUM
	LITTLE BLUESTEM SCHIZACHYRUIM SCOPARIUM	1 GAL.	3' X 18"	LOW
	BLUE GRAMA GRASS BOUTELOUA GRACILIS	SEED	4–12"	LOW
	6" RIVER ROCK SWALE			
	LARGE ROCK BOULDERS			

LEGEND

SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE
	TREES			
	CHINESE PISTACHE PISTACIA CHINENSIS	2 1/2" CAL	30'/25'	MEDIUM
	SKYLINE HONEY LOCUST GLEDITSIA TRICANTHOS INERMIS'SKYLINE'	2 1/2" CAL	35'/30'	MEDIUM
	RAYWOOD ASH FRAXINUS OXYCARPA 'RAYWOOD'	2 1/2" CAL	25'/20'	MEDIUM
	GOLDEN RAIN TREE KOELREUTERIA PANICULATA	2 " CAL	20'/15'	MEDIUM
	DESERT WILLOW CHILOPSIS LINEARIS	15 GAL	15'/10'	LOW
	CHASTE TREE VITEX AGNUS–CASTA	15 GAL	15'/15'	LOW
	PINON PINE PINUS EDULIS	6' B&B	30'/20'	LOW
	CHITALPA "PINK DAWN" CHITALPA TASHKENTENSIS	15 GAL	25'–25'	LOW



A7	SHRUB PLANTING DETAIL
1/2" = 1'-0"	

LANDSCAPING

LANDSCAPE REQUIRED
GROSS SITE AREA = 32,929 SQ.FT.
BUILDING AREA = 6,127 SQ. FT.
NET SITE AREA = 26,802 SQ.FT.

REQUIRED LANDSCAPE AREA 15% NET SITE = 4,020 SQ.FT.
LANDSCAPE AREA PROVIDED = 8,495 SQ.FT.

LANDSCAPE BUFFERS

REAR: 6'BUFFER REQUIRED – 10' BUFFER PROVIDED.

SIDE: 6' BUFFER REQUIRED– 6' BUFFER PROVIDED.

FRONT: 10' BUFFER REQUIRED –10' + 4' BUFFER PROVIDED.

TREE REQUIREMENTS

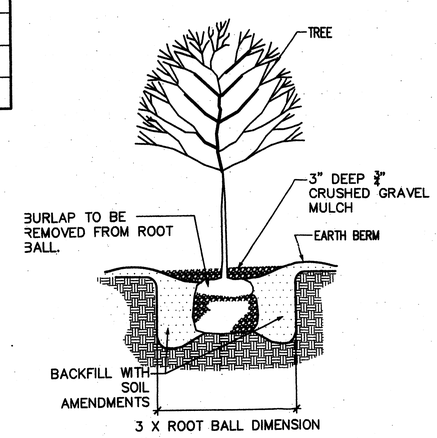
- 1 PER 10 REQUIRED PARKING SPACES
  3 TREES REQUIRED– 14 PROVIDED.
- EACH PARKING SPACE WITHIN 50' OF A TREE.

KEYED NOTES

1. PROVIDE 3" DEEP TAN CRUSHER FINE GRAVEL MULCH OVER FILTER FABRIC.
2. PROVIDE 3" DEEP ¾" TAN GRAVEL MULCH OVER FILTER FABRIC.
3. PROVIDE6" RIVER ROCK OVER FILTER FABRIC FOR SWALE.
4. COATED METAL BENCH.
5. RIBBON BICYCLE RACK.
6. PROPERTY LINE.
7. FUTURE TREES TO BE INSTALLED AFTER 5 YR. MONITORING PERIOD HAS ENDED.

GENERAL NOTES

1. REFER TO GRADING AND DRAINAGE PLAN FOR DRAIN PATTERN
2. ALL PLANT MATERIAL TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.
3. THE OWNER AGREES TO PROPERLY MAINTAIN ALL LANDSCAPING AND TO REPLACE DEAD PLANT MATERIAL IN A TIMELY MANNER.
4. LANDSCAPING PLANTING AND IRRIGATION SYSTEM DESIGN WILL COMPLY WITH WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE 6–1–1–4 THROUGH 6–1–1–14
5. ALL PLANTING AREAS TO RECEIVE 3" DEEP ¾" TAN GRAVEL MULCH OVER FILTER FABRIC UNLESS NOTED OTHERWISE.
6. 4" METAL EDGE BETWEEN ALL MULCH AND SOD.



A6	TREE PLANTING DETAIL
1/2" = 1'-0"	

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STATE OF NEW MEXICO
ALLISON ABRAHAM
102
REGISTERED LANDSCAPE ARCHITECT
10/04/07

Bernitsky Eye Facility

6401 Holly Ave. NE
Albuquerque, NM 87113

David Bernitsky, M.D.

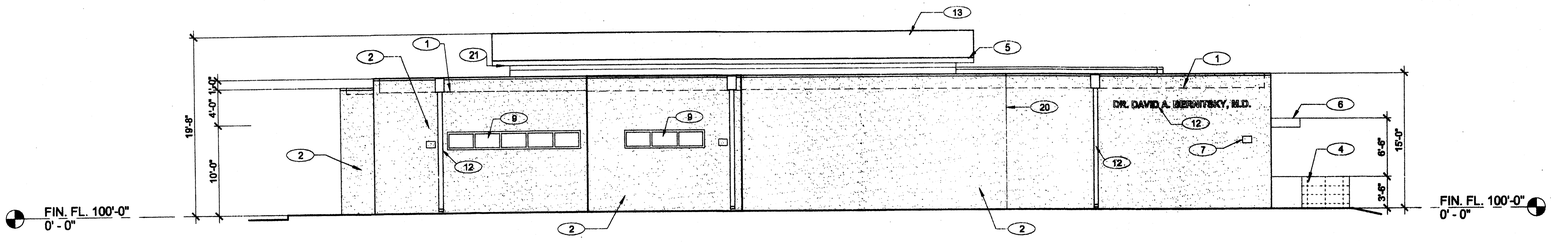
No.	Description	Date

LANDSCAPE PLAN

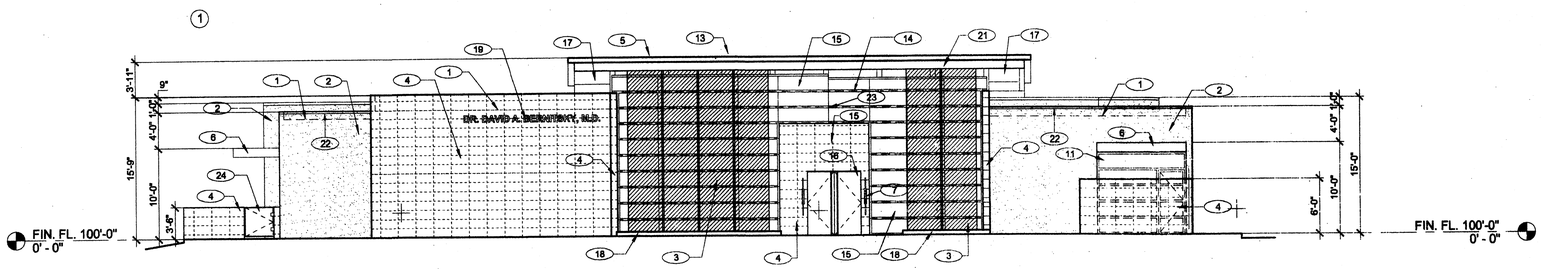
Project number	2335
Date	10-3-07
Drawn by	JAF
Checked by	CAA

L1.1

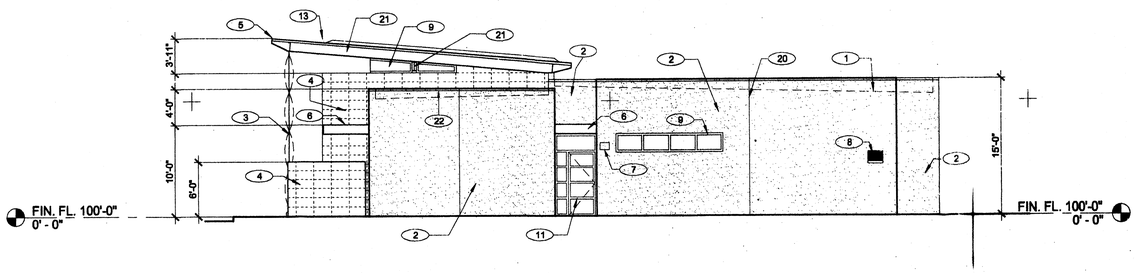
Scale NA 2335_L1.1



West Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 North Elevation
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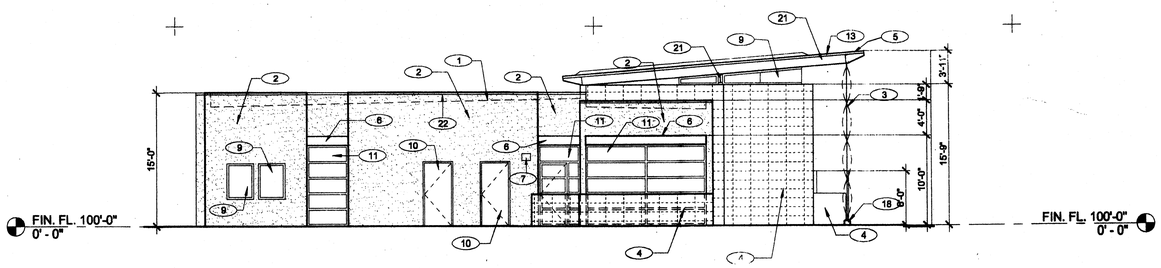

4 South Elevation

KEYED NOTES

1 LINE OF ROOF BEHIND PARAPET
2 EIFS FINISH SYSTEM
3 CURVED METAL ARCHITECTURAL SCREEN
4 STONE VENEER
5 ALUMINUM FLASHING
6 STEEL FRAME CANOPY
7 EXTERIOR SURFACE MOUNTED FIXTURE
8 AIR VENT LOUVER
9 WINDOW AND FRAME AS SCHEDULED
10 DOORS AND FRAMES AS SCHEDULED
11 METAL-FRAMED STOREFRONT
12 SCUPPER AND DOWNSPOUT
13 MEMBRANE ROOF
14 18" METAL SUNSHADE
15 METAL FRAME CURTAINWALL SYSTEM
16 FRAMELESS GLASS ENTRY DOOR
17 EXPOSED METAL DECK
18 CONCRETE SLAB - SEE STRUCTURAL
19 BUILDING MOUNTED SIGN (O.F.C.I.)
20 EXPANSION JOINT
21 BEAM - SEE STRUCTURAL
22 METAL CAP
23 CHANGE IN WALL PLANE
24 METAL GATE

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Douglas Majewski
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REGISTERED ARCHITECT

Bernitsky Eye Facility

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Albuquerque, NM 87113

David Bernitsky, M.D.

No.	Description	Date

EXTERIOR ELEVATIONS

Project number	2335
Date	9-20-07
Drawn by	RGM
Checked by	RAT

A200

Scale 1/8" = 1'-0" 2335 A200