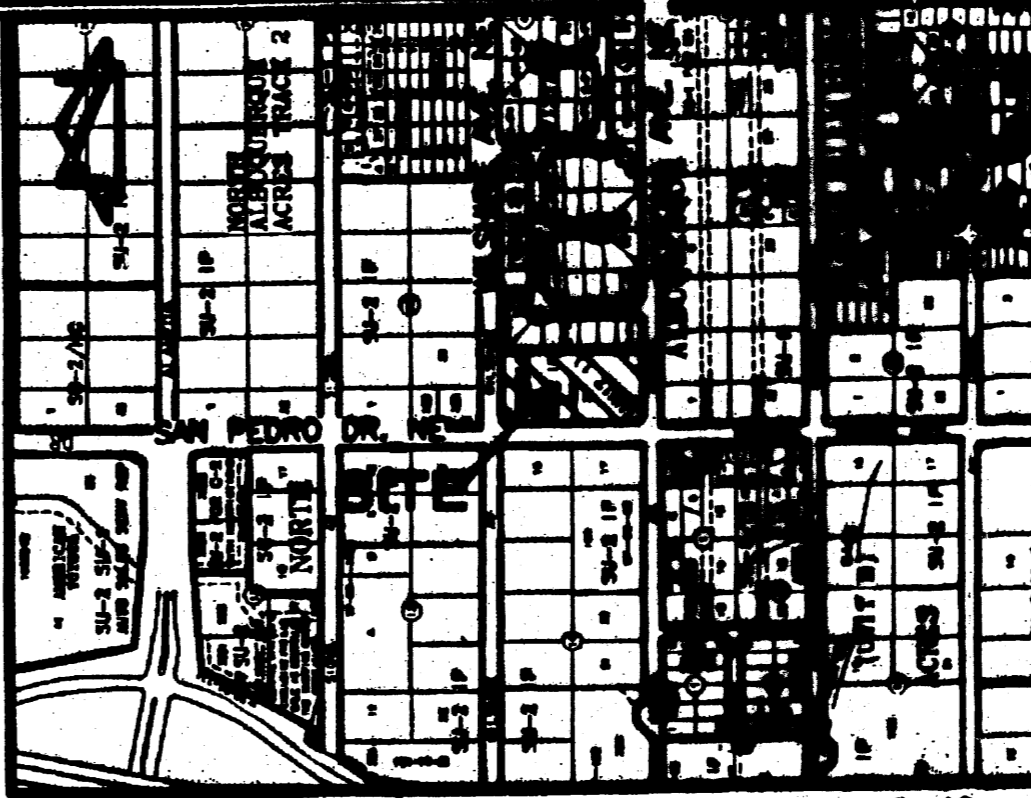


LEGEND

BY PM	BY PART MARK	SD	STORM DRAIN
C&G	CURB AND GUTTER	SD/M	STORM DRAIN MANHOLE
CMU	CEMENT MASONRY UNIT	SD/M/C	STORM DRAIN MANHOLE IN CONCRETE
DIP	DUCTILE IRON PIPE	SI	STORM INLET
EA	EDGE OF ASPHALT	STD. C&G	STANDARD CURB AND GUTTER
FH	FIRE HYDRANT	TSW	TOP OF SIDEWALK
FL	FLOWLINE	T BY PM	TELEPHONE LINE BY PART MARK
IN	INVERT	TA	TOP OF ASPHALT
MH	MANHOLE	TC	TOP OF CURB
MP	METAL POLE	TCO	TOP OF CONCRETE
MS	METAL SIGN	TG	TOP OF GRATE
ONE(2)	OVERHEAD ELECTRIC (NO. OF LINES)	TR	TELEPHONE RISER
PVC	POLYVINYL CHLORIDE PIPE	WCR	WHEELCHAIR RAMP
RCF	REINFORCED CONCRETE PIPE	WP	WOOD POWER POLE
SAS	SANITARY SEWER	WB	WATER VALVE BOX
		WB/C	WATER VALVE BOX IN CONCRETE
		WP, PL, SL	EXISTING SPOT ELEVATION
		SC	EXISTING CONTOUR
			SEE LIGHTING SCHEDULE BELOW
			Small Car/Compact Space with PARKING AVAILABLE

INDEX OF DRAWINGS

SHEET	DESCRIPTION
C.1	SITE PLAN FOR BUILDING PERMIT
A.1	SITE DETAILS
A.2	ELEVATIONS - BUILDINGS A & B
A.3	ELEVATIONS - BUILDINGS C, D, E & F
G.1	CONCEPTUAL GRADING PLAN
G.2	CONCEPTUAL DRAINAGE PLAN, CALCULATIONS AND CONSTRUCTION NOTES
U.1	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPING PLAN



PROJECT NUMBER: 1002254
APPROVAL NUMBER: 11-21-2005

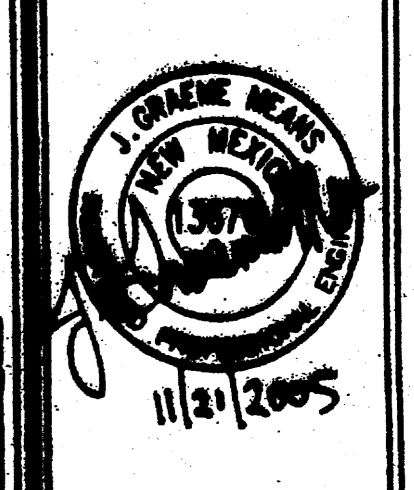
Is an administrative fee required? () Yes () No. If yes, then a bill of material (BOM) shall be submitted with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

[Signatures and Dates]

APPROVED BY: *[Signature]* DATE: 11/21/05

DATE: 11/21/05

11/21/05	11/21/05
11/21/05	11/21/05
11/21/05	11/21/05
11/21/05	11/21/05
11/21/05	11/21/05



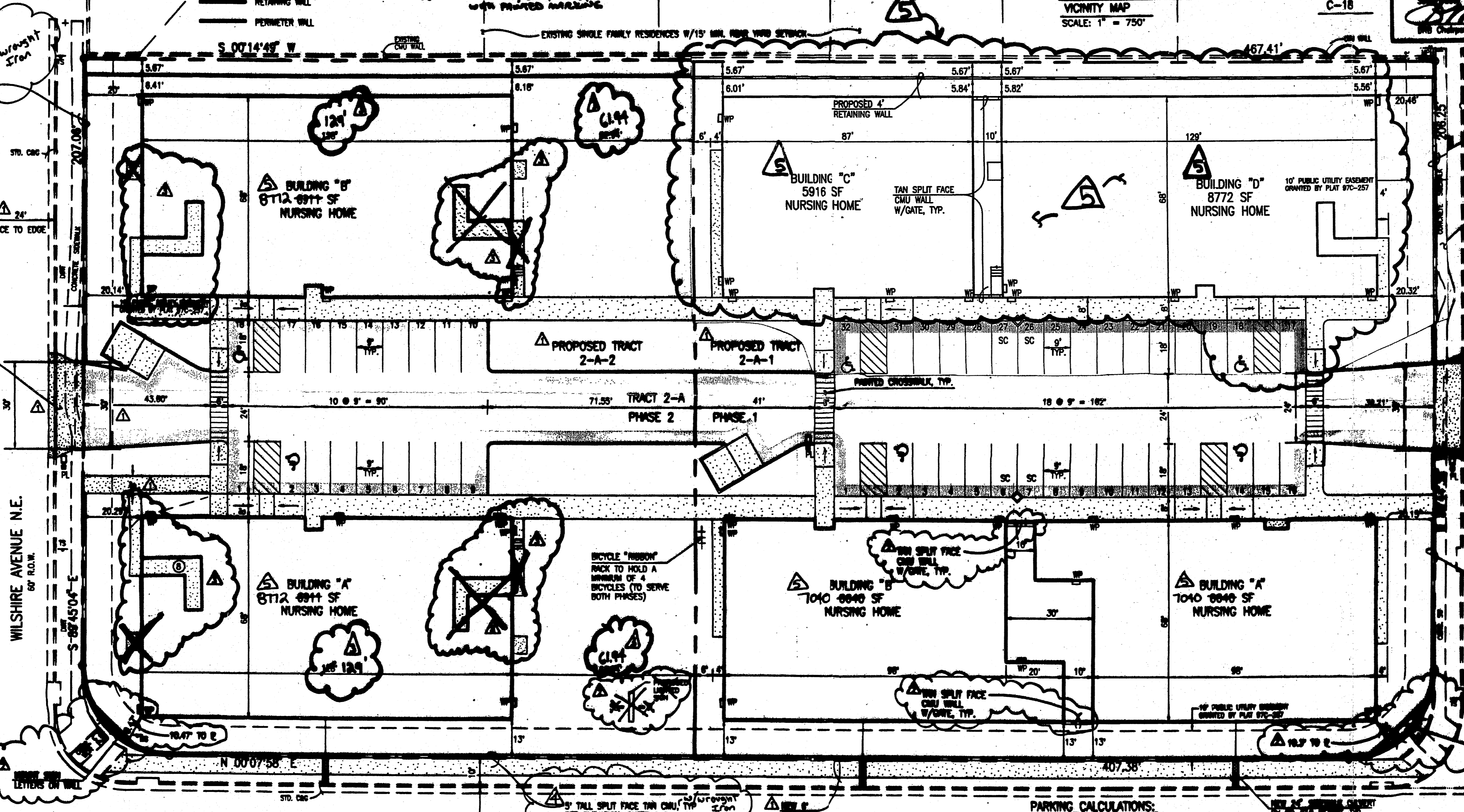
11/21/05
 G.A.R.V.
 1" = 20'

SAN PEDRO DRIVE N.E.
ALBUQUERQUE, NEW MEXICO
SITE PLAN FOR BUILDING PERMIT

ECHOIVE HOMES
 QUALITY SENIOR LIVING
 10000 N. 48th St. Suite 200
 Albuquerque, NM 87110-4848
 Phone: 505.882.7145
 Email: echoive@echoivehomes.com

C.1
 5

#1002254



CURVE TABLE

CURVE	INCHES	LENGTH	CHORD	BEARING	DELTA
C1	30.00	47.08	42.36	N 44° 48' 22" W	89° 23' 34"
C2	30.00	47.18	42.47	N 45° 11' 23" E	89° 08' 56"

PARKING CALCULATIONS:
 NURSING HOME: 1 SPACE PER 2 BEDS
 EACH BUILDING HAS 15 BEDS AND REQUIRES 8 SPACES
 PHASE 1 HAS 4 BUILDINGS, 32 SPACES REQUIRED AND PROVIDED OF WHICH 4 ARE ACCESSIBLE (2 HC SPACES REQUIRED) AND 4 ARE SMALL CAR SPACES
 PHASE 2 HAS 2 BUILDINGS, 16 SPACES REQUIRED AND 16 PROVIDED OF WHICH 2 ARE ACCESSIBLE (1 HC SPACE REQUIRED)
 BICYCLE PARKING IS 1 SPACE PER 20 PARKING SPACES
 PHASE 1 REQUIRES 2 BICYCLE SPACES AND
 PHASE 2 REQUIRES 1 BICYCLE SPACE
 PARKING FOR 4 BICYCLES WILL BE PROVIDED WITH PHASE 1 TO SERVE BOTH PHASES.

NOTES:
 1) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY BOUNDARIES ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE
 2) TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION

ADMINISTRATIVE AGREEMENT
 1002254
 Revised 11/21/05
 APPROVED BY: *[Signature]* DATE: 11/21/05

ID	MANUFACTURER	MODEL NUMBER	DESCRIPTION	UNITS/BILLSET	QUANTITY	UNITS PER FEATURE	D X E	REMARKS
VP	LITVONIA	TVP 150W 800 LPI	EXTERIOR WALL PACK VALL HTA RED	150W	25	150	3000	ELECTRIC BALLAST
PL	LITVONIA	PL150W100K1 150W 100 FT	AREA LIGHTING POLE HTA RED	150W	3	150	400	ELECTRIC BALLAST
SL	HYREL	SL150W-3 QUANTITY FIT SOCKET PERMANENTLY MOUNTED	SHW LIGHTS GRADE HTA RED	70W	2	140	200	ELECTRIC BALLAST

Plot Date: 11-21-2005
 Plot Time: 09:22 am
 File Name: 50034003.DWG

JMA **JEFF HORTENSEN & ASSOCIATES, INC.**
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS & SURVEYORS (CSD) 245-4250
 FAX: 505 345-4254 ESTABLISHED 1977

2005.003.4

PROJECT 1002254

SAN PEDRO DRIVE NE
ALBUQUERQUE, NEW MEXICO
SITE PLAN FOR
BUILDING PERMIT

ECHOIVE
HOMES
QUALITY SENIOR LIVING
ENGINEERING & SURVEYING
10000 1st N.W. 10000
ALBUQUERQUE, NM 87109
PHONE: (505) 888-7145
FAX: (505) 888-7145
E-MAIL: kar@echoive-think.net

C.1

PROJECT NUMBER: 1002254
APPLICATION NUMBER: 05 DRB-01843

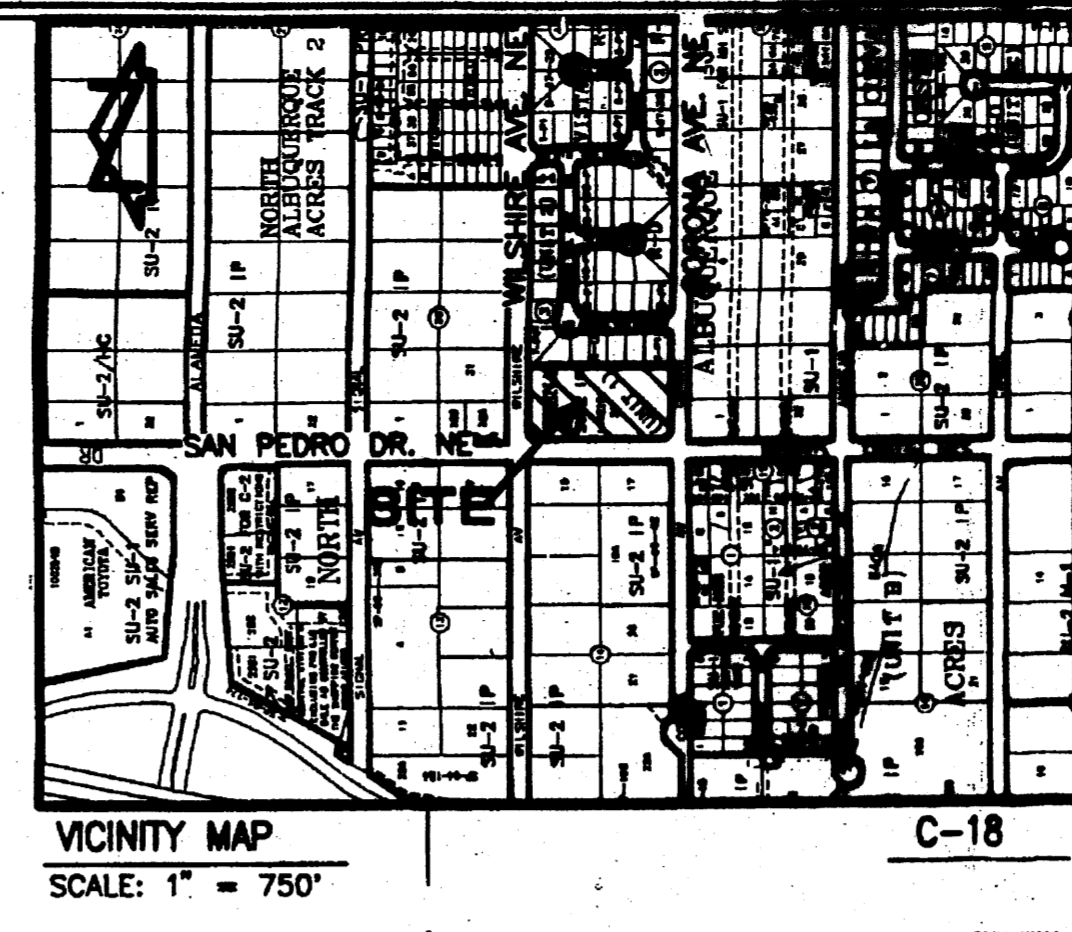
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.
DRB SITE DEPARTMENT PLAN APPROVAL:

Engineering, Transportation Division
Water Utility Department
Christina Sandoval
Date: 11/23/05

Parks and Recreation Department
Bradley R. Bingham
Date: 11/23/05

City Engineer
Michael H. Miller
Date: 11/23/05

DRB Chairman, Planning Department
John M. ...
Date: 11/23/05

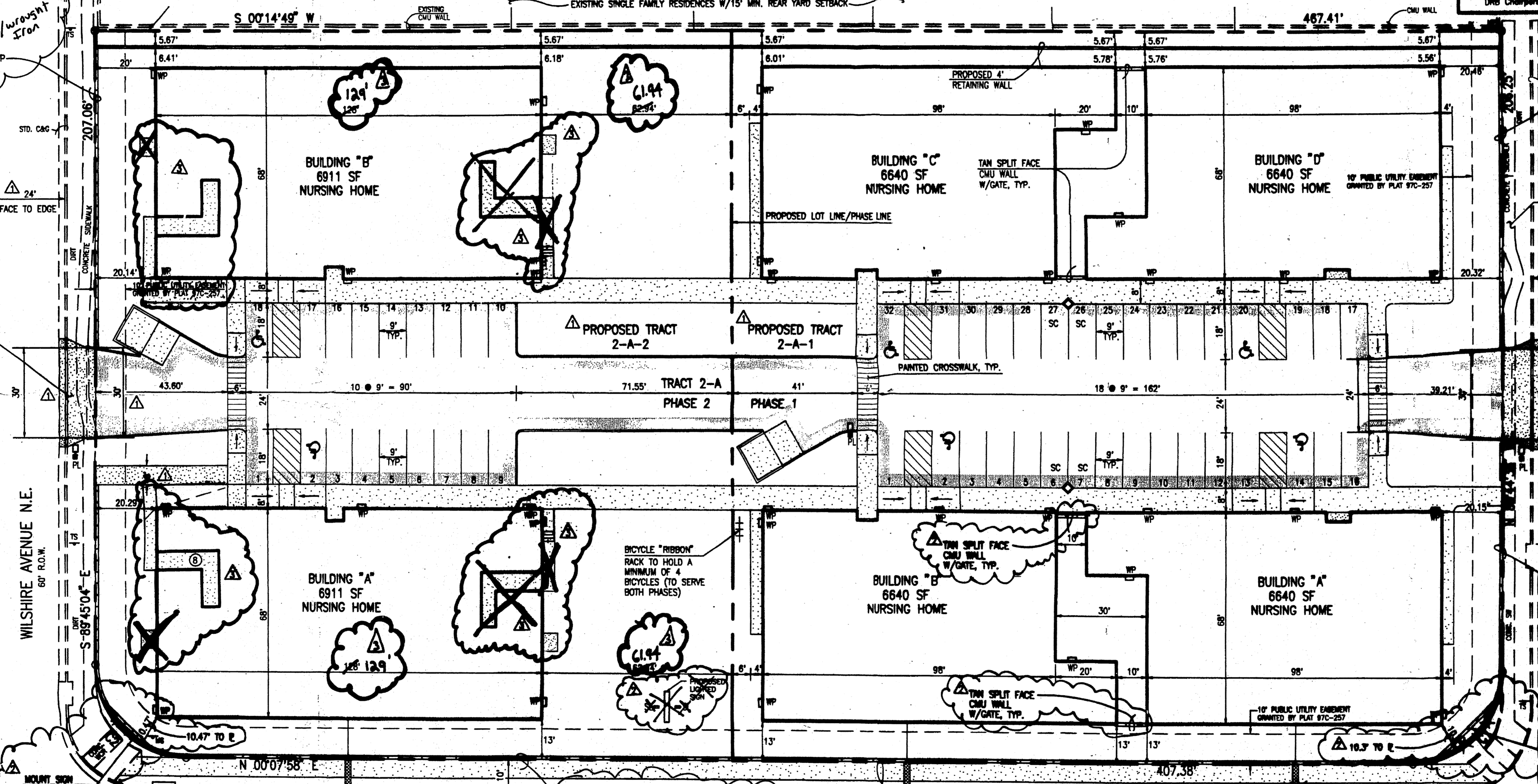


INDEX OF DRAWINGS

SHEET	DESCRIPTION
C.1	SITE PLAN FOR BUILDING PERMIT
A.1	SITE DETAILS
A.2	ELEVATIONS - BUILDINGS A & B
A.3	ELEVATIONS - BUILDINGS C, D, E & F
G.1	CONCEPTUAL GRADING PLAN
G.2	CONCEPTUAL DRAINAGE PLAN, CALCULATIONS AND CONSTRUCTION NOTES
U.1	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPING PLAN

LEGEND

BY PM	BY PAINT MARK	SD	STORM DRAIN
C&G	CURB AND GUTTER	SDMH	STORM DRAIN MANHOLE
CMU	CEMENT MASONRY UNIT	SDMH/C	STORM DRAIN MANHOLE IN CONCRETE
DIP	DUCTILE IRON PIPE	SI	STORM INLET
EA	EDGE OF ASPHALT	STD. C&G	STANDARD CURB AND GUTTER
FH	FIRE HYDRANT	TSW	TOP OF SIDEWALK
FL	FLOWLINE	T BY PM	TELEPHONE LINE BY PAINT MARK
INVT	INVERT	TA	TOP OF ASPHALT
MH	MANHOLE	TC	TOP OF CURB
MP	METAL POLE	TCO	TOP OF CONCRETE
MS	METAL SIGN	TG	TOP OF GRATE
OHE(2)	OVERHEAD ELECTRIC (NO. OF LINES)	TR	TELEPHONE RISER
PVC	POLYVINYL CHLORIDE PIPE	WCR	WHEELCHAIR RAMP
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE
SAS	SANITARY SEWER	WVB	WATER VALVE BOX
		WVB/C	WATER VALVE BOX IN CONCRETE
		WP, PL, SL	EXISTING SPOT ELEVATION
		SC	EXISTING CONTOUR
			SEE LIGHTING SCHEDULE BELOW
			Small Car/Compact Space with Painted Markings



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W	89°52'34"
C2	30.00'	47.18'	42.47'	N 45°11'23" E	90°06'58"

A	B	C	D	E	F			
TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMPS/BALLAST	QUANTITY	WATTS PER FIXTURE	D X E	REMARKS
VP	LITHONIA	TVP 150W 120 LPI	EXTERIOR WALL PACK WALL MTD. HID	150W	26	150	3600	ELECTRONIC BALLAST
PL	LITHONIA	CLUMINAIRE KSEI 150W R2 RPP SF (POLE) SSS 20 4G DIMS DIM	AREA LIGHTING POLE MTD. HID	150W	3	150	450	ELECTRONIC BALLAST
SL	HYDEL	L1R7246-S GRAVITY FIT SOCKET PENDANT OWNER SPECIFIED GLASS SHADE	SIGN LIGHTS GRADE MTD. HID	70W	2	140	280	ELECTRONIC BALLAST

PARKING CALCULATIONS:
NURSING HOME: 1 SPACE PER 2 BEDS
EACH BUILDING HAS 15 BEDS AND REQUIRES 8 SPACES
PHASE 1 HAS 4 BUILDINGS, 32 SPACES REQUIRED AND PROVIDED OF WHICH 4 ARE ACCESSIBLE (2 HC SPACES REQUIRED) AND 4 ARE SMALL CAR SPACES
PHASE 2 HAS 2 BUILDINGS, 16 SPACES REQUIRED AND 18 PROVIDED OF WHICH 2 ARE ACCESSIBLE (1 HC SPACE REQUIRED)
BICYCLE PARKING IS 1 SPACE PER 20 PARKING SPACES
PHASE 1 REQUIRES 2 BICYCLE SPACES AND
PHASE 2 REQUIRES 1 BICYCLE SPACE.
PARKING FOR 4 BICYCLES WILL BE PROVIDED WITH PHASE 1 TO SERVE BOTH PHASES.

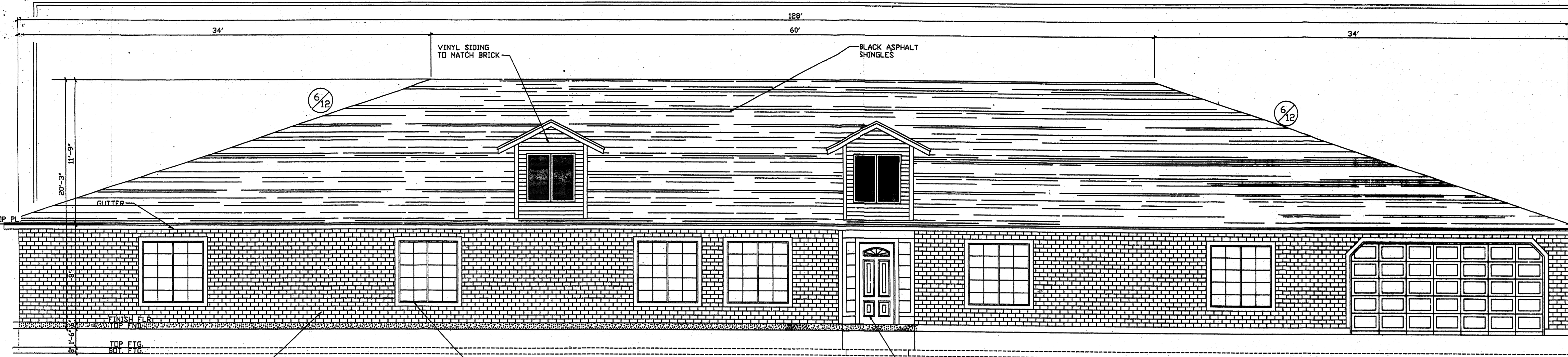
NOTES:
1) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE.
2) TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION

ADMINISTRATIVE AMENDMENT
File #061A-007587 Project #1002254
Revised 11/23/05
APPROVED BY: *David Bell* DATE: 28 Jan 06

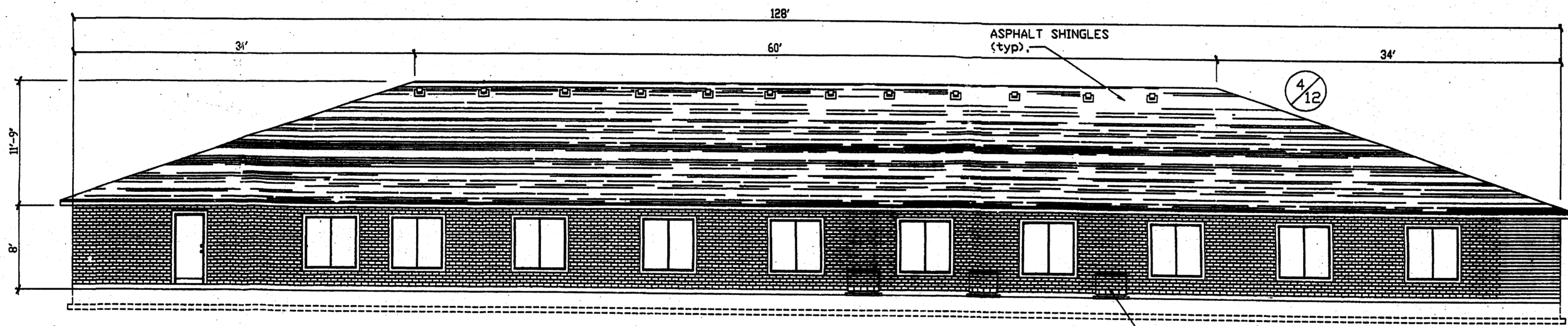
2005.003.4

File Path: E:\MORTENSON\11-21-2005
File Name: 5003\ACPS.DWG
Plot Time: 09:22 am

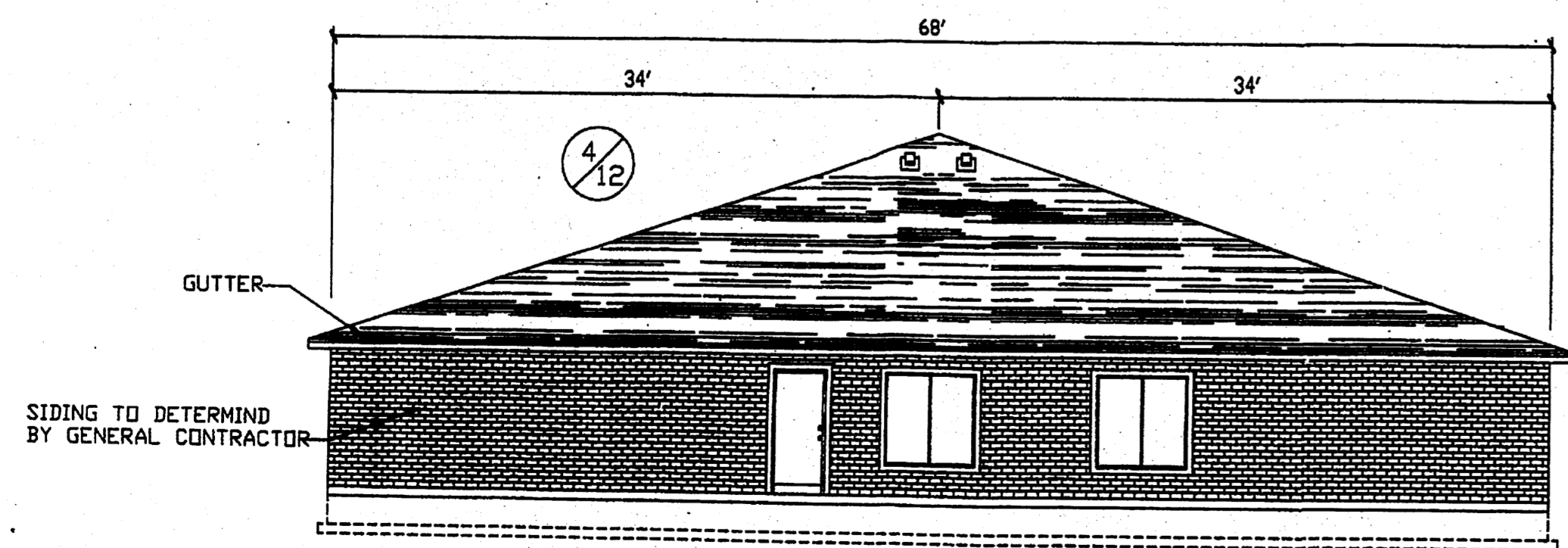
JMA JEFF MORTENSON & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (SOS) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977



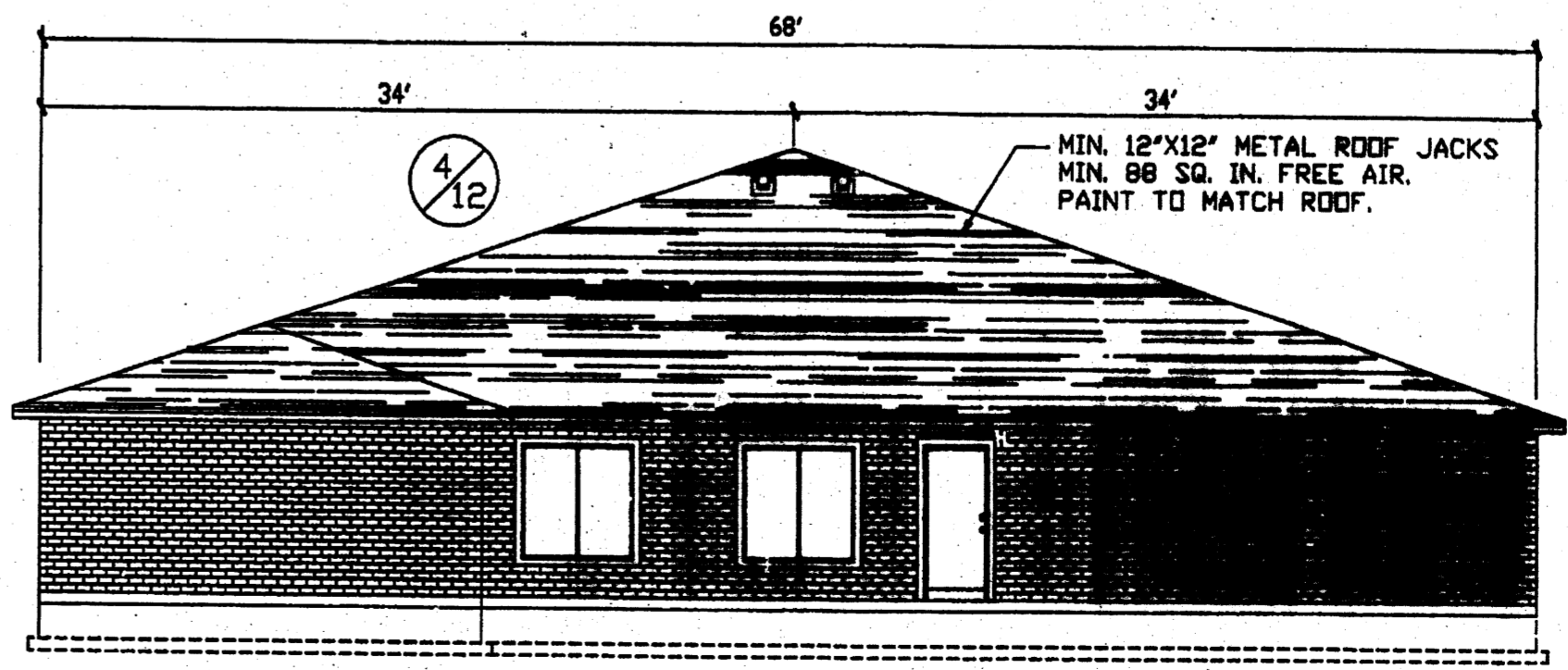
FRONT ELEVATION (B)
 SCALE: 1/4" = 1'-0"
 0 2' 4' 6'
 1' 3' 5'



BACK ELEVATION (B)
 SCALE: 1/8" = 1'-0"
 0 2' 6' 10'
 1' 4' 8' 12'



LEFT ELEVATION (C)
 SCALE: 1/8" = 1'-0"
 0 2' 6' 10'
 1' 4' 8' 12'



RIGHT ELEVATION (D)
 SCALE: 1/8" = 1'-0"
 0 2' 6' 10'
 1' 4' 8' 12'

REVISIONS

A	Revert to Originally Approved Elevation

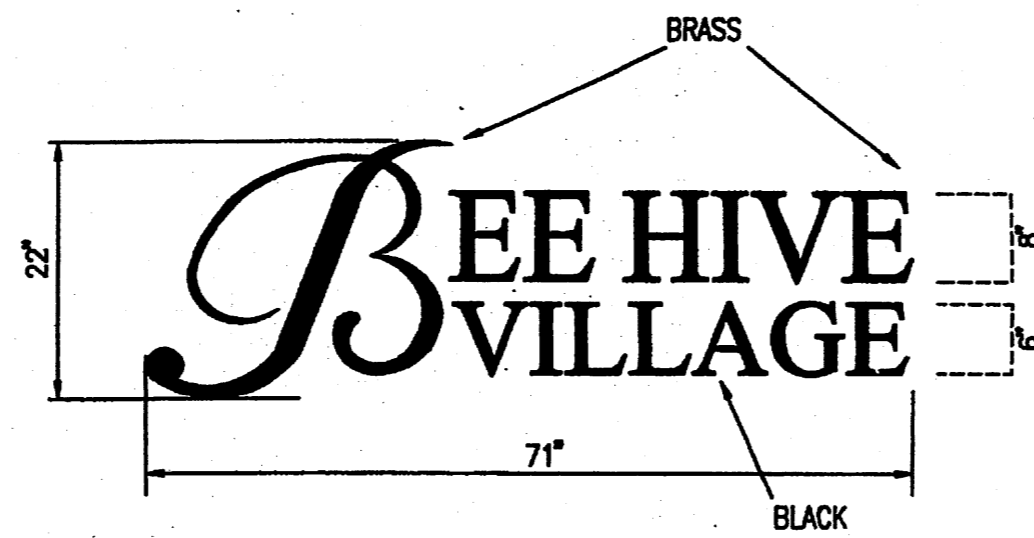
DATE: JAN 14, 2005
 DRAWN BY: A.J./K.R.
 SCALE:

SAN PEDRO NEW MEXICO FOR CONSTRUCTION
 ELEVATIONS BUILDING A AND B
 PAGE TITLE

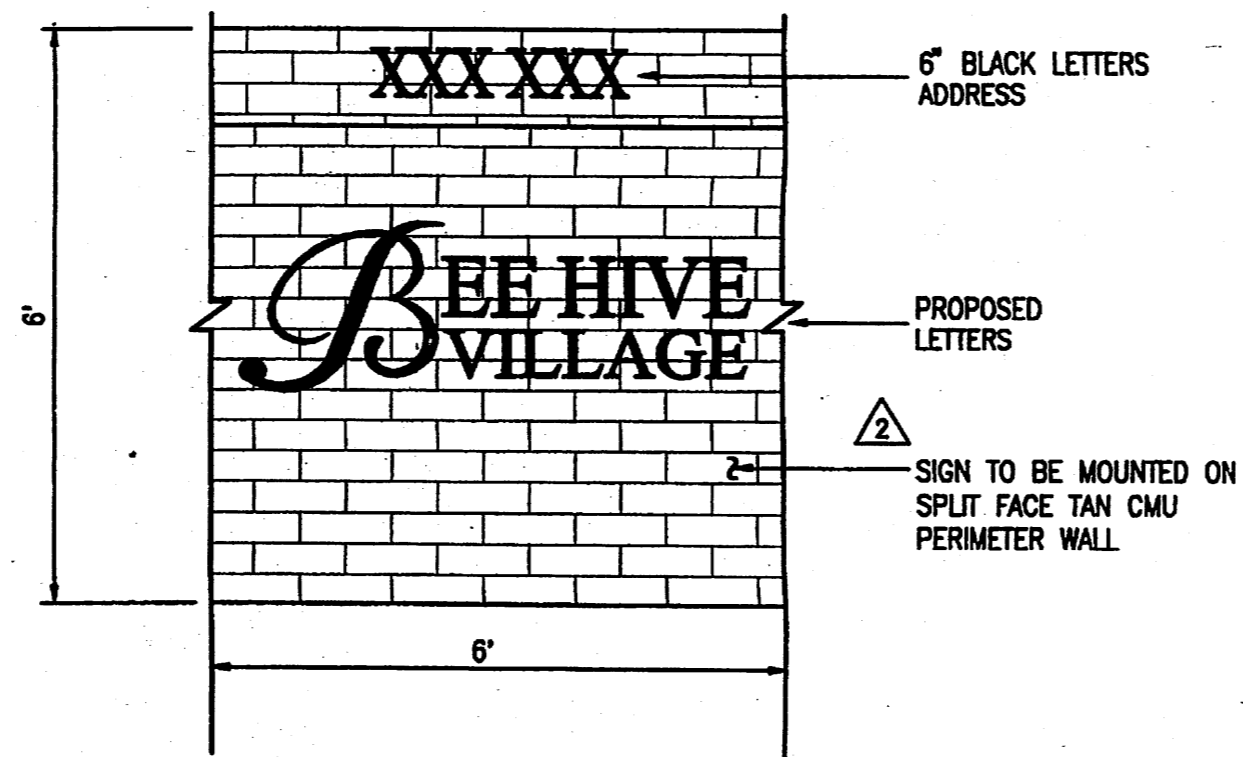
BEEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEER: BARKETT DR
 1500 W. BARKETT DR
 MERIDIAN, ID. 83642
 PHONE: (208) 888-7145
 FAX: (208) 888-7165
 E-MAIL: bar@beehivehomes.com

File Path: E:\MORTEN\2005\200503401\DWG Plot Date: 01-09-2007
 File Name: 5003401\DWG Plot Time: 11:06 am

JMA JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE.
 ALBUQUERQUE □ NEW MEXICO 87107
 ENGINEERS □ SURVEYORS (SOS) 345-4250
 FAX: 505 345-4254 □ ESTABLISHED 1977

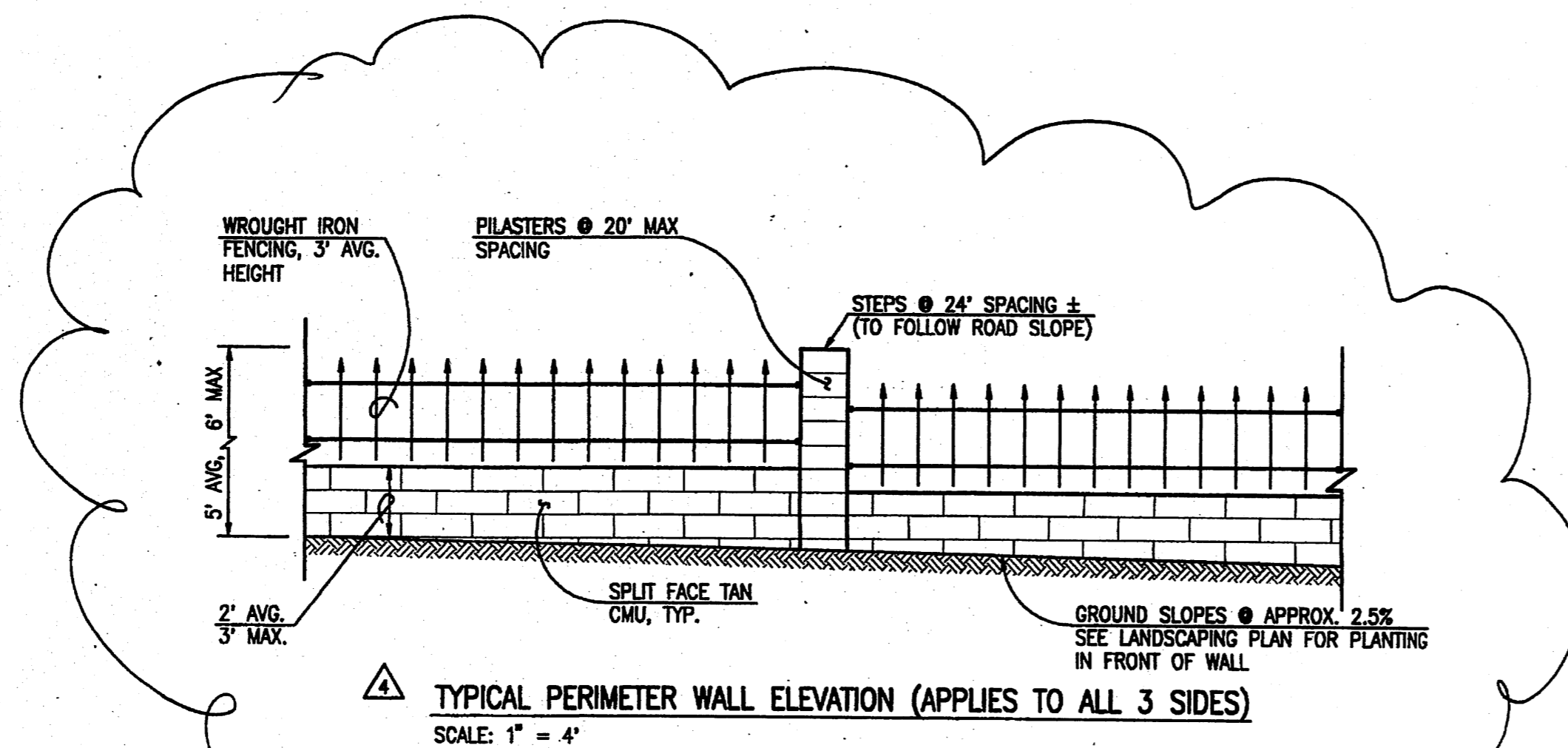


NON-ILLUMINATED METAL PIN LETTERS (CUSTOM FONT)
 COLOR: BRASS AND BLACK
 OVERALL HEIGHT: 22'
 OVERALL LENGTH: 71'
 THICKNESS: 1/4"

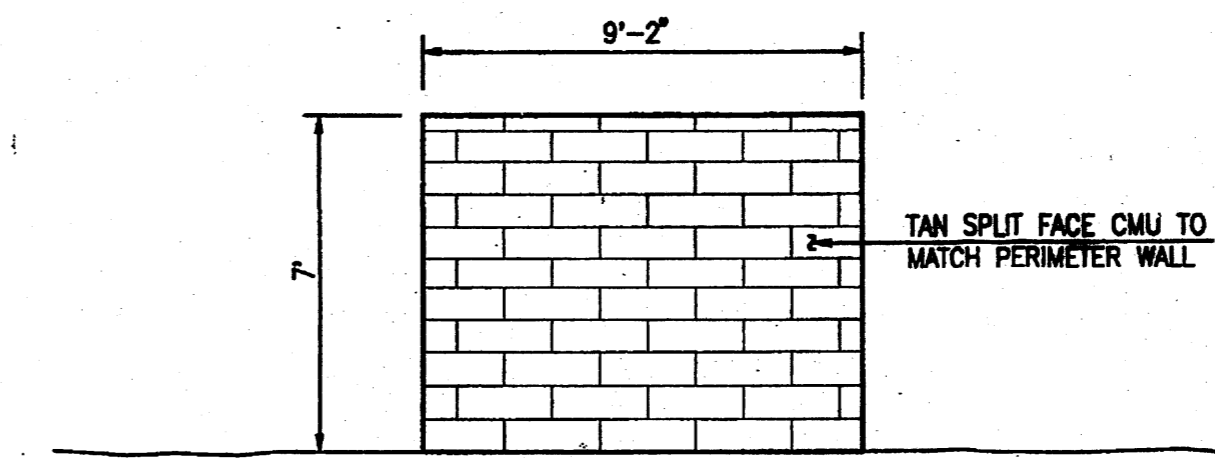


PROPOSED SIGN DETAIL (TO BE MOUNTED ON WALL)
 SCALE: 1" = 2'

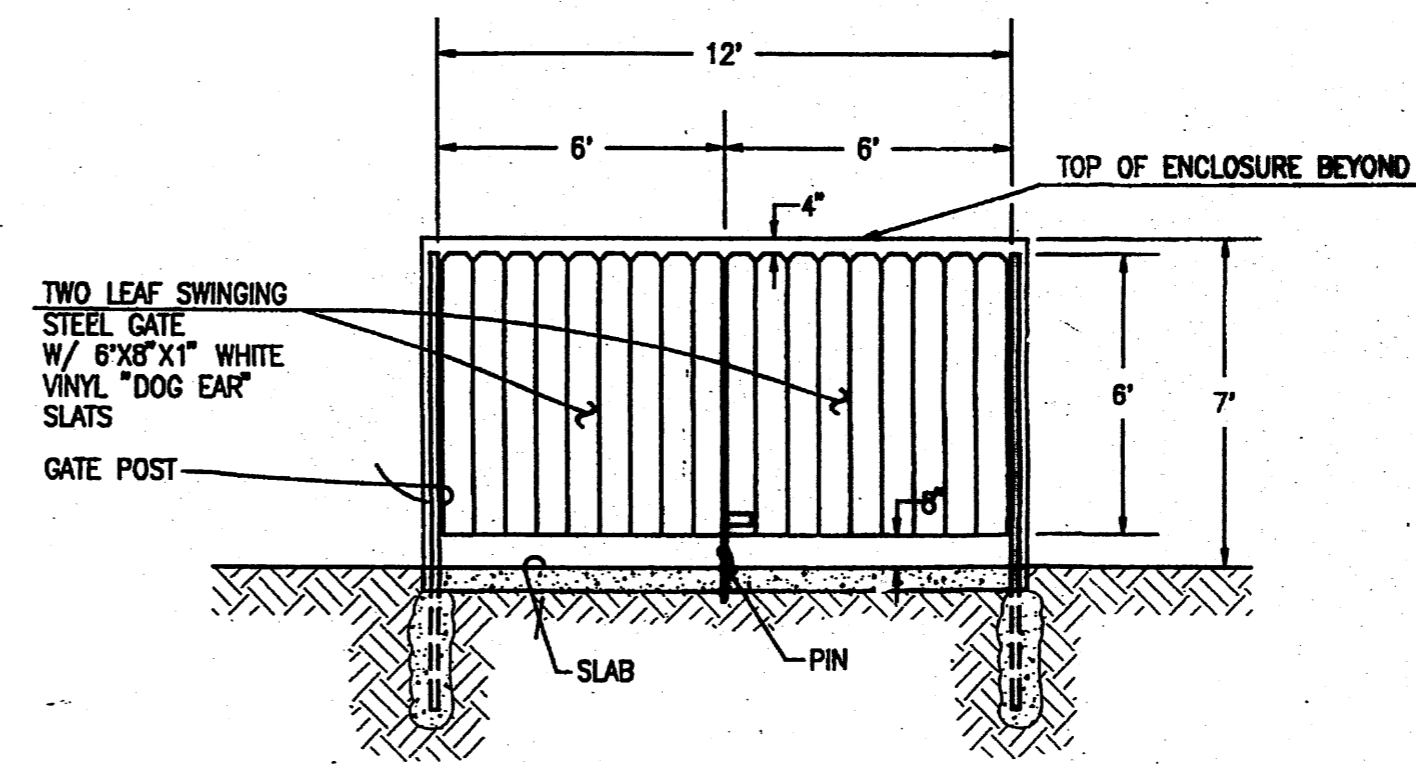
NOTE: SIGN TO BE UPLIT WITH 1-250 WATT METAL HALIDE LAMP.



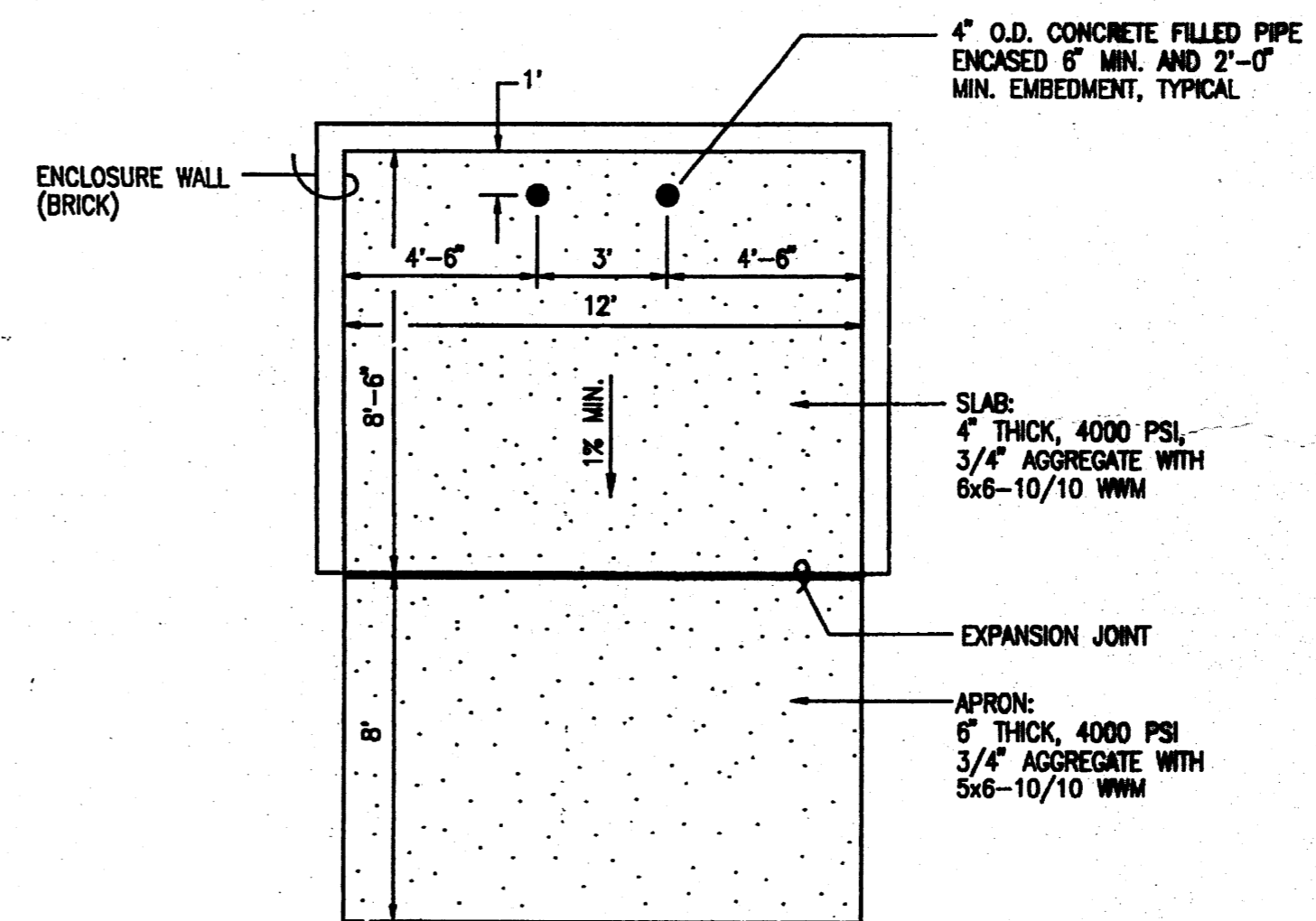
TYPICAL PERIMETER WALL ELEVATION (APPLIES TO ALL 3 SIDES)
 SCALE: 1" = 4'



REFUSE ENCLOSURE SIDE ELEVATION
 SCALE: 1" = 4'



REFUSE ENCLOSURE GATE ELEVATION
 SCALE: 1" = 4'



REFUSE ENCLOSURE PLAN
 SCALE: 1" = 4'

REVISIONS	DATE	DESCRIPTION
1	11/30/05	AMEND WALL SIGN
2	01/2007	AMEND WALL

GRAEME MEANS
 NEW MEXICO
 13678
 PROFESSIONAL ENGINEER
 01/24/07

DATE: 10-2005
 DRAWN BY: G.M. / R.V.
 SCALE:

SAN PEDRO DRIVE N.W.
 FOR CONSTRUCTION

SITE DETAILS

BEEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEERING & ARCHITECTURE
 PH: 505-888-7145
 FAX: 505-888-7145
 E-MAIL: kar-ten@earthlink.net

A-1

2005.003.4

8

PROJECT # 1002254

PROJECT NUMBER: 1002254
 APPLICATION NUMBER: 05 DRB-01643

Is an Infrastructure List required? () Yes () 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

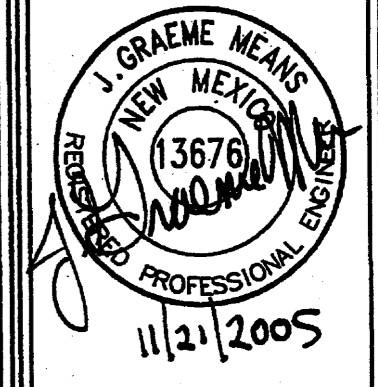
Michael H. Hatten
 Traffic Engineering, Transportation Division
 Water Utility Department
 Date: 11/23/05

Christian Sandoval
 Parks and Recreation Department
 Date: 11/23/05

Bradley L. Bingham
 City Engineer
 Date: 11/23/05

Michael Hatten
 Solid Waste Management
 Date: 11/23/05

Michael Hatten
 DRB Chairperson, Planning Department
 Date: 11/23/05



DATE: 10/2005
 DRAWN BY: G.M./R.W.
 SCALE: 1" = 20'

SAN PEDRO DRIVE NE
 ALBUQUERQUE, NEW MEXICO
 SITE PLAN FOR
 BUILDING PERMIT

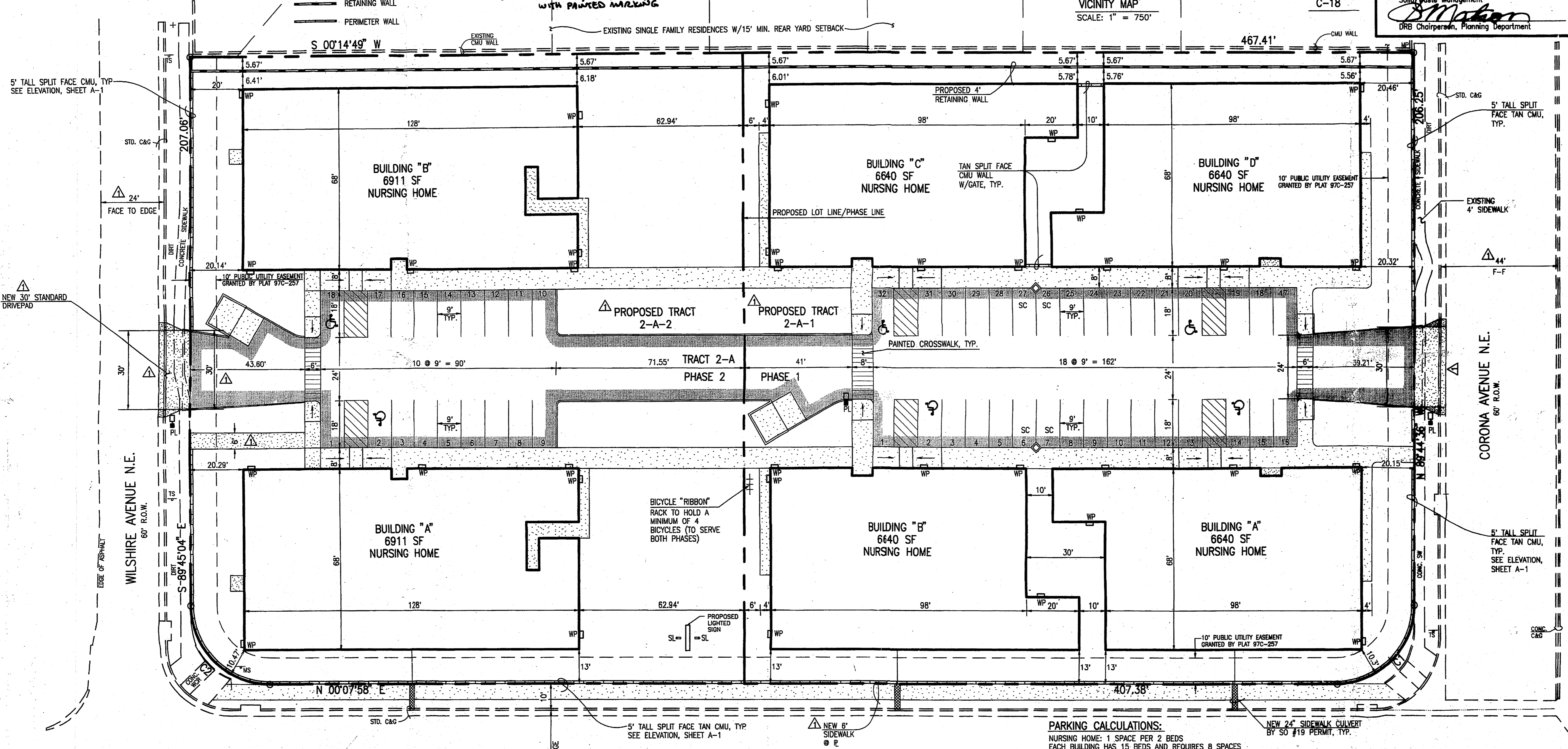
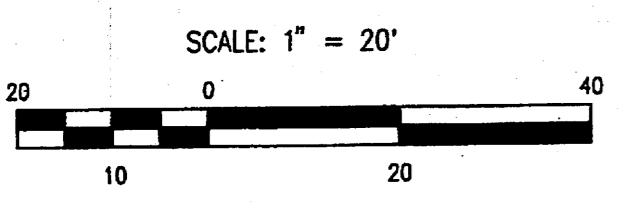
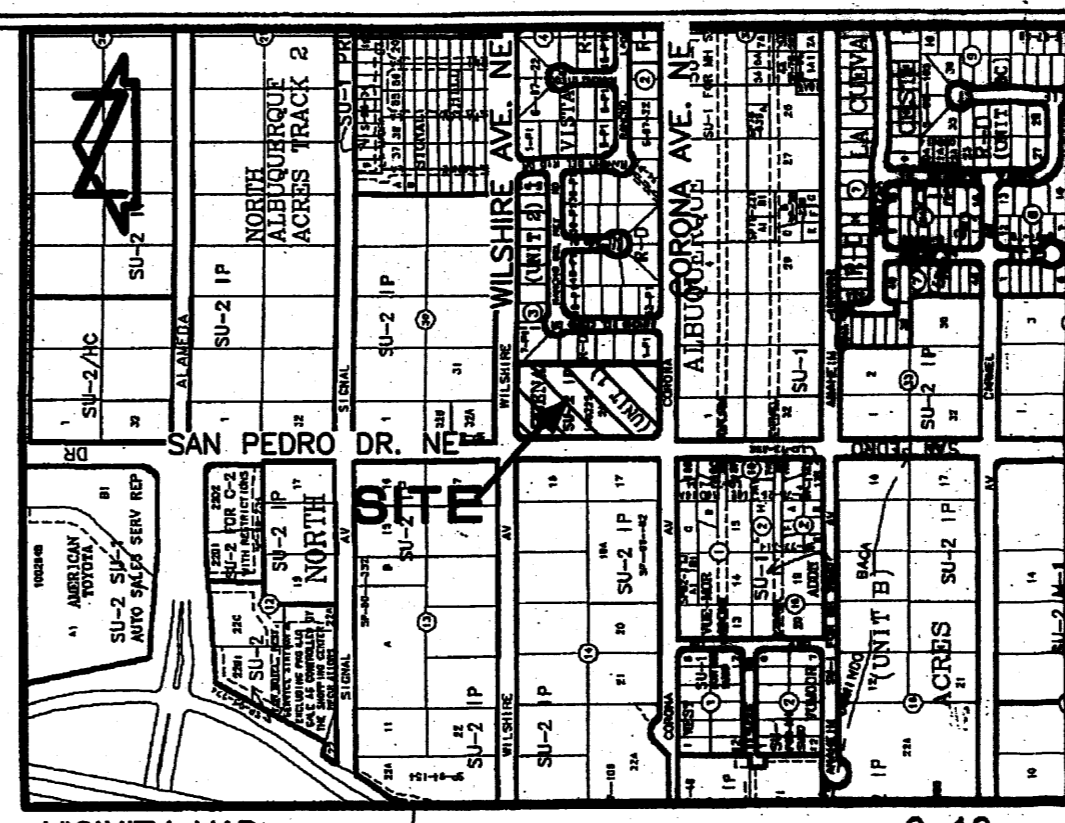
BEEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEERING SURVEYORS
 1500 W. BARRETT DR. FPO BOX 889125
 MERIDIAN, ID. 83642 E-MAIL: karsten@beehivehomes.com

INDEX OF DRAWINGS

SHEET	DESCRIPTION
C.1	SITE PLAN FOR BUILDING PERMIT
A.1	SITE DETAILS
A.2	ELEVATIONS - BUILDINGS A & B
A.3	ELEVATIONS - BUILDINGS C, D, E & F
G.1	CONCEPTUAL GRADING PLAN
G.2	CONCEPTUAL DRAINAGE PLAN, CALCULATIONS AND CONSTRUCTION NOTES
U.1	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPING PLAN

LEGEND

BY PM	BY PAINT MARK	SD	STORM DRAIN
C&G	CURB AND GUTTER	SDMH	STORM DRAIN MANHOLE
CMU	CEMENT MASONRY UNIT	SDMH/C	STORM DRAIN MANHOLE IN CONCRETE
DIP	DUCTILE IRON PIPE	SI	STORM INLET
EA	EDGE OF ASPHALT	STL	STANDARD CURB AND GUTTER
FH	FIRE HYDRANT	TSW	TOP OF SIDEWALK
FL	FLOWLINE	T BY PM	TELEPHONE LINE BY PAINT MARK
INV	INVERT	TA	TOP OF ASPHALT
MH	MANHOLE	TC	TOP OF CURB
MP	METAL POLE	TCO	TOP OF CONCRETE
MS	METAL SIGN	TG	TOP OF GRATE
OHE(2)	OVERHEAD ELECTRIC (NO. OF LINES)	TR	TELEPHONE RISER
PVC	POLYVINYL CHLORIDE PIPE	WCR	WHEELCHAIR RAMP
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE
SAS	SANITARY SEWER	WVB	WATER VALVE BOX
		WVB/C	WATER VALVE BOX IN CONCRETE
		WP, PL, SL	EXISTING SPOT ELEVATION
		SC	EXISTING CONTOUR
			SEE LIGHTING SCHEDULE BELOW
			Small Car/Compact Space with PAINTED MARKING
			Small Car/Compact Space with PAINTED MARKING



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W	89°52'34"
C2	30.00'	47.18'	42.47'	N 45°11'23" E	90°06'58"

PARKING CALCULATIONS:
 NURSING HOME: 1 SPACE PER 2 BEDS
 EACH BUILDING HAS 15 BEDS AND REQUIRES 8 SPACES
 PHASE 1 HAS 4 BUILDINGS. 32 SPACES REQUIRED AND PROVIDED OF WHICH 4 ARE ACCESSIBLE (2 HC SPACES REQUIRED)
 AND 4 ARE SMALL CAR SPACES
 PHASE 2 HAS 2 BUILDINGS. 16 SPACES REQUIRED AND 18 PROVIDED OF WHICH 2 ARE ACCESSIBLE (1 HC SPACE REQUIRED)
 BICYCLE PARKING IS 1 SPACE PER 20 PARKING SPACES
 PHASE 1 REQUIRES 2 BICYCLE SPACES AND
 PHASE 2 REQUIRES 1 BICYCLE SPACE
 PARKING FOR 4 BICYCLES WILL BE PROVIDED WITH PHASE 1 TO SERVE BOTH PHASES.

A	B	C	D	E	F	REMARKS
TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMPS/BALLAST	QUANTITY	WATTS PER FIXTURE
WP	LITHONIA	TVP 150M 120 LP1	EXTERIOR WALL PACK WALL MTD. HD	150M	26	150
PL	LITHONIA	(LUMINAIRE) KSE1 150M R2 RP9 SF (POLE) SSS 20 4G DM19 DM8	AREA LIGHTING POLE MTD. HD	150M	3	150
SL	HYDREL	LIR7246-S GRAVITY FIT SOCKET PENDANT OWNER SPECIFIED GLASS SHADE	SIGN LIGHTS GRADE MTD. HD	70M	2	140

NOTES:
 1) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE
 2) TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION

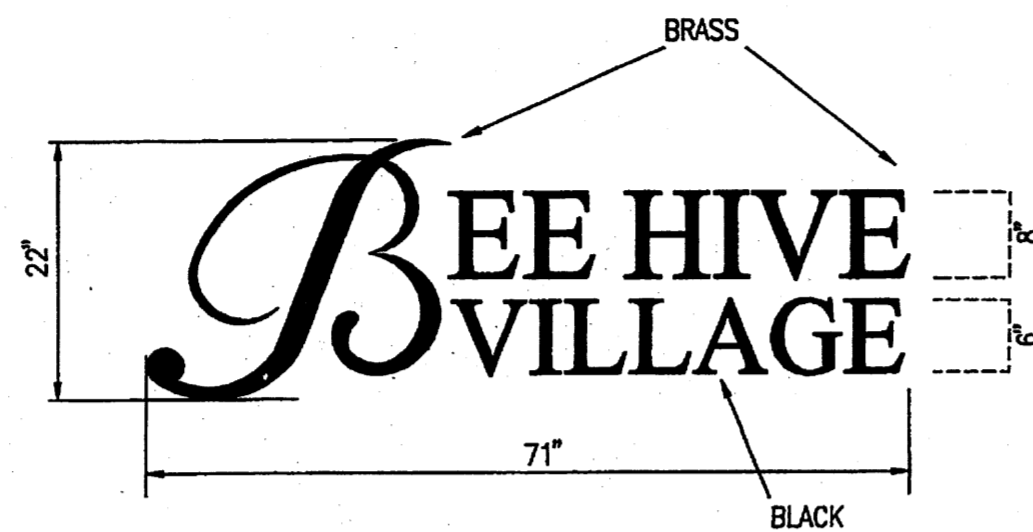
JMA JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS SURVEYORS CSOS: 3438-4250
 FAX: 505 345-4254 ESTABLISHED 1977

2005.003.4

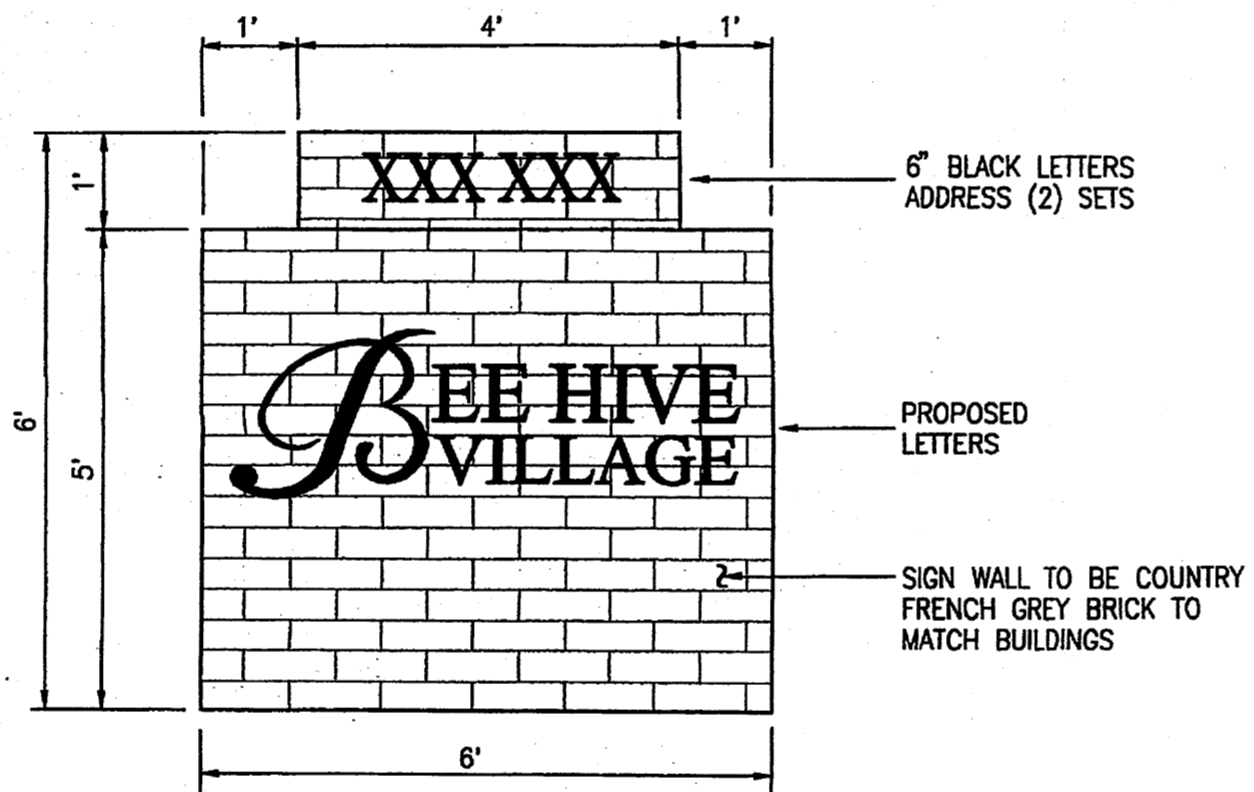
C.1

9

File Path: E:\WORK\1002254\11-21-2005 Plot Date: 11-21-2005 09:22 am File Name: 50034CGP3.DWG

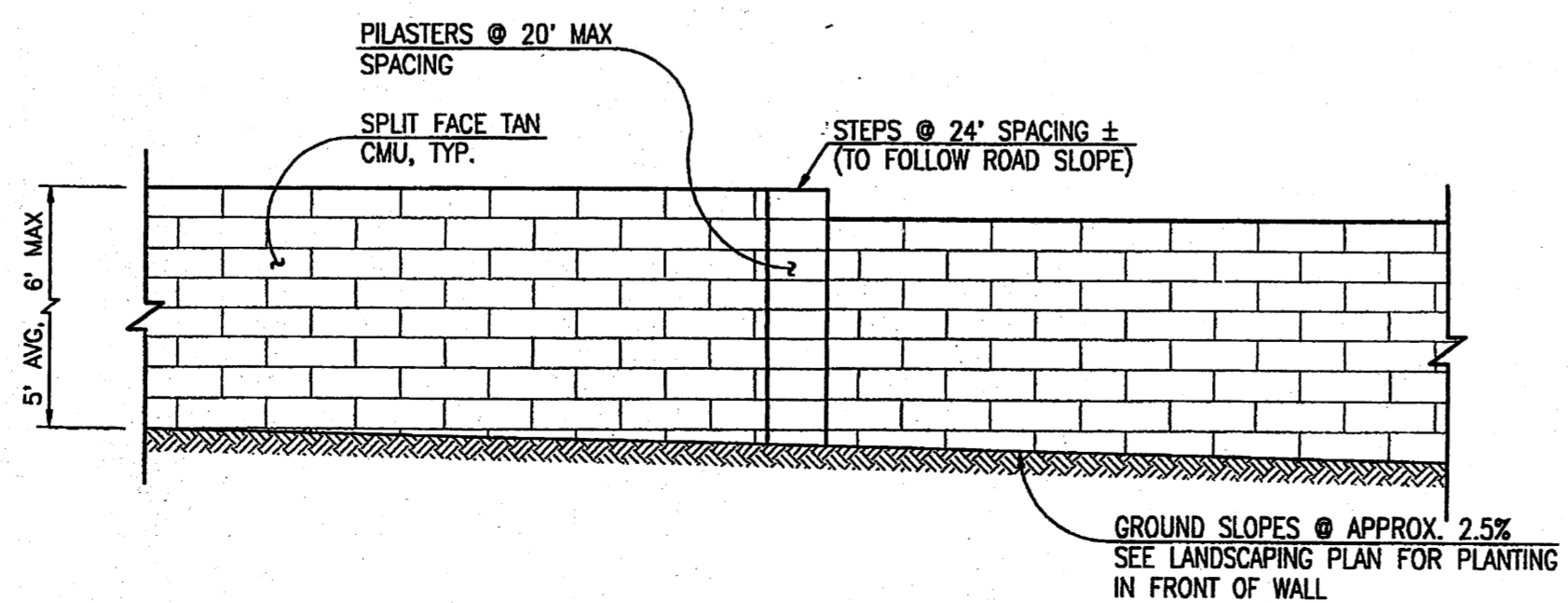


NON-ILLUMINATED METAL PIN LETTERS (CUSTOM FONT)
 COLOR: BRASS AND BLACK
 OVERALL HEIGHT: 22"
 OVERALL LENGTH: 71"
 THICKNESS: 1/4"

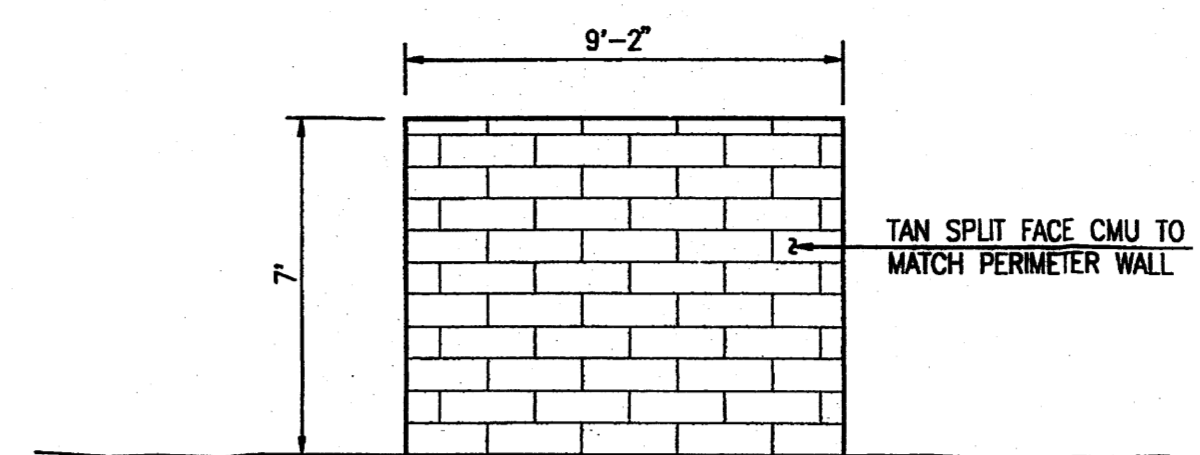


PROPOSED SIGN DETAIL (34 sf)
 SCALE: 1" = 2'

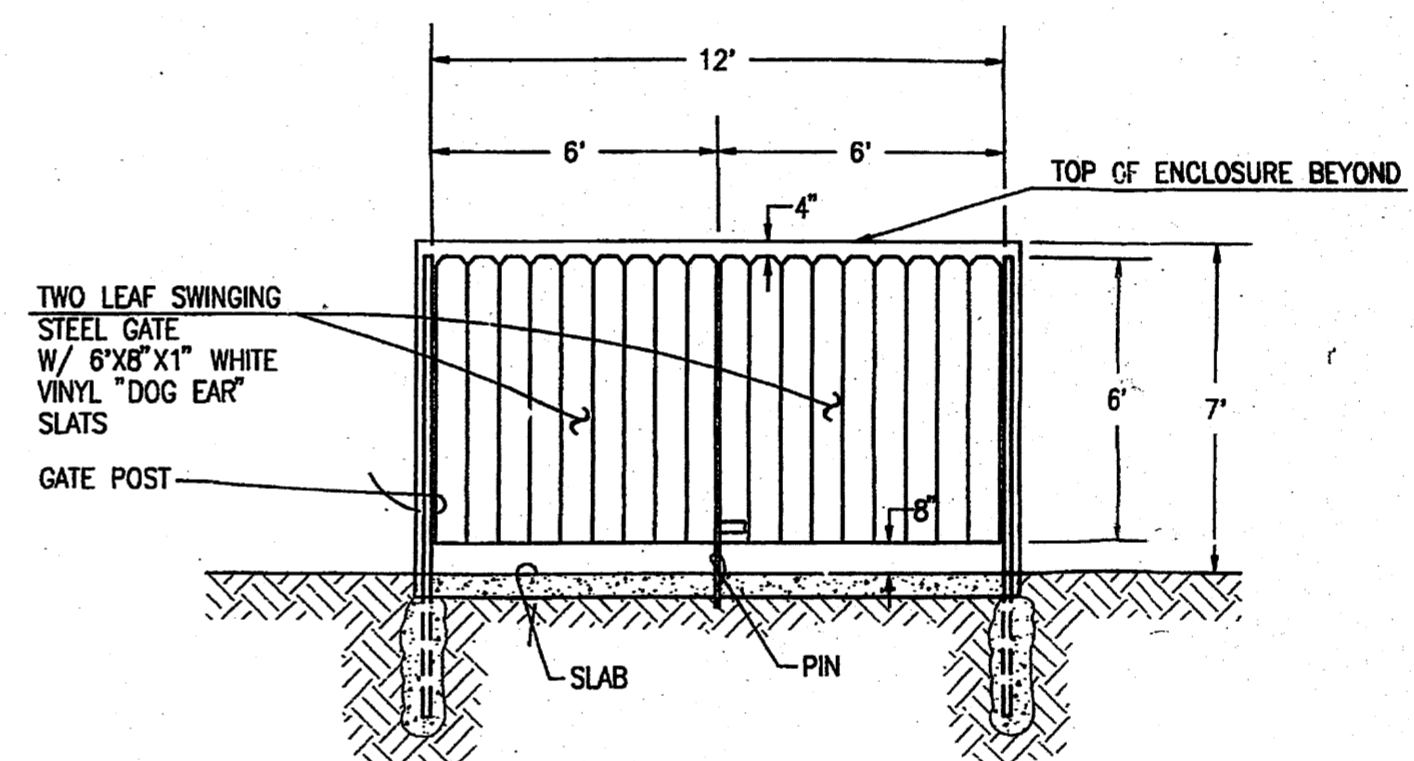
NOTE: SIGN TO BE UPLIT WITH 1-250 WATT METAL HALIDE LAMP.



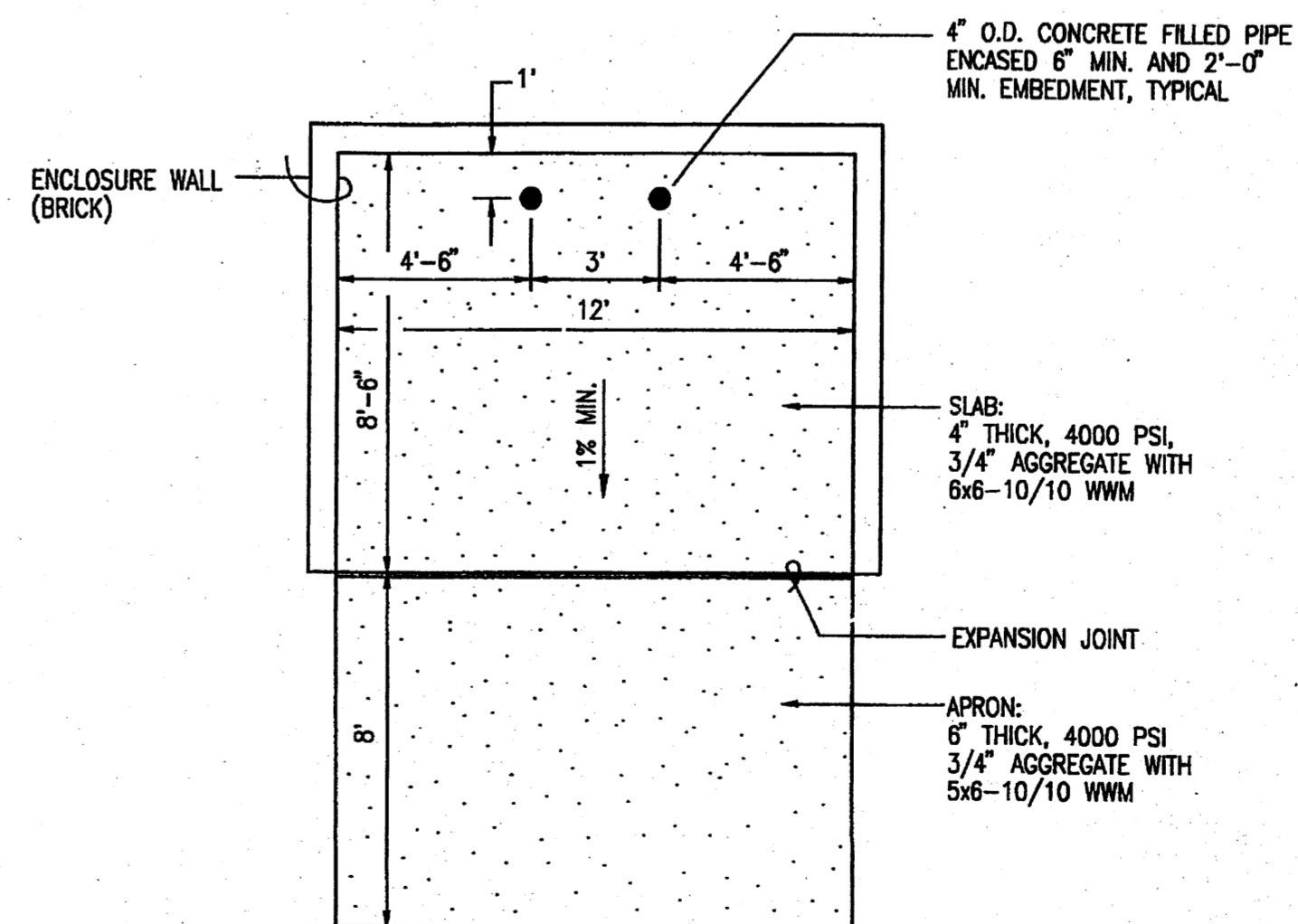
TYPICAL PERIMETER WALL ELEVATION (APPLIES TO ALL 3 SIDES)
 SCALE: 1" = 4'



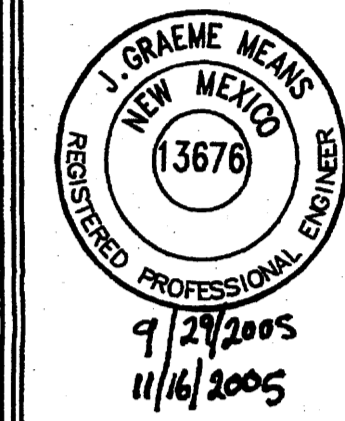
REFUSE ENCLOSURE SIDE ELEVATION
 SCALE: 1" = 4'



REFUSE ENCLOSURE GATE ELEVATION
 SCALE: 1" = 4'



REFUSE ENCLOSURE PLAN
 SCALE: 1" = 4'



10-2005
 DRAWN BY: G.M. / R.V.

SAN PEDRO DRIVE N.W.
 FOR CONSTRUCTION
 SITE DETAILS

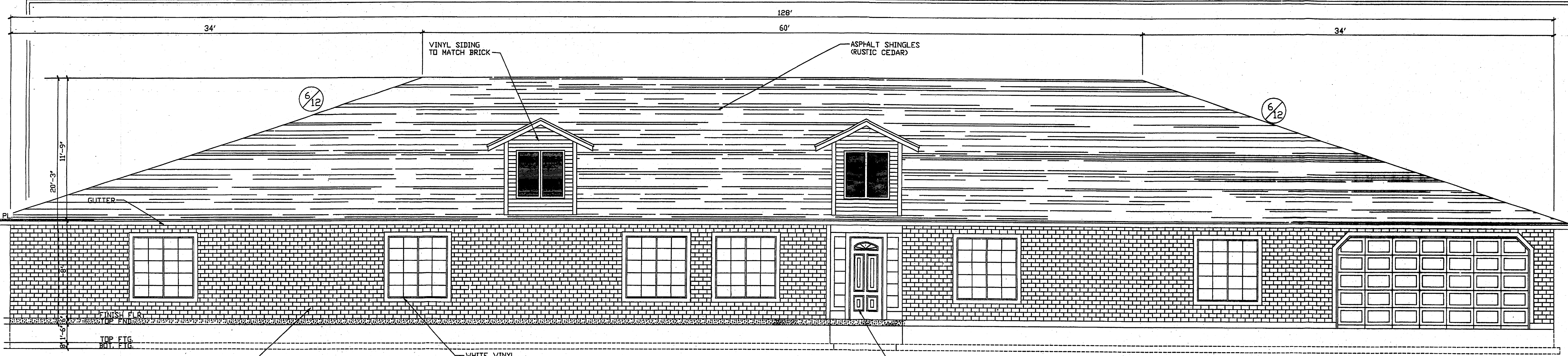
BEEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEERS ARCHITECTS DR
 MERIDIAN, ID. 83642
 PHONE (208) 888-7145
 FAX (208) 888-7145
 E-MAIL kar.teng@earthlink.net

A-1
 10

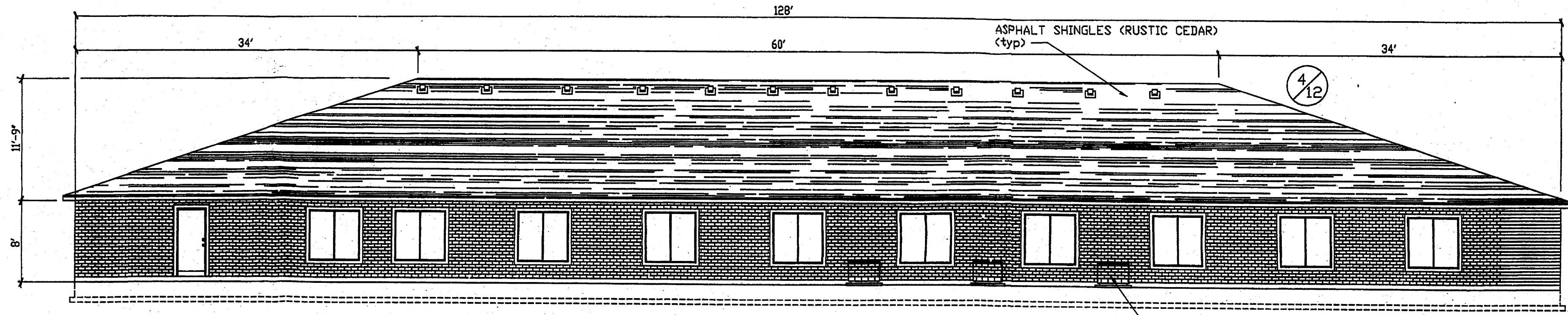
File Path: E:\MORTENSEN\2005\11-06-2005
 File Name: 5003\ASITED.DWG
 Plot Date: 11-06-2005
 Plot Time: 12:59 pm

JMA
 JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 FAX: 505 345-4254 ESTABLISHED 1977

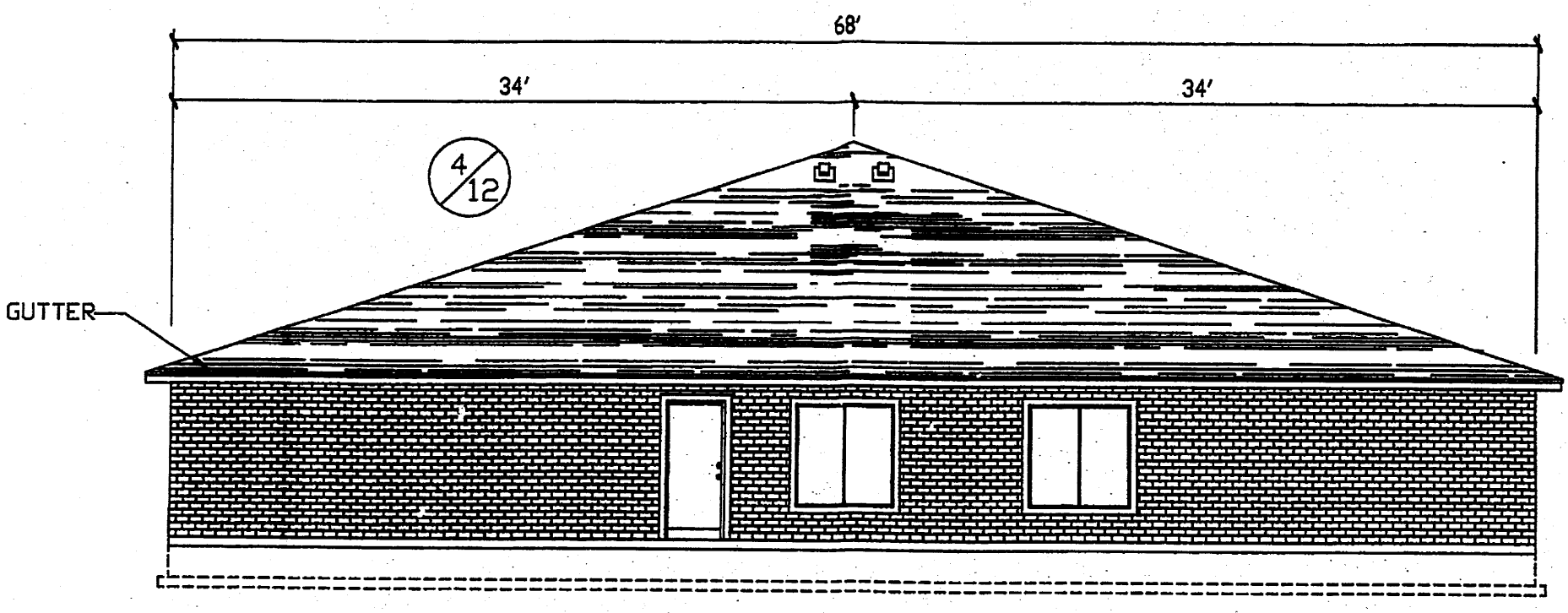
2005.003.4



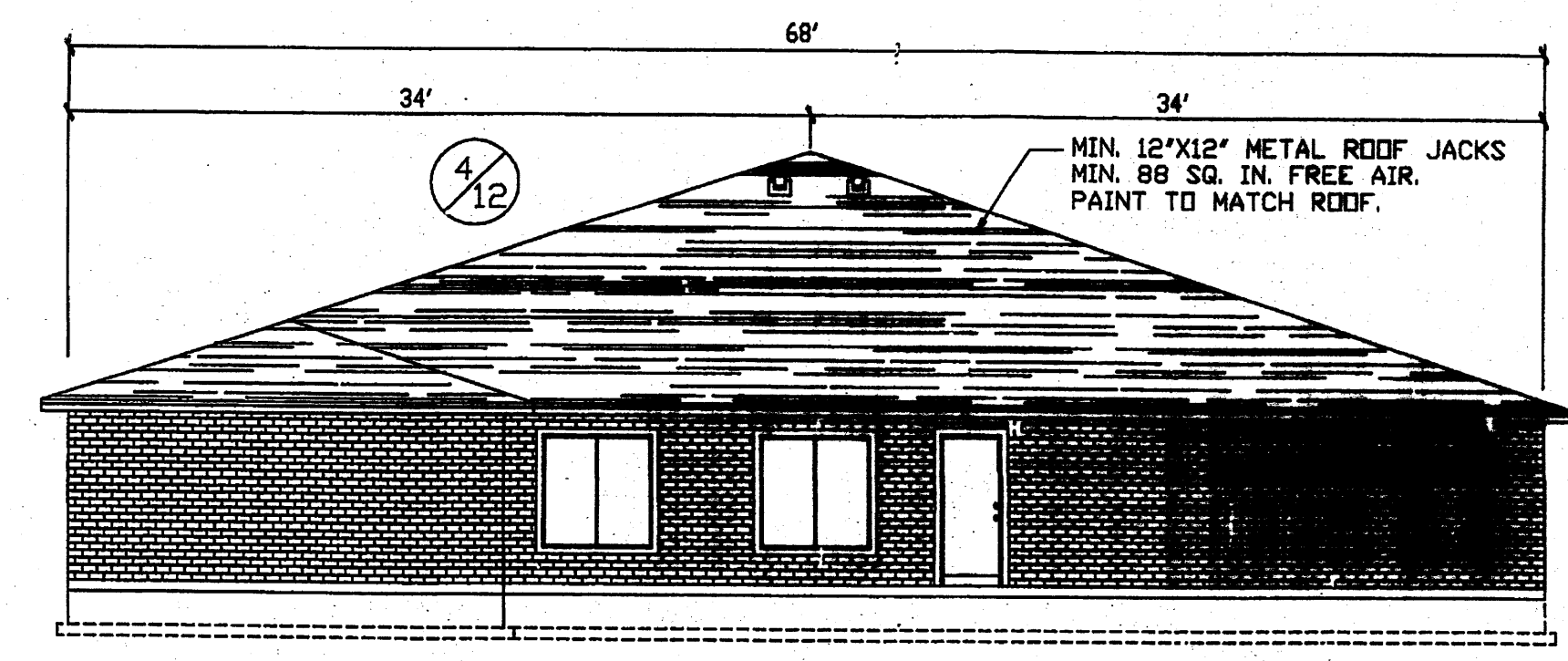
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 6'



BACK ELEVATION
SCALE: 1/8" = 1'-0"
0 2' 4' 6' 8' 10' 12'



LEFT ELEVATION
SCALE: 1/8" = 1'-0"
0 2' 4' 6' 8' 10' 12'



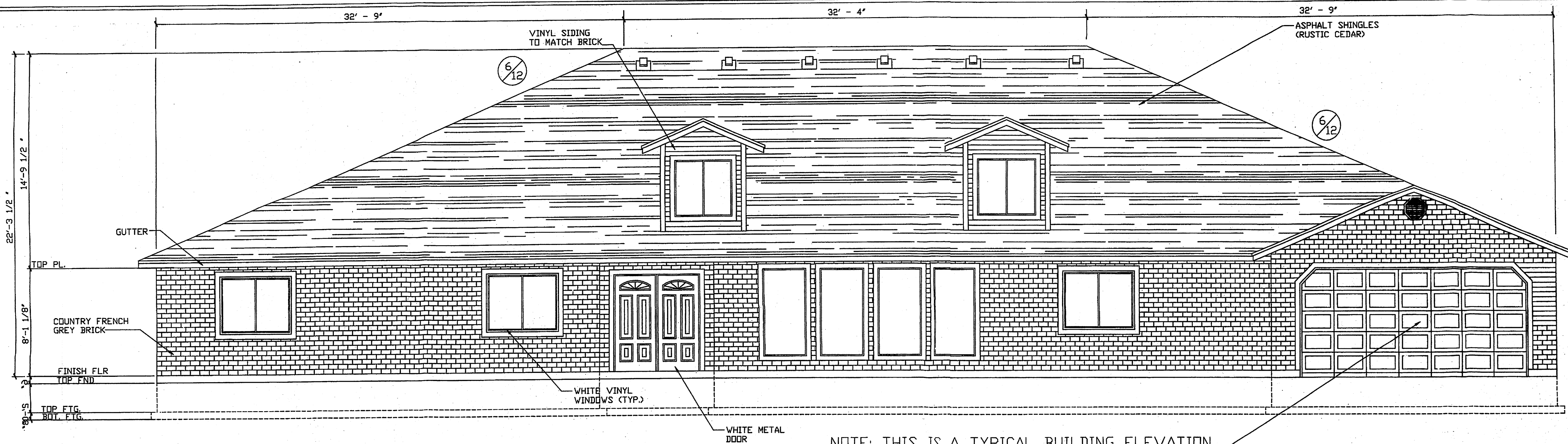
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
0 2' 4' 6' 8' 10' 12'

NO.	REVISIONS

DATE: JAN 14, 2005
DRAWN BY: A.J./K.R.
SCALE:

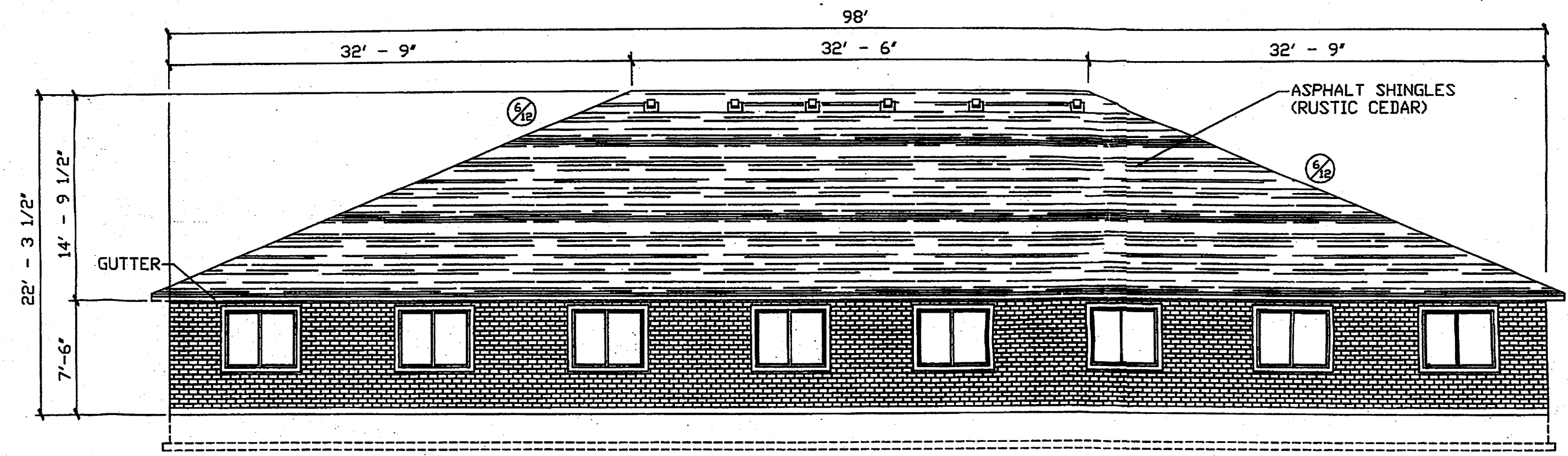
SAN PEDRO NEW MEXICO
FOR CONSTRUCTION
ELEVATIONS BUILDING A AND B
PAGE TITLE

BEEHIVE HOMES
QUALITY SENIOR LIVING
ENGINEERING
BARRITT DR. PHONE: 609.899.7145
SUNNYVALE RD. FAX: 609.899.7145
MERIDIAN, NJ. 08642 E-MAIL: harrington@beehivehomes.com

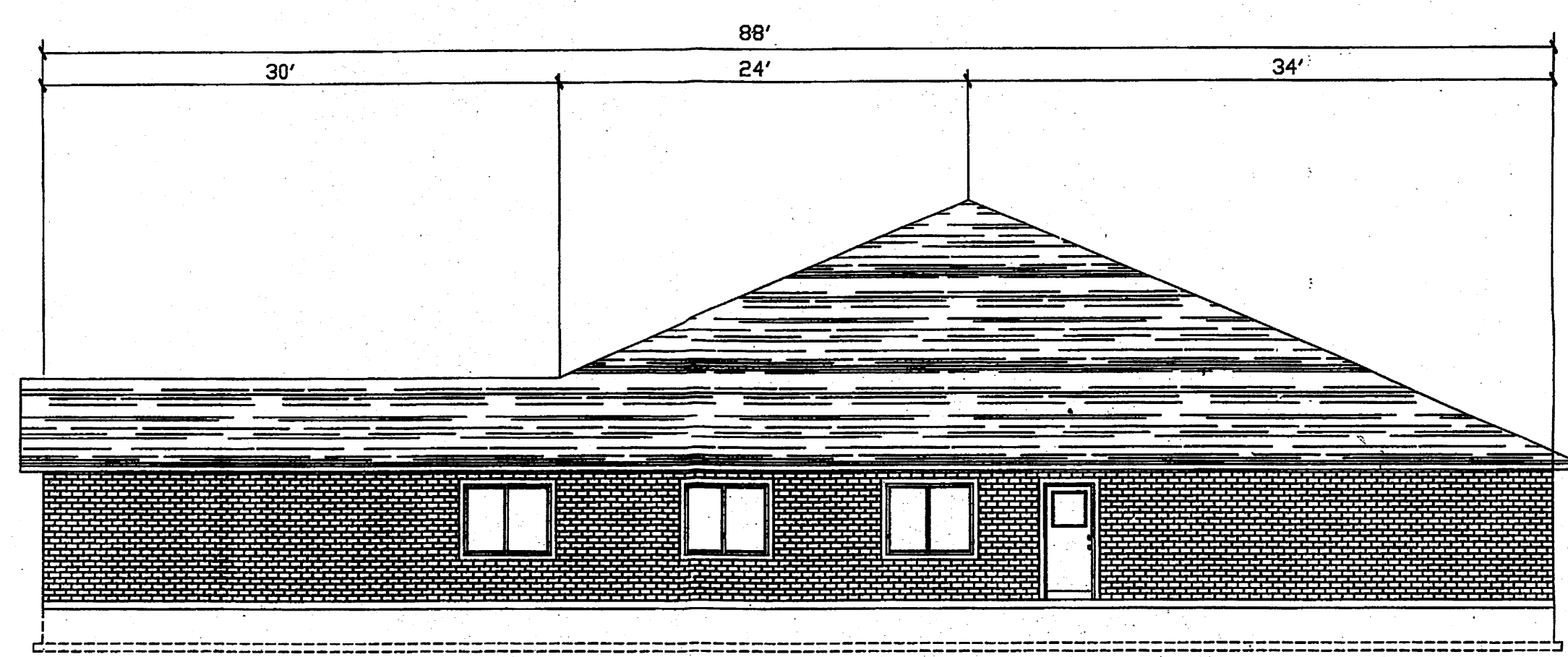


NOTE: THIS IS A TYPICAL BUILDING ELEVATION
LOCATION OF GARAGE WILL VARY.

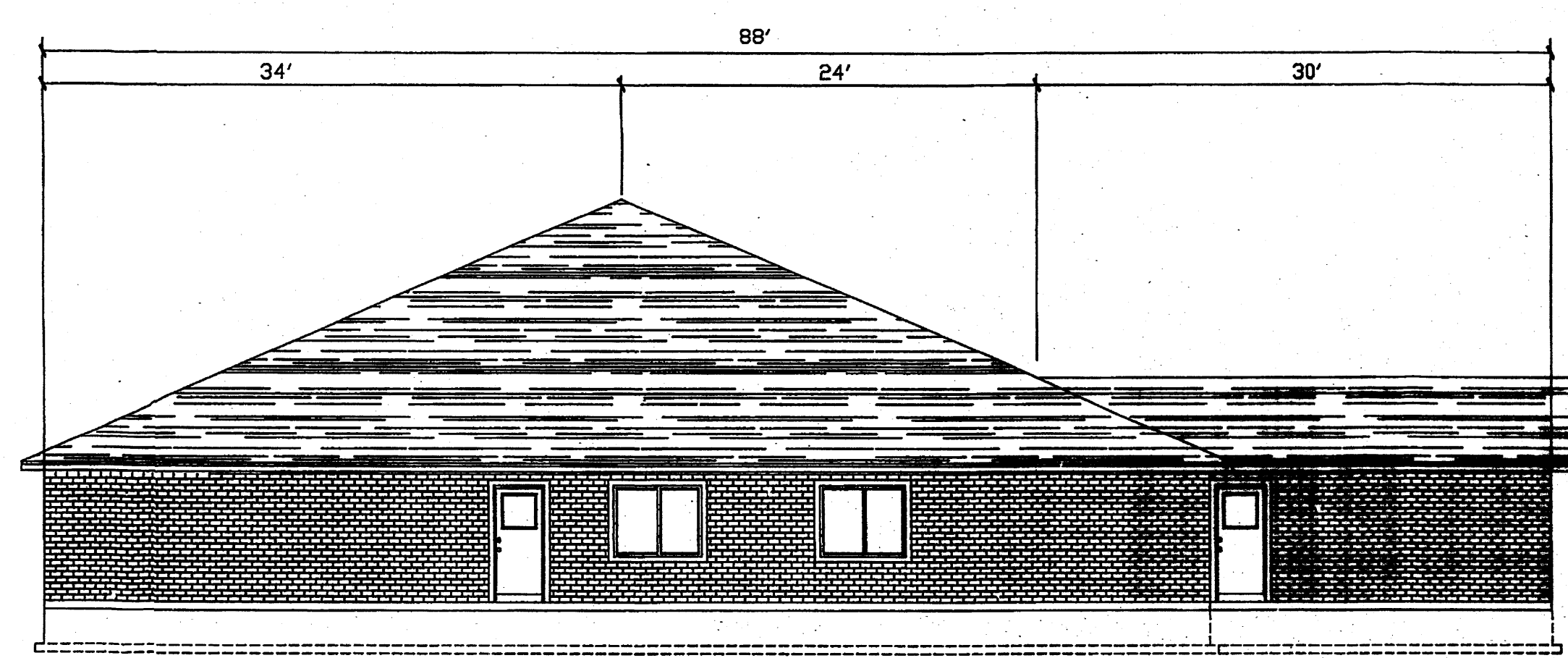
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 6'
1' 3' 5'



BACK ELEVATION
SCALE: 1/8" = 1'-0"
0 2' 4' 6' 10'
1' 4' 8' 12'



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
0 2' 4' 6' 10'
1' 4' 8' 12'



LEFT ELEVATION
SCALE: 1/8" = 1'-0"
0 2' 4' 6' 10'
1' 4' 8' 12'

REVISIONS	

DATE:	JAN 14, 2005
DRAWN BY:	A.J./K.R.
SCALE:	

PAGE TITLE
**SAN PEDRO DRIVE NE
FOR CONSTRUCTION
BLDG C,D,E & F ELEVATIONS**

BEEHIVE HOMES
QUALITY SENIOR LIVING
ENGINEERING PHONE: 608.889.7145
1500 V. BARRETT DR. MERIDIAN, ID. 83642 E-MAIL: barrett@beehivehomes.com

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W 89°52'34"
C2	30.00'	47.18'	42.47'	N 45°11'23" E 90°06'58"

LEGEND

- | | | | |
|--------|----------------------------------|----------|---------------------------------|
| BY PM | BY PAINT MARK | SD | STORM DRAIN |
| C&G | CURB AND GUTTER | SDMH | STORM DRAIN MANHOLE |
| CMU | CEMENT MASONRY UNIT | SDMH/C | STORM DRAIN MANHOLE IN CONCRETE |
| DIP | DUCTILE IRON PIPE | SI | STORM INLET |
| EA | EDGE OF ASPHALT | STD. C&G | STANDARD CURB AND GUTTER |
| FH | FIRE HYDRANT | TSW | TOP OF SIDEWALK |
| FL | FLOWLINE | T BY PM | TELEPHONE LINE BY PAINT MARK |
| INV | INVERT | TA | TOP OF ASPHALT |
| MH | MANHOLE | TC | TOP OF CURB |
| MP | METAL POLE | TCO | TOP OF CONCRETE |
| MS | METAL SIGN | TG | TOP OF GRATE |
| OHE(2) | OVERHEAD ELECTRIC (NO. OF LINES) | TR | TELEPHONE RISER |
| PVC | POLYVINYL CHLORIDE PIPE | WCR | WHEELCHAIR RAMP |
| RCP | REINFORCED CONCRETE PIPE | WPP | WOOD POWER POLE |
| SAS | SANITARY SEWER | WVB | WATER VALVE BOX |
| | | WVB/C | WATER VALVE BOX IN CONCRETE |
| | | + 34.7 | EXISTING SPOT ELEVATION |
| | | | EXISTING CONTOUR |

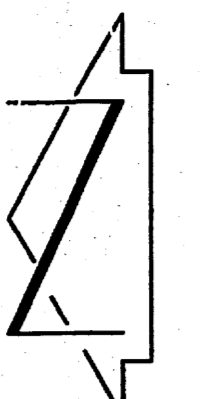
- NEW CONCRETE
- NEW ASPHALT
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE (3:1 MAX)
- WATER BLOCK

PROJECT BENCHMARK

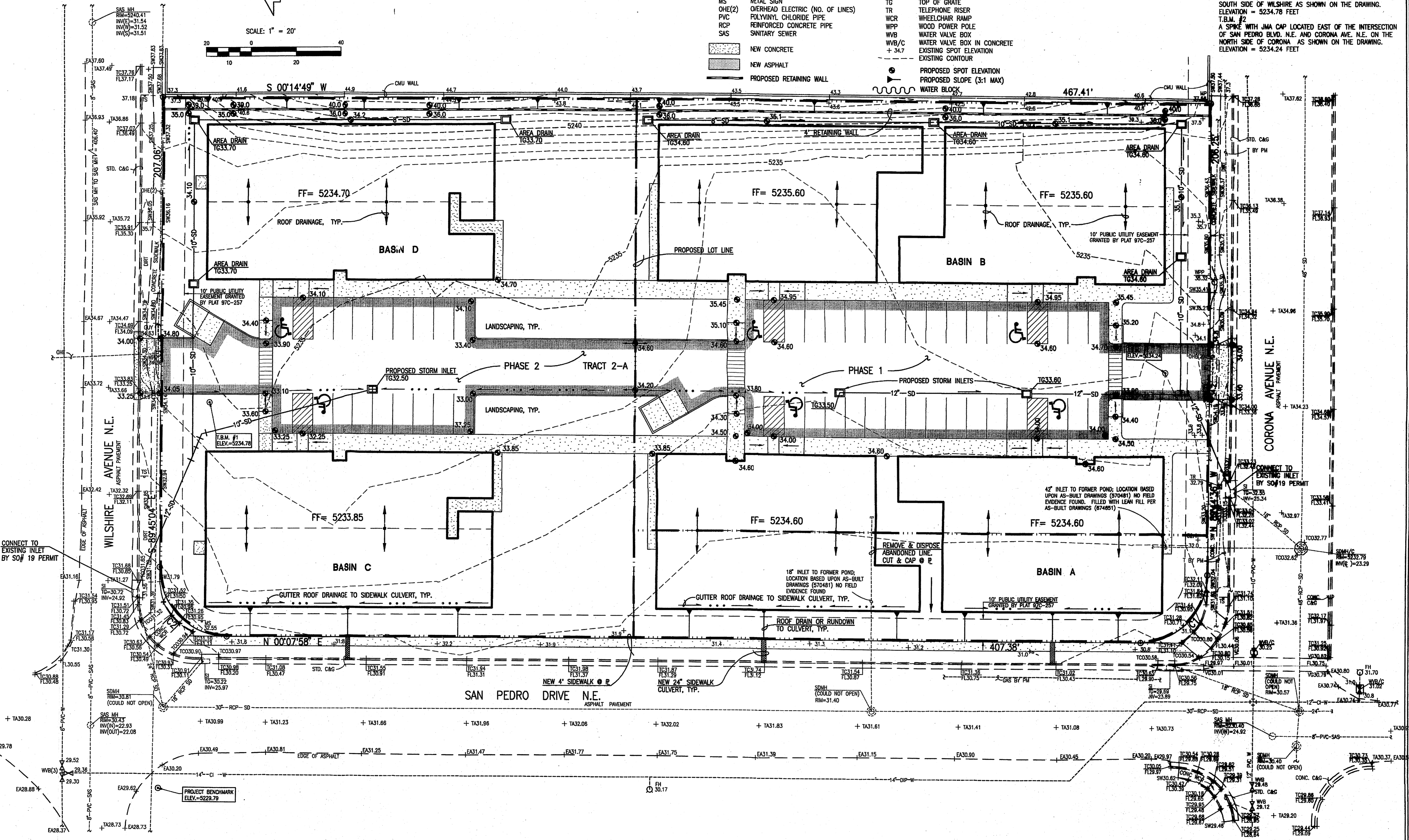
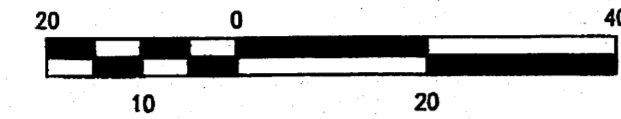
STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "9-C18 1985". IT IS RIVETED TO A 2 1/2" ALUMINUM TUBE LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND WILSHIRE AVENUE N.E. ELEVATION = 5229.79 FEET (NGVD 1929)

T.B.M.

T.B.M. #1
A SPIKE WITH JMA CAP LOCATED EAST OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND WILSHIRE AVENUE N.E. ON THE SOUTH SIDE OF WILSHIRE AS SHOWN ON THE DRAWING. ELEVATION = 5234.78 FEET
T.B.M. #2
A SPIKE WITH JMA CAP LOCATED EAST OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND CORONA AVE. N.E. ON THE NORTH SIDE OF CORONA AS SHOWN ON THE DRAWING. ELEVATION = 5234.24 FEET



SCALE: 1" = 20'



REVISIONS

NO.	DATE	DESCRIPTION

DATE: 10/2005
DRAWN BY: G.M./R.W.
SCALE: 1" = 20'

J GRAEME MEANS
NEW MEXICO
13676
PROFESSIONAL ENGINEER
9/24/2005

SAN PEDRO DRIVE NE ALBUQUERQUE, NEW MEXICO

CONCEPTUAL GRADING PLAN

EEHIVE HOMES
QUALITY SENIOR LIVING
ENGINEERING: 500 W. BARRETT DR. PHOENIX, AZ 85009
MERIDIAN, ID 83642
E-MAIL: NewMexico@eehive.com

G.1

2005.003.4

13

Plot Date: 09-29-2005
Plot Time: 11:42 AM
File Path: E:\MWA\WBA\50034CG2.DWG
File Name: 50034CG2.DWG

JMA JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (SOS) 345-4250
FAX: 505-345-4254 ESTABLISHED 1977

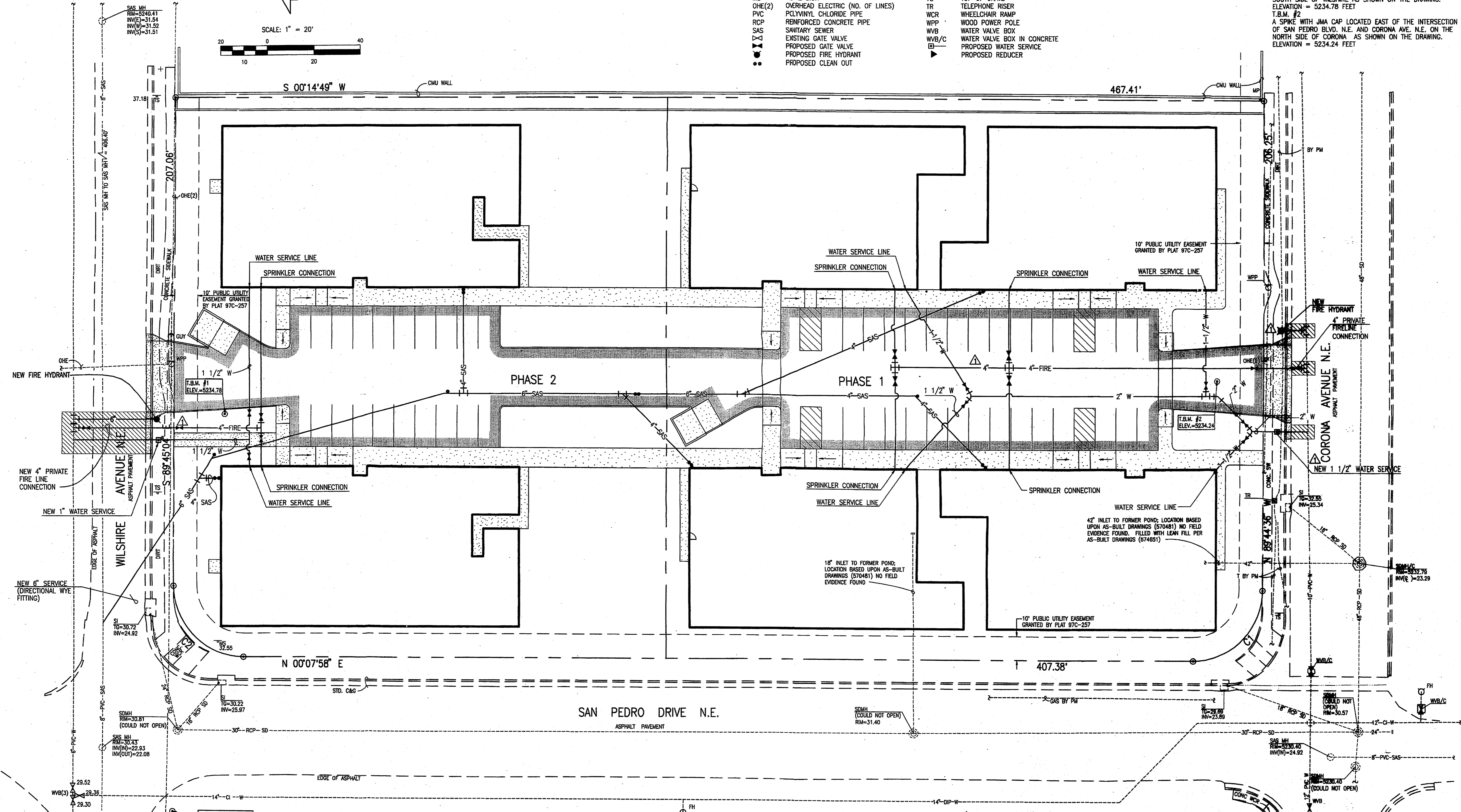
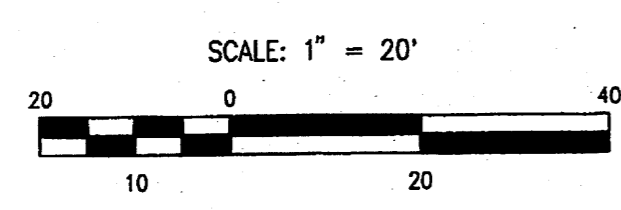
NOTE:
THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W	89°52'34"
C2	30.00'	47.18'	42.47'	N 45°11'23" E	90°06'58"

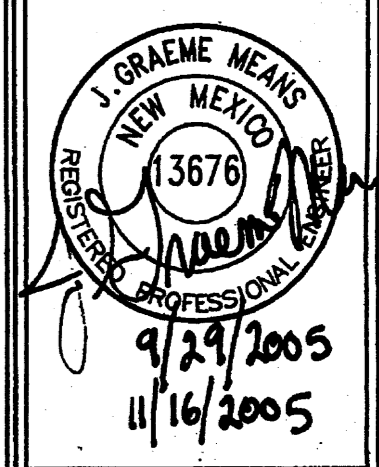
LEGEND	
BY PM	BY PAINT MARK
C&G	CURB AND GUTTER
CMU	CEMENT MASONRY UNIT
DIP	DUCTILE IRON PIPE
EA	EDGE OF ASPHALT
FH	FIRE HYDRANT
FL	FLUWLINE
INV	INVERT
MH	MANHOLE
MP	METAL POLE
MS	METAL SIGN
OHE(2)	OVERHEAD ELECTRIC (NO. OF LINES)
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SAS	SANITARY SEWER
⊗	EXISTING GATE VALVE
⊗	PROPOSED GATE VALVE
⊗	PROPOSED FIRE HYDRANT
⊗	PROPOSED CLEAN OUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDMH/C	STORM DRAIN MANHOLE IN CONCRETE
SI	STORM INLET
STD. C&G	STANDARD CURB AND GUTTER
TSW	TOP OF SIDEWALK
T BY PM	TELEPHONE LINE BY PAINT MARK
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TG	TOP OF GRATE
TR	TELEPHONE RISER
WCR	WHEELCHAIR RAMP
WPP	WOOD POWER POLE
WVB	WATER VALVE BOX
WVB/C	WATER VALVE BOX IN CONCRETE
⊗	PROPOSED WATER SERVICE
⊗	PROPOSED REDUCER

PROJECT BENCHMARK
 STATION IS A STANDARD ACS ALUMINUM CAP STAMPED 9-C18 1985". IT IS RIVETED TO A 2 1/2" ALUMINUM TUBE LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND WILSHIRE AVENUE N.E. ELEVATION = 5229.79 FEET (NGVD 1929)

T.B.M.
 T.B.M. #1
 A SPIKE WITH JMA CAP LOCATED EAST OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND WILSHIRE AVENUE N.E. ON THE SOUTH SIDE OF WILSHIRE AS SHOWN ON THE DRAWING. ELEVATION = 5234.78 FEET
 T.B.M. #2
 A SPIKE WITH JMA CAP LOCATED EAST OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND CORONA AVE. N.E. ON THE NORTH SIDE OF CORONA AS SHOWN ON THE DRAWING. ELEVATION = 5234.24 FEET



NO.	DATE	DESCRIPTION
1	11/14/05	DRB



DATE: 10/2005
 DRAWN BY: G.M./R.V.
 SCALE: 1" = 20'

SAN PEDRO DRIVE NE
 ALBUQUERQUE, NEW MEXICO
 CONCEPTUAL UTILITY PLAN

EEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEERS: SHELLY DE
 PHONE: 808.889.7145
 FAX: 808.888.7165
 MERIDIAN, ID 83642
 E-MAIL: kcr.teng@eehivehomes.com

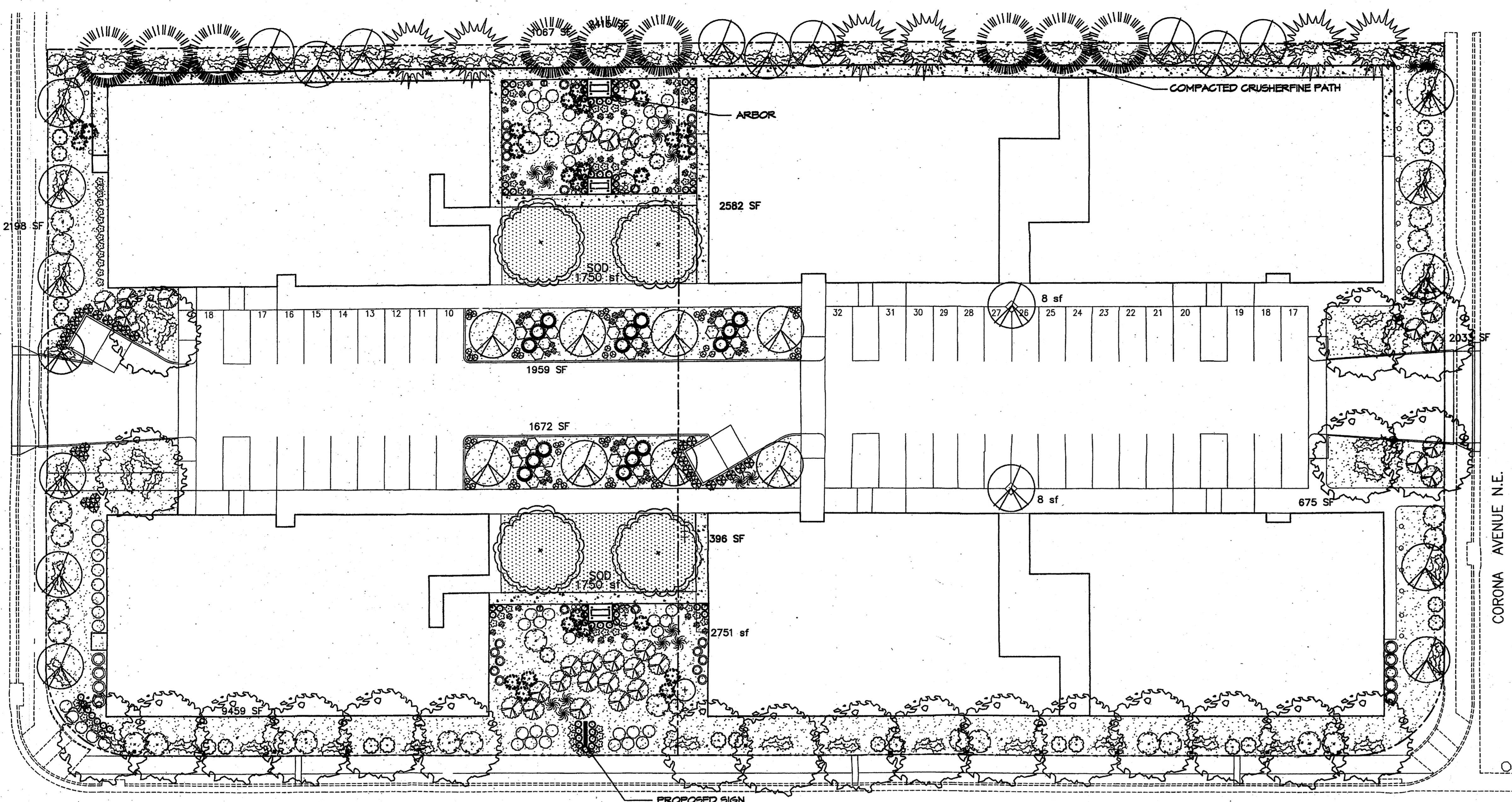
U.1
 2005.003.4
 15

File Path: E:\MWA\W608A
 Plot Date: 11-16-2005
 Plot Time: 3:43 pm
 File Name: 50034C02.DWG

JMA
 JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 FAX: 505 345-4254 ESTABLISHED 1977

REVISIONS
 1 - V.B. (Spk) - 10/11/05
 2 - 10/11/05
 3 - 11/22/05
 4 - 11/22/05

NOTES:
 1) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE
 2) TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (3) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" polytape with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

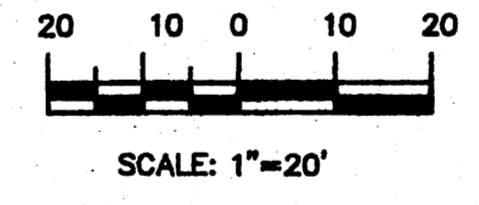
STREET TREE REQUIREMENTS
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: San Pedro Blvd.
Required # 16 Provided # 16

PLANT LEGEND

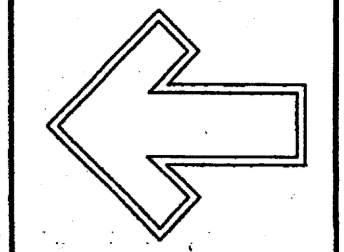
- SHUMARD OAK (M) 10
Gleditsia triacanthos
2" Cal.
- SYCAMORE (M) 24
Platanus spp.
2" Cal.
- EMERALD GREEN ARBOVITAE (M) 9
Thuja occidentalis 'Emerald'
- LEYLAND CYPRESS (M) 6
x Cupressocyparis leylandii
- FLOWERING PEAR (M+) 31
Pyrus calleryana
3" Cal.
- MUSKOGEE GRAPE MYRTLE (M) 5
Lagerstroemia indica
15 Gal.
- MUGO PINE (L) 15
Juniperus spp.
5 Gal. 365f
- COMMON LILAC (M) 25
Syringa vulgaris
5 Gal. 100sf
- BUTTERFLY BUSH (M) 26
Buddleia davidii
5 Gal. 100sf
- FLOWER CARPET RED 47
GROUND COVER ROSE (M)
Rosa spp.
5 Gal. 25sf
- GREEN SPIRE EUONYMUS (M) 29
Euonymus spp.
5 Gal. 100sf
- RED TIP PHOTINIA (M) 24
Photinia Fraseri
5 Gal. 64sf
- ARP ROSEMARY (M) 33
Rosmarinus officinalis
5 Gal. 36sf
- MAIDEN GRASS (M) 17
Miscanthus sinensis
5 Gal. 16sf
- AUTUMN JOY SEDUM (M) 30
Guara lindheimeri
1 Gal.
- WHIRLING BUTTERFLIES (M) 65
Berberis thunbergii 'Atropur. Nana'
1 Gal. 4sf
- LAVENDER (M) 61
Lavandula angustifolia
1 Gal. 4sf
- HALLS HONEYSUCKLE (M) 31
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- COLUMBINE (M) 51
Kniphofia livaria
1 Gal. 4sf
- THREADLEAF COREOPSIS (M) 69
Coreopsis auricuta 'Nana'
1 Gal. 4sf
- CRIMSON PIGMY BARBERRY (M) 47
Berberis thunbergii 'Atropur. Nana'
1 Gal. 4sf
- CREEPING ROSEMARY (L+) 78
Rosmarinus officinalis prostrata
5 Gal. 16sf
- FESCUE SOD WITH POP UP SPRINKLER
3" SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
- SFB COMPACTED CRUSHERFINE
PATH WITH FILTER FABRIC
- COMMERCIAL GRADE STEEL EDGE
- PROPOSED LIGHTING - BY OTHERS
- TRASH RECEPTACLE

GRAPHIC SCALE



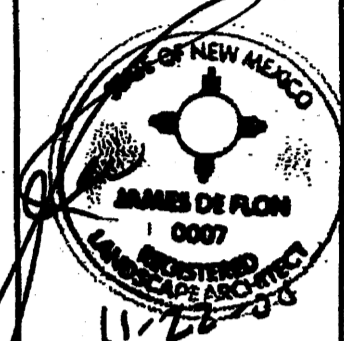
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	110206	square feet
TOTAL BUILDINGS AREA	43479	square feet
NET LOT AREA	64227	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	9634	square feet
TOTAL BED PROVIDED	24245	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	18184	square feet
TOTAL GROUND COVER PROVIDED	20885 (86%)	square feet
TOTAL SOD AREA	3500 (20%)	square feet
TOTAL LANDSCAPE PROVIDED	27745 (43%)	square feet



Cont. Lic. #26488
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
emd@hilltoplandscaping.com

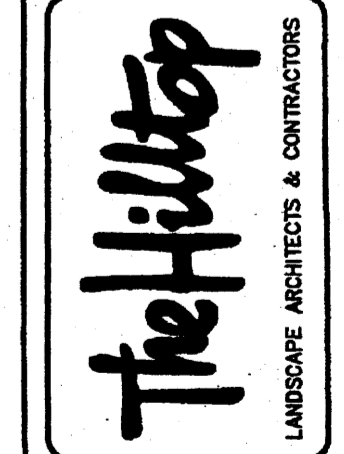
LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

BeeHive Village
Albuquerque, NM
LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. The use of any materials or plants not specified herein without the written consent of the author is prohibited. All applicable fees have been paid or will be paid.



DRAWN BY: [Signature]
REVISION # 2
DATE 9-14-05

SHEET #
11 OF 11