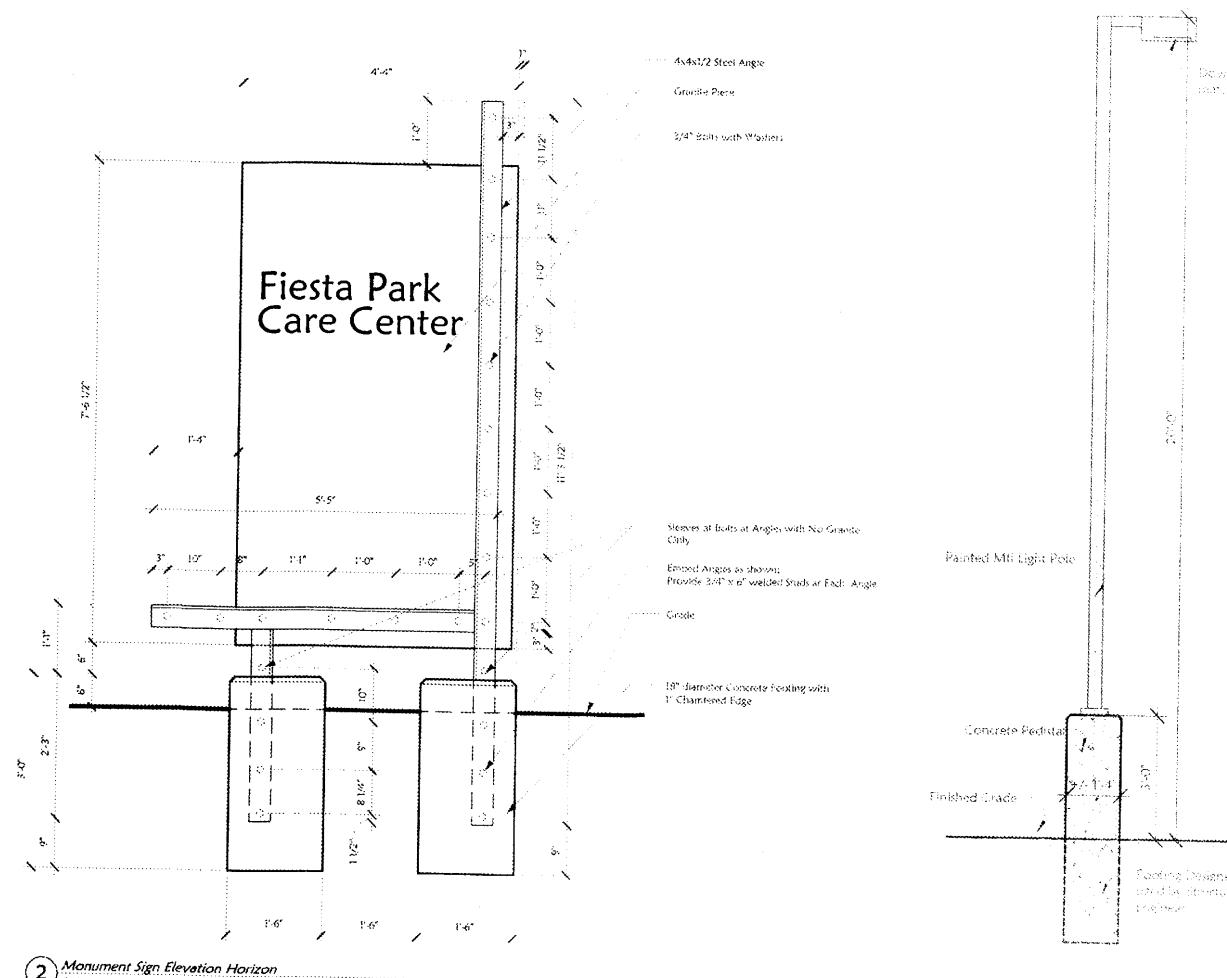


1 Site Development Plan for Building Permit
Scale: 1" = 40'-0"



2 Monument Sign Elevation

Project No.: 1007490

Application No. _____

DNRB Approval: *[Signature]* 09-09-11 date

Traffic Engineering Transportation Division: *[Signature]* 08/17/11 date

ABCWUA: *[Signature]* 8/17/11 date

Parks and Recreation Department: *[Signature]* 8-17-11 date

City Engineer: *[Signature]* _____ date

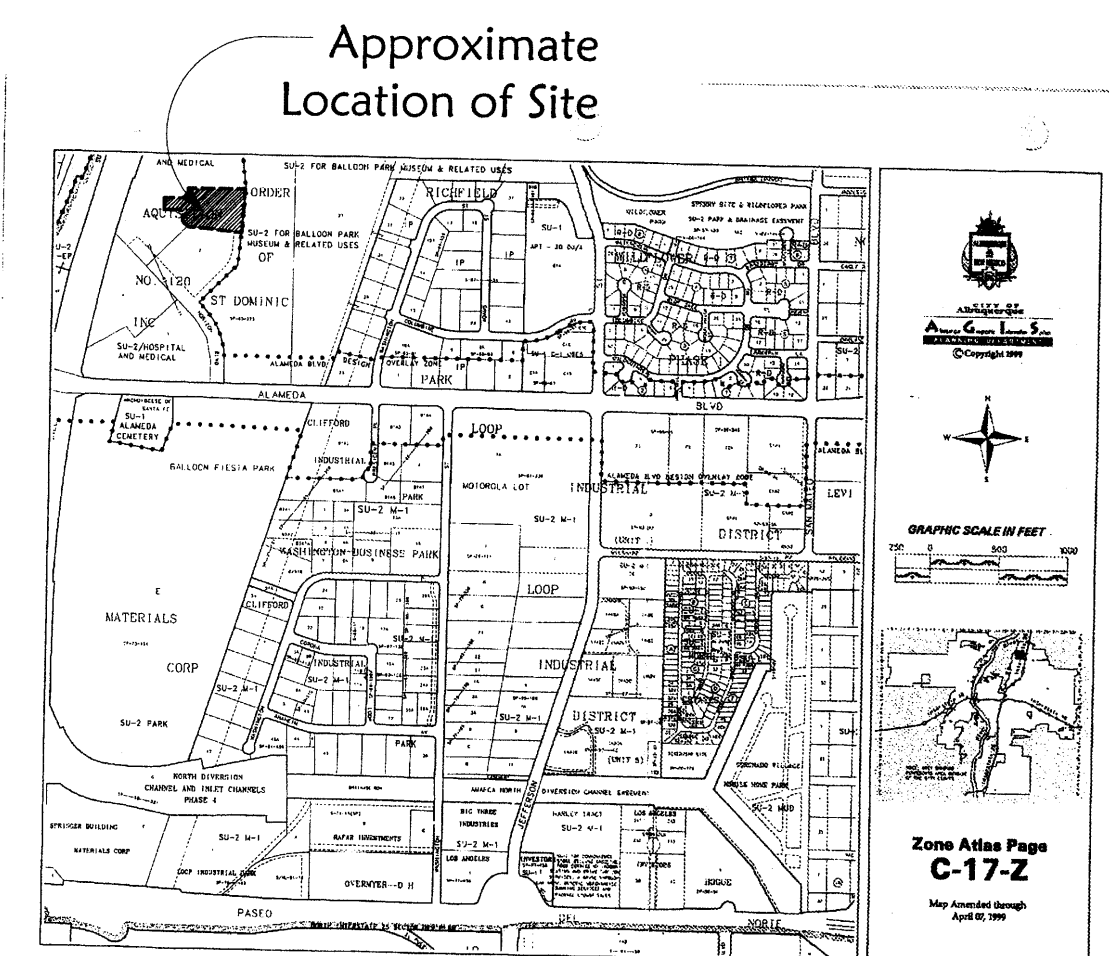
Environmental Health Department: *[Signature]* _____ date

Solid Waste Management Department: *[Signature]* _____ date

Fire Department: *[Signature]* 9-11-11 date

DNRB: *[Signature]* 9-9-11 date

DK



Zoning Atlas Page

Easements of Record

- A - Easements of Recorded Plat, Recorded on 12.22.98 in Book 98C, Folio 358 Records of Bernalillo County, New Mexico
- B - Easements of Recorded Plat, Recorded on 12.06.99 in Book 99C, Folio 326 Records of Bernalillo County, New Mexico
- C - Easements granted to Mountain States Telephone and Telegraph Company, a Colorado Corporation, Recorded on 06.20.83 in Book Misc. 24.A, Pages 237-239, Doc. No. 83-40062 Records of Bernalillo County, New Mexico
- H - Easements of Recorded Plat, Recorded on 04.15.10 in Book 2010C, Folio 0046 M Records of Bernalillo County, New Mexico

Site Development Plan for Building Permit

Plan Submission Date: Tuesday 12 July 2011

Project Summary
The Proposed Project is a vacant 118 Resident Skilled Nursing Facility which will be remodeled and refurbished to accommodate approximately 106 Skilled Nursing Residents. All Elements of the Site Plan and Building Elevations will comply with the North 1.25 Sector Development Plan.

Project Data
Legal Description:
Tract 3B.2.A
A Subdivision of Tract 3B Land of IHS Acquisition No. 120 Inc. Within Projected Sections 11 and 14, T. 11 N., R. 3, N. M. P. M. City of Albuquerque
Elena Gallegos Land Grant
Bernalillo County, New Mexico

Project Address:
8820 Horizon Boulevard NE
Albuquerque, New Mexico 87113

Zoning Atlas Page:
C.17.Z

Zoning:
SU.2 Hospital, Medical, & Related Uses

Approximate Area:
Site: 4.6876 Acres/204,193 square feet
Building: Approximately 61,000 square feet
Added Square Footage: Infilling Courtyards
Courtyard No. 1 = 1,790 sf
Courtyard No. 2 = 2,964 sf
Total Addition = 4,754 sf
Total Building = 65,754 sf

Building Heights, Setbacks, Maximum Floor Area Ratio:
Building Heights: Existing Building Complies with the Sector Development Requirements of the agreement of the Privately Owned Properties to the South of the Balloon Park

Setbacks: All Setbacks exceed the minimum Sector Plan requirements

Floor Area Ratio: 65,754/204,193 = .322

Bicycle & Trail Access
Trail Access is served by existing Horizon Boulevard to Alameda Boulevard continuing on to existing Trail along Drainage Easement west of Property

Transit
Except during Balloon Festival and other City/County/State sponsored events, there is no current Mass Transit service to the Site or related Properties.

Parking
Parking Layout, Dimensions, Landscaping will comply with the Sector Plan and the City of Albuquerque Transportation Standards
Parking is Provided at the following Ratio:
Required: 1 space per 2 Residents
106 Residents = 53 Total Spaces
Accessible Spaces Required 2/ Provided = 3
Van Spaces Required and Provided = 1
Standard Spaces Required and Provided = 49
Bicycle Parking Required and Provided @ 1/20 Parking Spaces = 3
Motorcycle Parking Required and Provided = 2+1 = 3

Issued 7.19.2011 Site Plan for Building Permit

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2814 Horizon Boulevard NE
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Albuquerque, New Mexico 87113
Voice: 505.266.5711
Fax: 505.255.9922
www.cauwels-stuve.com

PROJECT:
**Valle Norte Tract 3B.2.A
Fiesta Park Care Center
Albuquerque, New
Mexico**

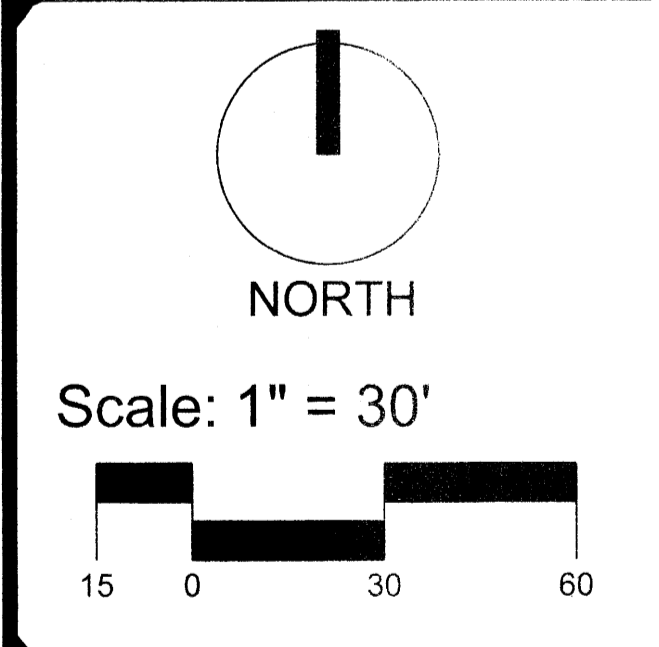
PROJECT #:
Site Development Plan for Building Permit SD 1.1

1007490

Date: 6/22/2011
 Revisions:
 ▲ 7/8/11
 ▲ 7/27/11
 ▲ vns@w/vns@ep
 ▲ cavan.

Drawn by: JC
 Reviewed by: EP

Valle Norte Tract 3B.2
Fiesta Park Care Center
 Albuquerque, New Mexico



Sheet Title:
Landscape Plan
 Sheet Number:
LS-01

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters Per Plant (see note)
22		Fraxinus velutina 'Modesto' Modesto Ash	2" B&B	40/40'		Medium+	6-2 gph
Shrubs/Groundcovers							
33		Forestiera neomexicana New Mexico Olive	5 Gal	15/15'	30 sf=990 sf	Medium	6-2 gph
26		Vitex Chaste Tree	5 Gal	20/20'	35 sf=910 sf	Medium	6-2 gph
92		Chamaebatiaria Fernbush	1-Gal	5/6'	30 sf=2760 sf	Medium	2-2 gph
35		Caryopteris Blue Mist	1-Gal	3/3'	15 sf=525 sf	Low+	2-2 gph
57		Vauquelinia Rosewood	1-Gal	10/10'	40 sf=2280 sf	Low+	2-1 gph
91		Prunus besseyi Sand Cherry	1-Gal	3/3'	25 sf=2275 sf	Medium	2-2 gph
10		Yucca Spanish Dagger	1-Gal	6/3'	25 sf=250 sf	Low	2-1 gph
128		Hesperaloe parviflora Red Yucca	1-Gal	3/4'	20 sf=2560 sf	Low+	2-1 gph
37		Rhus trilobata Three Leaf Sumac	1-Gal	6/6'	30 sf=1110 sf	Medium	2-2 gph
244		Ericameria Turpentine Bush	1-Gal	3/4'	25 sf=6100 sf	Low	2-1 gph
198		Rhus trilobata Autumn Amber Sumac	1-Gal	2/6'	35 sf=6930 sf	Medium	2-2 gph
42		Ilex Wilson Holly	1-Gal	10/10'	25 sf=1050 sf	Medium+	2-2 gph
74		Campsis Trumpet Vine	1-Gal	climbing/40'	30 sf=2220 sf	Medium	2-2 gph
Ornamental Grasses							
86		Nolina Bear Grass	1-Gal	5/6'	35 sf=3010 sf	Low	2-2 gph
59		Muhlenbergia Deer Grass	1-Gal	4/4'	20 sf=1180 sf	Low	2-2 gph
Total landscape coverage=34,150 sf							

SITE DATA

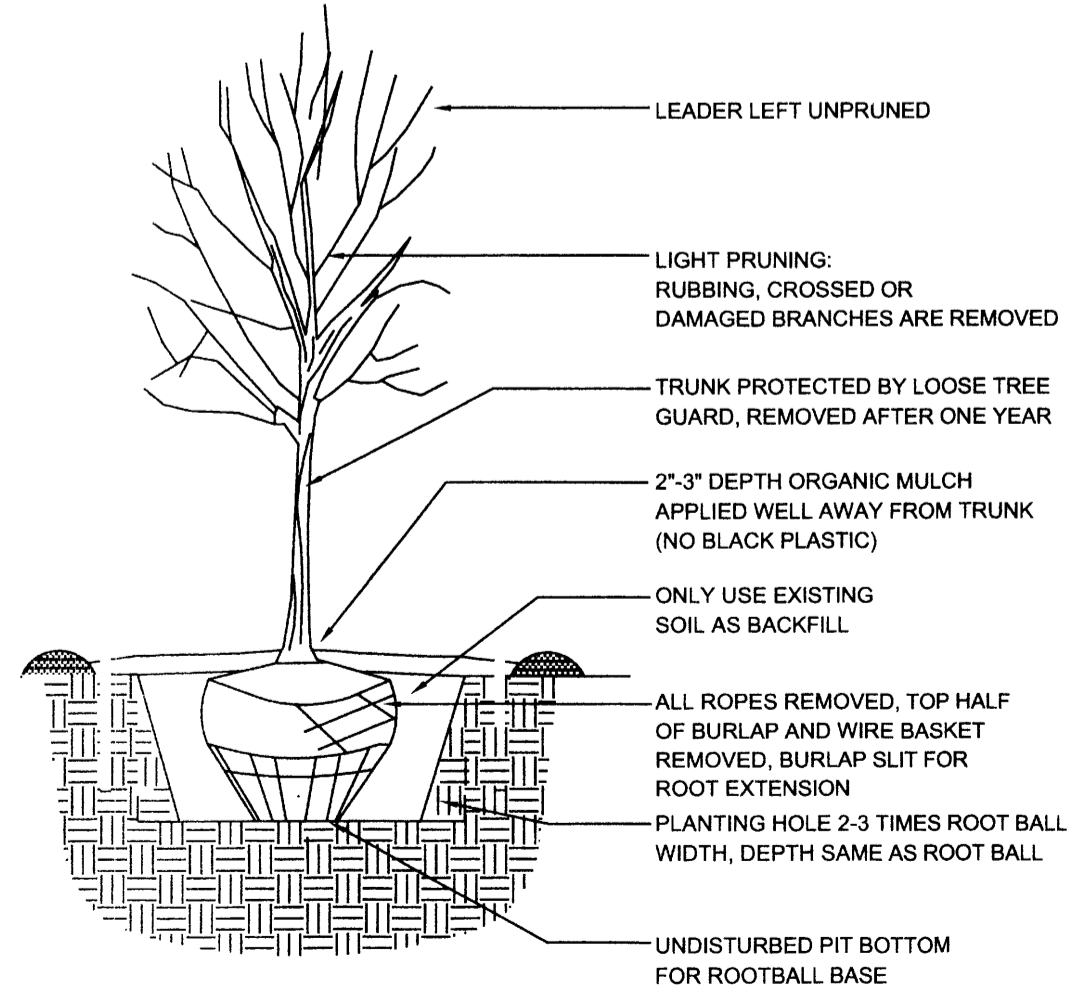
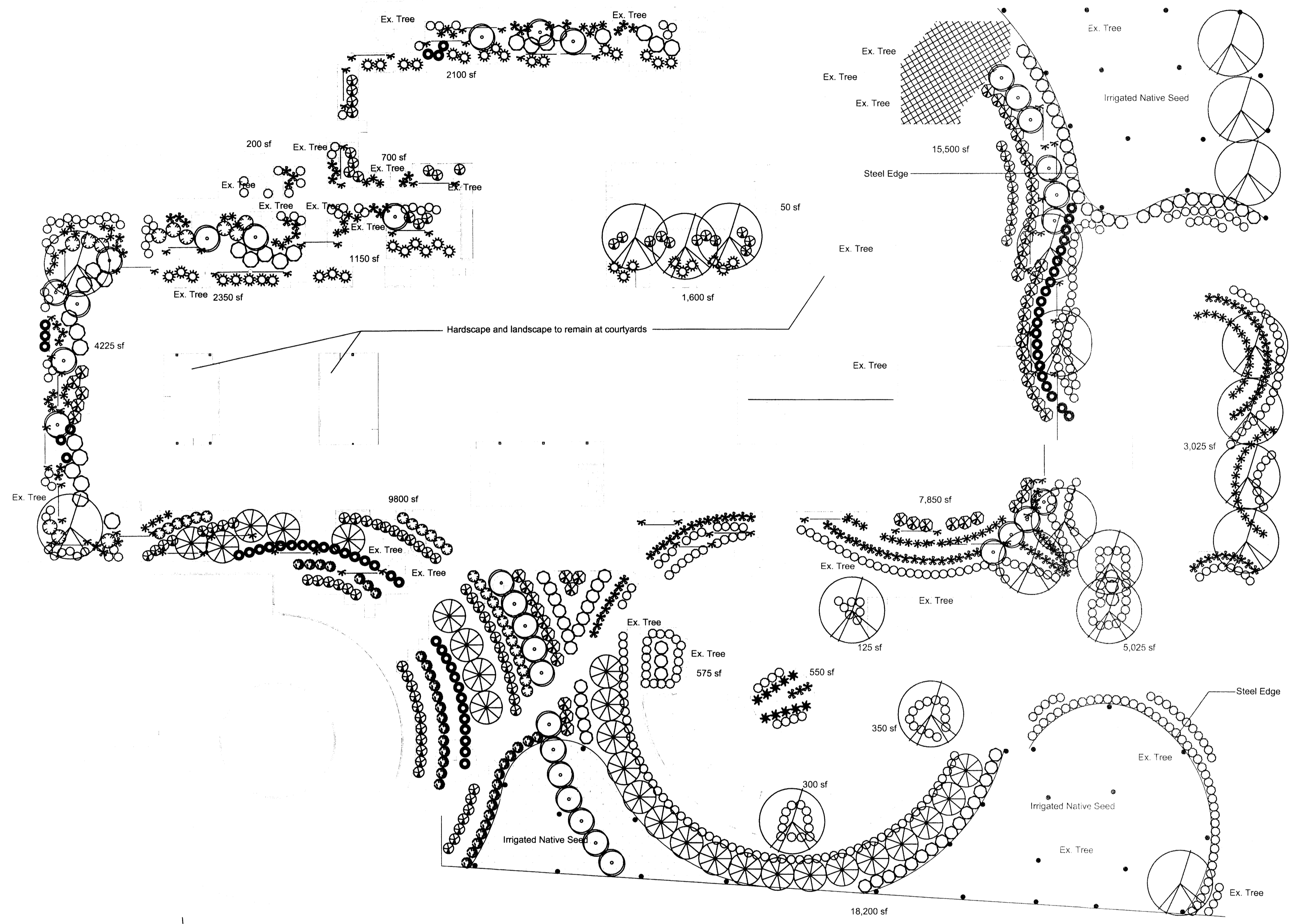
GROSS LOT AREA	204,193 SF
LESS BUILDING(S)	61,000 SF
NET LOT AREA	143,193 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	21,478 SF
PROPOSED LANDSCAPE	73,675 SF
PERCENT OF NET LOT AREA	51 %
REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET	NA
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (49 SPACES/10)	5
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (73,675 SF PROPOSED LANDSCAPE X 75%)	55,256 SF MIN.
NATIVE SEED COVERAGE	22,400 SF
PLANTING AREA COVERAGE/75%	34,150 SF
PROPOSED LANDSCAPE COVERAGE	56,550 SF
PERCENT LANDSCAPE COVERAGE	76%

PLANTING RESTRICTIONS APPROACH

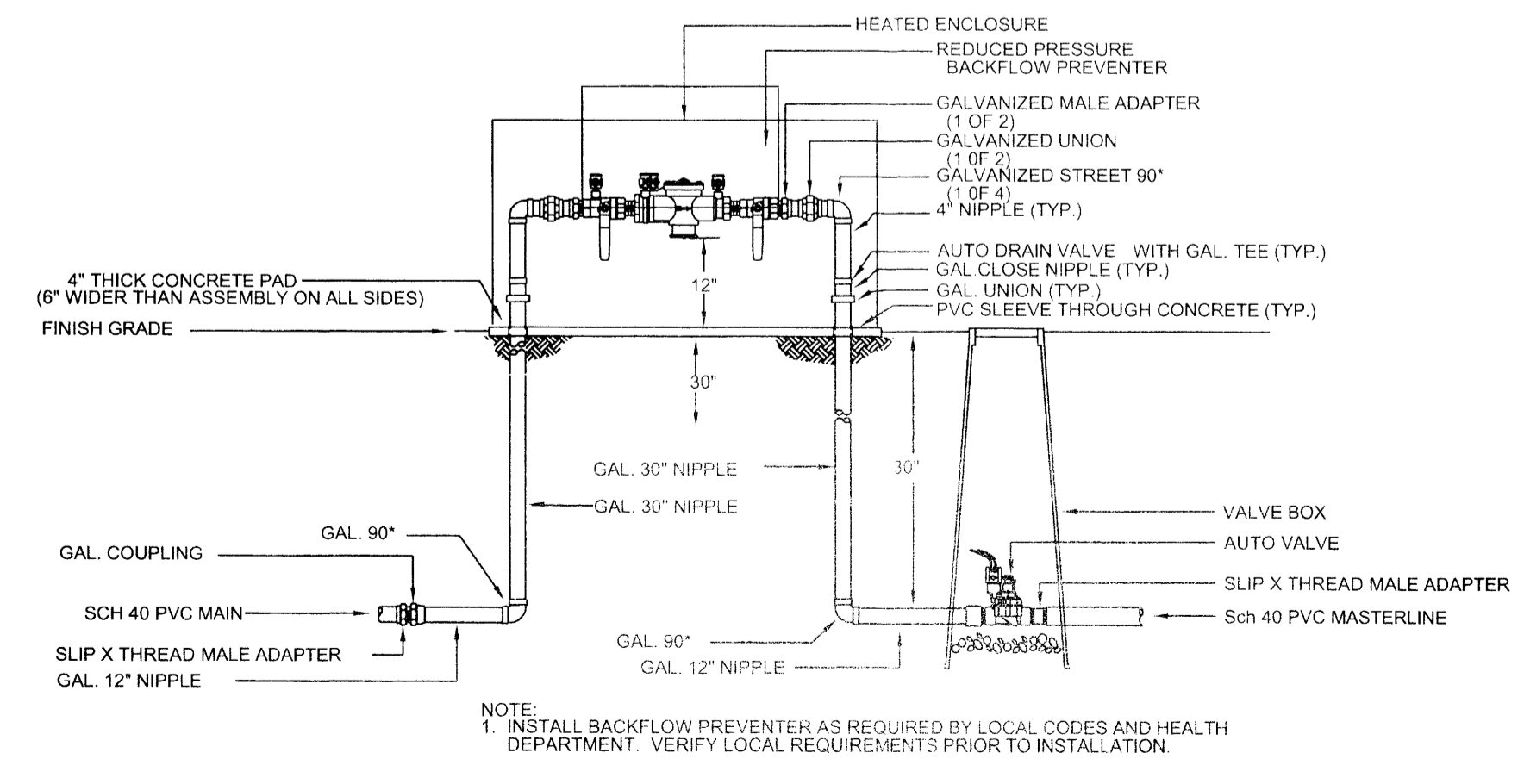
A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACE SHALL BE MORE THEN 10' FROM A TREE.
 ALL LIVE EXISTING LANDSCAPING NOT REMOVED AS PART OF NEW SITE WORK SHALL REMAIN AND BE AUGMENTED WITH NATIVE SEED

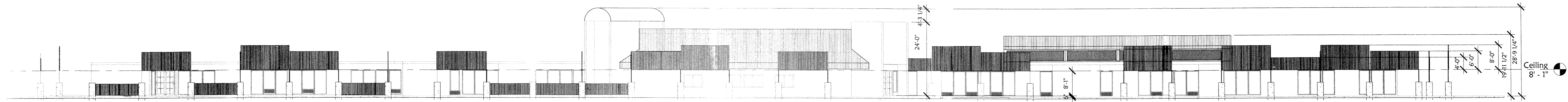


TREE PLANTING DETAIL

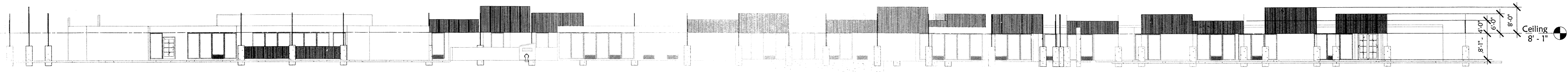


RP BACKFLOW/MASTER VALVE DETAIL

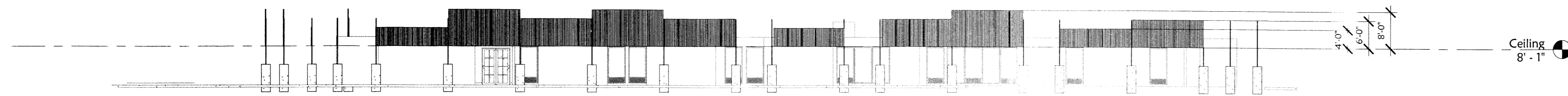
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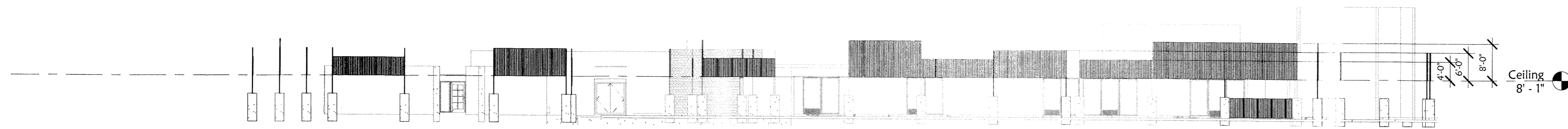
1 South Elevation
Scale: 1/16" = 1'-0"



2 North Elevation
Scale: 1/16" = 1'-0"



3 East Elevation
Scale: 1/16" = 1'-0"



4 West Elevation
Scale: 1/16" = 1'-0"

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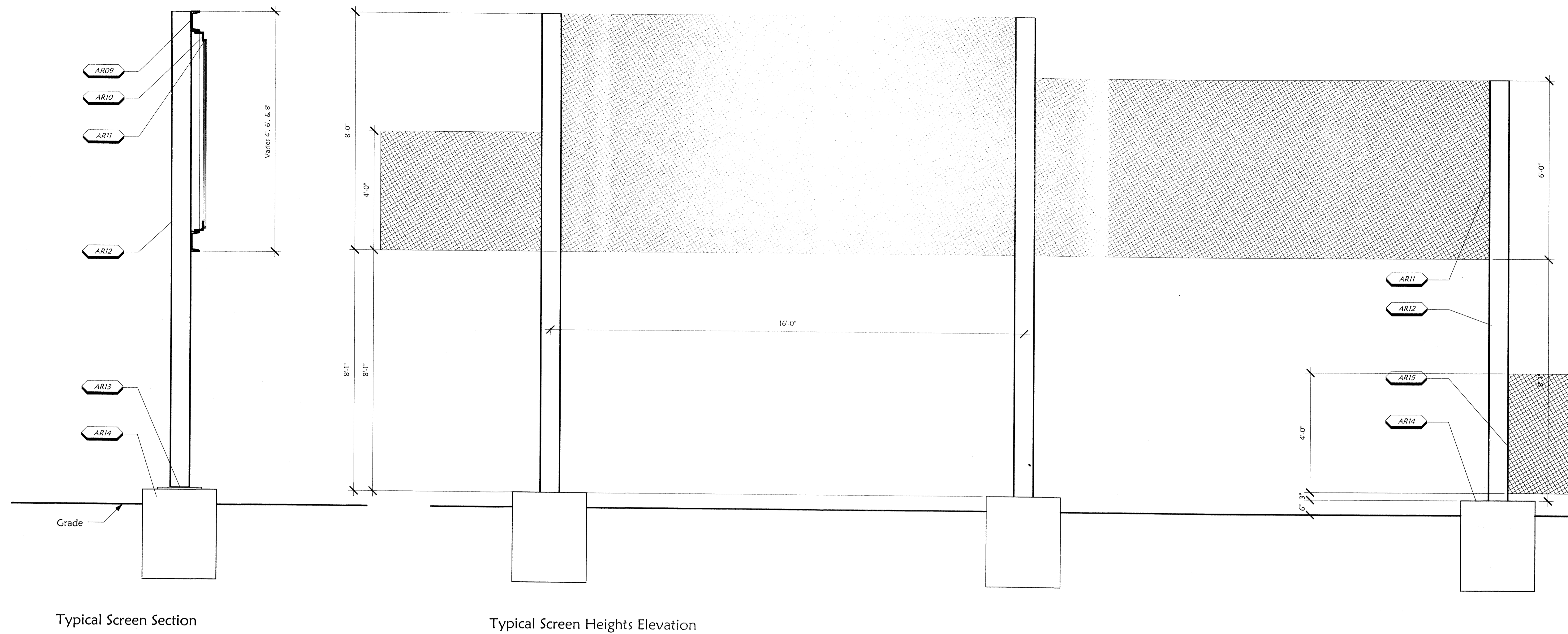
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PROJECT:
Valle Norte Tract 3B.2.A
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Mexico

PROJECT #:

Overall Elevations **A 3.0**

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Key Number	Keynote Text
AR09	Continuous Steel Angle Screen Frame; see Structural Drawings
AR10	Continuous Steel Angle Screen Panel Frame; see Structural Drawings
AR11	Expanded Metal Screen
AR12	Screen Steel Structural Column; see Structural Drawings
AR13	Screen Column Base Plate; see Structural Drawings
AR14	Screen Column Spot Footing; Top of Footing matches Finished Floor; see Structural Drawings
AR15	Expanded Metal Screen used as Courtyard Wall

Typical Screen Section

Typical Screen Heights Elevation

1 Screen Wall Detail
Scale: 1/2" = 1'-0"

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Site Details **A 1.3**