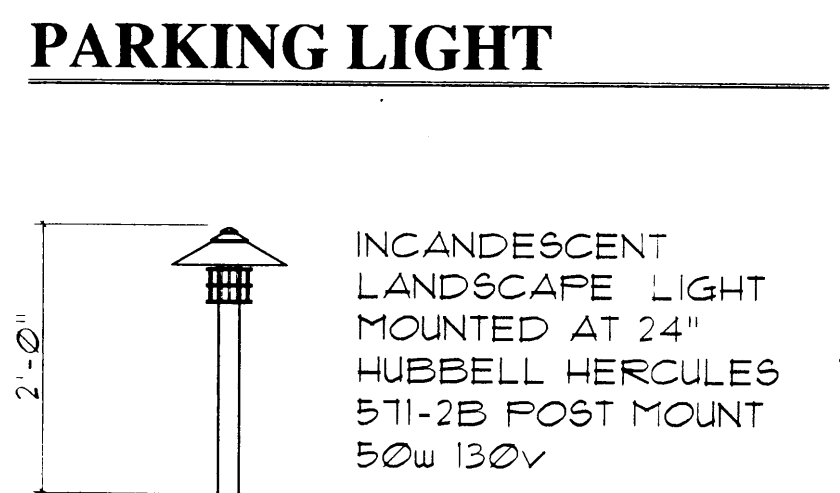
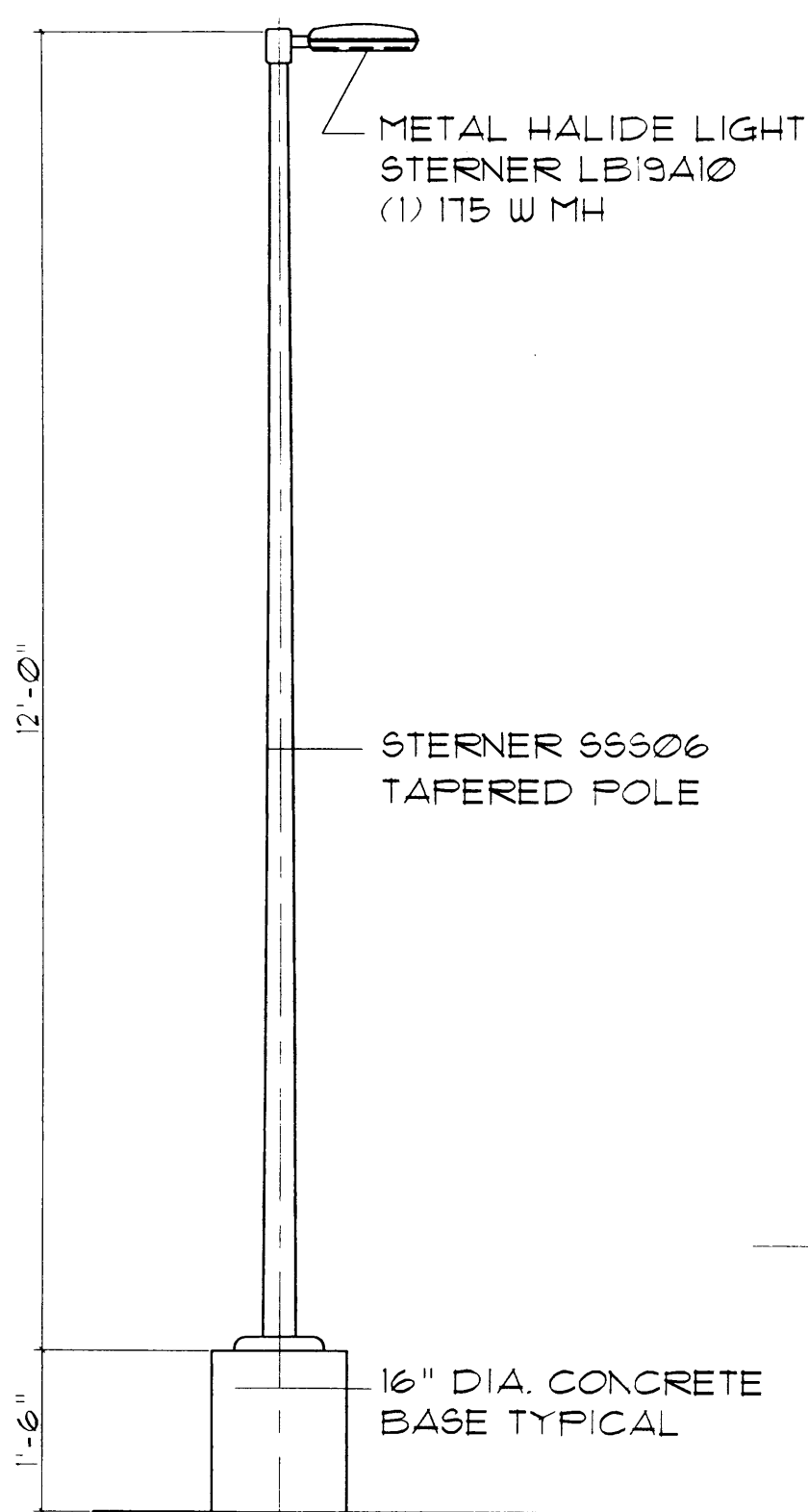
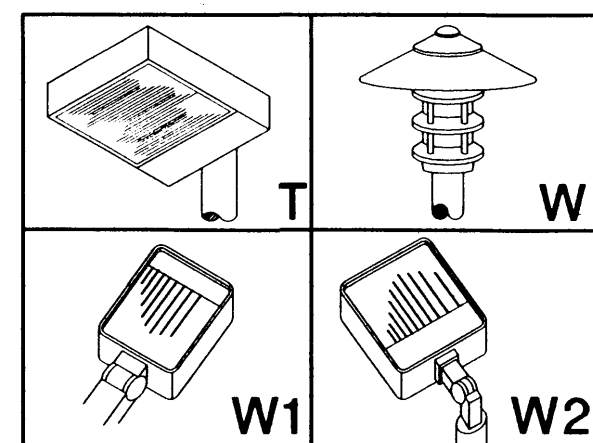


**LIGHTING LEGEND**

DESIGNATION	DESCRIPTION
T	PARKING LIGHTING 12'-0" HIGH POLE WITH RECESSED LENSE. 42'-0" EFFECTIVE LIGHTING RADIUS, TYPICAL
W	WALK LIGHTING 24" HIGH BOLLARD TYPE FIXTURE AT 40'-0" OC ALONG WALKS
W1	HID SIGN LIGHT
W2	NARROW PARABOLIC FLOODLIGHT
V	CARPPOOL CEILING MOUNT HID WIDE ANGLE



**WALK LIGHT**

PROJECT NUMBER: 1004564

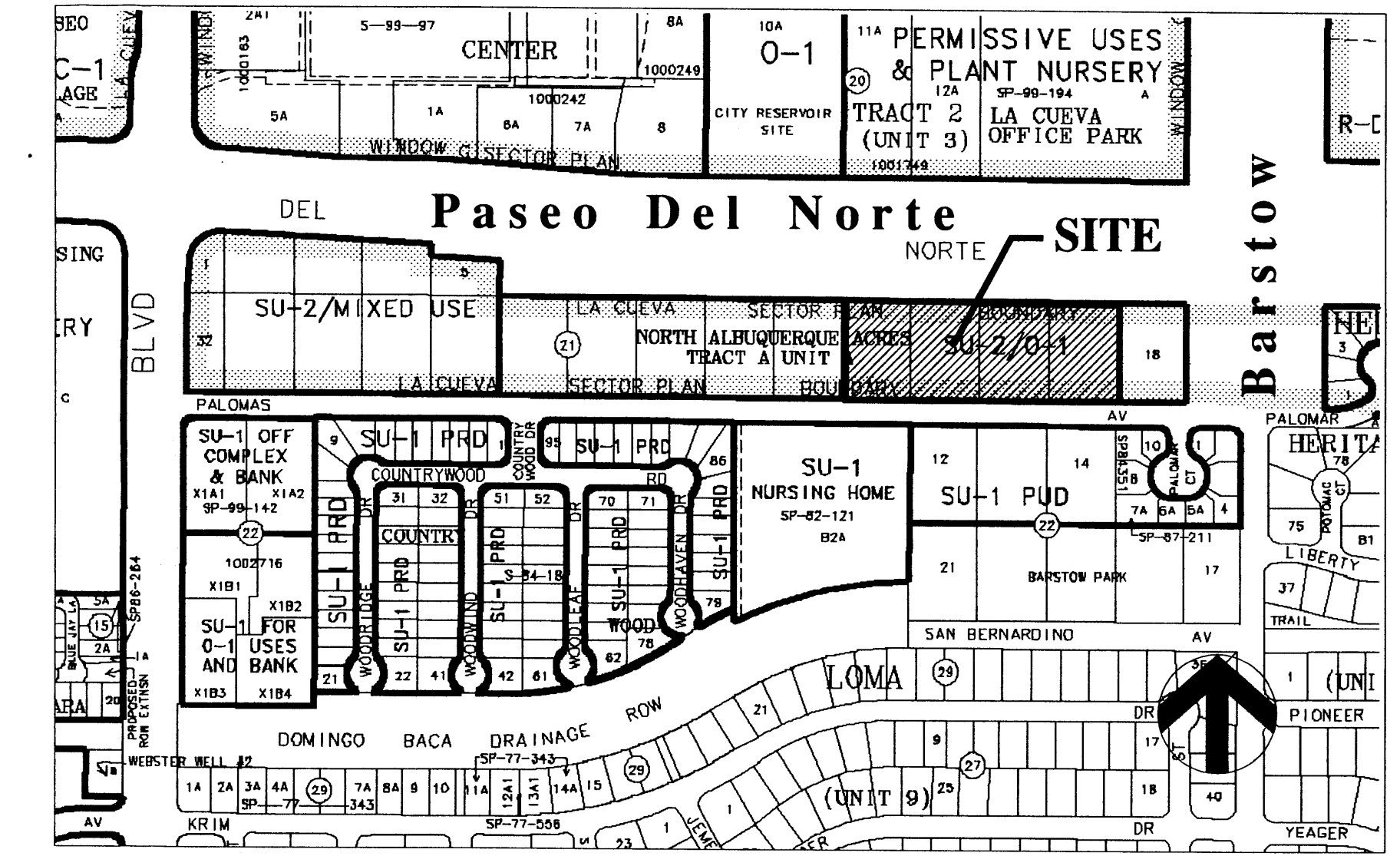
Application Number: 06DRB-0123

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 07/06 and 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:**

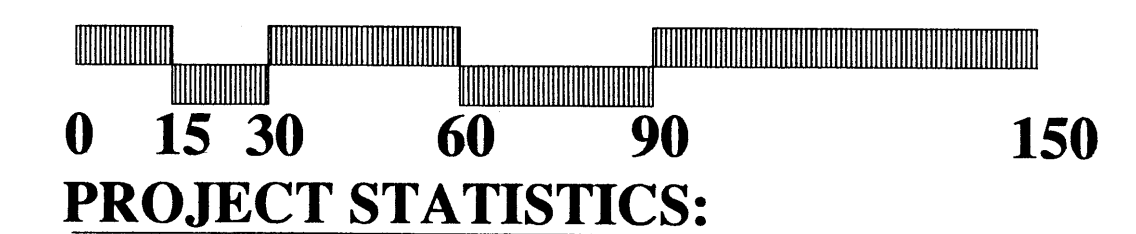
Traffic Engineering/Transportation Division <i>Rogan A. [Signature]</i>	Date 9-6-06
Water Utility Department <i>[Signature]</i>	Date 9-6-06
Parks and Recreation Department <i>Bradley J. Blyden</i>	Date 2/2/17
City Engineer <i>N/A</i>	Date 9-6-06
Environmental Health Department (conditional) <i>Joe [Signature]</i>	Date 9-6-06
Solid Waste Management <i>[Signature]</i>	Date 02/05/07
DRB Chairperson, Planning Department <i>[Signature]</i>	Date 02/05/07



**VICINITY MAP**

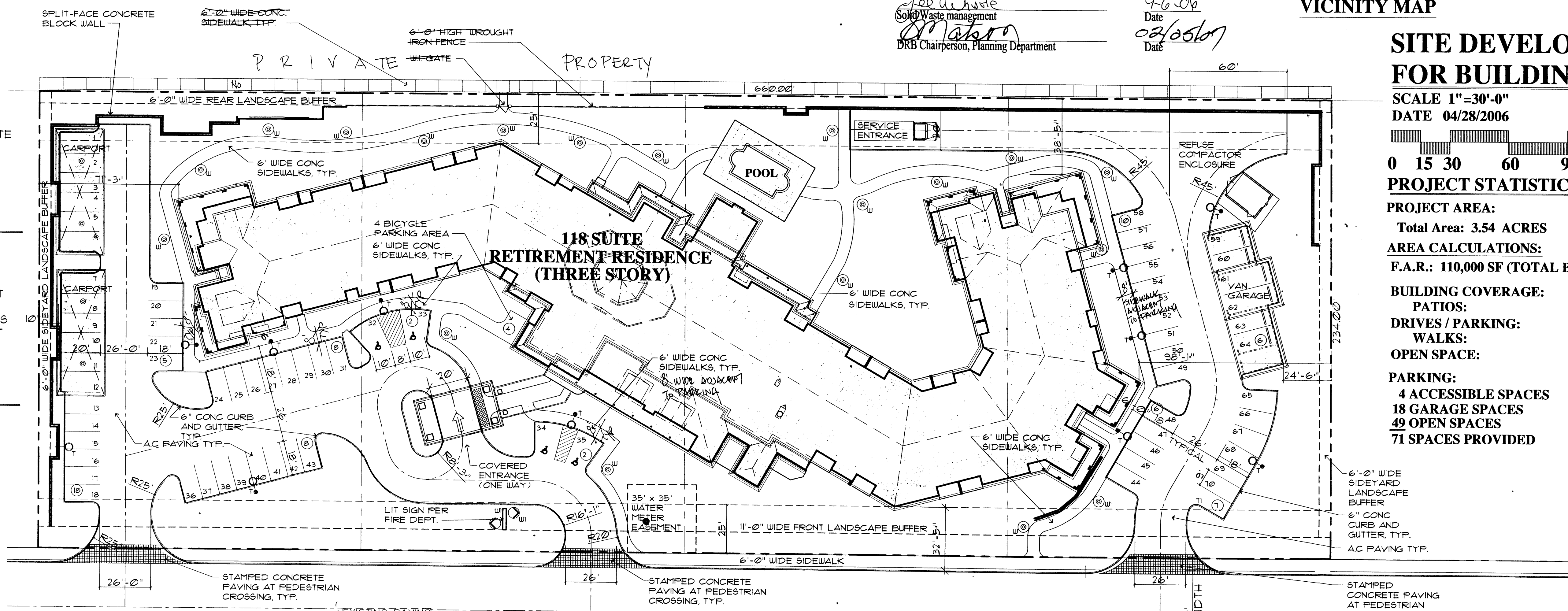
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

SCALE 1"=30'-0"  
DATE 04/28/2006



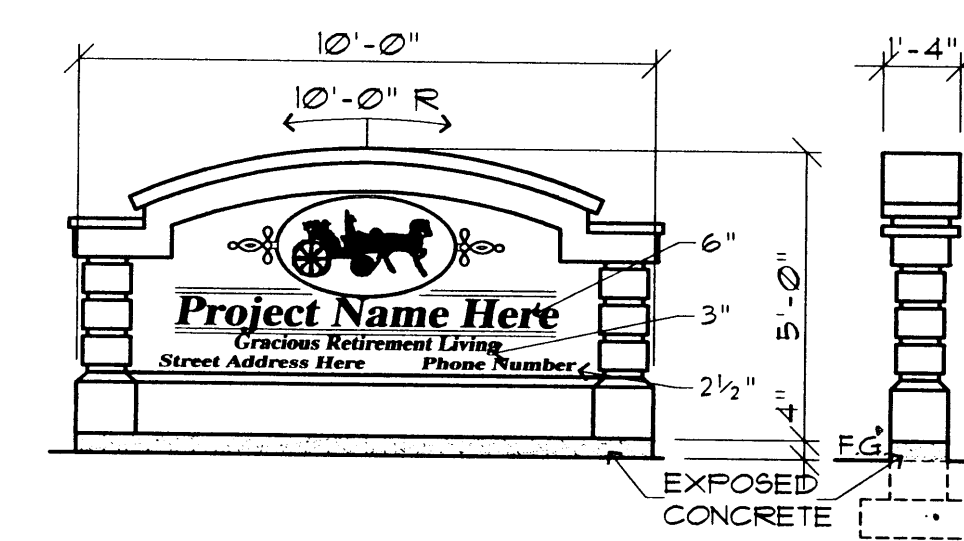
**PROJECT STATISTICS:**

<b>PROJECT AREA:</b>	Total Area: 3.54 ACRES	154,421 SQ. FT.
<b>AREA CALCULATIONS:</b>	F.A.R.: 110,000 SF (TOTAL BLDG) / 154,421 SF = .71	
<b>BUILDING COVERAGE:</b>	37,374 SQ. FT.	24.2%
<b>PATIOS:</b>	5,300 SQ. FT.	3.4%
<b>DRIVES / PARKING:</b>	39,310 SQ. FT.	25.5%
<b>WALKS:</b>	9,900 SQ. FT.	6.4%
<b>OPEN SPACE:</b>	62,537 SQ. FT.	40.5%
<b>PARKING:</b>	4 ACCESSIBLE SPACES	1 SPACE PER 2 BEDS
	18 GARAGE SPACES	136 BEDS / 2 = 68 SPACES
	49 OPEN SPACES	
	71 SPACES PROVIDED	
<b>BIKE PARKING:</b>	1 PER 20 SPACES = 4	



**GENERAL NOTES:**

- PERIMETER WALLS AND REFUSE ENCLOSURE WALLS TO MATCH BUILDING COLOR AND MATERIALS.
- PARKING LOT LIGHTS SHALL BE SPACED CLOSE ENOUGH TO PROVIDE A SAFE AND SECURE ENVIRONMENT FOR THE RESIDENTS AND VISITORS OF THE FACILITY.



**TYPICAL PROJECT SIGN**

- MANUFACTURER: SIGN-A-RAMA
- LETTERING: ALL RAISED (SIGN FORM-CUSTOM PAINTED)
- ACRYLIC OVAL SHAPE W/VINYL LETTERS (2nd SURFACE)
- 8"x24" CONTINUOUS FOOTING WITH 2 - #4 CONT. REBAR
- SIGN MATERIALS AND COLORS SHALL BE COMPATIBLE/MATCH BUILDING EXTERIOR.

**Albuquerque Retirement Residence**

Albuquerque, New Mexico

**Architect:**  
Curry Brandaw Architects  
2601 25th Street, Suite 300  
Salem, Oregon 97302  
Contact Person:  
Kristin Newland  
(503) 399-1090

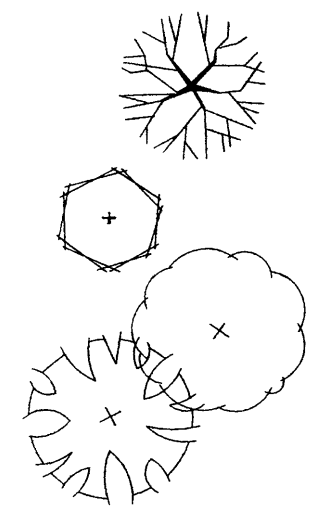
**Holiday RETIREMENT CORP.**  
2220 McGilchrist St. S.E., Suite 200 Salem, OR 97302  
P.O. Box 14111 Salem, OR 97309-0028  
(503)370-7070 Fax(503)364-5716

1004564



# LANDSCAPE LEGEND

## SHADE TREES



TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME	BOTANICAL NAME	WATER USE
Indian Magic Crabapple	Malus 'Indian Magic'	Medium +
Chinese Pistache	Pistacia Chinensis	Medium
Chanticleer Pear	Pyrus Calleryana 'Glen's Form'	Medium +
Chaste Tree	Vitex Abnus-castus	Medium

## STREET TREES



TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME	BOTANICAL NAME	WATER USE
Purple Robe Locust	Robinia Ambigua 'Purple Robe'	Medium

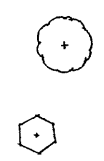
### NOTE:

ONE STREET TREE REQUIRED PER 30 LINEAL FEET OF STREET FRONTAGE

### NOTE:

ALL TREES 15 GAL. MIN. 75% OF ALL ON-SITE TREES SHALL BE 24" BOX & LARGER.

## SHRUBS



TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME	BOTANICAL NAME	WATER USAGE
Sand Sage	Artemisia filifolia	Low
Blue Mist	Caryopteris caldonensis	Medium

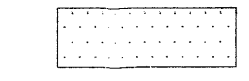
### NOTE:

ALL SHRUBS 5 GAL. MIN. THREE SHRUBS REQUIRED PER 30 LINEAL FEET OF STREET FRONTAGE, MINIMUM. ALL GROUND COVER 1 GAL. 3' O.C.

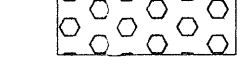
## GROUNDCOVER



LAWN



RIVER ROCK (6" Cobble)



DECOMPOSED GRANITE (2" DEPTH)



### NOTE:

MAINTENANCE OF ALL ON-SITE AND RIGHT-OF-WAY LANDSCAPE AREAS BY OWNER.

Trailing Acacia  
Acacia redolens  
'Desert Carpet' Low

## PARKING & LOADING LANDSCAPE SCREENING

PARKING & LOADING AREAS WILL BE BUFFERED FROM THE STREET BY ROW LANDSCAPE, A WALL AT THE PROPERTY LINE.

## IRRIGATION SYSTEM

IRRIGATION WILL BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM. ALL LAWN AREA WILL BE IRRIGATED BY POP UP SPRAY HEADS, ALL OTHER PLANTINGS WILL BE IRRIGATED BY DRIP IRRIGATION SYSTEM.

PROVIDE BACK FLOW PREVENTION DEVICES AT IRRIGATION AND DOMESTIC WATER SYSTEMS.

## LANDSCAPE NOTES:

MAINTENANCE OF LANDSCAPE TO BE PROVIDED BY OWNER.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THIS PLAN IS MEANT TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH.

IT IS THE INTENT OF THIS PLAN TO PROVIDE A MINIMUM OF 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY.

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHED FINES AT 2" - 3" DEPTH UNLESS NOTED OTHERWISE ON THE PLAN.

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WASTE WATER ORDINANCE.

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS.

NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

## PLANTING RESTRICTIONS APPROACH:

A MINIMUM OF 80% OF THE PLANTINGS SHALL BE LOW OR MEDIUM WATER USE PLANTS. A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF.

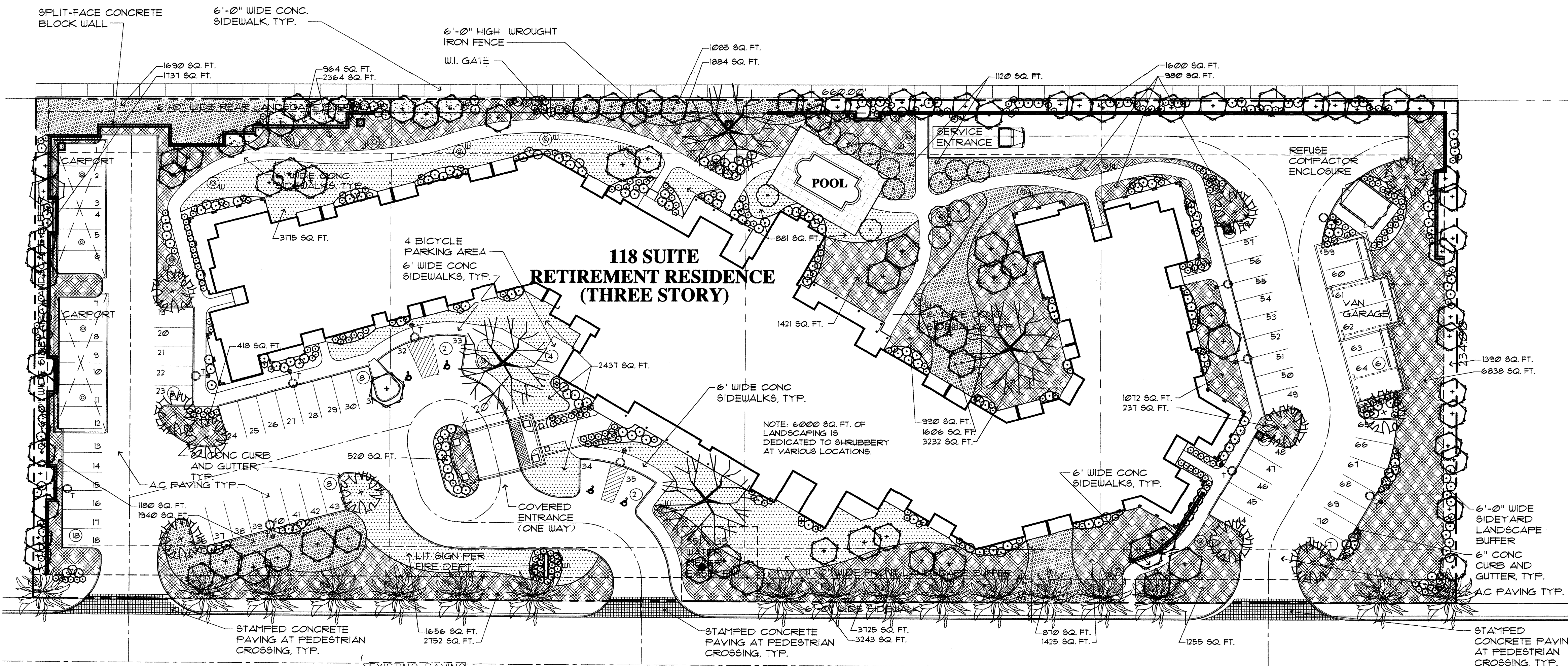
## STANDARD LANDSCAPE BUFFER:

A STANDARD LANDSCAPE BUFFER SHALL BE PROVIDED AT ALL PROPERTY BOUNDARIES. FRONT BUFFER SHALL BE 11'-0" WIDE. SIDE AND REAR BUFFERS SHALL BE 6'-0" WIDE.

BUFFER LANDSCAPING SHALL CONSIST PRIMARILY OF TREE TREES SHALL BE MINIMUM OF 8'-0" HIGH AT TIME OF PLANTING AND CAPABLE OF REACHING A HEIGHT AT MATURITY OF AT LEAST 25'-0"

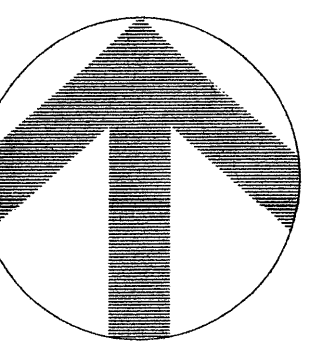
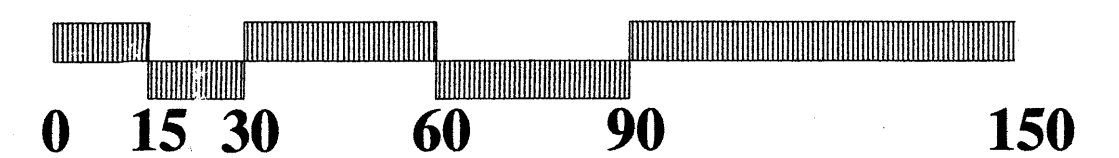
TREE SPACING SHALL BE EQUAL TO 75% OF THE MATURE CANOPY.

# Paseo Del Norte



# LANDSCAPE PLAN

SCALE 1"=30'-0"  
DATE 04/28/2006



## SITE DATA:

Gross Lot Area:	3.54 ACRES	154,421 SQ. FT.
Less Building:		37,105 SQ. FT. 24.0%
Net Lot Area:		117,316 SQ. FT.
Required Landscape (15% Net)		17,597 SQ. FT.
Proposed Landscape area		62,537 SQ. FT.
Percent of net lot area:		53%
High water use turf allowed: (Max 20% of landscape area)		12,507 SQ. FT.
Proposed High water use turf:		12,488 SQ. FT.
Percent of Landscape Area:		19.9%
Parking Spaces:		71
Parking Lot Trees Required: (10 per Space)		8
Parking Lot Trees Provided:		15
Street Trees Required:		17
Street Trees Provided:		17



RETIREMENT CORP.  
2250 McElharrat St., S.E., Suite 200 Salem, OR 97302  
P.O. Box 14111 Salem, OR 97309-5025  
(503)370-7070 Fax(503)384-5716

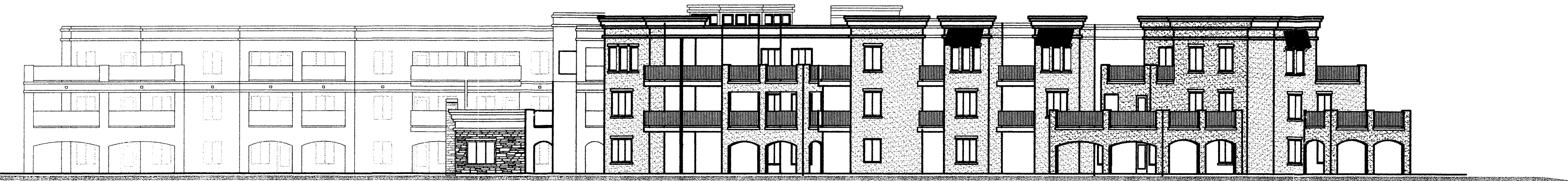
Palomas Avenue NE

# Albuquerque Retirement Residence

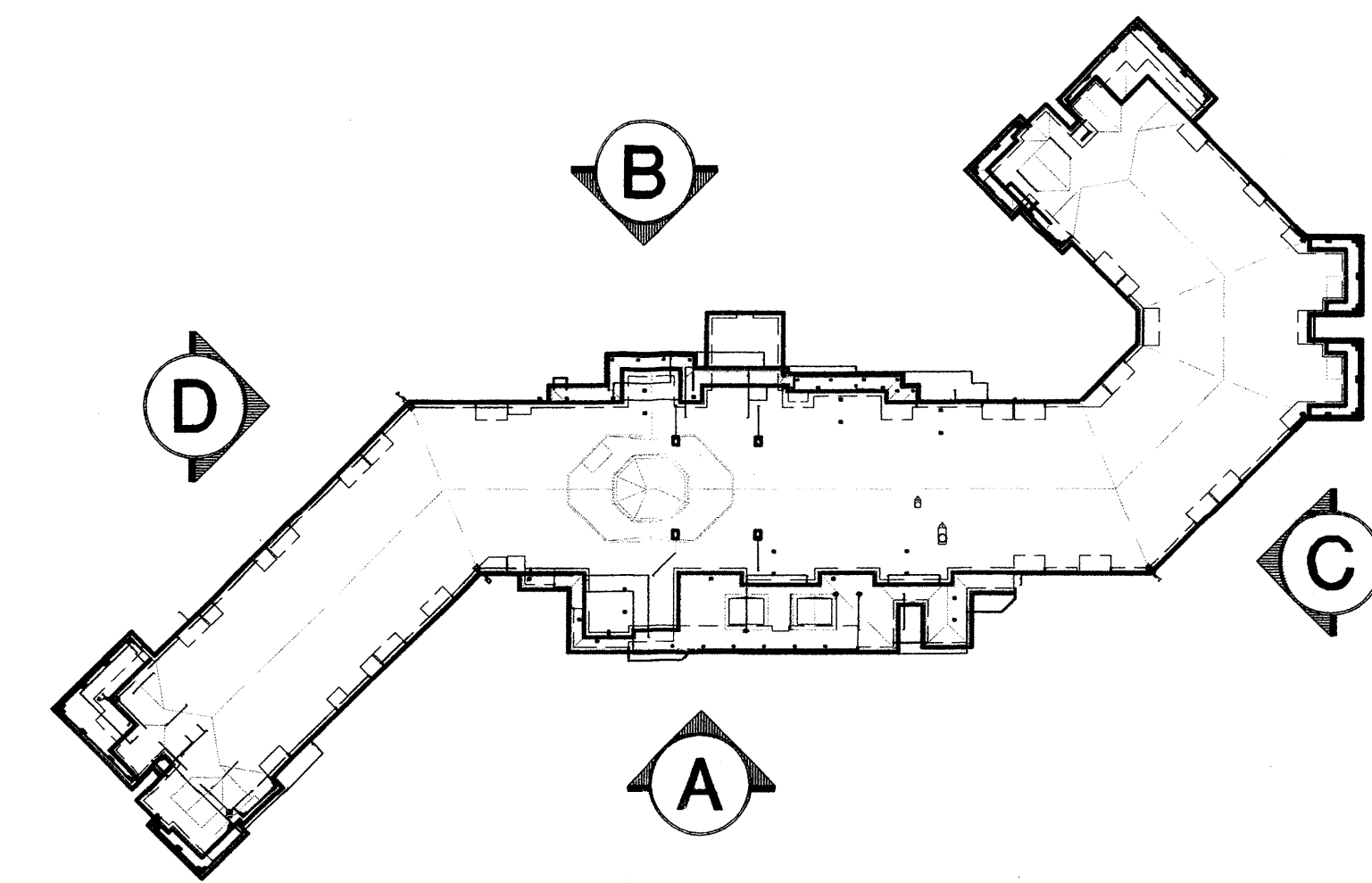
Albuquerque, New Mexico

Curry Brandaw Architects  
PARTNERSHIP  
2601 25th Street SE, Suite 300 - Salem, Oregon 97302  
503.399-1090 - Direct 503.399-1944 - Fax 503.399-0565





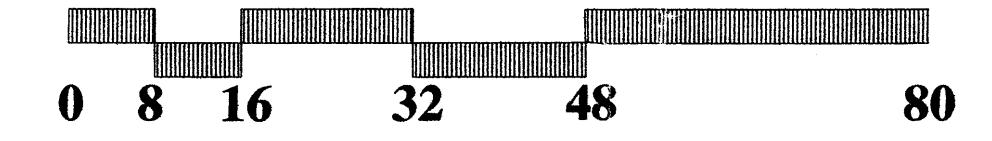
**D WEST ELEVATION**  
SCALE: 1"=16'-0" (TYP. ALL DRAW'GS THIS SHEET UON.)



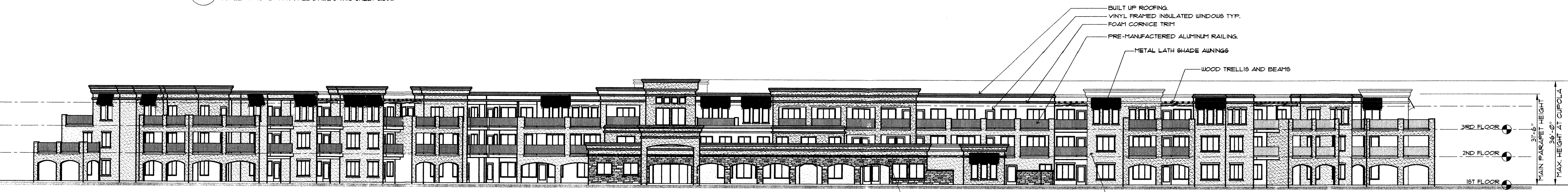
**C EAST ELEVATION**  
SCALE: 1"=16'-0" (TYP. ALL DRAW'GS THIS SHEET UON.)

# Exterior Elevations

SCALE 1"=16'-0"  
DATE 04/28/2006



**B NORTH ELEVATION**  
SCALE: 1"=16'-0" (TYP. ALL DRAW'GS THIS SHEET UON.)



**A SOUTH ELEVATION**  
SCALE: 1"=16'-0" (TYP. ALL DRAW'GS THIS SHEET UON.)

- BUILT UP ROOFING
- VINYL FRAMED INSULATED WINDOWS TYP.
- FOAM CORNICE TRIM
- PRE-MANUFACTURED ALUMINUM RAILING
- METAL LATH SHADE AWNINGS
- WOOD TRELLIS AND BEAMS
- LEDGESTONE VENEER
- MULTI-COLOR - STUCCO SIDING

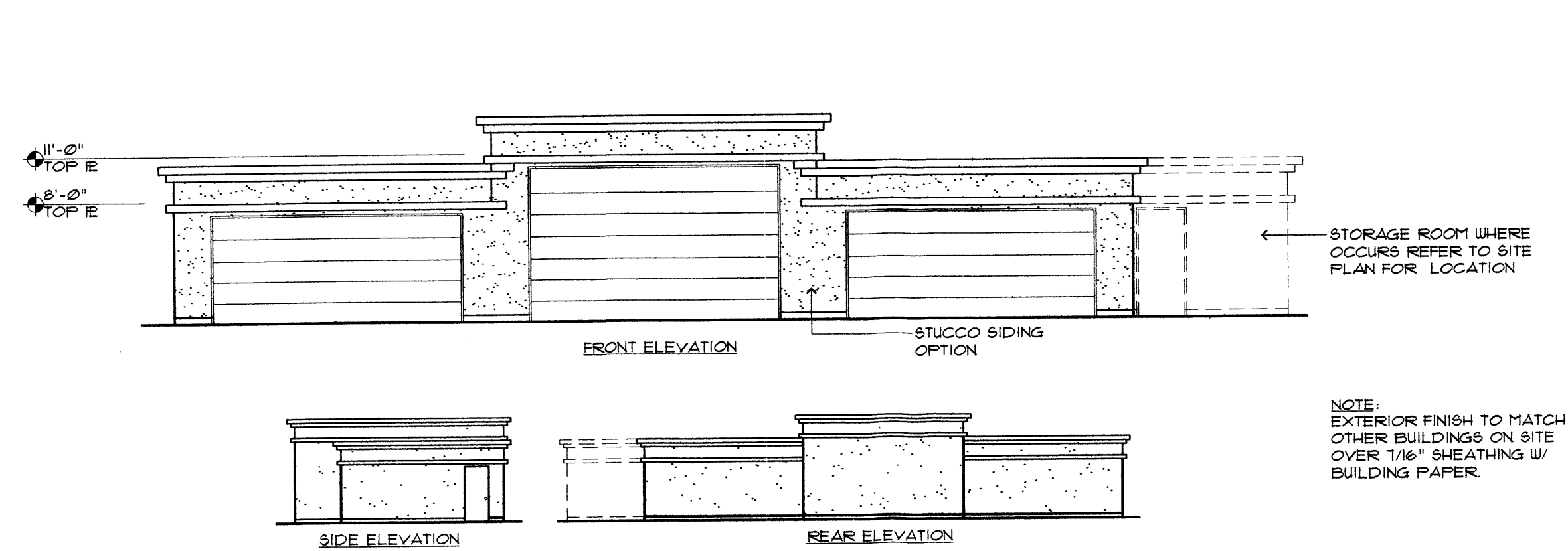
**Curry Brandaw Architects**  
PARTNERSHIP  
2601 25th Street SE, Suite 300 • Salem, Oregon 97302  
503.399-1090 • Direct 503.399-1944 • Fax 503.399-0565

# Albuquerque Retirement Residence

Albuquerque, New Mexico

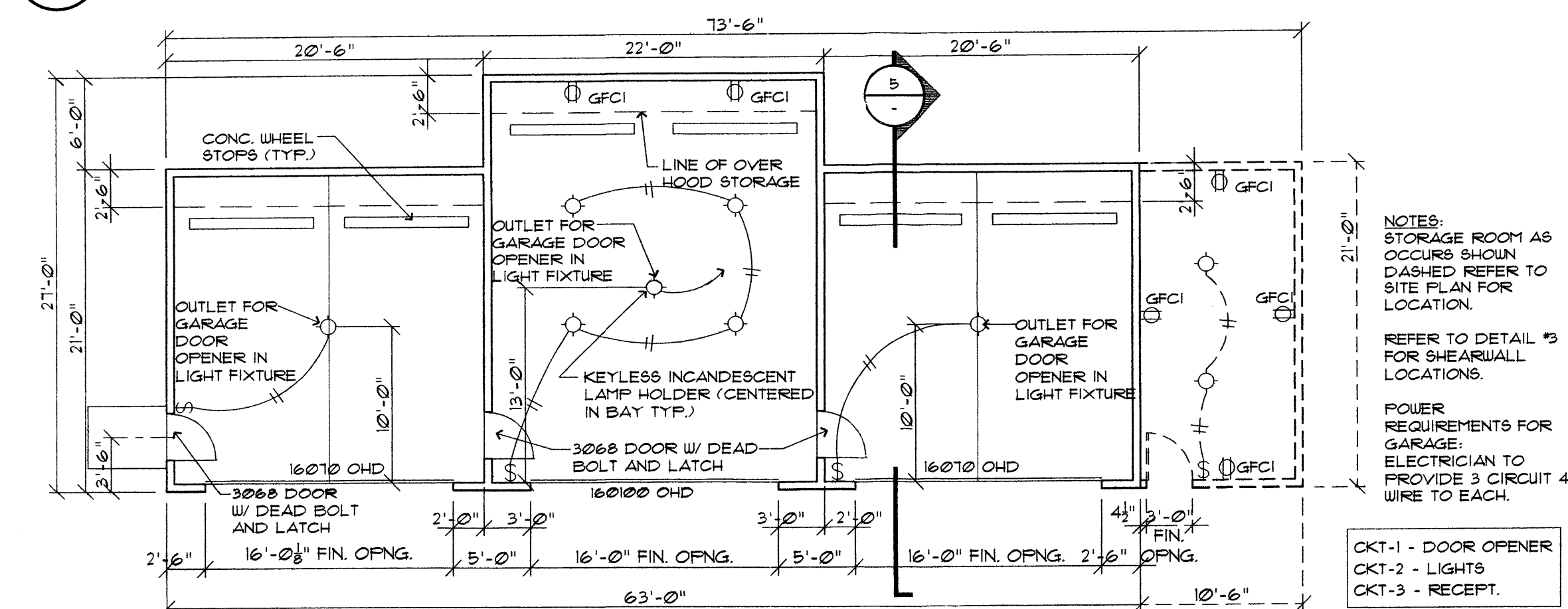
**Holiday**  
RETIREMENT CORP.  
2250 McGilchrist St. S.E., Suite 200 Salem, OR 97302  
P.O. Box 14111 Salem, OR 97309-4089  
(503)370-7070 Fax (503)364-5716





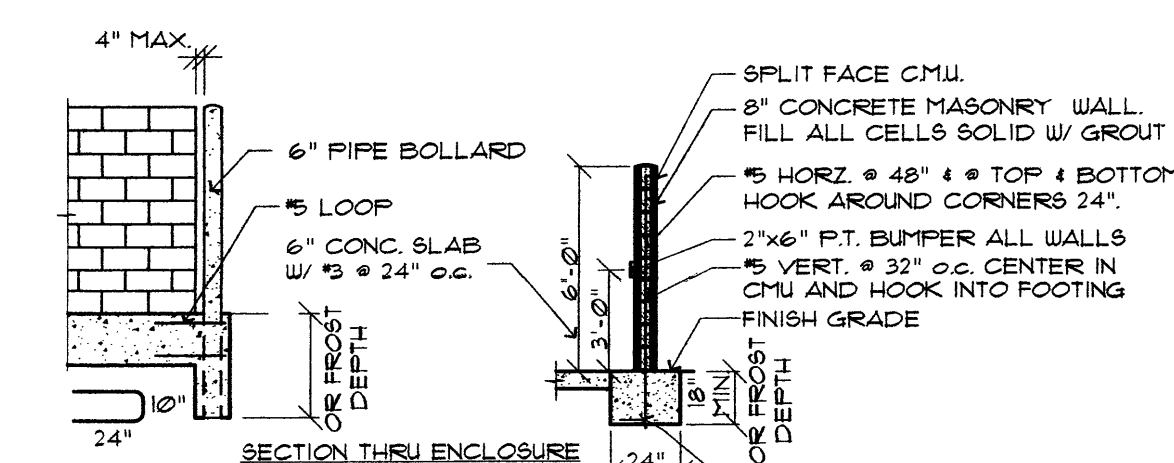
**ELEVATIONS**  
(GARAGE WITH VAN ALLOWANCE)  
SCALE: 1/8" = 1'-0"

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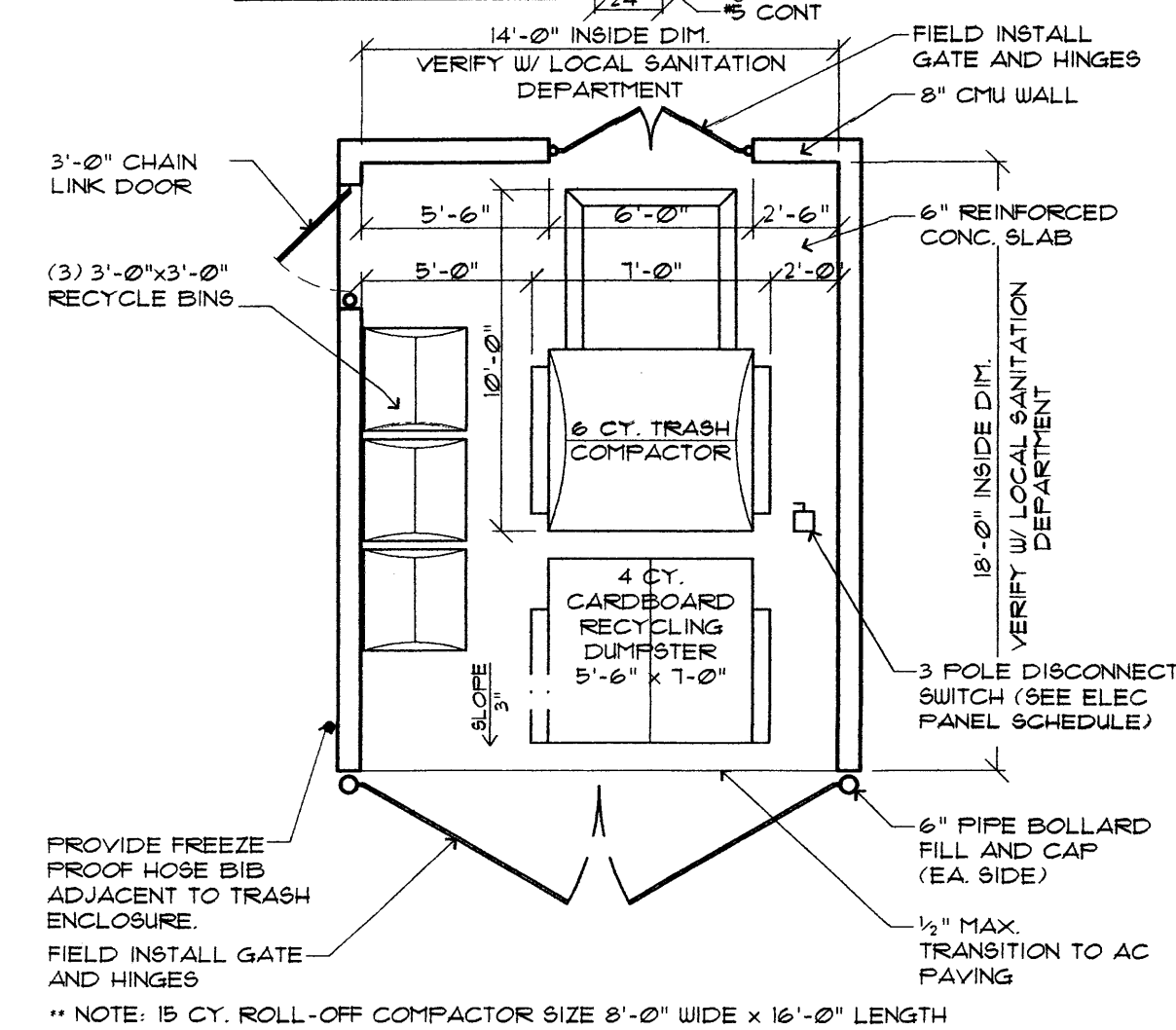


**PLAN**  
(GARAGE W/ REAR PUSHOUT VAN ALLOWANCE)  
SCALE: 1/8" = 1'-0"

T:\100\PECLT\B30GARG\10030000



NOTE:  
6'-0" HIGH SPLIT FACE BLOCK WALL AT PROPERTY LINE LANDSCAPE BUFFER SHALL BE OFF-SET MINIMUM OF 12" AS INDICATED ON SITE PLAN.



**ENCLOSURE**  
TRASH & RECYCLING  
SCALE: 3/16" = 1'-0"

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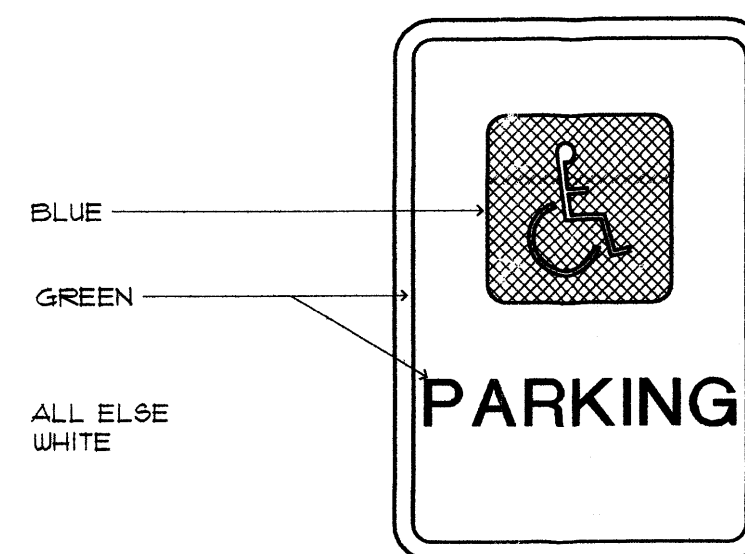
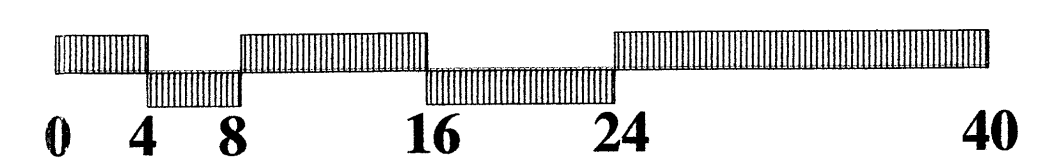
## Partial Elevation

SCALE 1/4" = 1'-0"

COLOR LEGEND	
STUCCO COLOR	
OMEGA - #14 CREAM	
OMEGA - #22 HARVEST GOLD	
OMEGA - #62 PECAN	
PAINTED METAL RAILING, SHADE TRELLIS, AND AWNINGS	
COLOR - BONE CHINA	
MANUFACTURED STONE VENEER	
STYLE - CLIFFSTONE	
COLOR - MESQUITE	

## Exterior Elevations / Details

SCALE AS NOTED  
DATE 04/28/2006



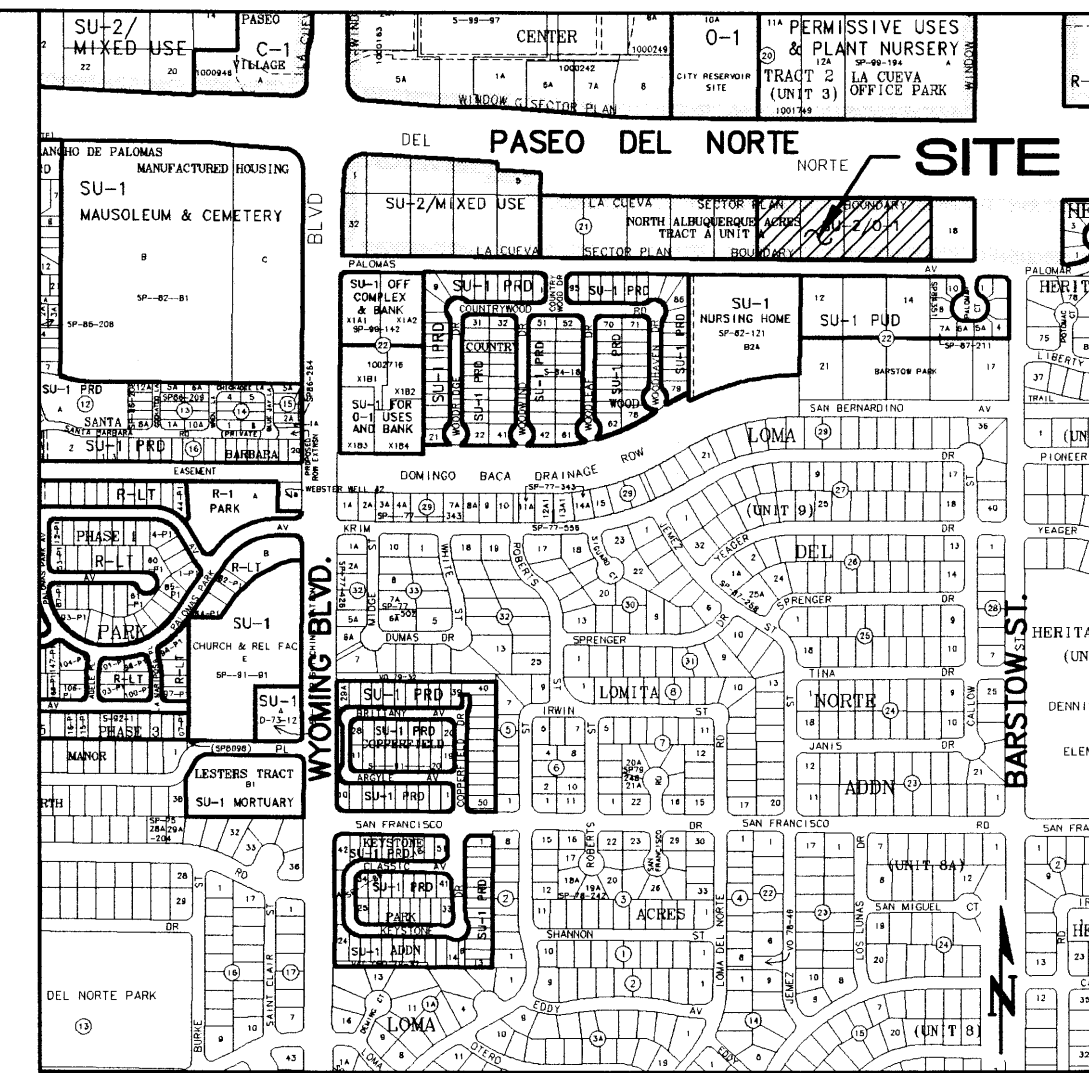
A STANDARD R1-8 ACCESSIBLE PARKING SIGN SHALL BE USED TO MARK EACH PARKING SPACE. MINIMUM SIGN SIZE SHALL BE 12"x18". ALL SIGNS MUST BE PERMANENTLY MOUNTED IN THE GROUND OR ON A WALL. PORTABLE SIGNS SHALL NOT BE PERMITTED. THE ACCESSIBLE PARKING SIGN SHALL BE LOCATED ON A POST AT THE FRONT OF EACH PARKING SPACE. THE BOTTOM OF THE SIGN SHOULD BE A MAXIMUM HEIGHT OF SIX FEET FROM THE GROUND. IF THE PARKING SPACE IS HEADED INTO A BUILDING THE SIGN MAY BE FASTENED TO THE SIDE OF THE STRUCTURE.

**PARKING SIGN**

SCALE: NOT TO SCALE (1:4)

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D-19-Z VICINITY MAP 1"=750'±

**LEGAL:** LOTS 19-22, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES.

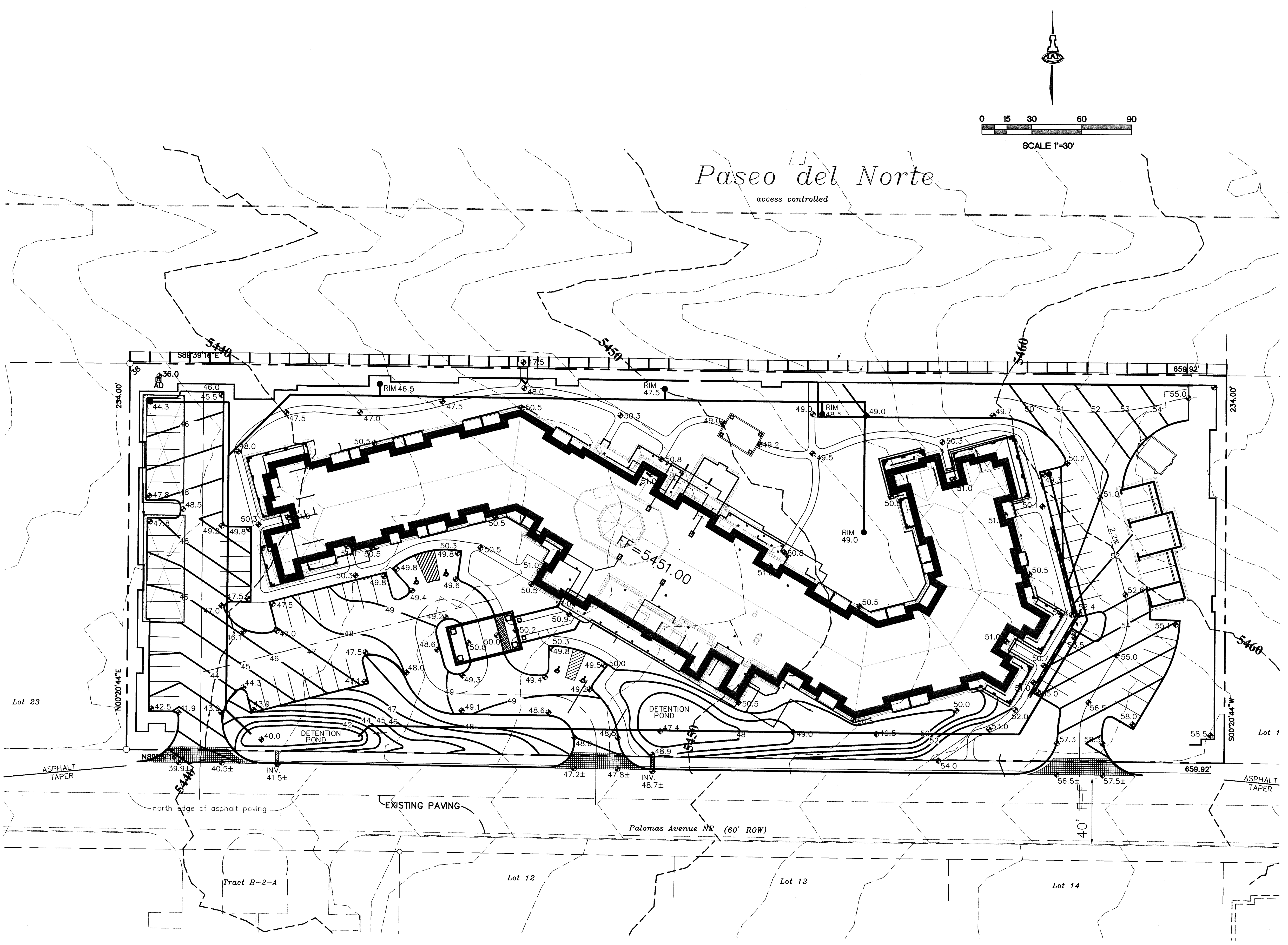
**SURVEYOR:** FORSTBAUER SURVEYING CO. DATED JULY 18, 2005.

**AREA:** 3.55 ACRES (154,420 SF)

**EXISTING CONDITIONS:** SITE SLOPES DOWN FROM EAST TO WEST AT APPROXIMATELY 4%. THE SITE IS UNDEVELOPED AND COVERED WITH NATIVE VEGETATION.  
 ZONE: 3 LAND TREATMENT: 100% A  
 $Q_{100} = (3.55)(1.87 \text{ cfs/Ac}) = 6.6 \text{ cfs}$

**PROPOSED CONDITIONS:** PROPOSED DEVELOPMENT OF A RETIREMENT RESIDENCE INCLUDES 118 UNITS WITH PAVED PARKING/ACCESS AND LANDSCAPING. DEVELOPED RUNOFF WILL BE DISCHARGED TO PALOMAS AVENUE NE.  
 LAND TREATMENT: 15% B, 31% C, & 54% D  
 $Q_{100} = (0.53)(2.60) + (1.10)(3.45) + (1.91)(5.02) = 14.8 \text{ cfs}$

- LEGEND**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - ◆ 78.3 PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - FF = 5451.00 FINISH FLOOR ELEVATION
  - ▬ SIDEWALK CULVERT
  - TW 44 TOP OF WALL ELEVATION
  - BW 42 BOTTOM OF WALL ELEVATION
  - AD □ AREA DRAIN
  - INV=72.5 INVERT ELEVATION
  - 12" DRAIN LINE WITH SIZE



NOTE: PUBLIC IMPROVEMENTS WITHIN PALOMAS NE WILL BE CONSTRUCTED BY PUBLIC WORK ORDER.

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 PH: 505-268-8828 Fax: 505-268-2632

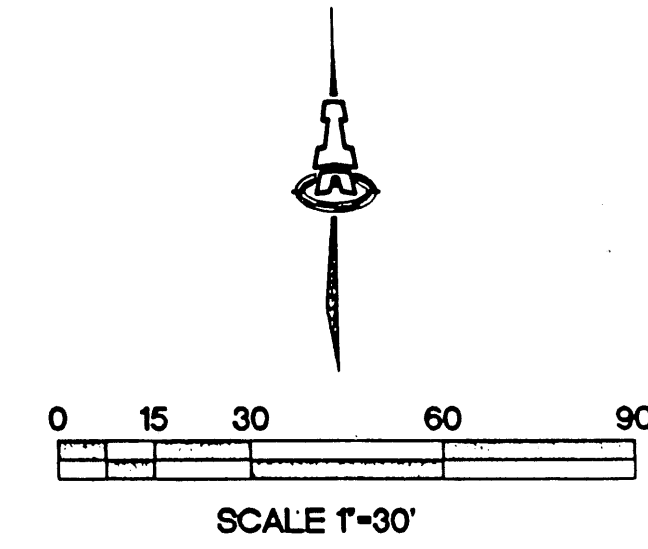
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**Albuquerque Retirement Residence**  
 Curry Brandaw Architects

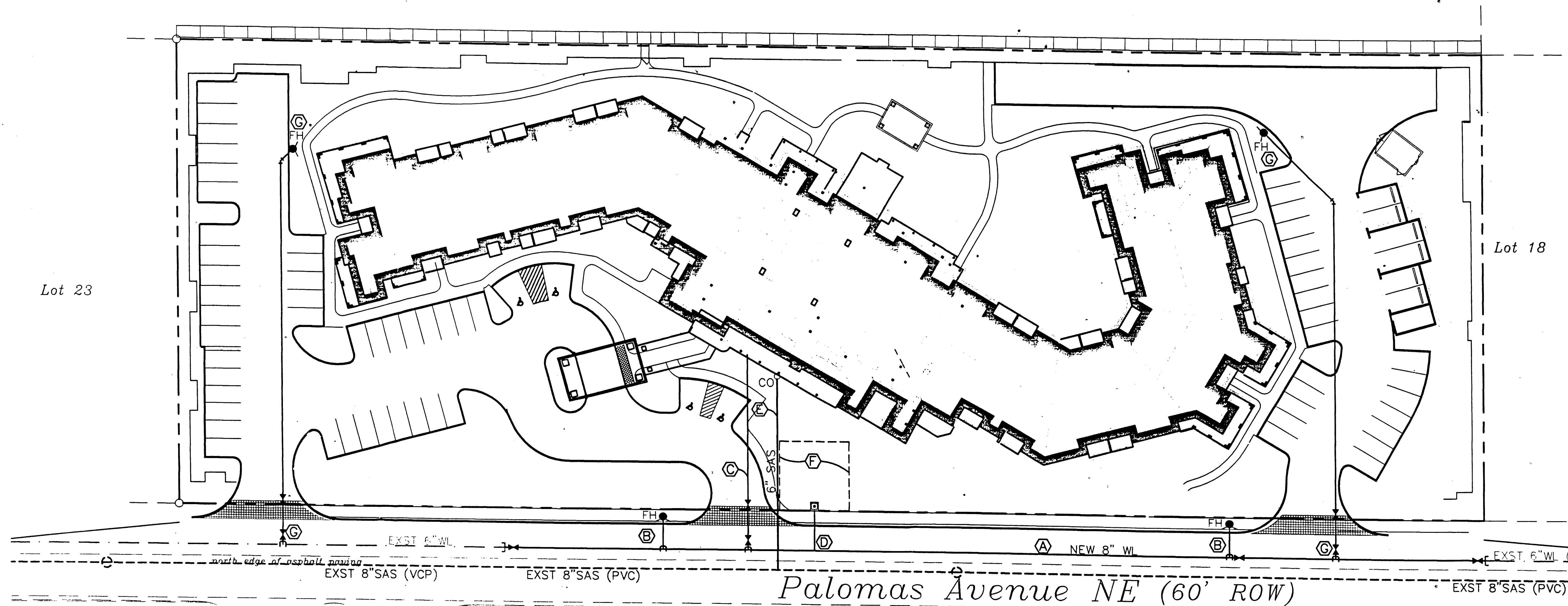
**CONCEPTUAL GRADING AND DRAINAGE PLAN**

Date:	No.	Revision	Date	Job No.
11/28/05				1499
Drawn By:				<b>PAGE</b>
thor				
Ckd By:				<b>SH. OF</b>
SMM				

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Paseo del Norte  
access controlled



**KEYED NOTES**

- A. NEW 8" PUBLIC WATERLINE.
- B. NEW PUBLIC FIRE HYDRANT.
- C. NEW 6" PRIVATE FIRELINE.
- D. NEW 3" WATER SERVICE.
- E. NEW 6" PRIVATE SANITARY SEWER SERVICE.
- F. NEW 35'x35' WATER METER EASEMENT.
- G. NEW PRIVATE FIRE HYDRANT.

**LEGEND**

- EXISTING WATERLINE
- - - EXISTING SANITARY SEWER
- SINGLE WATER METER & BOX
- ⊕ GATE VALVE W/ VALVE BOX
- ⊙ FIRE HYDRANT
- PROPOSED WATER LINE W/ FITTING

A&P PLANS CHECKING OFFICE  
924-3611

APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
*Thor 11/27/06*  
SIGNATURE & DATE

	<b>ISAACSON &amp; ARFMAN, P.A.</b> Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 Fax. 505-268-2632 1499UMSTR.DWGthor 11.28.05
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**Albuquerque Retirement Residence**  
Curry Brandaw Architects

**CONCEPTUAL UTILITY PLAN**

Date:	No. Revision:	Date:	Job No.
11/28/05			1499
Drawn By:			<b>PAGE</b>
thor			
Chd By:			<b>SH. OF</b>
SMM			