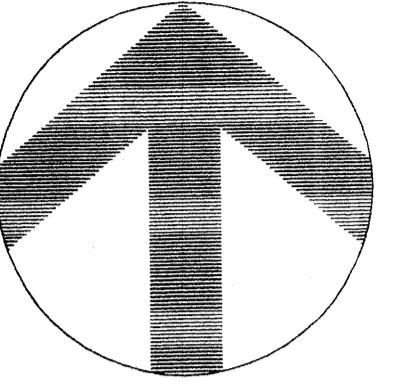
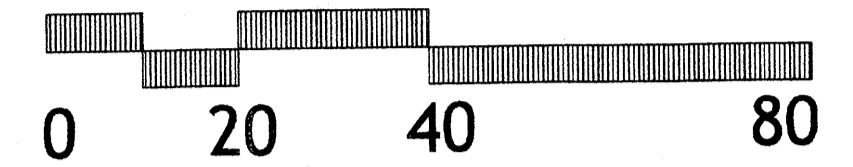


Paseo Del Norte  
(State Road 423)

# Site Plan

SCALE: 1" = 20'-0"  
DATE: 12/17/10



Project Area: 2.0375 Acres

Project Statistics:

Total Site Area:	88,754 sq ft	
Building Coverage:	31,647 sq ft	35.7%
Parking / Drives:	22,366 sq ft	25.2%
Walks / patios:	6,000 sq ft	6.7%
Landscape Area:	28,741 sq ft	32.4%

Parking Provided:

Accessible Spaces:	4
Regular Spaces:	30
Total Spaces:	34

Parking Required:

1 Space per 2 beds
66 beds / 2 = 33 spaces
Motorcycle Spaces: 2
Bicycle Spaces: 2

## SITE LEGEND

DESIGNATION	DESCRIPTION
	SOFTSCAPE - SEE LANDSCAPE PLAN
	SIDEWALK
	FENCE
	EMERGENCY VEHICLE PATH

## ELECTRICAL LEGEND

DESIGNATION	DESCRIPTION
	4' POLE TOP ACORN LIGHT MOUNTING
	HID SIGN LIGHT
	NARROW PARABOLIC FLOODLIGHT
(ALL LIGHTS TO BE SHIELDED PER THE LA CUEVA SECTOR PLAN)	
	PP
	SS
	FF
ALL SITE ELEMENTS INCLUDING ENTRANCES AND WALKWAYS WILL BE ILLUMINATED	

## Vicinity Map

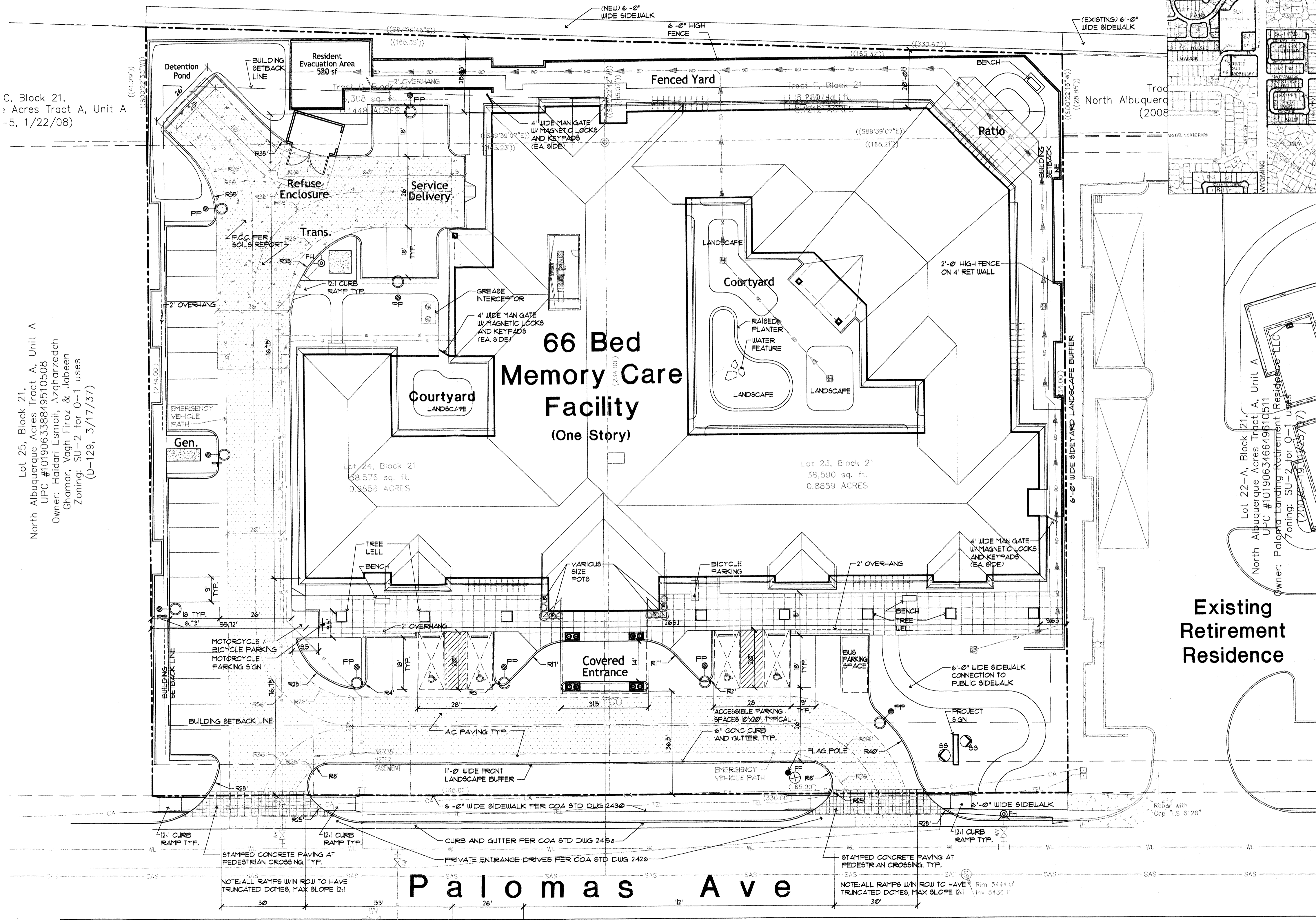


C, Block 21,  
Acres Tract A, Unit A  
-5, 1/22/08)

Lot 25, Block 21,  
North Albuquerque Acres Tract A, Unit A  
UPC #101906338849510508  
Owner: Haidari, Esmail, Azghar, Zadeh  
Ghannam, Vagh, Firaz, & Jabreen  
Zoning: SU-2 for 0-1 uses  
(D-129, 3/17/37)

Lot 22-A, Block 21,  
North Albuquerque Acres Tract A, Unit A  
UPC #1019063346649610511  
Owner: Paloma Landing Retirement Residence LLC  
Zoning: SU-2 for 0-1 uses  
(2008-9-11-23-7)

Existing Retirement Residence



lenitygroup

# Albuquerque Memory Care Facility

Albuquerque, NM

471 High Street SE, Suite 10 Salem, Oregon 97301  
P 503 399 1090 F 503 399 0565 w lenitygroup.com

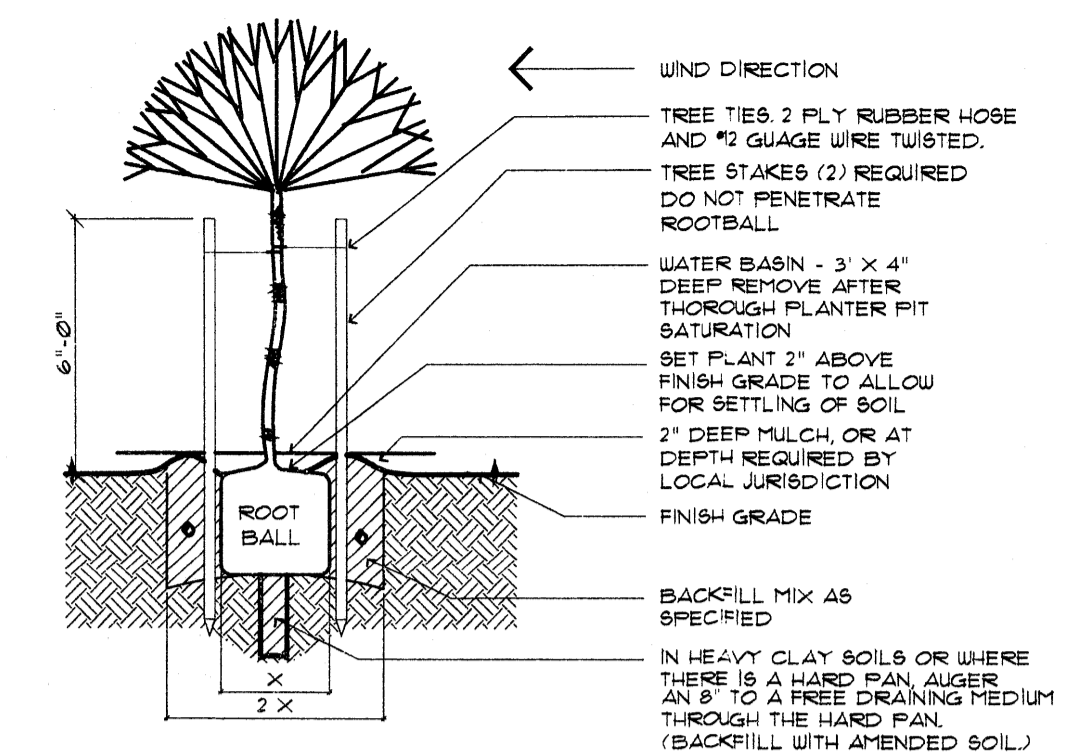
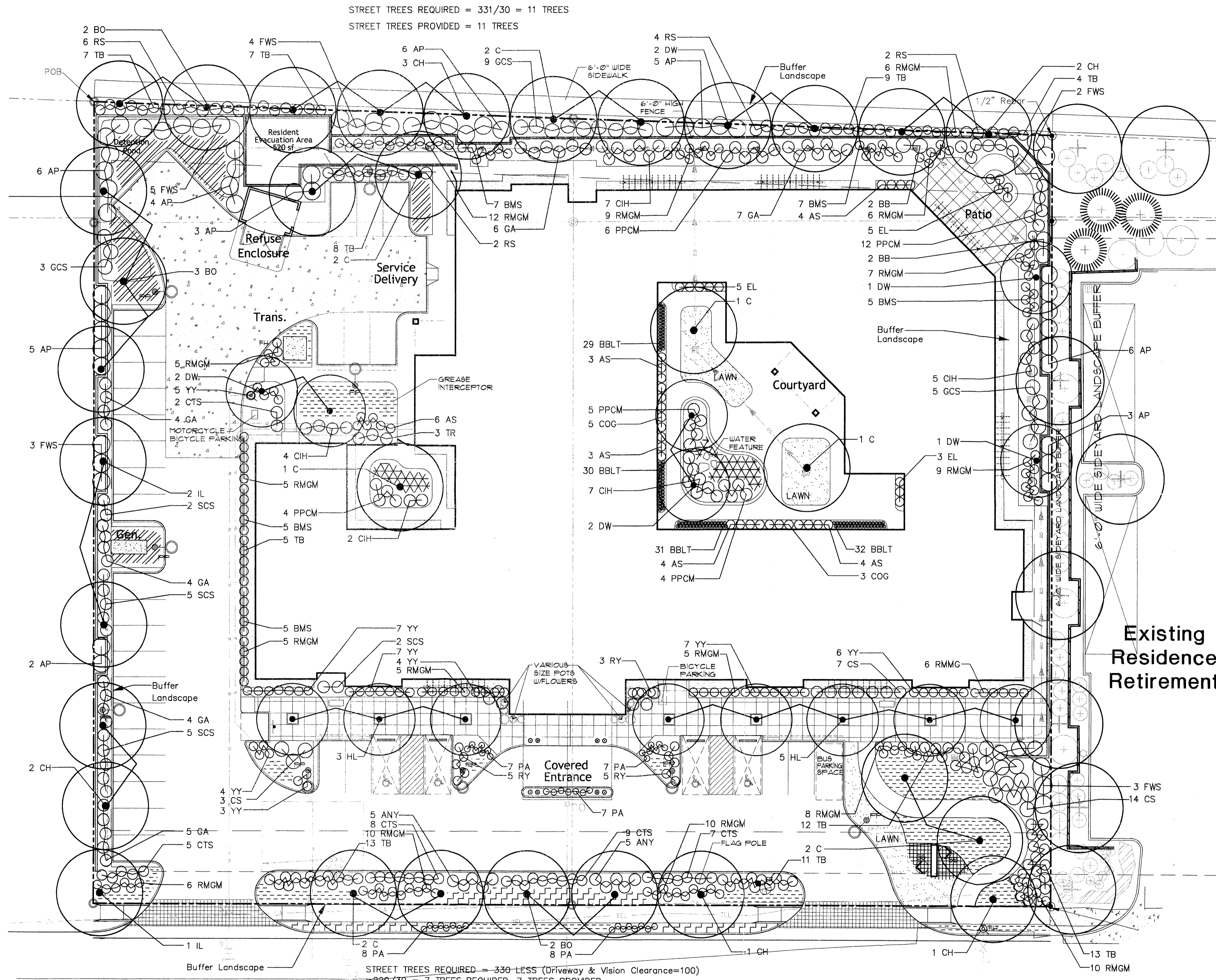
JEA SENIOR LIVING  
Management • Development  
12115 NE 99th ST. SUITE 1800 VANCOUVER, WA 98687  
(360) 254-9442

1008527

PROJECT NUMBER: 1008527  
Application Number: 10225-70346  
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11-18-10, and the Findings and Conditions in the Official 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.  
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:   
Traffic Engineering, Transportation Division: 12-22-10 Date  
Allen Pickett  
Water Utility Department: 12/22/10 Date  
Chris A. Cho  
Parks and Recreation Department: 12-22-10 Date  
Christina S. Anderson  
City Engineer: 12/22/10 Date  
\*Environmental Health Department (conditional) \_\_\_\_\_ Date  
Solid Waste Management: \_\_\_\_\_ Date  
DRB Chairperson, Planning Department: 12-22-10 Date

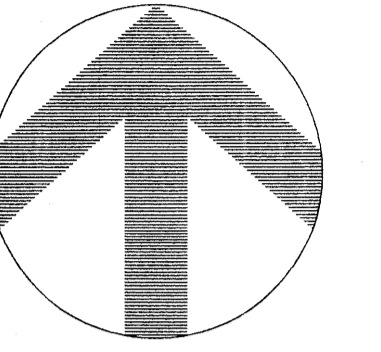
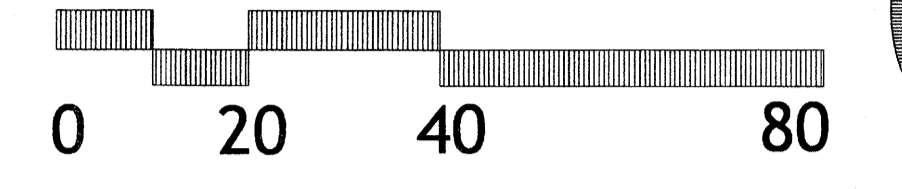
ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT

# Paseo Del Norte (State Road 423)

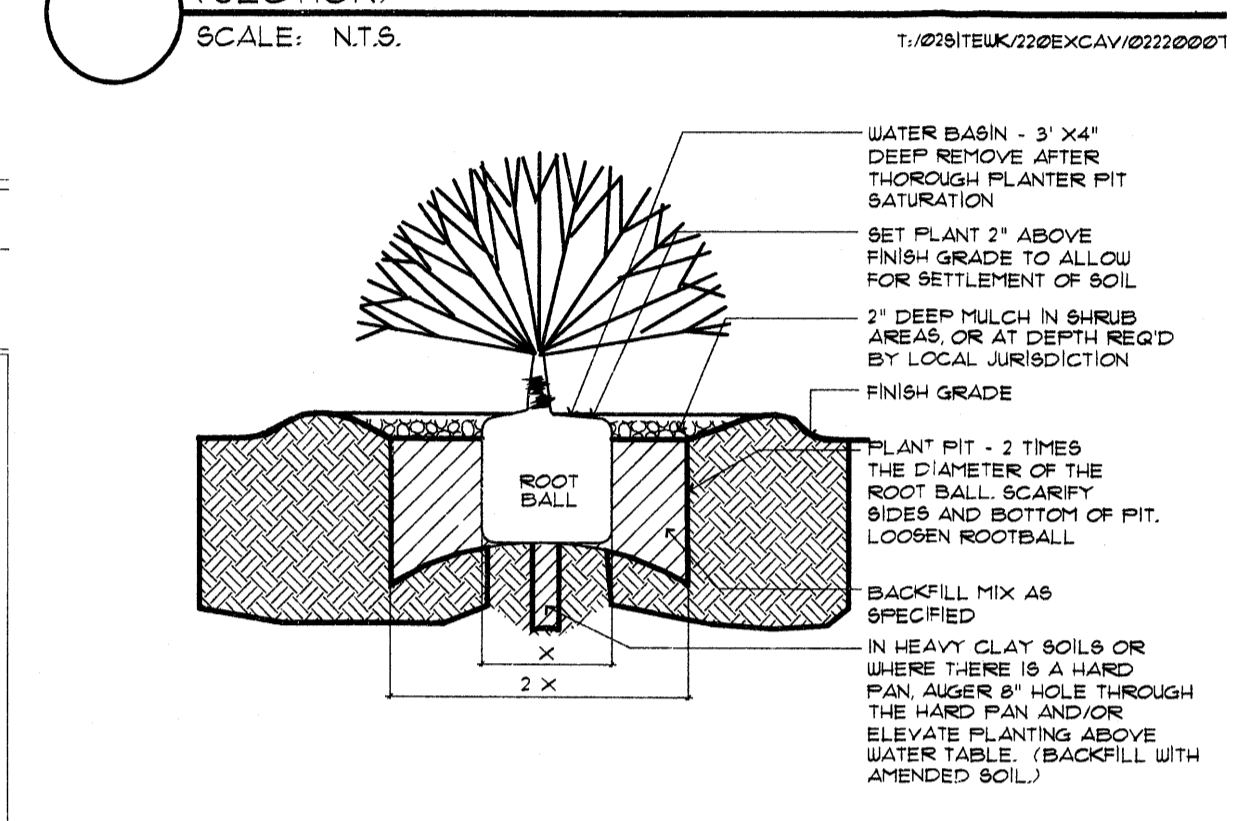


## Landscape Plan

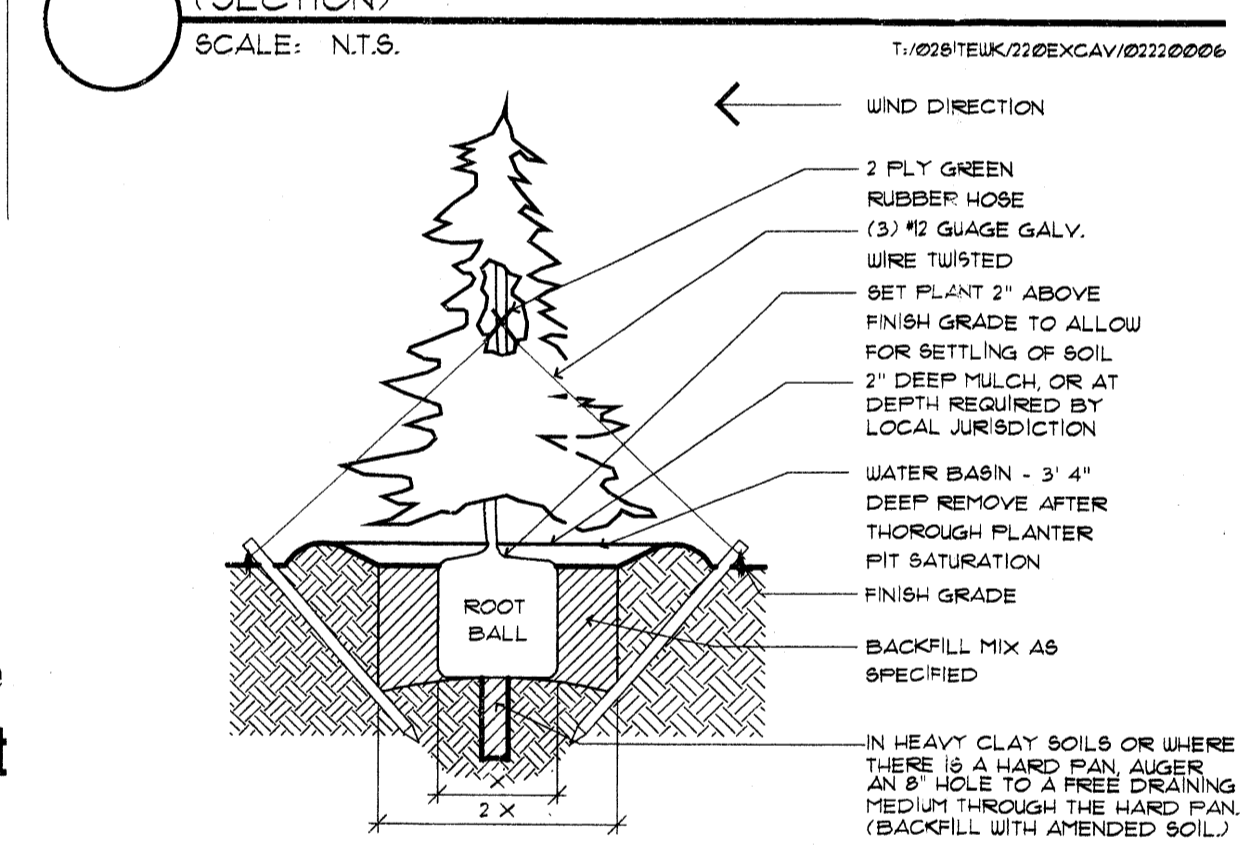
SCALE: 1" = 20'-0"  
DATE: 12/17/10



### DECIDUOUS TREE PLANTING



### SHRUB/GROUNDCOVER PLANTING



### CONIFER TREE PLANTING



- NOTES:
- Quantities of plant materials listed in the Landscape Legend are required for planning review. If a discrepancy between the legend quantity and the plan exists, the plan shall prevail.
  - All plans will comply with the City of Albuquerque landscape requirements.
  - Irrigation to be provided by a fully automatic underground system, plans to be submitted upon approval of the site and landscape plans at Building Permit. System to be Rainbird low volume drip emitter system for all planted areas and pop up spray heads for lawn areas. System to use state of the art industry equipment with moisture sensors and automatic rain shut offs.
  - Landscape Maintenance is responsibility of property owner and will be main- tained by a professional landscape maintenance company to ensure a vigorous healthy landscape. All dead and/or marginal plant material to be replaced.
  - 2" layer of decomposed granite to be provided in all planting beds.
  - Landscape will comply with City of Albuquerque Water Conservation Ordinance.

### LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE/COND.	SPACING	QTY.
<b>TREES</b>				
BO	Bur Oak	2" Cal.	30' o.c.	7
C	Chitalpa	2" Cal.	30' o.c.	11
CH	Common Hackberry	2" Cal.	30' o.c.	9
DW	Desert Willow	2" Cal.	25' o.c.	8
HL	Honeylocust	2" Cal.	30' o.c.	8
IL	Idaho Locust	2" Cal.	30' o.c.	4
<b>ACCENTS</b>				
ANY	Adam's Needle Yucca	5 Gal.	5' o.c.	10
	Yucca filamentosa			
PA	Parry's Agave	5 Gal.	2.5' o.c.	37
RY	Red Yucca	5 Gal.	3' o.c.	13
YY	Hesperaloe parvifolia - Red	5 Gal.	3' o.c.	43
	Hesperaloe parvifolia - Yellow			
<b>SHRUBS</b>				
AP	Apache Plume	5 Gal.	6' o.c.	46
	Fallugia paradoxa			
AS	Autumn Sage	5 Gal.	3' o.c.	18
	Salvia greggii			
BB	Buddleia davidii	5 Gal.	5' o.c.	4
BBLT	Big Blue Lily Turf	4" Pot	12" o.c.	122
BMS	Blue Mist Spirea	5 Gal.	3.5' o.c.	29
	Caryopteris x clandonensis			
CIH	Clara India Hawthorne	5 Gal.	4' o.c.	25
CS	Rhaphirolepis indica 'Clara'	5 Gal.	5' o.c.	24
	Chihuahuan Sage			
COG	Compact Oregon Grape	5 Gal.	3' o.c.	8
	Mahonia aquifolium 'Compacta'			
CTS	Compact Texas Sage	5 Gal.	4' o.c.	31
	Leucophyllum frutescens 'Compactum'			
EL	English Lavender	2 Gal.	3' o.c.	13
	Lavandula angustifolia 'Munstead'			
FWS	Fourwing Saltbush	5 Gal.	6' o.c.	17
	Atriplex canescens			
GA	Glossy Abelia	5 Gal.	4' o.c.	30
	Abelia grandiflora 'Edward Goucher'			
GCS	Green Cloud Sage	5 Gal.	5' o.c.	17
	Leucophyllum frutescens 'Green Cloud'			
PPCM	Petite Plum Crape Myrtle	5 Gal.	4' o.c.	31
	Lagerströmia indica 'Petite Plum'			
RMGM	Regal Mist Gulf Muhly	2 Gal.	3' o.c.	124
	Muhlenbergia capillaris 'Regal Mist'			
RS	Russian Sage	5 Gal.	4' o.c.	14
	Perovskia atriplicifolia			
SCS	Silver Cloud Sage	5 Gal.	5' o.c.	14
	Leucophyllum candidum			
TB	Turpentine Bush	5 Gal.	3.5' o.c.	89
	Ericameria laricifolia			
TR	Tuscan Rosemary	5 Gal.	5' o.c.	3
	Rosmarinus officinalis 'Tuscan'			
<b>GROUNDCOVER</b>				
	Annual Color	4" Pot	8" o.c. 8" o.c.	
	Creeping Rosemary	1 Gal.	4' o.c. 4' o.c.	
	Rosmarinus officinalis 'Prostratus'			
	Purple Iceplant	4" Pot	12" o.c. 12" o.c.	
	Delosperma cooperi			
	Yellow Iceplant	4" Pot	12" o.c. 12" o.c.	
	Delosperma nubigenum			
	Begberry Cotoneaster	1 Gal.	3' o.c. 3' o.c.	
	Cotoneaster dammeri			
	Lawn - Drought tolerant fescue			
	EXISTING TREES TO REMAIN			
	EXISTING SHRUBS TO REMAIN			

### LANDSCAPE/SITE CALCULATIONS

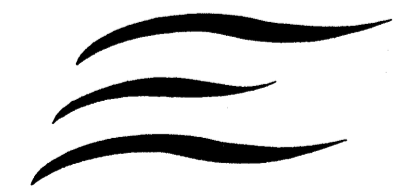
GROSS LOT AREA:	2.03 ACRES	88,754 SQ.FT.
LESS BUILDING		31,647 SQ.FT. (35.7%)
NET AREA:	57,107 X 15% (REQ. LANDSCAPE)	8,566 SQ.FT. (15%)
LANDSCAPE AREA PROVIDED:		19,321 SQ.FT. (33.4%)
HIGH WATER USE TURF ALLOWED:		
(MAX. 20% OF LANDSCAPE AREA)		3,864 SQ.FT.
PROPOSED HIGH WATER USE TURF:		1,885 SQ.FT.
PERCENT OF LANDSCAPE AREA		9.7%
PARKING SPACES	34	
PARKING LOT TREES REQUIRED	3	
(1 TREE PER 10 STALLS - 34/10=3)		
PARKING LOT TREES PROVIDED	8	
STREET TREES REQUIRED	18	
STREET TREES PROVIDED	18	



471 High Street SE, Suite 10 Salem, Oregon 97301  
P 503 399 1090 F 503 399 0565 W lenitygroup.com  
ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT

# Albuquerque Memory Care Facility

Albuquerque, NM

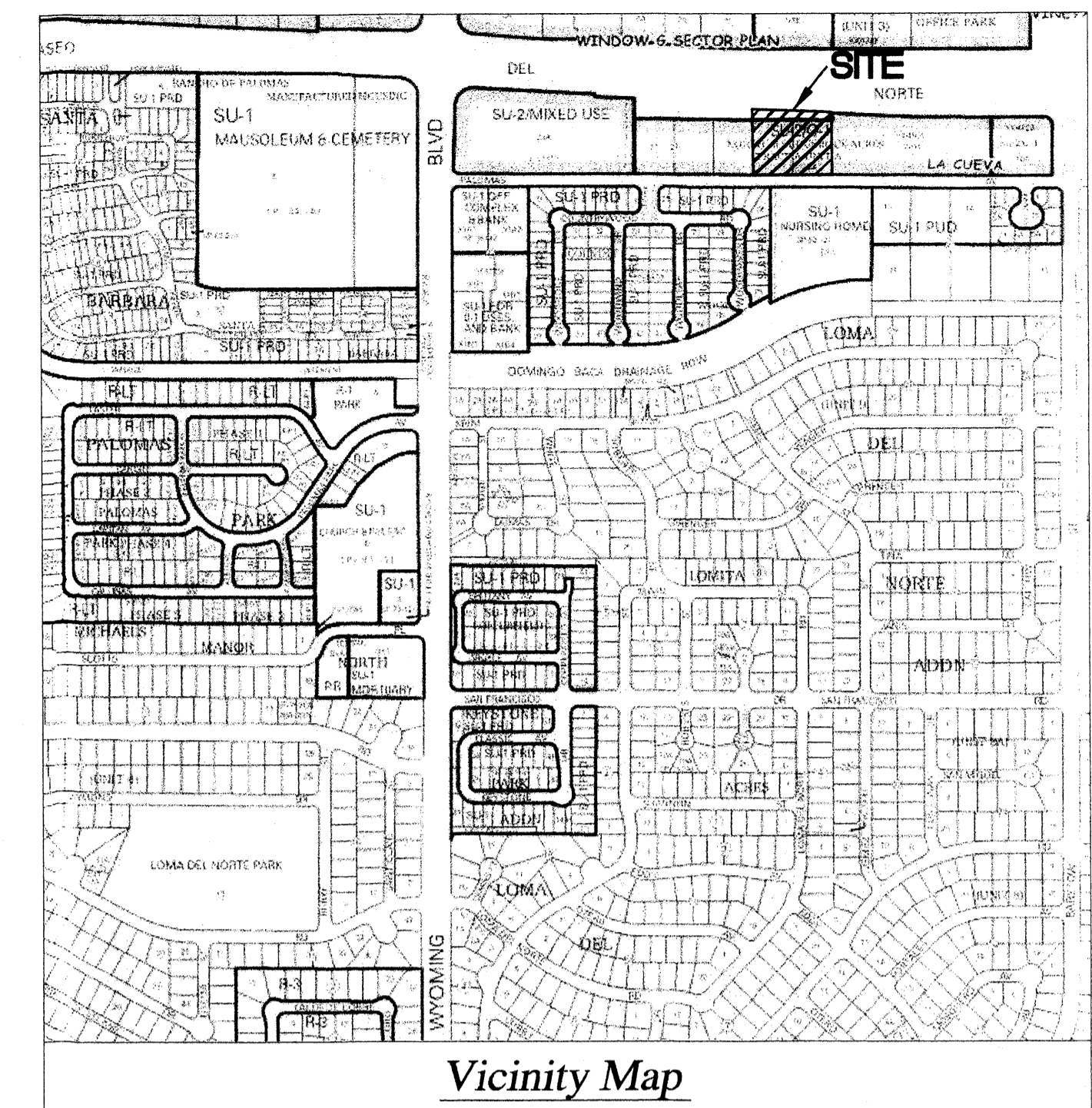


JEA SENIOR LIVING  
Management • Development  
12115 NE 99th ST, SUITE 1800 VANCOUVER, WA 98682  
(360) 254-9442

Paseo Del Norte, NE  
(State Road 423)  
(R/W Varies)

Legend

- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- NEW CONTOUR - MAJOR
- NEW CONTOUR - MINOR
- - - DRAINAGE BASIN BOUNDARY
- SPOT ELEVATION
- FLOW DIRECTION
- F.F. = 5540.0
- FINISH FLOOR ELEVATION



Vicinity Map  
ZONE ATLAS PAGE D-19

LEGAL: Lots 23 & 24 and Parcels D & E, Block 21, North Albuquerque Acres, Tract A, Unit A

AREA: 88,754 sf (2.0375 acres) PRECIPITATION ZONE: 3

BENCHMARK: City of Albuquerque Station 'Heaven' being a brass cap  
ELEV = 5378.235 (NAVD 1988)

SURVEYOR: Cartesian Surveying, Inc. dated August, 2010

FLOOD HAZARD: From FEMA Panel 35001C0141G (dated 9/26/08), this site is identified as being within Zone 'X' which is outside the 100-year floodplain.

EXISTING CONDITIONS: The existing site is undeveloped and slopes down from the southeast to the northwest corner at approximately 2.9%. Runoff presently discharges to the Paseo del Norte R/W, which is maintained by the NMDOT. An existing v-shaped earth swale is located south of the PDN south curb. This swale carries runoff west where it spills over the curb at the right in/ right out access to the Paseo Crossing Center. Runoff is then carried west on the east-bound right-turn lane of PDN.

PROPOSED IMPROVEMENTS: The proposed improvements include a 32,000 sf one-story building along with paved access and parking and landscaping. The developed runoff rate will be limited to the historic rate per NMDOT requirements. A drainage study by Tierra West (D-19/25) proved that Palomas Ave. has the capacity to handle developed runoff from this site based on a land use = 10% B, 20% C, and 70% D, which is  $Q = (2.03)(4.46) = 9.0$  cfs.

DRAINAGE APPROACH: The drainage plan follows the historic drainage conditions by discharging a large portion of the site to the northwest corner of the property. The increase in impervious area requires onsite detention storage. A southerly portion of the site (A=0.66 acre), is proposed to discharge to Palomas Avenue NE at an unrestricted rate of 2.9 cfs. This runoff will then be carried west within the existing public street.

Based on Zone 3 and existing land treatment type: 'A'  
Existing  $Q = [(1.87 \text{ cfs/acre})(2.04)] = 3.81$  cfs  
NMDOT Rational  $Q = (0.35)(5.38/\text{hr})(2.04 \text{ acres}) = 3.84$  cfs

Proposed land treatment is 10% B, 10% C, and 80% D  
South:  $Q = (0.06)(2.60) + (0.06)(3.45) + (54)(5.02) = 3.1$  cfs (<9.0 cfs - OK)  
North:  $Q = (0.14)(2.60) + (0.14)(3.45) + (1.10)(5.02) = 6.4$  cfs (to NW corner)  
NMDOT Rational  $Q = (0.87)(5.38/\text{hr})(1.38 \text{ acre}) = 6.46$  cfs

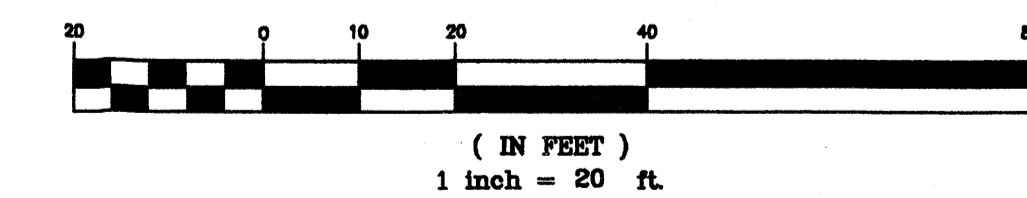
Based on the maximum pond inflow at 6.46 cfs and allowable outflow at 3.8 cfs, the hydrograph gives the required storage volume of  $V = 3,475$  CF

Elevation	Area (SF)	Volume (CF)
5430	950	0
5431	1400	1175
5432	1400	1400
5433	1400	1400
TOTAL VOLUME	3,975 CF	(> 3,475 OK)

The Orifice Equation:  $Q = CA(2gh)^{1/2}$  gives a maximum opening size of 0.48 sf for  $Q = 3.8$  cfs. A wall opening measuring 8" high by 8.5" wide is  $A = 0.47$  s. f., which gives a maximum discharge:  $Q = (0.6)(0.47)[(64 \cdot 4)(2.67)]^{1/2} = 3.7$  cfs.

The proposed improvements will increase site runoff, but by constructing the onsite detention pond, the impact to downstream drainage facilities will be minimized as runoff is limited to the historic rate. Proposed  $Q = 3.7$  cfs (<3.84 cfs - OK) to the NW corner of the site.

GRAPHIC SCALE



lenity

471 High Street SE, Suite 10 Salem, Oregon 97301  
P 503 399 1090 F 503 399 0565 W lenitygroup.com  
ARCHITECTURE PROVIDED BY DANIEL KATZ, ARCHITECT

JEA SENIOR LIVING  
Management • Development

ALBUQUERQUE  
MEMORY CARE FACILITY  
ALBUQUERQUE, NEW MEXICO

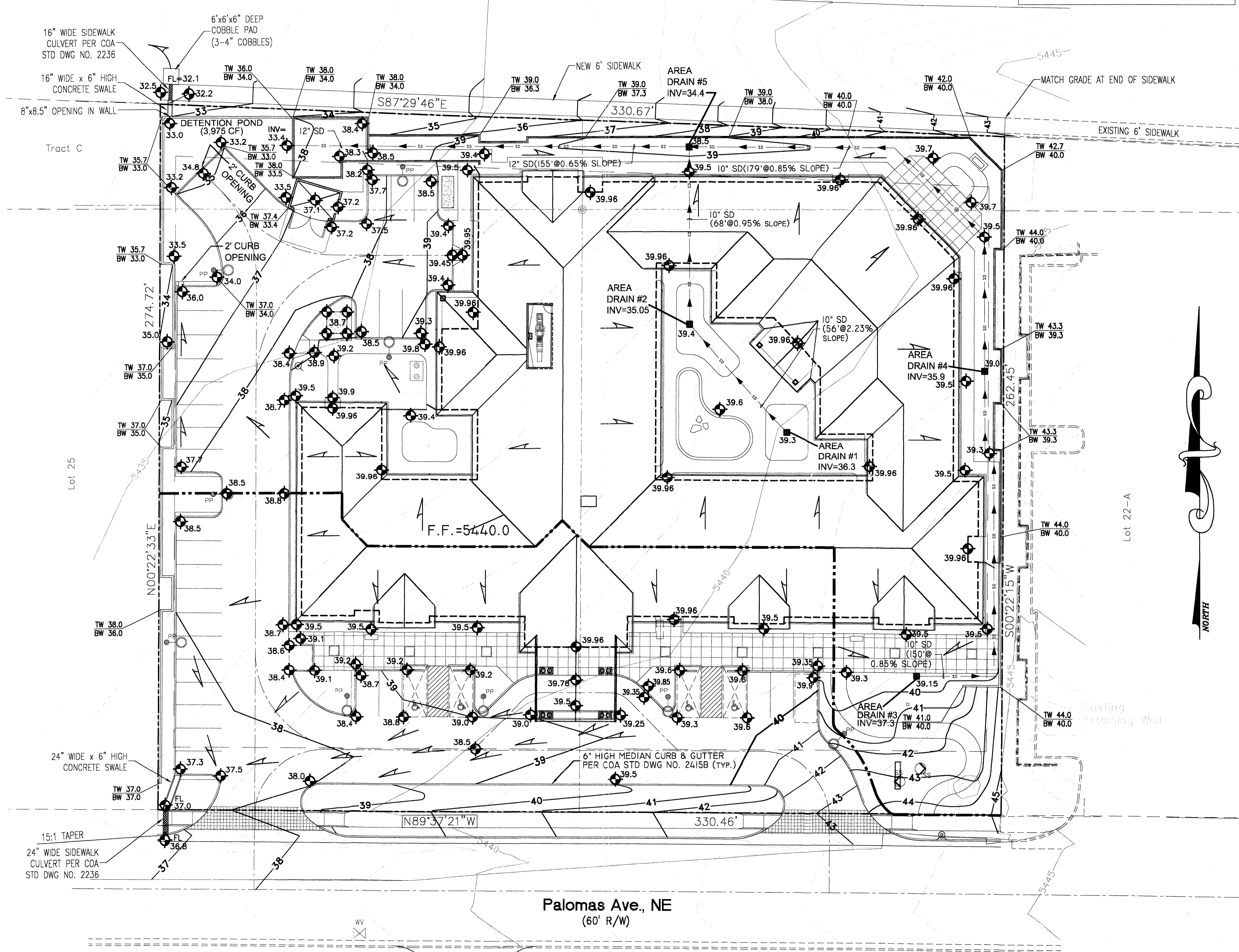
Grading and  
Drainage Plan

DATE  
12/23/10

REVISED DATE

SHEET

C1.0



Paseo Del Norte, NE  
(State Road 423)  
(R/W Varies)

GENERAL UTILITY NOTES

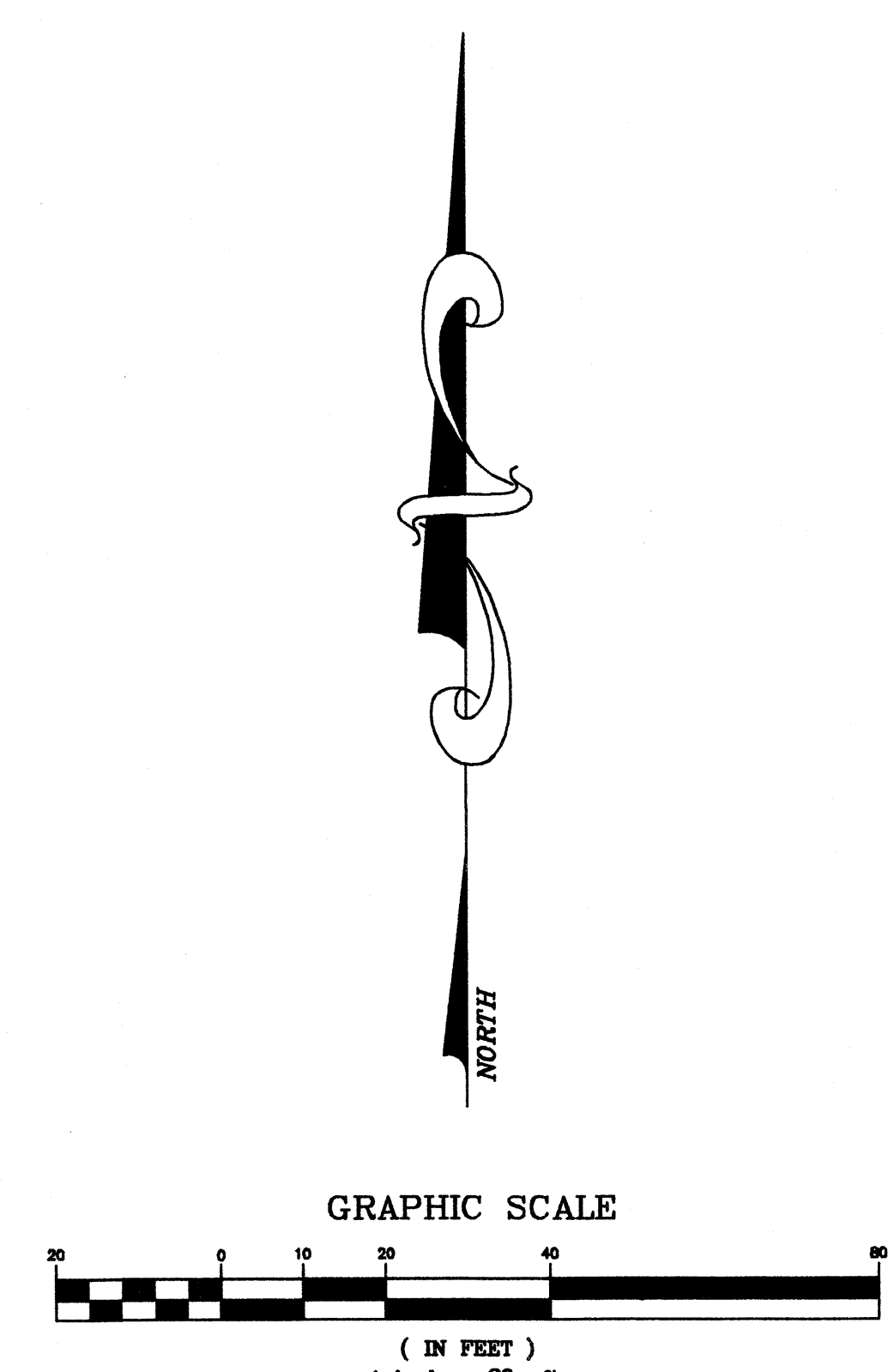
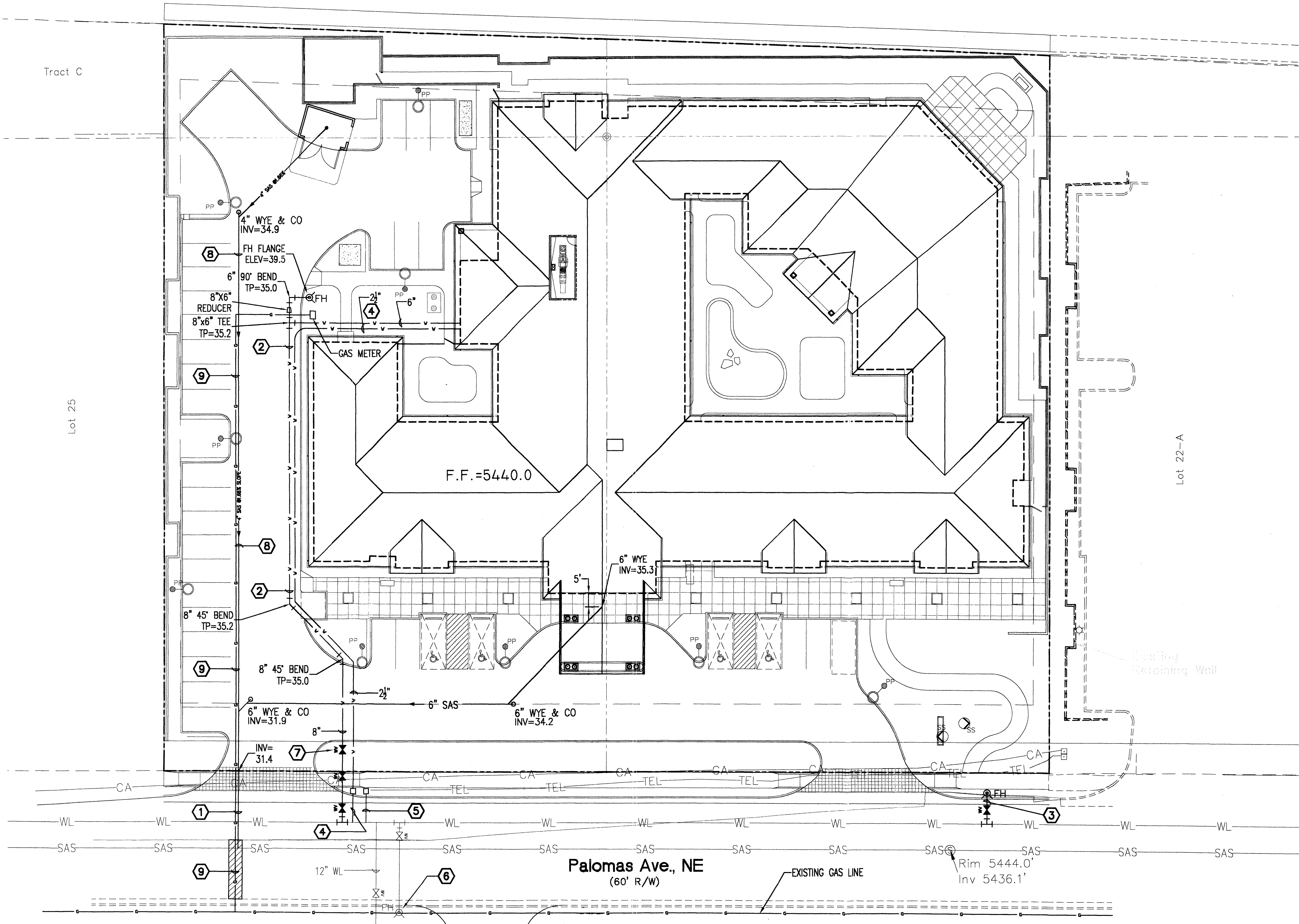
- A. ALL PLUMBING SHALL COMPLY WITH THE UPC - CURRENT EDITION.
- B. TYPICAL COVER DEPTH OVER NEW WATERLINES IS 3' MINIMUM.
- C. ALL WATERLINE FITTINGS AND VALVES SHALL BE RESTRAINED.

KEYED NOTES

- 1. NEW 6" SANITARY SEWER SERVICE BY WORK ORDER. SEE PLUMBING PLAN FOR CONTINUATION.
- 2. NEW PRIVATE BUILDING FIRELINE. SEE PLUMBING PLAN FOR CONTINUATION.
- 3. NEW PUBLIC FIRE HYDRANT WITH VALVE AS SHOWN BY WORK ORDER.
- 4. NEW 2" DOMESTIC WATER SERVICE AND METER BY WORK ORDER. EXTEND 2-1/2" WATER LINE TO BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
- 5. NEW 1" IRRIGATION SERVICE AND METER BY WORK ORDER.
- 6. EXISTING PUBLIC FIRE HYDRANT.
- 7. NEW POST INDICATOR VALVE.
- 8. INSTALL NEW DRAIN IN REFUSE AREA AND PIPE AS SHOWN (MIN. 2% SLOPE).
- 9. NEW GAS SERVICE LINE--SIZE PER MECHANICAL PLAN. CONTRACTOR TO COORDINATE WITH NEW MEXICO GAS COMPANY.

Legend

	COVERED AREA
	WATER VALVE
	UNDERGROUND CABLE LINE
	UNDERGROUND TELEPHONE LINE
	SANITARY SEWER MANHOLE
	EXISTING 8" SANITARY SEWER LINE (PVC)
	WALL
	UTILITY PEDESTAL
	EXISTING 8" WATERLINE (PVC)
	DROP INLET
	NEW WATER LINE
	FIRE HYDRANT
	CLEANOUT
	TOP OF PIPE ELEVATION
	INVERT ELEVATION



lenty GROUP  
471 High Street, Suite 10, Salem, Oregon 97301  
P: 503.399.0590 F: 503.399.0565 W: lentygroup.com  
ARCHITECTURE PROVIDED BY DANIEL BRADSHAW ARCHITECT

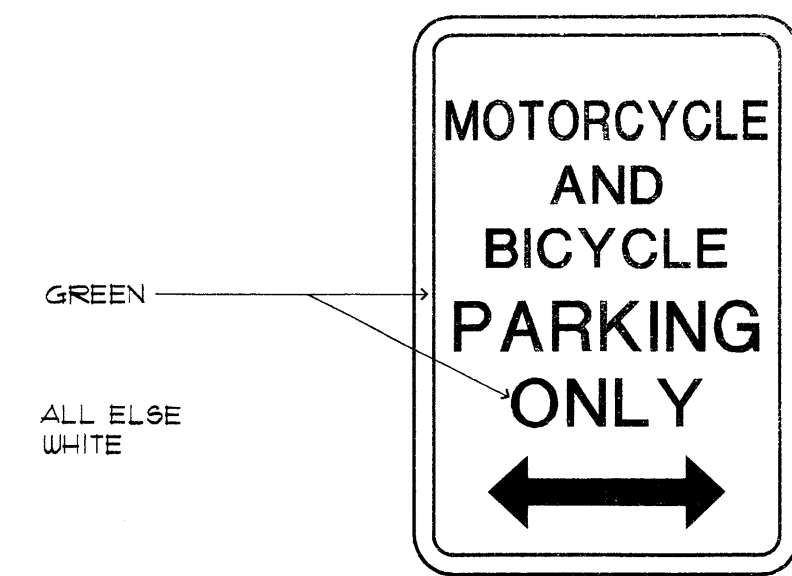
JEA SENIOR LIVING  
Management • Development

ALBUQUERQUE  
MEMORY CARE FACILITY  
ALBUQUERQUE, NEW MEXICO

Utility Plan

DATE 12/23/10  
REVISED DATE  
SHEET C2.0

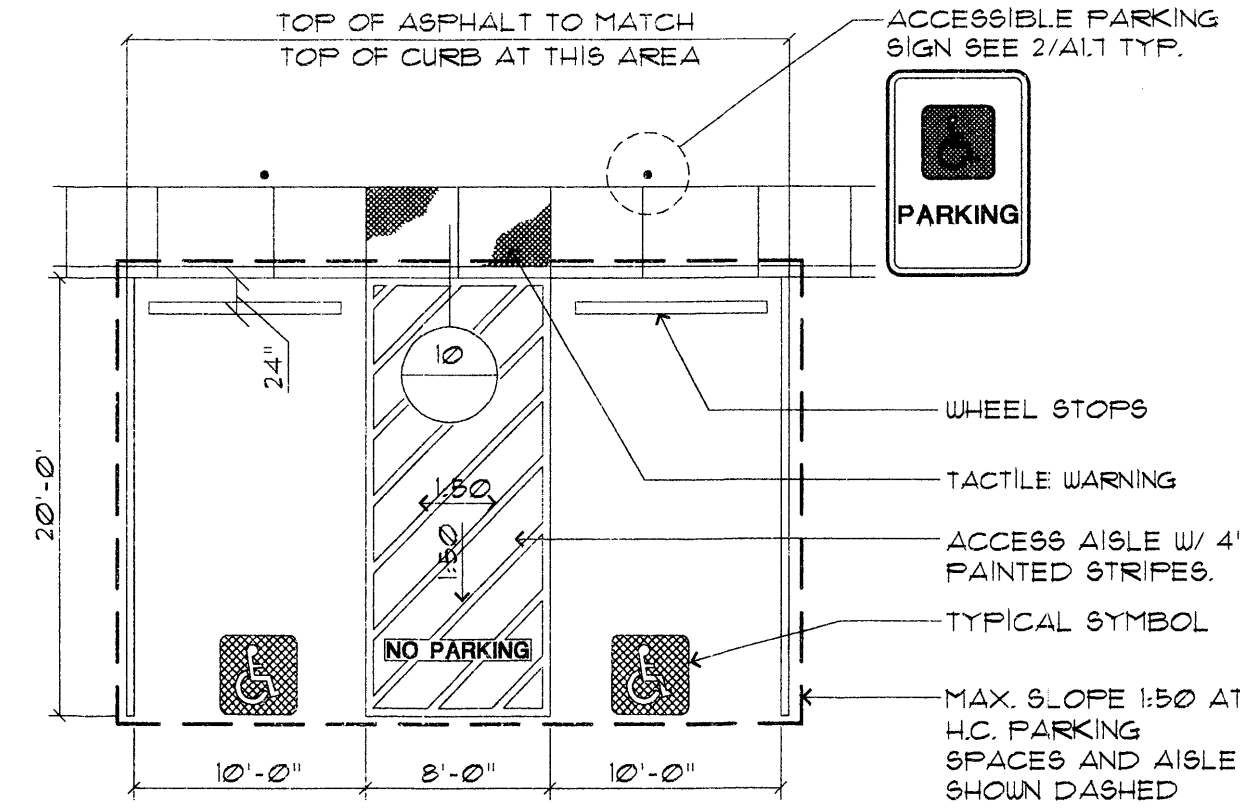
save: 12/23/2010 12:48 PM cadswat: plot: 12/23/2010 1:24 PM cadswat: file: C:\projects\albuquerque\memory care\utility plan.dwg utilities



A STANDARD MOTORCYCLE AND BICYCLE 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 SIGN SHALL BE LOCATED ON A POST AT THE FRONT OF THE 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.

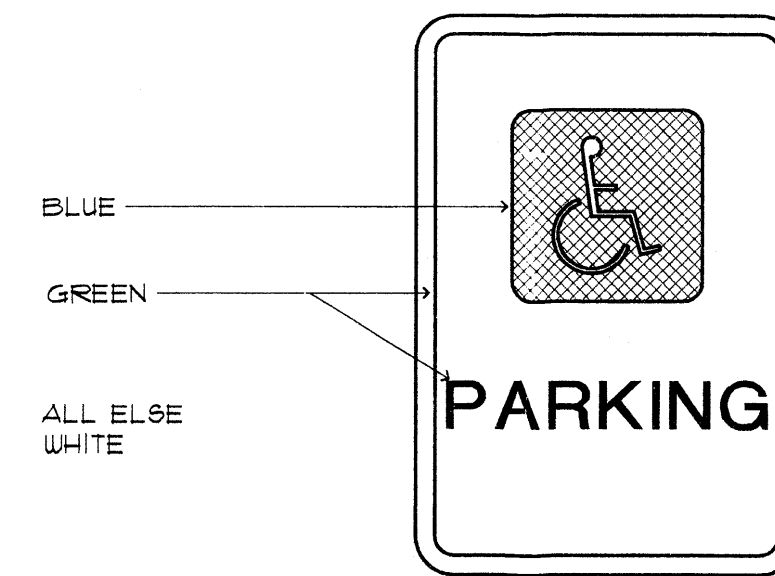
**PARKING SIGN**  
MOTORCYCLE AND BICYCLE

SCALE: NOT TO SCALE



**PARKING STALL**

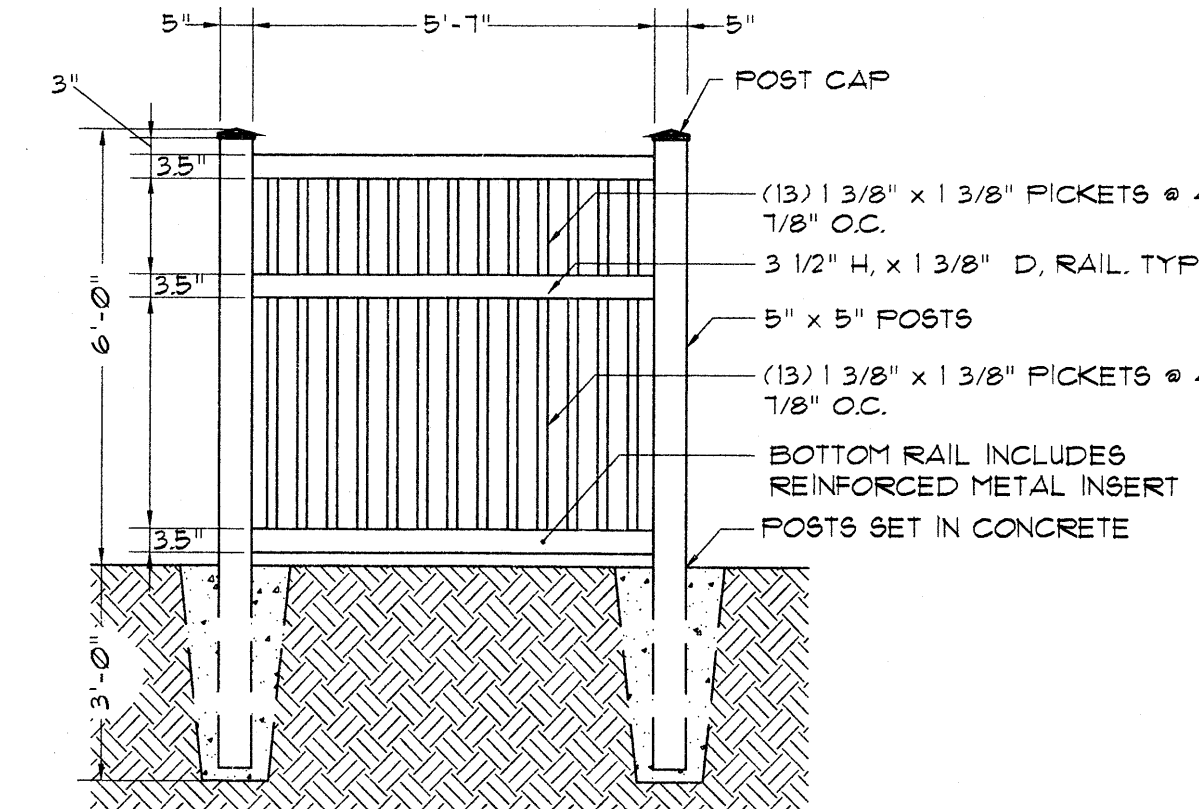
SCALE: 1/8" = 1'-0"



A STANDARD RT-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.

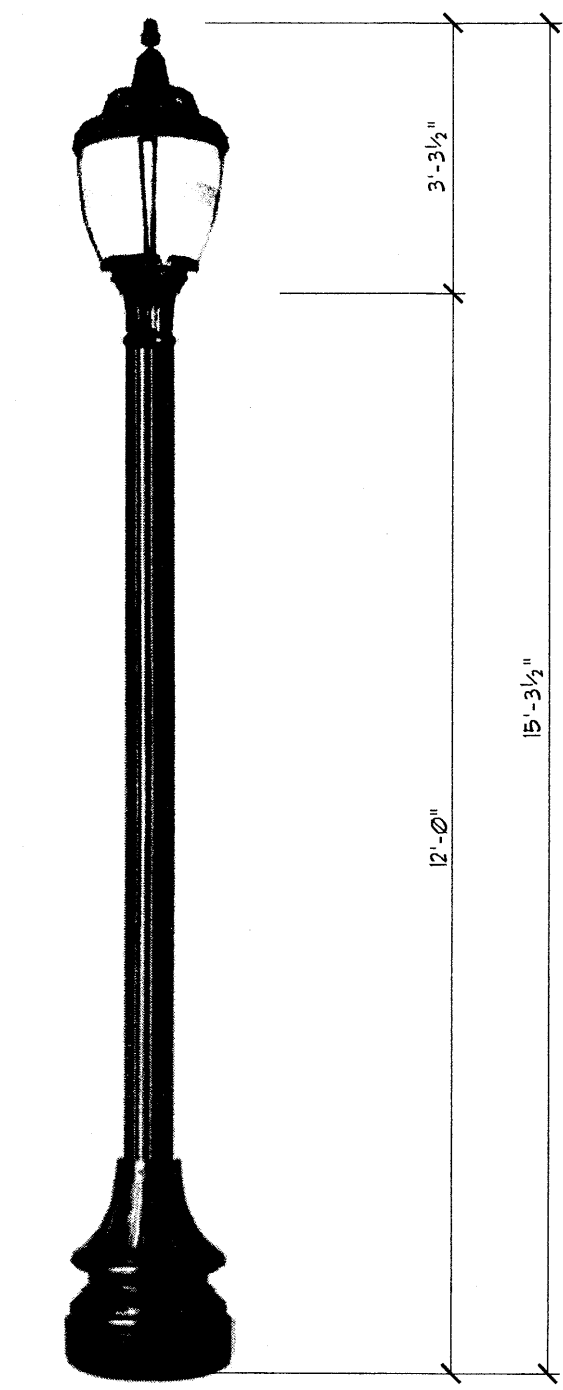
**PARKING SIGN**

SCALE: NOT TO SCALE (1:4)



**DECORATIVE STYLE FENCE**  
(FENCE)

SCALE: NOT TO SCALE (1:32)

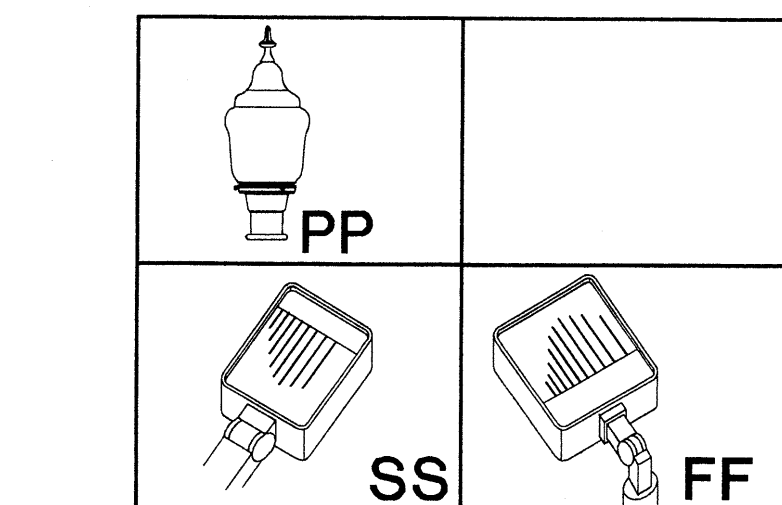


**PARKING LIGHT TYPE PP**

NOTE: ALL PARKING LOT LIGHTING SHALL COMPLY WITH THE LA CUEVA SECTOR DEVELOPMENT PLAN BY PROVIDING SHIELDING AND SCREENING TO DIRECT ALL LIGHT INTO SITE.

**ELECTRICAL LEGEND**

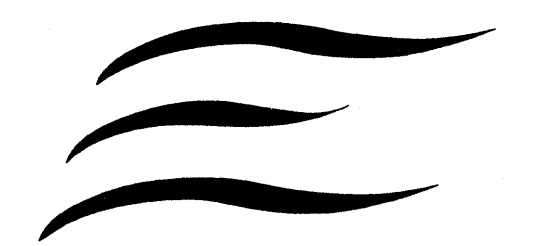
DESIGNATION	DESCRIPTION
PP	14' POLE TOP ACORN LIGHT MOUNTING
SS	HID SIGN LIGHT
FF	NARROW PARABOLIC FLOODLIGHT (ALL LIGHTING TO BE SHIELDED PER THE LA CUEVA SECTOR PLAN)



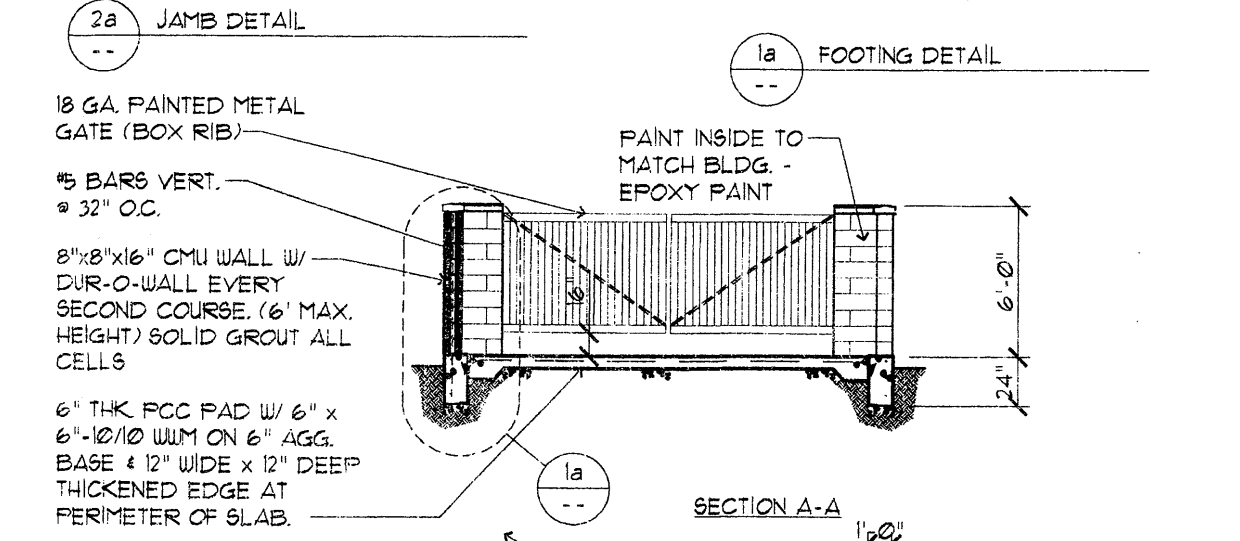
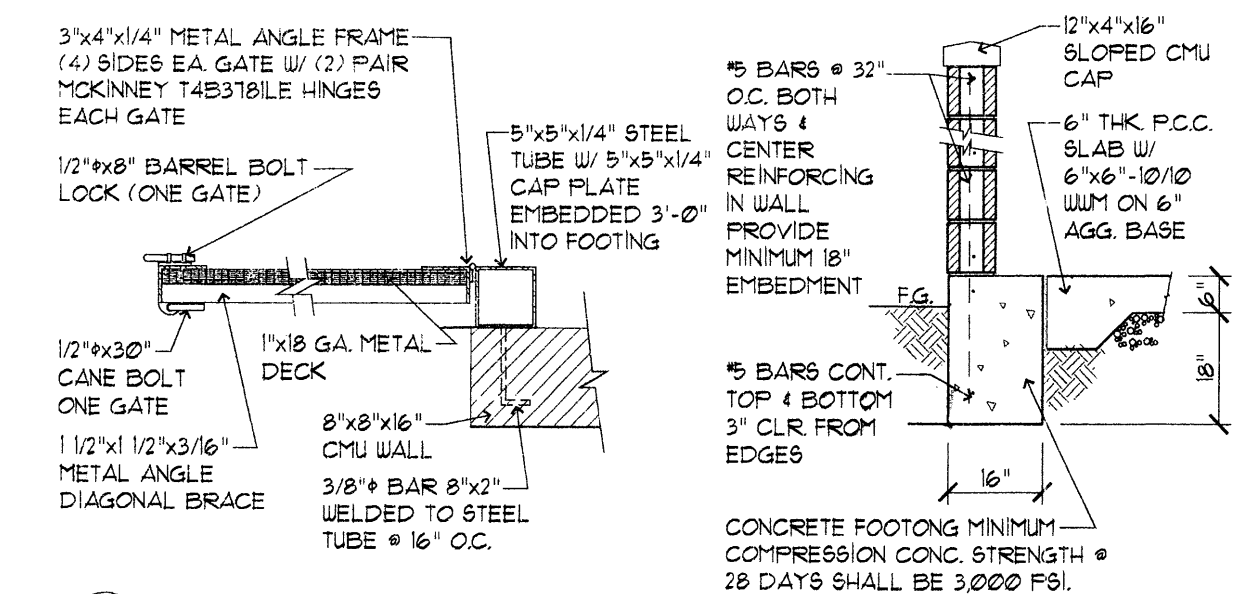
ALL SITE ELEMENTS INCLUDING ENTRANCES AND WALKWAYS WILL BE ILLUMINATED

## Exterior, Landscape, and Site Details

SCALE: Varies  
DATE: 12/02/10

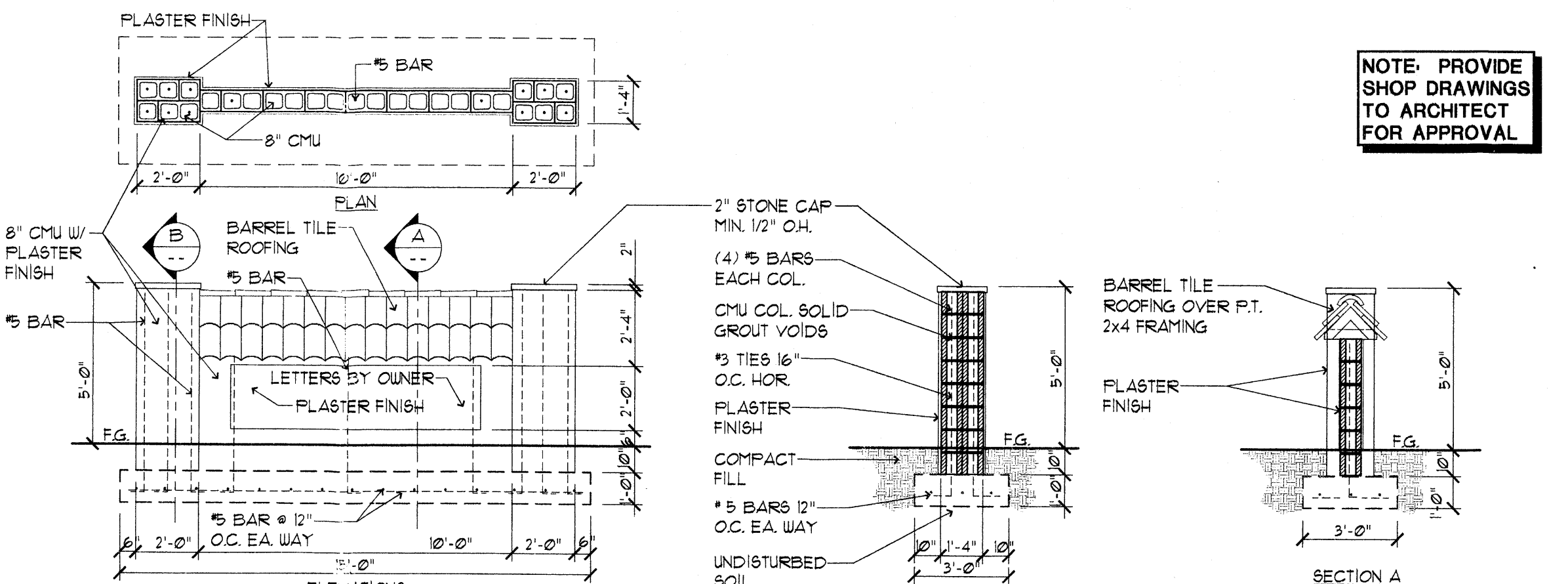


**JEASENIOR LIVING**  
Management & Development  
12115 NE 99th ST. SUITE 1800 VANCOUVER, WA 98662  
(360) 254-9442



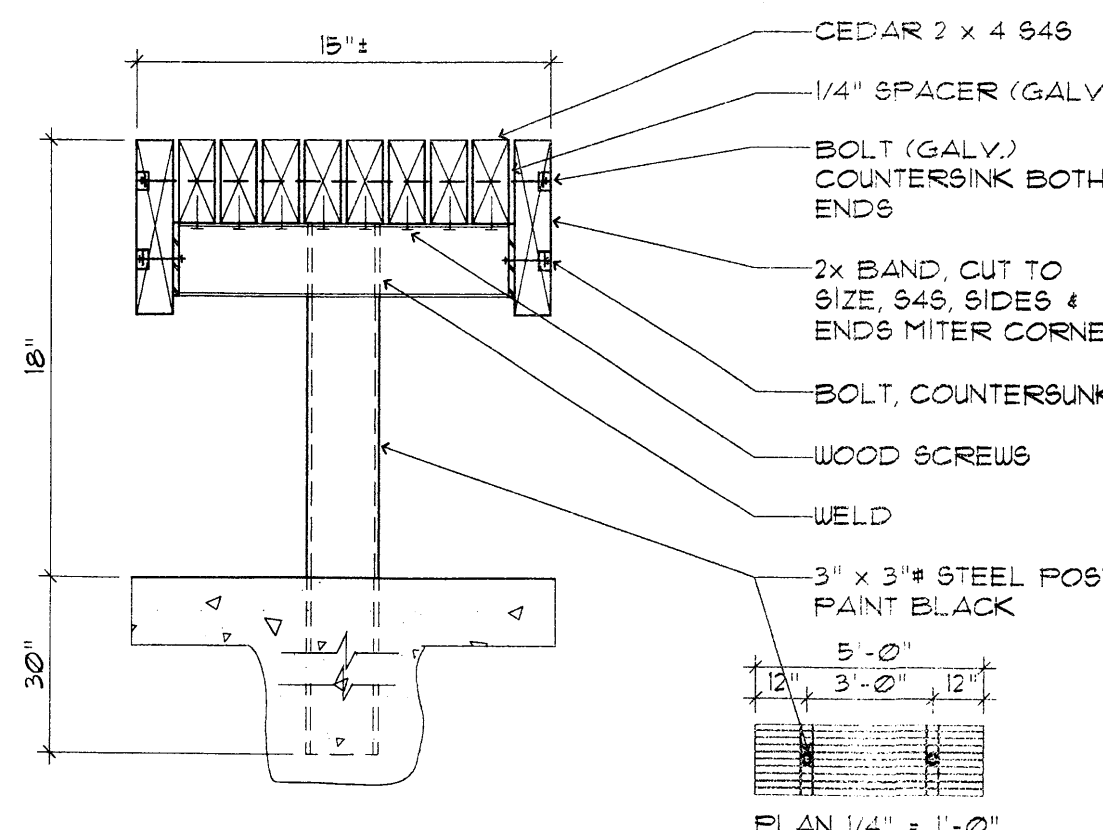
**ENCLOSURE**  
TRASH & RECYCLING

SCALE: 1/8" = 1'-0"



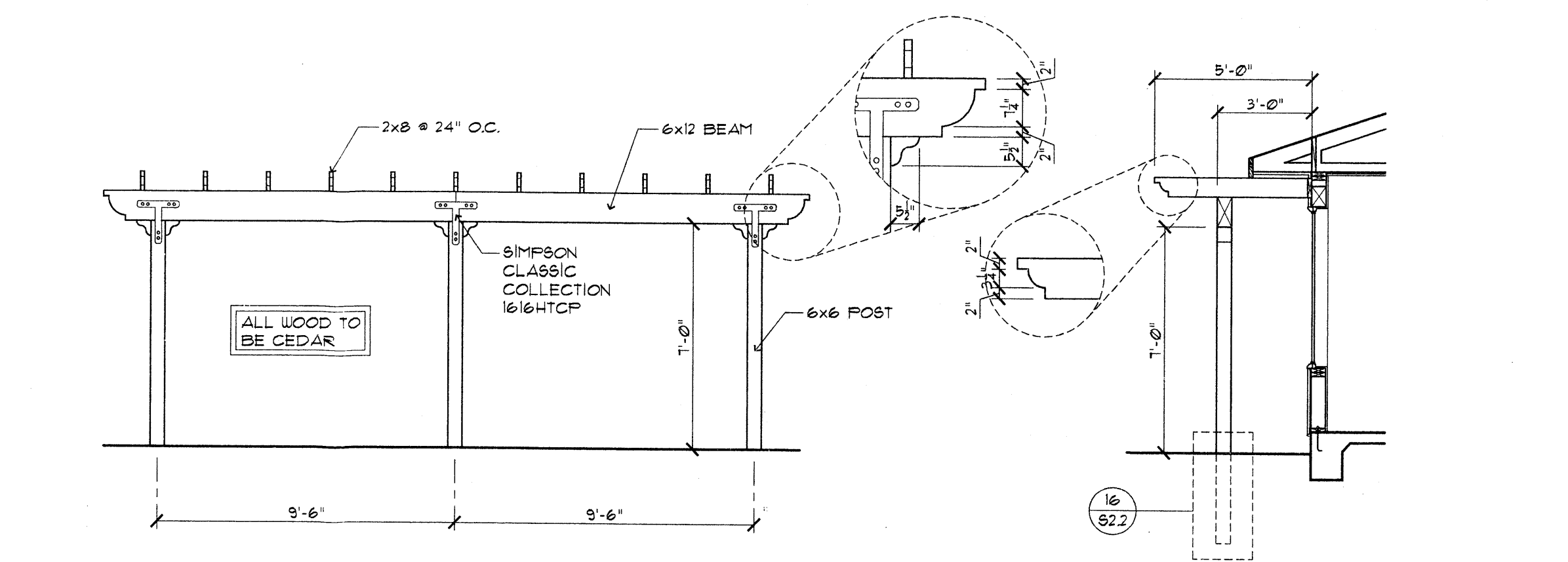
**PROJECT SIGN**

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



**LANDSCAPING DETAIL**  
(CEDAR BENCH ASSEMBLY)

SCALE: 1 1/2" = 1'-0"



**TRELLIS**  
(CEDAR WOOD TRELLIS)

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

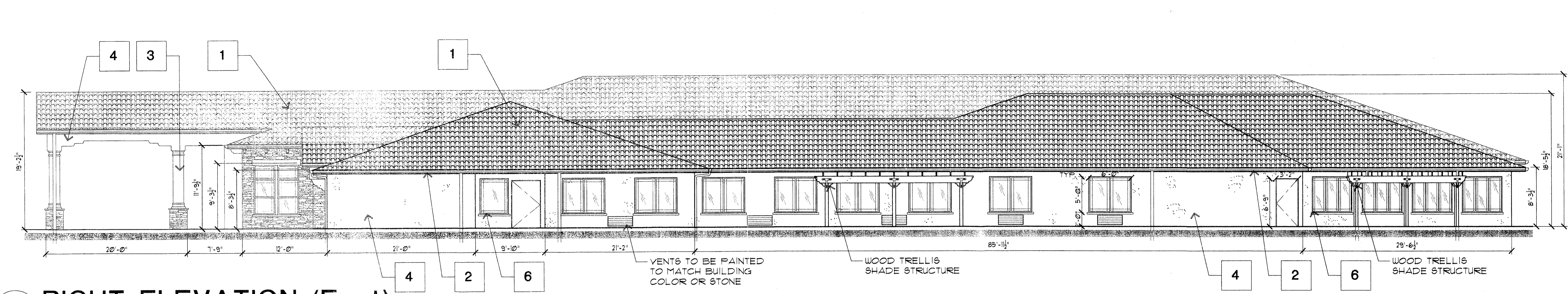
**lenitygroup**

471 High Street SE, Suite 10 Salem, Oregon 97301  
P 503 399 1090 F 503 399 0565 w lenitygroup.com

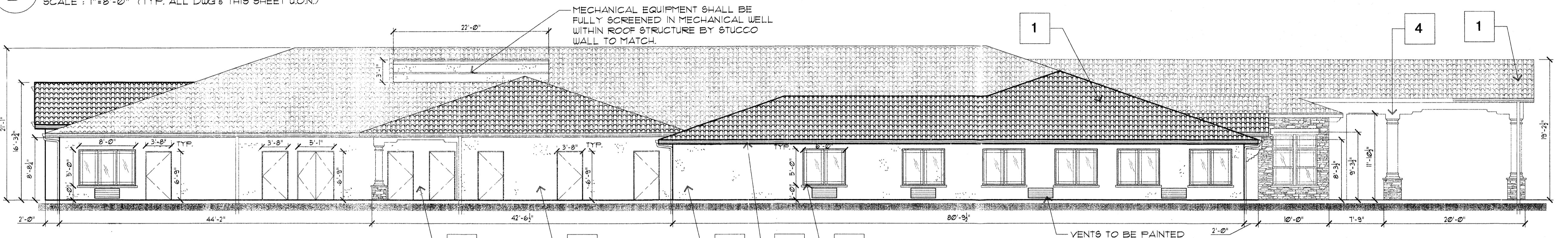
ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT

# Albuquerque Memory Care Facility

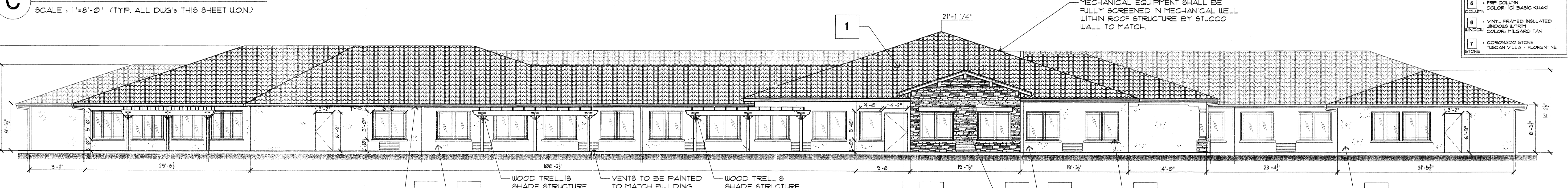
Albuquerque, New Mexico



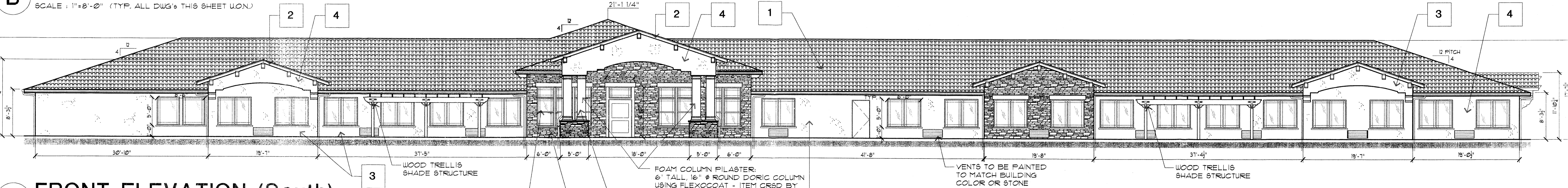
**D RIGHT ELEVATION (East)**  
SCALE: 1" = 8'-0" (TYP. ALL DWG'S THIS SHEET U.O.N.)



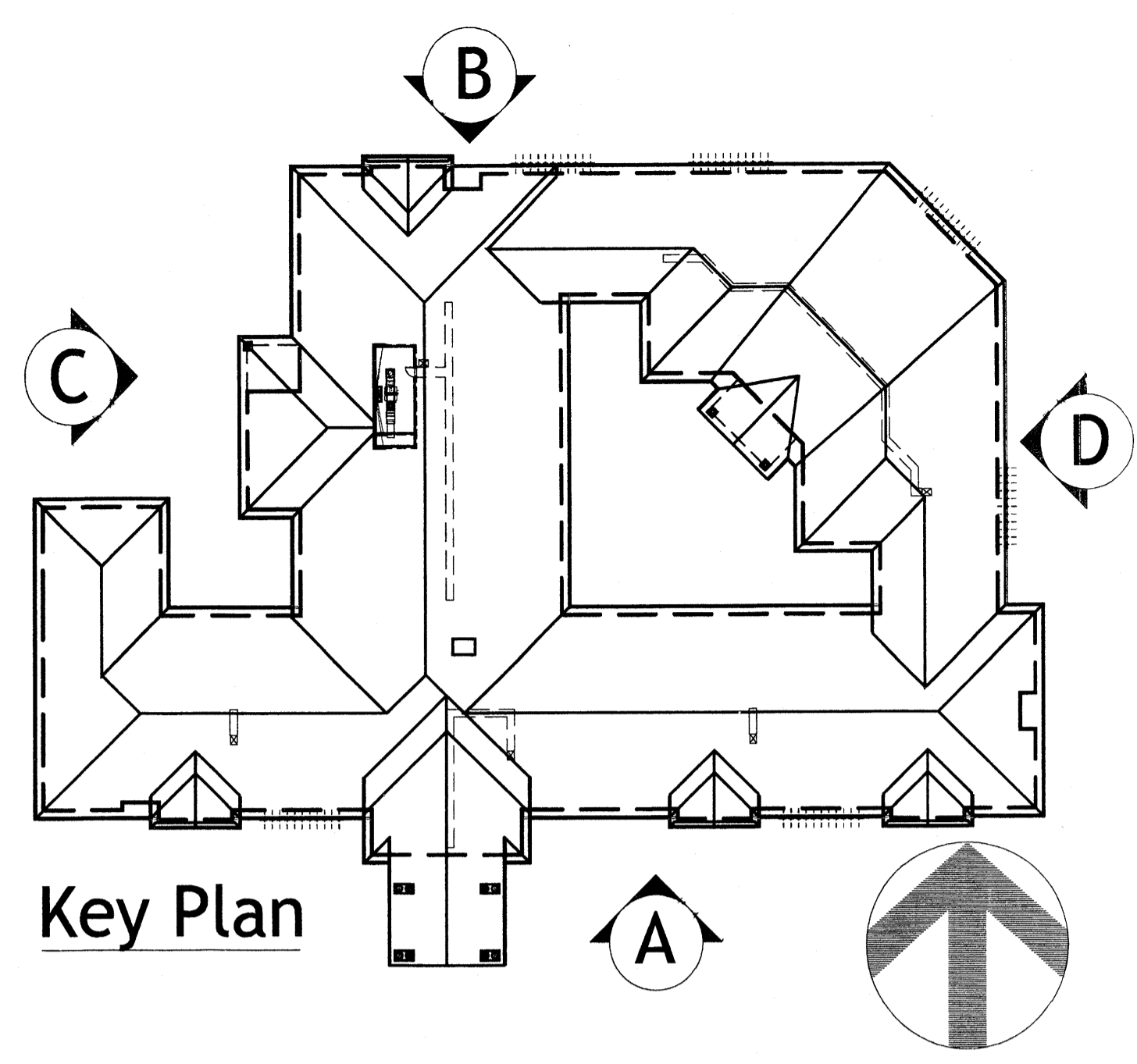
**C LEFT ELEVATION (West)**  
SCALE: 1" = 8'-0" (TYP. ALL DWG'S THIS SHEET U.O.N.)



**B REAR ELEVATION (North)**  
SCALE: 1" = 8'-0" (TYP. ALL DWG'S THIS SHEET U.O.N.)



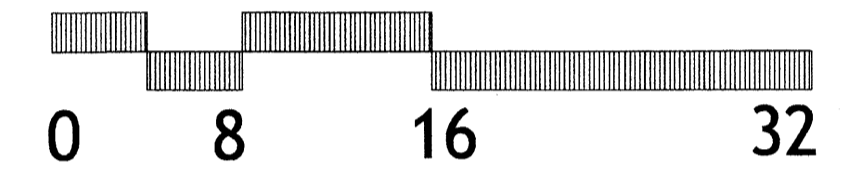
**A FRONT ELEVATION (South)**  
SCALE: 1" = 8'-0" (TYP. ALL DWG'S THIS SHEET U.O.N.)



**Key Plan**

# EXTERIOR ELEVATIONS

SCALE: 1" = 8'-0"  
DATE: 10/27/10



KEY NOTES/COLORS	
1	MCA SUPERIOR ROOF TILE ROOF RUSTIC IVORY BLEND
2	TRIM BOARD COLOR: ICI ANCIENT POTTERY
3	STUCCO STUCCO COLOR: ICI SAND MOTIF
4	STUCCO STUCCO COLOR: ICI BASIC KHAKI
6	PREP COLUMN COLUMN COLOR: ICI BASIC KHAKI
8	VINYL FRAMED INSULATED WINDOW WITH WINDOW COLOR: MILGARD TAN
7	CORONADO STONE TUSCAN VILLA - FLORENTINE STONE

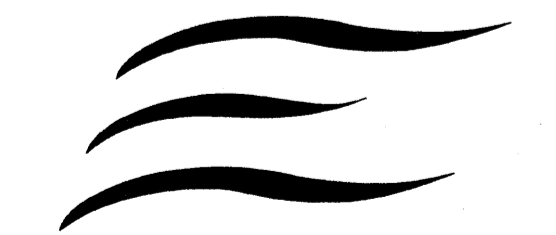
**lenitygroup**

471 High Street SE, Suite 10 Salem, Oregon 97301  
P 503 399 1090 F 503 399 0565 W lenitygroup.com

ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT

# Albuquerque Memory Care Facility

Albuquerque, New Mexico



**JEA SENIOR LIVING**  
Management ♦ Development

12115 NE 99th ST. SUITE 1800 VANCOUVER, WA 98682  
(360) 254-9442