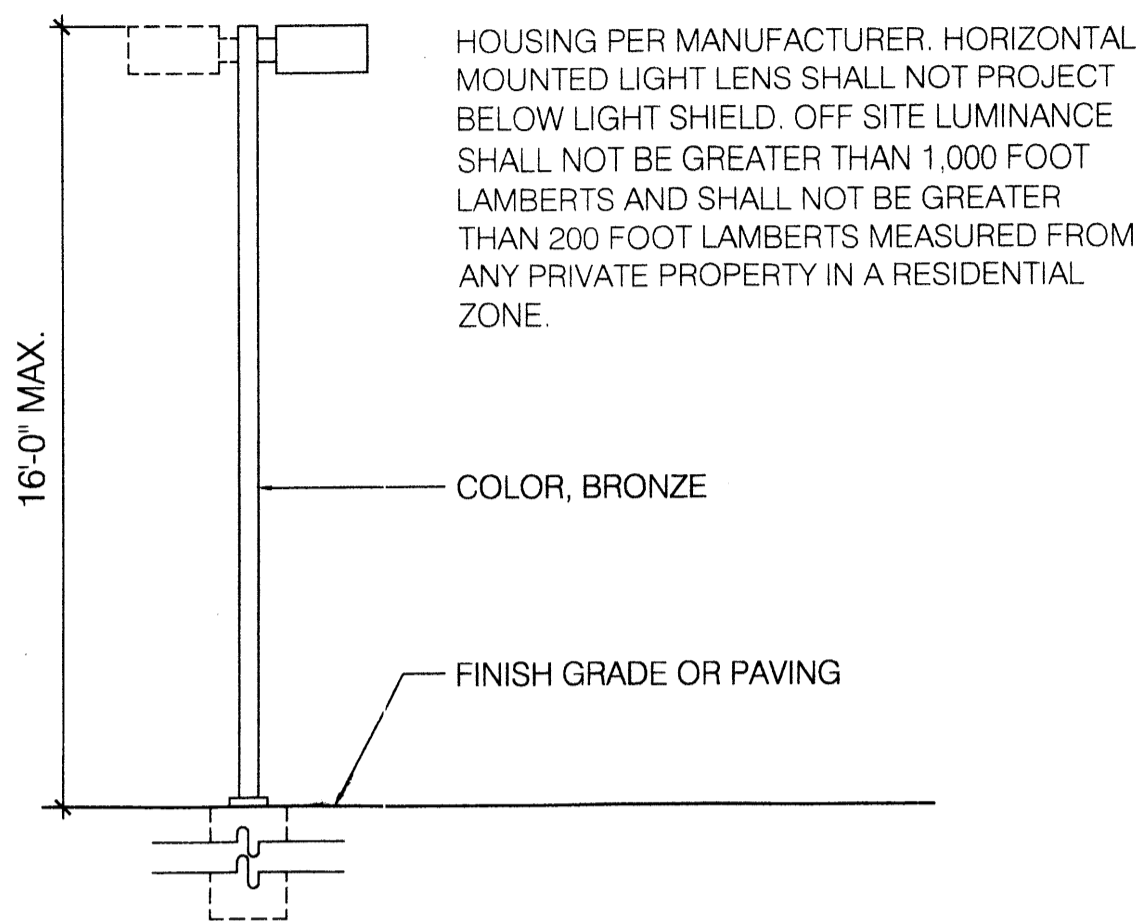


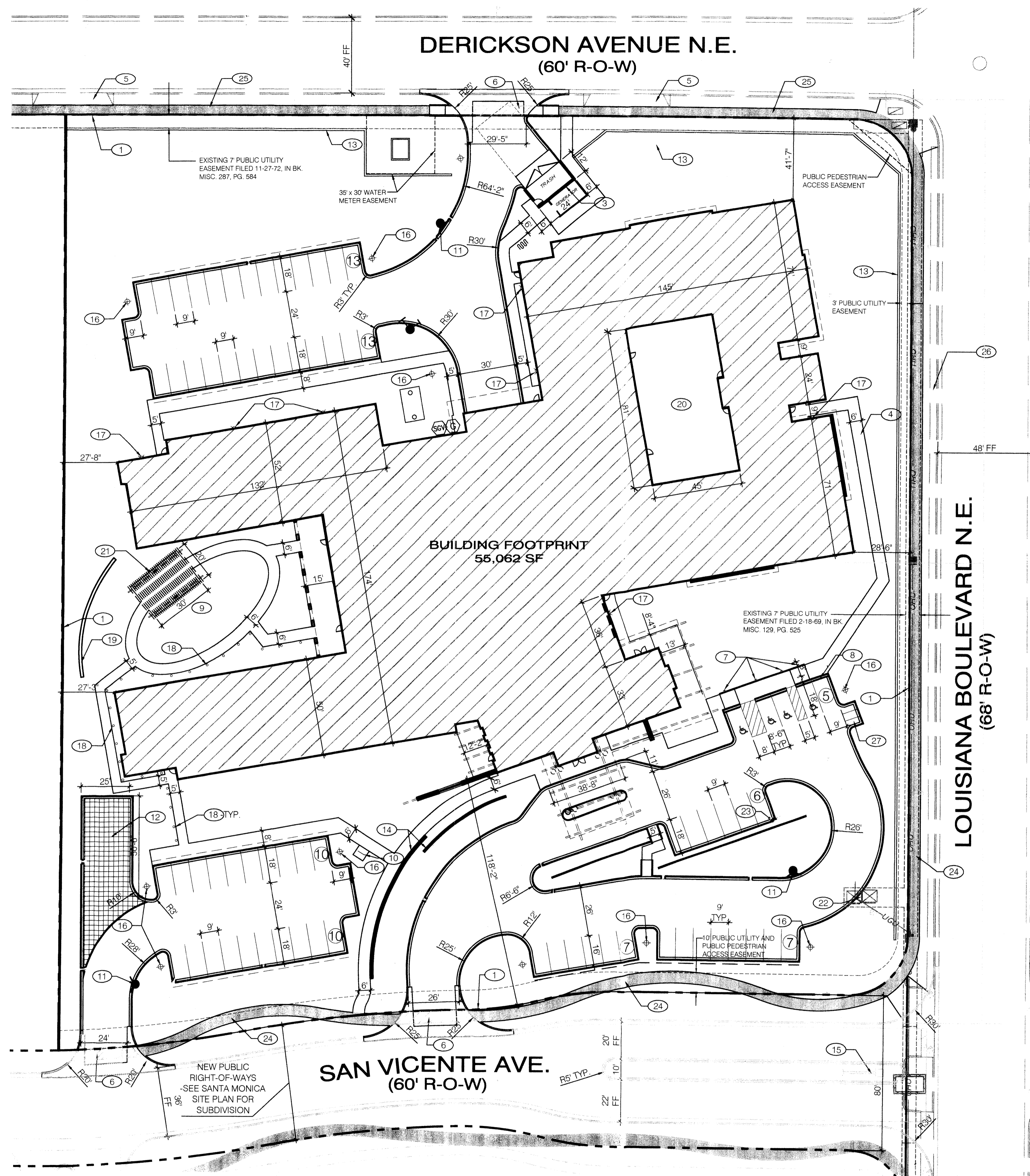
BOLLARD LIGHT FIXTURE DETAIL Not to Scale



LIGHT FIXTURE DETAIL Not to Scale

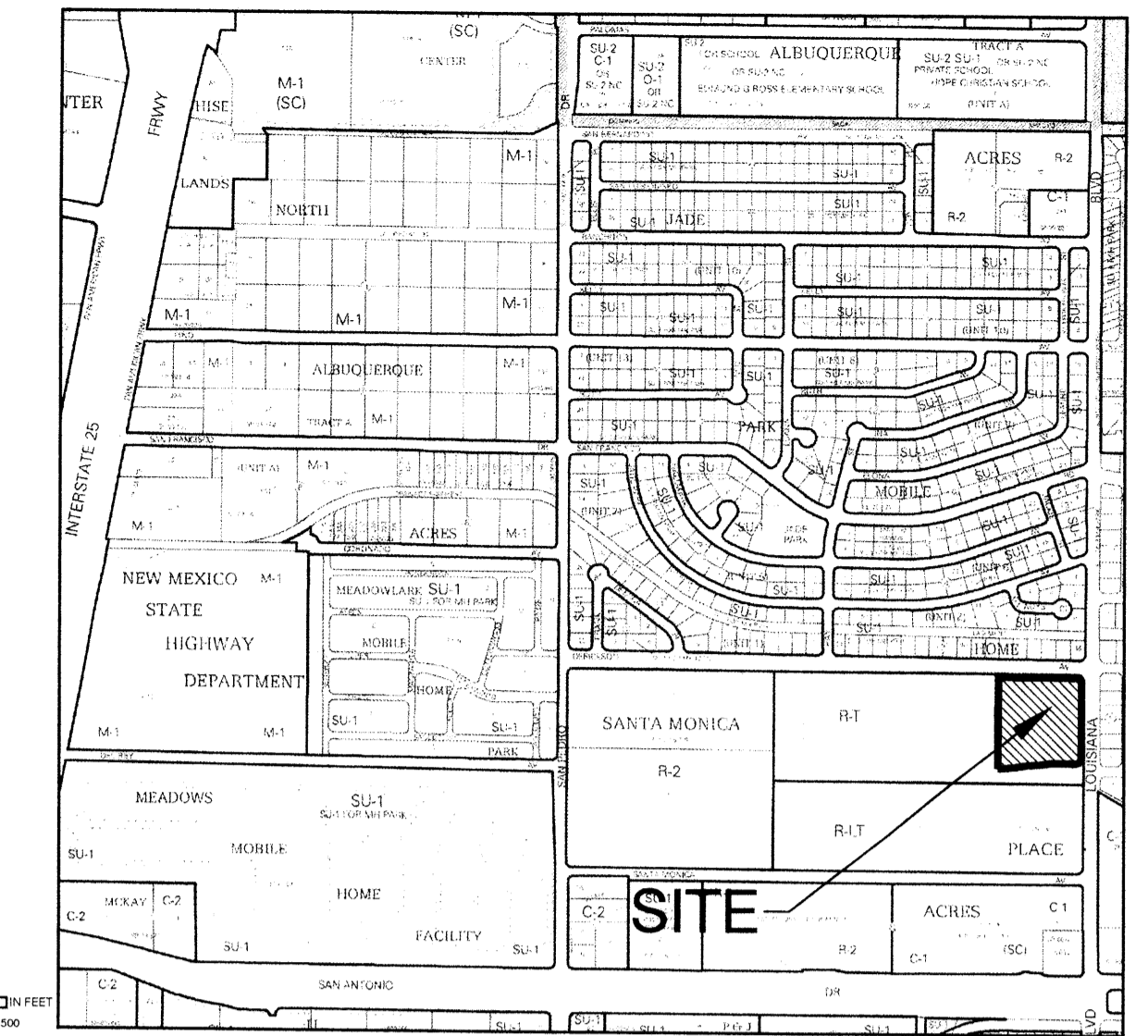
- KEY NOTES**
- PROPERTY LINE
 - RETAINING WALL (SEE GRADING/DRAINAGE SHEET)
 - TRASH ENCLOSURE
 - ADA ACCESSIBLE CONCRETE SIDEWALK
 - DRIVEWAY TO BE REMOVED
 - 6' COLORED, TEXTURED PEDESTRIAN CROSSING, TYP
 - HANDICAP SIGN, TYP. (12"X18" MOUNTED ON POLE)
 - PRECAST CONCRETE WHEEL STOPS
 - OUTDOOR PATIO (600 SF)
 - BICYCLE RACK
 - FIRE HYDRANT
 - FIRE ACCESS WITH THE PERMEABLE PAVEMENT
 - 4' PERIMETER FENCE/WALL (SEE SITE PLAN FOR SUBDIVISION)
 - DECORATIVE WINGWALL WITH PROJECT SIGNAGE (SEE BUILDING ELEVATION SHEET 9)
 - SANTA MONICA PLACE MONUMENT SIGN (SEE SITE PLAN FOR SUBDIVISION)
 - POLE MOUNTED LIGHT. (LOCATION IS CONCEPTUAL AND SUBJECT TO CHANGE DEPENDING ON PHOTOMETRIC PLAN)
 - WALL MOUNTED LIGHT
 - BOLLARD LIGHT
 - DECORATIVE WINGWALL
 - INTERIOR COURTYARD
 - TRELLIS SHADE STRUCTURE
 - TRANSFORMERS MAY BE REPLACED, RELOCATED, OR ABANDONED
 - CURB OPENING FOR WATER HARVESTING PURPOSES (TYP)
 - PROPOSED NEW 6' SIDEWALK
 - PROPOSED NEW 5' SIDEWALK
 - EXISTING SIDEWALK (TO BE REMOVED)
 - MOTORCYCLE PARKING W/SIGN

- GENERAL NOTES**
- ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA REGULATIONS.
 - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
 - RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE SHEET.
 - ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
 - PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
 - ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
 - CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).



Note: Curb opening locations (for water harvesting) are shown conceptually and shall be located and sized with final design.

VICINITY MAP



SITE DATA:
 LEGAL DESCRIPTION: A PORTION OF TRACT 3, UNIT A BLOCK 18, NORTH ALBUQUERQUE ACRES.
 SITE AREA: 4.60 AC.
 PROPOSED LAND USE: ASSISTED LIVING AND MEMORY CARE FACILITY, INCLUDING 78 ASSISTED LIVING ROOMS AND 36 MEMORY CARE ROOMS, TOTAL OF 124 BEDS.

BUILDING AREA: 89,000 S.F.
 MAXIMUM BUILDING HEIGHT: 40 FEET.

PARKING: REQUIRED MINIMUM PARKING: 1 SPACE PER 2 BEDS	
TOTAL PARKING REQUIRED:	62
TOTAL PROVIDED PARKING:	72
HANDICAPPED REQUIRED:	4
HANDICAPPED PROVIDED:	4
MOTORCYCLE PARKING REQUIRED:	3
MOTORCYCLE PARKING PROVIDED:	3
BICYCLE REQUIRED:	4
BICYCLE PROVIDED:	4

PROJECT NUMBER: 1010144
 Application Number: 14EPC-40042

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated August 19, 2010, 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 DRP 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:

[Signature] 10-29-14 Date
 Traffic Engineering, Transportation Division

[Signature] 10-29-14 Date
 ABCWUA

[Signature] 10-29-14 Date
 Parks and Recreation Department

[Signature] 10-30-14 Date
 City Engineer

[Signature] 10-14-14 Date
 Solid Waste Management

[Signature] 10-30-14 Date
 DRP Chairperson, Planning Department

ÉLAN-SANTA MONICA PLACE (Senior Assisted Living/Memory Care)

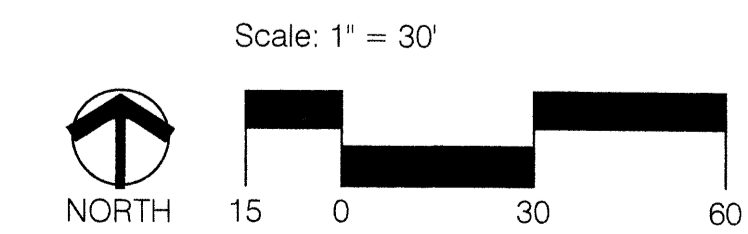
SITE PLAN FOR BUILDING PERMIT

Prepared For:
 Titan Senior Living -Santa Monica
 6300 Riverside Plaza Lane NW Suite 200
 Albuquerque, NM 87120

Prepared By:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102

Isaacson & Arfman, P.A.
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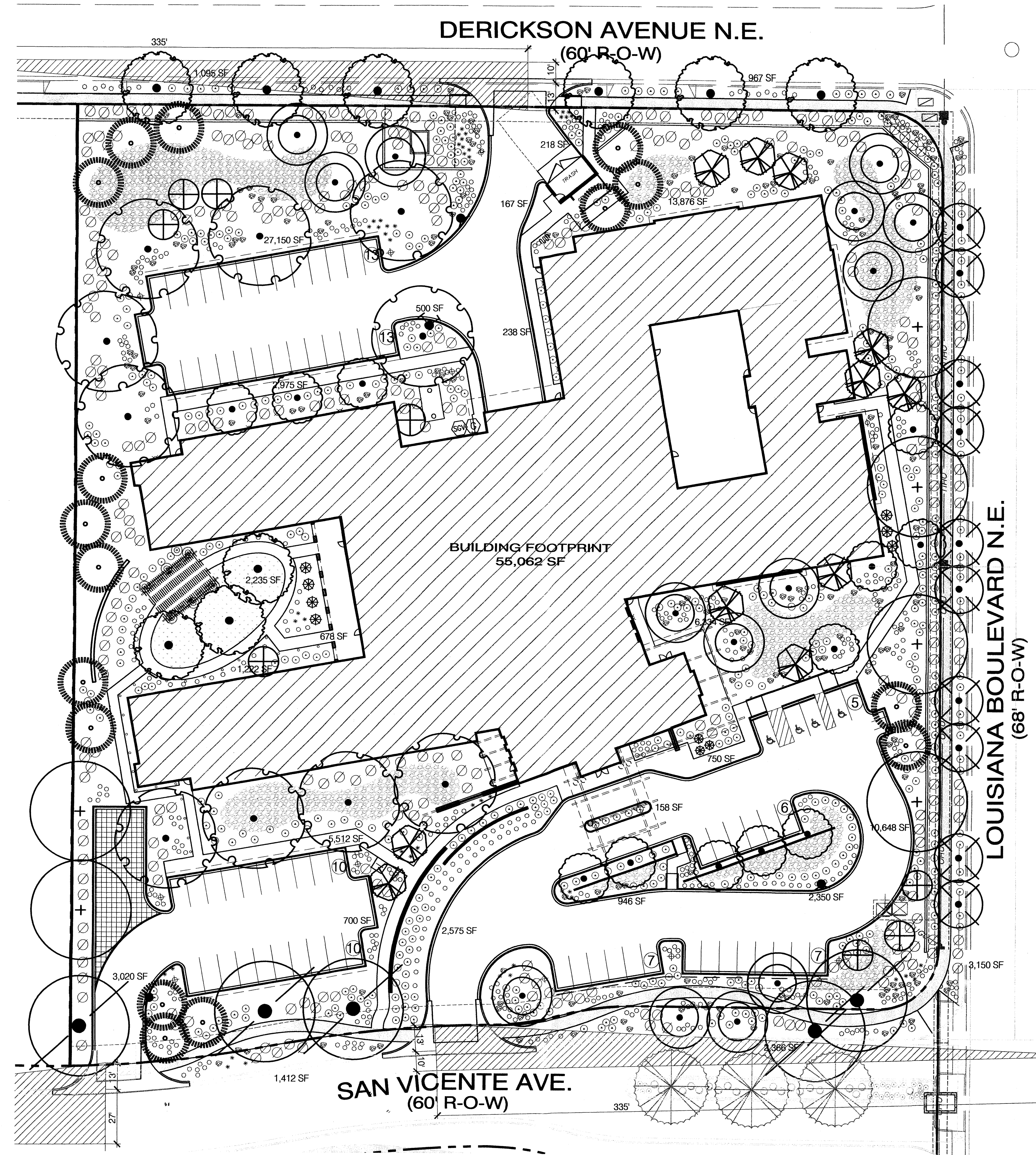


OCTOBER 14, 2014



SITE PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES					
10		ACER TARTARICUM 'HOT WINGS' HOT WINGS MAPLE	2" B&B	10' HT. X 4' SPR. 20' HT. X 24' SPR.	MED
9		FRAXINUS OXYCARPA RAYWOOD ASH	2.5" B&B	16' HT. X 6' SPR. 35' HT. X 35' SPR.	MED
10		GLEDITSIA TRIANCANTHOS HONEY LOCUST	2" B&B	10' HT. X 4' SPR. 60' HT. X 50' SPR.	MED
10		JUNIFERUS SCOPULORUM 'SKYROCKET' SKYROCKET ROCKY MTN. JUNIPER	B&B	10' MIN HT. 20' HT. X 5' SPR.	MED
14		KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" B&B	16' HT. X 6' SPR. 30' HT. X 30' SPR.	MED
8		ROBINIA NEOMEXICANA NEW MEXICO LOCUST	15-GAL.	8' HT. X 4' SPR. 15' HT. X 15' SPR.	MED
5		PLATANUS A. BLOODGOOD LONDON PLANE TREE	2.5" B&B	16' HT. X 6' SPR. 60' HT. X 50' SPR.	MED
16		PINUS LEUCODERMIS BOSNIAN PINE	B&B	6' MIN HT. 35' HT. X 10' SPR.	MED
6		PISTACHIA CHINENSIS CHINESE PISTACHE	2" B&B	10' HT. X 5' SPR. 50' HT. X 50' SPR.	MED+
12		PYRUS CALLERYANA 'CLEVELAND' FLOWERING PEAR	2.5" B&B	12' HT. X 5' SPR. 20' HT. X 25' SPR.	MED
11		VITEX AGNUS-CASTUS VITEX	2" B&B	8' HT. X 4' SPR. 20' HT. X 20' SPR.	MED
SHRUBS/GROUNDCOVERS					
LARGE SHRUBS					
		BACCHARIS SAROTHRIDES DESERT BROOM	5-GAL.	8' O.C. 8' HT. X 8' SPR.	LOW
		ROSMARINUS OFFICINALIS UPRIGHT ROSEMARY	5-GAL.	6' O.C. 6' HT. X 6' SPR.	MED
		ANISACANTHUS THURBERI DESERT HONEY SUCKLE	5-GAL.	4' O.C. 5' HT. X 4' SPR.	LOW
MEDIUM SHRUBS					
		LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1-GAL.	3' O.C. 3' HT. X 3' SPR.	MED
		PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5-GAL.	6' O.C. 4' HT. X 5' SPR.	LOW
		PINUS MUGO MUGO PINE	5-GAL.	5' O.C. 4' HT. X 5' SPR.	MED
		POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	1-GAL.	3' O.C. 3' HT. X 3' SPR.	LOW+
		RHAPHIOLEPIS INDICA INDIA HAWTHORN	5-GAL.	5' O.C. 3' HT. X 3' SPR.	MED
		CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER REED GRASS	1-GAL.	2' O.C. 4' HT. X 2' SPR.	MED
		MULHBERGIA CAPILLARIS REGAL MIST	1-GAL.	3' O.C. 3' HT. X 3' SPR.	MED
		NOLINA NELSONI BEAR GRASS	1-GAL.	3' O.C. 4' HT. X 3' SPR.	LOW
		MISCANTHUS SPP. MAIDEN GRASS	5-GAL.	5' O.C. 4' HT. X 5' SPR.	MED+
SMALL SHRUBS					
		VINCA MAJOR GIANT PERIWINKLE	1-GAL.	4' O.C. 2' HT. X 4' SPR.	MED
		ERYSIMUM 'BOWLES MAUVE' BOWLES MAUVE WALLFLOWER	1-GAL.	2' O.C. 2' HT. X 2' SPR.	MED+
		PARTHENIUM INCANUM MARIOLA	1-GAL.	2' O.C. 2' HT. X 2' SPR.	LOW
		NANDINA DOMESTICA 'COMPACTA' COMPACT NANDINA	1-GAL.	2' O.C. 2' HT. X 2' SPR.	MED
		RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE-LEAF SUMAC	1-GAL.	4' O.C. 2' HT. X 4' SPR.	LOW+
		SEDUM TELEPHIUM AUTUMN JOY SEDUM	1-GAL.	2' O.C. 2' HT. X 2' SPR.	LOW+
		ZAUSCHNERIA CALIFORNICA HUMMINGBIRD PLANT	1-GAL.	3' O.C. 2' HT. X 3' SPR.	LOW
* DESERT ACCENTS					
		AGAVE PARRYI PARRY'S AGAVE	5-GAL.	2' O.C. 2' HT. X 2' SPR.	LOW
© VINES					
		LONICERA SEMPERVIRENS CORAL HONEYSUCKLE	1-GAL.	5' O.C. 5-10' SPR.	LOW
BOULDERS, MULCHES, AND TURF					
		MOSS ROCK BOULDERS (3'X3' MIN)			
		3/8"-5/8" GRAVEL MULCH, INCLUDING COLORS: NEW MEXICO TRAVERTINE AMARETTO BROWN AND TULAROSA CRUSHED OR EQUIVALENT (3" DEPTH OVER DENITT PRO-5 WEED CONTROL FABRIC)			
		2"-4" COBBLE STONE, COLOR: AMARETTO BROWN RIP RAP (6" DEPTH OVER DENITT PRO-5 WEED CONTROL FABRIC)			
		PARKBLEND SOD (KENTUCKY BLUEGRASS/FESCUE MIX)			



GENERAL LANDSCAPE NOTES
LANDSCAPE DESIGN
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 3/8"-5/8" AMARETTO BROWN ROCK MULCH AND 2"-4" AMARETTO BROWN RIP RAP MULCH.

IRRIGATION
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREAS AND TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

RESPONSIBILITY OF MAINTENANCE
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
 THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

ENM COORDINATION
 COORDINATION WITH ENM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENINGS WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA	200,376 SF (4.6 AC)
BUILDING AREA (BUILDING ENVELOPE)	55,062 SF
NET AREA	145,314 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 21,797 SF

PROVIDED LANDSCAPE AREA	82,620 SF (57%)
ON-SITE	82,620 SF
OFF-SITE	2,990 SF

LANDSCAPE LIVE VEGETATIVE COVERAGE
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE ELAN AT SANTA MONICA PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE (OF THE 15%) IN THE LANDSCAPE AREAS.

LANDSCAPE TURF
 ONLY 20% OF LANDSCAPED AREAS CAN BE HIGH WATER-USE TURF.
 TURF LIMIT: 16,324 SF
 TURF PROVIDED: 2,235 SF (3% OF LANDSCAPED AREA)

PARKING LOT TREES
 THE ELAN AT SANTA MONICA PROJECT IS PROVIDING 12 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: 7
PARKING LOT TREES PROVIDED: 18

STREET TREES
 THE LOUISIANA BOULEVARD FRONTAGE IS 448'. DUE TO OVERHEAD POWER LINES AND ENM REQUIREMENTS, SMALLER ACCENT TREES ARE BEING USED UNDERNEATH THE LINES, WITH LARGER SHADE TREES SET BACK FROM THE LINES. THE AVERAGE SPACING OF THE TWO TREES USED IS 35' O.C.

STREET TREES REQUIRED: 14 TREES
STREET TREES PROVIDED: 14 TREES

SITE TREES
 TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR UNIT AND ONE TREE FOR EVERY TWO SECOND FLOOR UNITS. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. ELAN AT SANTA MONICA IS PROVIDING 55 FIRST FLOOR UNITS AND 27 SECOND STORY UNITS.

SITE TREES REQUIRED: 64
SITE TREES PROVIDED: 78

ÉLAN-SANTA MONICA PLACE

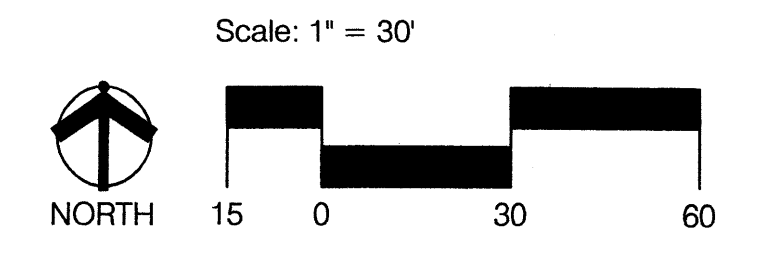
(Senior Assisted Living/Memory Care)

LANDSCAPE PLAN

Prepared For:
 Titan Senior Living -Santa Monica
 6300 Riverside Plaza Lane NW Suite 200
 Albuquerque, NM 87120

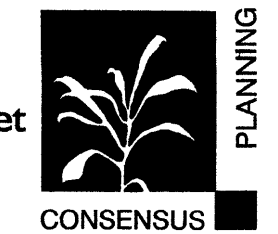
Prepared By:
 Consensus Planning, Inc.
 302 Eighth Street NW
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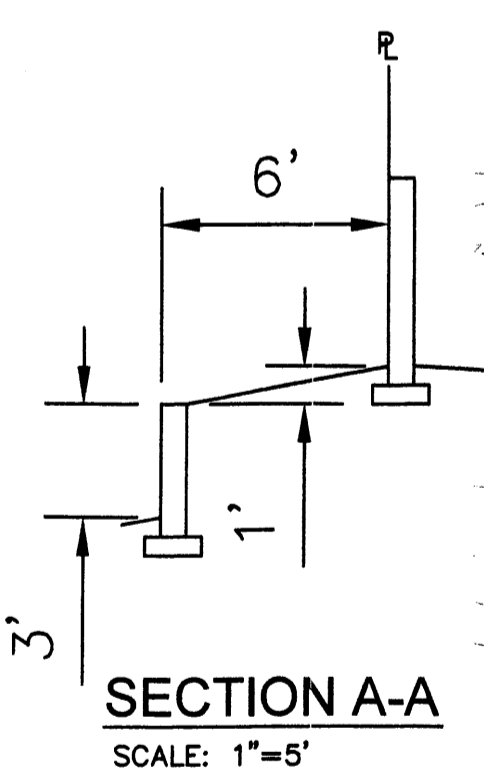
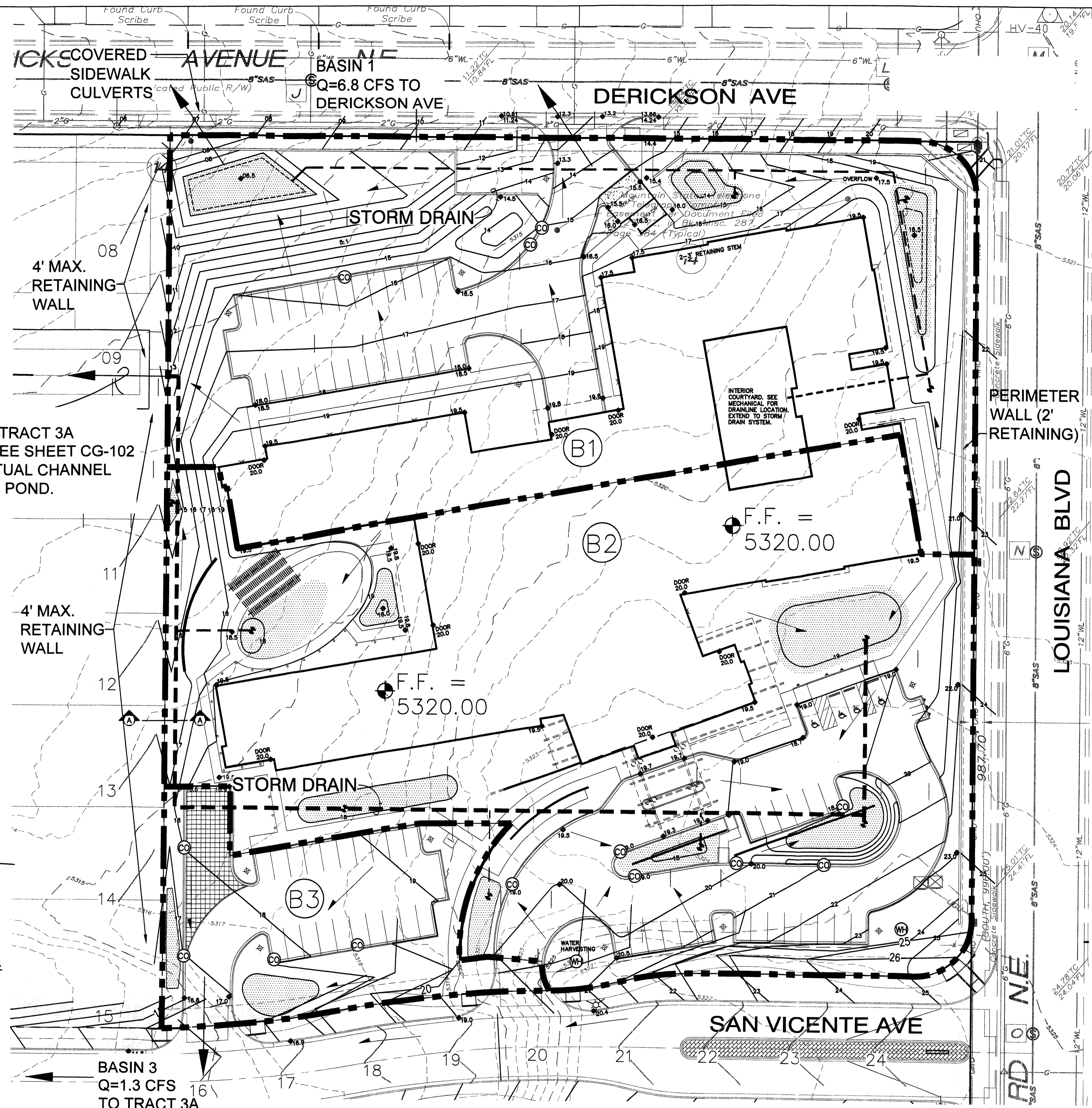
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 128 Monroe Street NE
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OCTOBER 14, 2014

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BASIN 2
Q=8.2 CFS TO TRACT 3A
STANDPIPE--SEE SHEET CG-102
FOR CONCEPTUAL CHANNEL
AND EXISTING POND.

BASIN 3
Q=1.3 CFS
TO TRACT 3A
STANDPIPE

DRAINAGE CONCEPT

THE DRAINAGE MASTER PLAN (DMP) BY ISAACSON & ARFMAN, P.A., DATED OCTOBER 9, 2014, OUTLINED DRAINAGE REQUIREMENTS FOR EACH TRACT WITHIN SANTA MONICA PLACE (TRACTS 3A, 3B, 4A & 4B). THIS PROPERTY IS TRACT 3B WITH LAND TREATMENTS 18%_B, 30%_C AND 52%_D.

- PER THE DMP, TRACT 3B WILL DISCHARGE 16.3 CFS.
- BASIN 1: 6.8 CFS TO DERICKSON AVE VIA SIDEWALK CULVERTS
 - BASIN 2: 8.2 CFS WEST VIA A RUNDOWN TO THE FUTURE STREET AND STORM DRAIN SYSTEM ON TRACT 3A CONNECTING TO THE DERICKSON AVE. STORM DRAIN
 - BASIN 3: 1.3 CFS TO SAN VICENTE AVE (TO FUTURE STORM DRAIN SYSTEM).

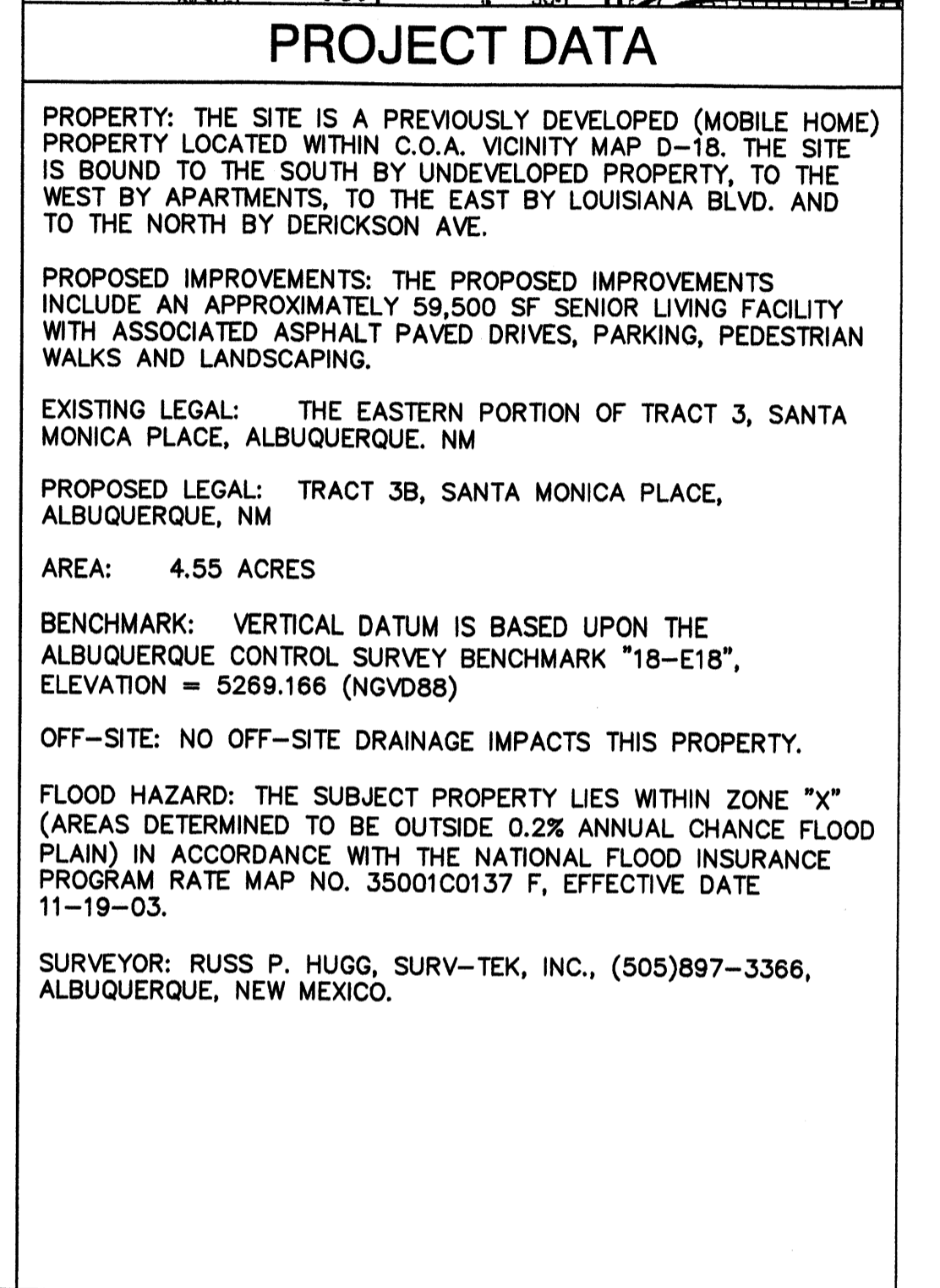
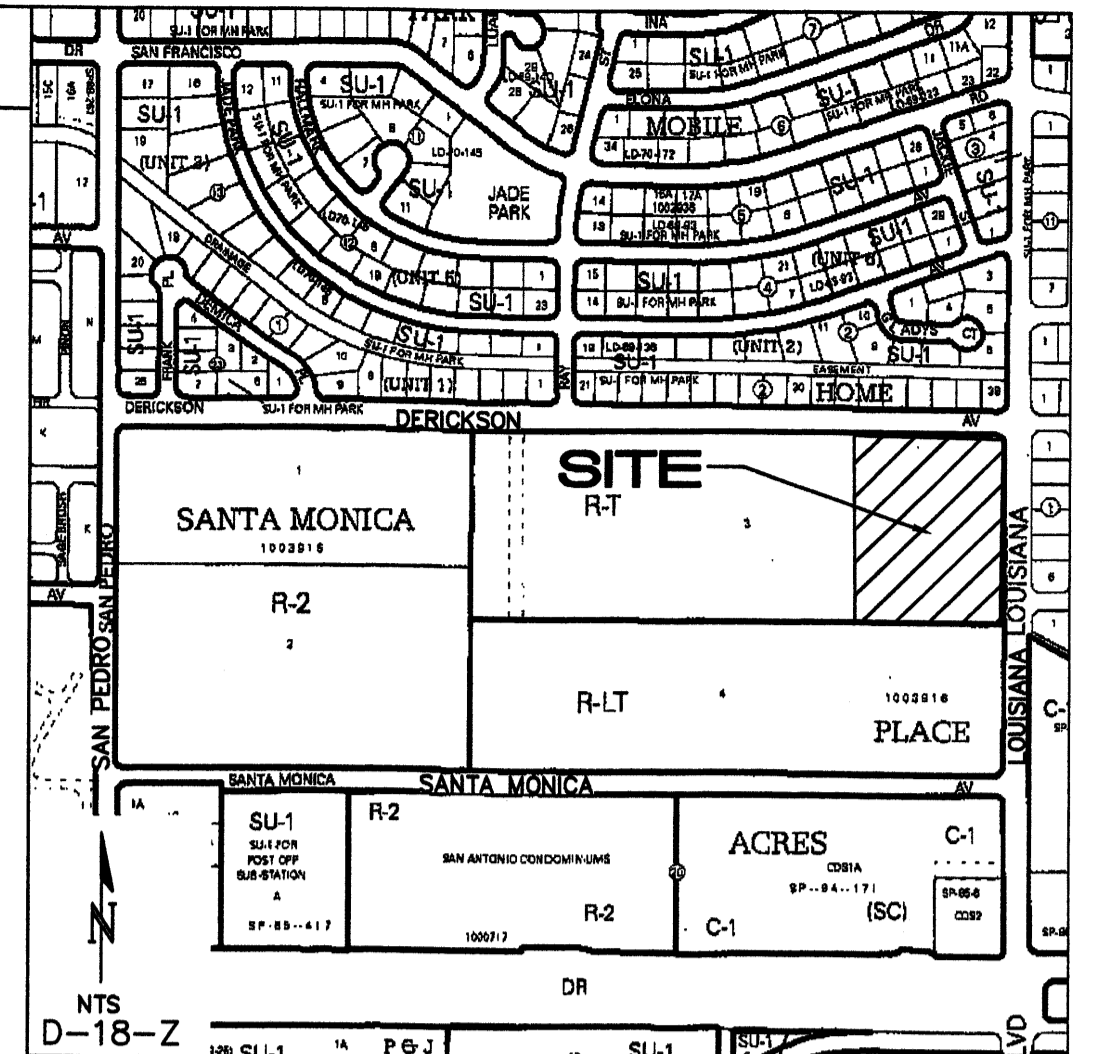
IN THE INTERIM CONDITION, PRIOR TO CONSTRUCTION OF THE TRACT 3A STORM DRAIN SYSTEM, THE 8.2 CFS SHALL BE DIRECTED TO THE EXISTING POND AT THE NORTHWEST CORNER OF TRACT 3A VIA A NEW INTERIM EARTHEN CHANNEL. THE 1.3 CFS IN SAN VICENTE AVE. SHALL BE DIRECTED TO THE RUNDOWN NORTH OF THE ROUNDABOUT (TO BE CONSTRUCTED BY PUBLIC WORK ORDER) AND BE DIRECTED TO THE EXISTING POND VIA AN EXISTING CHANNEL. AN INTERIM STANDPIPE CONNECTING TO THE DERICKSON STORM DRAIN SYSTEM WILL BE CONSTRUCTED IN THE EXISTING POND AT THE NORTHWEST CORNER OF TRACT 3A WITH CPN 689984.

THE PROPOSED ON-SITE PRIVATE STORM DRAIN SYSTEM WILL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLANS SUBMITTAL.

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM). THE PONDING VOLUME REQUIRED IS 0.34" * TYPE 'D' AREA: 0.34/12 * .52 * 4.55 AC * 43560 = 2,920 CF

THERE ARE 'FIRST FLUSH' RETENTION BASIN AREAS THROUGHOUT THE SITE (HATCHED AREAS). STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS VIA CURB OPENINGS (LABELED CO). INLETS THAT ARE PLACED IN THE BASINS SHALL BE RAISED AND HAVE THE TOP OF GRATE LOCATED AT THE 'FIRST FLUSH' WATER SURFACE ELEVATION.

THE 'FIRST FLUSH' BASIN VOLUMES SHALL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLANS SUBMITTAL. CURB OPENING LOCATIONS ARE SHOWN CONCEPTUALLY AND SHALL BE LOCATED AND SIZED WITH FINAL DESIGN.



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com

2047 CG-101 - Conceptual.dwg Oct 24, 2014

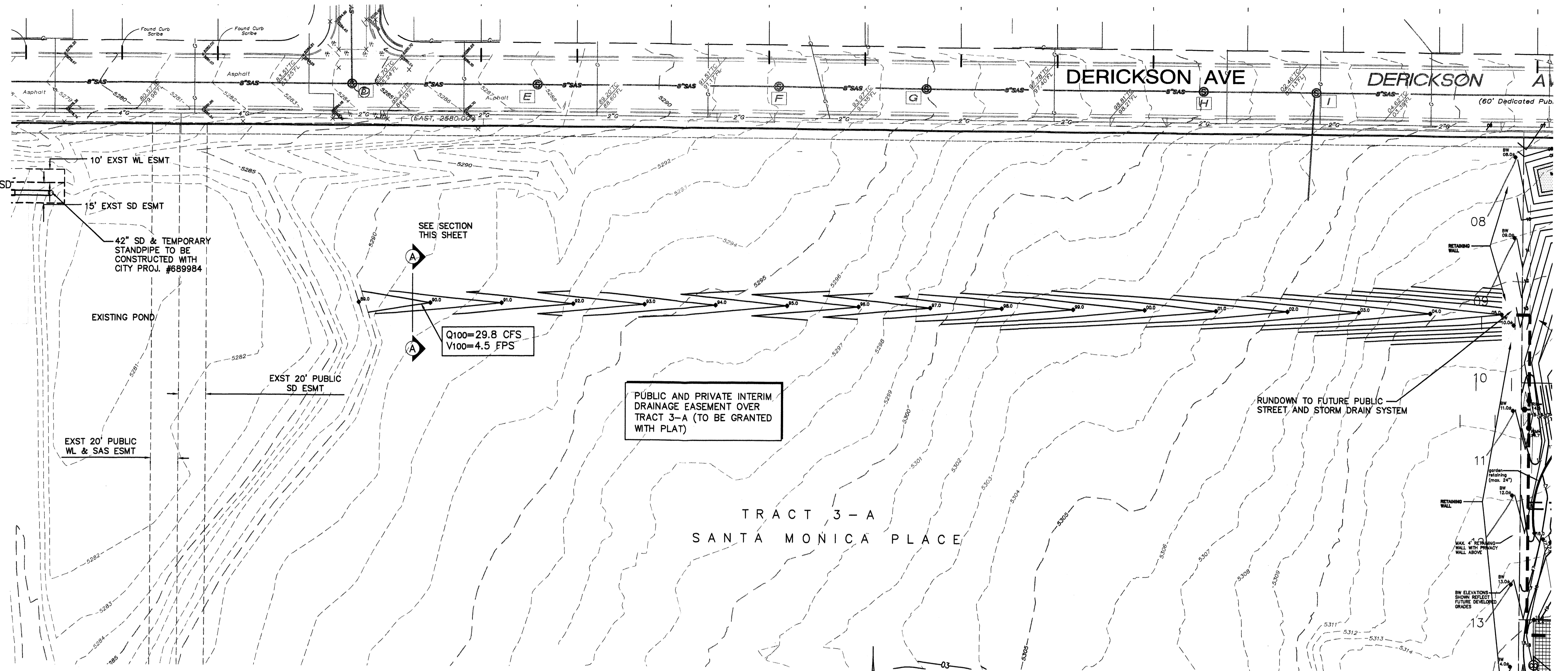
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ELAN - Santa Monica Place
(Senior Assisted Living/Memory Care)

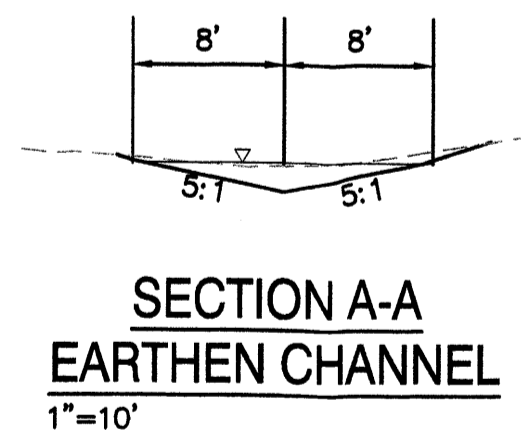
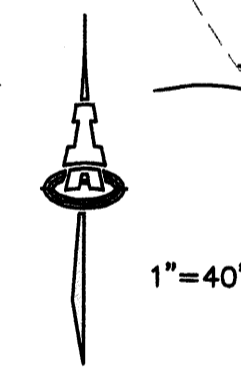
CONCEPTUAL GRADING & DRAINAGE PLAN

Date:	No.:	Revision:	Date:	Job No.:
9/10/14				2047
Drawn By:				CG-101
Okd By:				SH 3A 1/19
FCA				SH 3A 1/19

TRACT 1
SANTA MONICA PLACE



OFFSITE DRAINAGE CHANNEL TO EXISTING POND



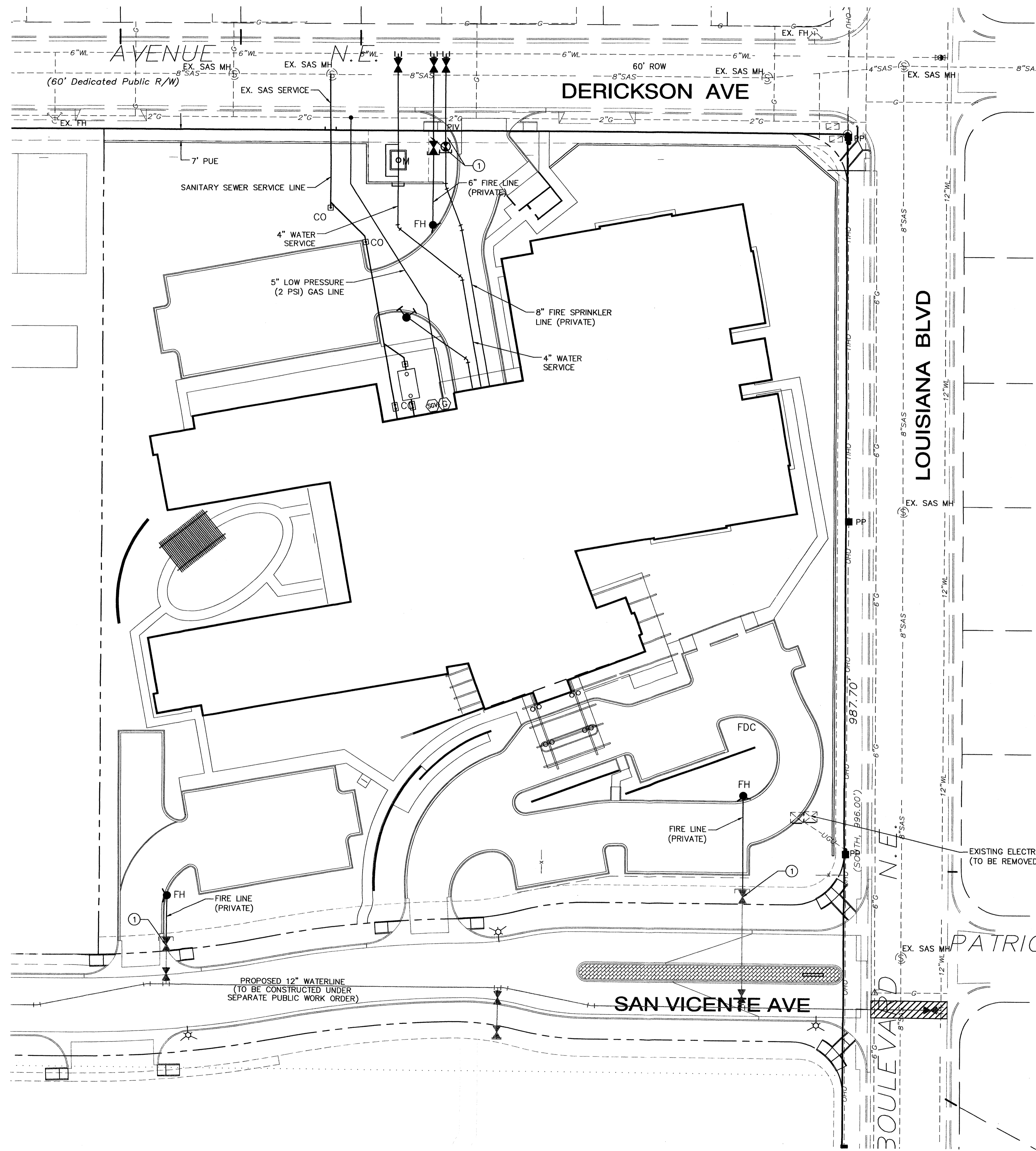
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2047 CG-101 - Conceptual.dwg Oct 24, 2014

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ELAN - Santa Monica Place
(Senior Assisted Living/Memory Care)

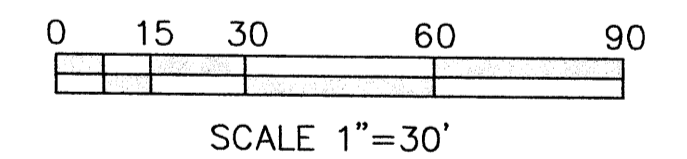
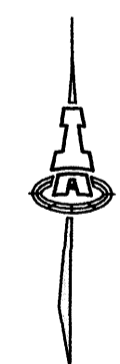
CONCEPTUAL GRADING & DRAINAGE PLAN			
Date:	No. Revision:	Date:	Job No.
9/10/14			2047
Drawn By:			CG-102
Clk By:			SH 11/20/14
FCA			2



- NOTES:
1. ALL UTILITIES WITHIN THE SAN VICENTE AVE. ROW SHALL BE CONSTRUCTED UNDER A CITY OF ALBUQUERQUE PUBLIC WORK ORDER.
 2. ALL ONSITE FIRE LINES ARE PRIVATE. ① PRIVATE VALVES AT END OF PUBLIC WATER LINE STUBS TO BE INSTALLED AS PART OF THE PUBLIC WORK ORDER.

ABBREVIATIONS / LEDGEND

GEN		GENERATOR
T		TRANSFORMER
FH		FIRE HYDRANT
MTR		WATER METER
PIV		POST INDICATOR VALVE
FDC		FIRE DEPARTMENT CONNECTION
CO		SEWER CLEANOUTS
GI		GREASE INTERCEPTOR
M		WATER METER/VAULT
PP		POWER POLE
EB		ELECTRIC BOX
WL V		EXIST. WL VALVE
SAS MH		SAS MANHOLE
SAS		SANITARY SEWER
WL		WATERLINE
NPW		NON POTABLE WATER
		PROPOSED STREET LIGHT
		GAS METER



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 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.isaacson.com



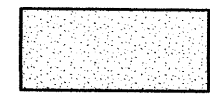


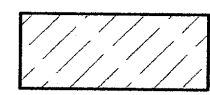
2047 CU-101-Conceptual.dwg Oct 13, 2014

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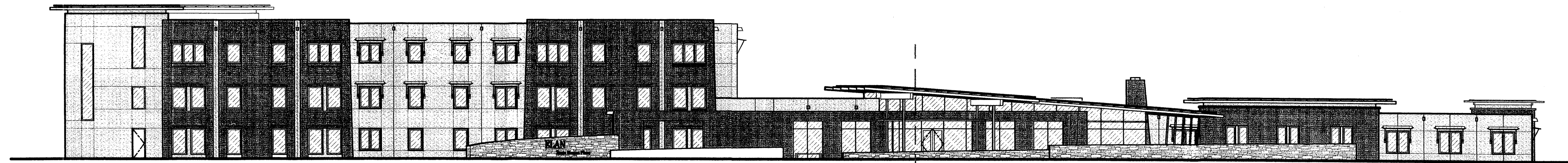
ELAN - Santa Monica Place
 (Senior Assisted Living/Memory Care)

CONCEPTUAL UTILITY PLAN			
Date:	No. Revision:	Date:	Job No.
9/10/14			2047
Drawn By:			CU-101
DEC			
Old By:			
FCA			

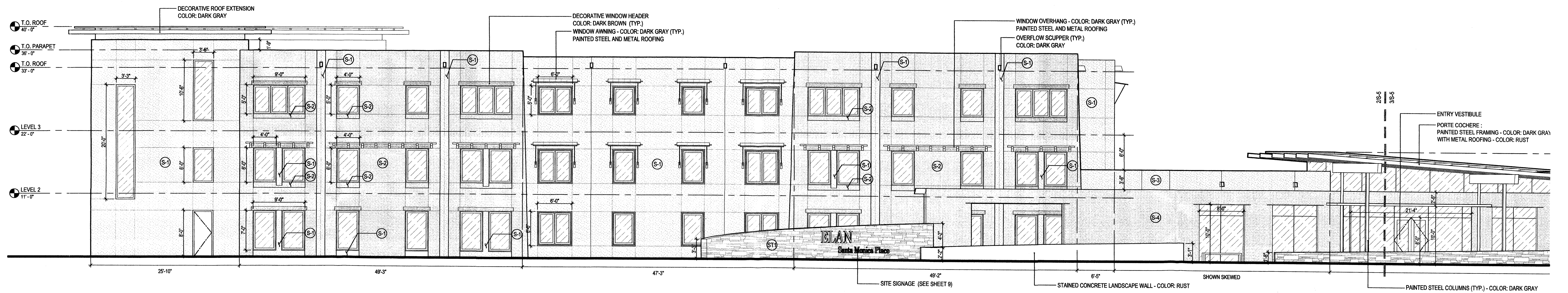
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MATERIAL LEGEND	
	(S-1) EXTERIOR STUCCO FINISH - LIGHT BROWN COLOR
	(S-2) EXTERIOR STUCCO FINISH - MEDIUM ORANGE COLOR
	(S-3) EXTERIOR STUCCO FINISH - MEDIUM BROWN COLOR
	(S-4) EXTERIOR STUCCO FINISH - DARK BROWN COLOR
	(ST1) EXTERIOR STONE FINISH - MEDIUM BROWN LEDGESTONE
	(G) EXTERIOR GLAZING

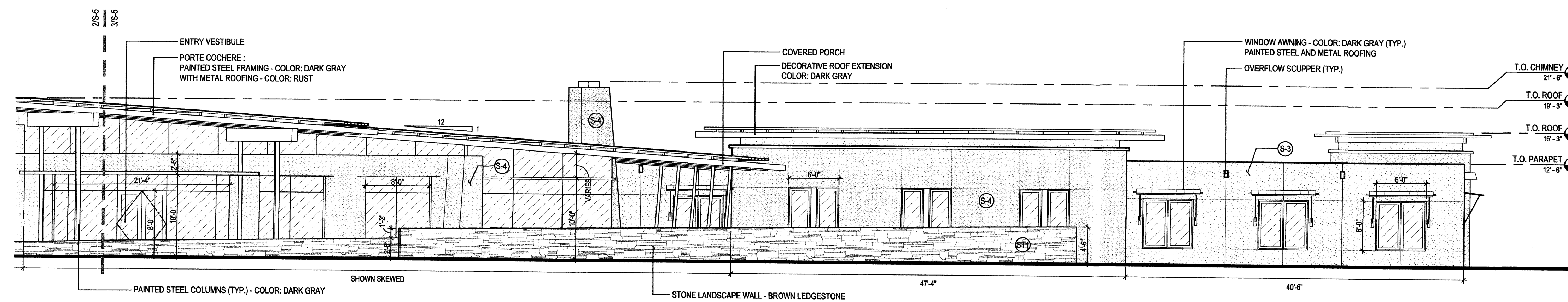
NOTE: ALL OTHER MATERIALS AND BUILDING ELEMENTS ARE AS NOTED ON DRAWINGS.



1 | EXTERIOR ELEVATION - SOUTH (OVERALL)
Scale: 1" = 20'



2 | EXTERIOR ELEVATION - SOUTH
Scale: 1/8" = 1'-0"



3 | EXTERIOR ELEVATION - SOUTH
Scale: 1/8" = 1'-0"

ÉLAN-SANTA MONICA PLACE (Senior Assisted Living/Memory Care)

BUILDING ELEVATIONS

Prepared For:
Titan Senior Living -Santa Monica
6300 Riverside Plaza Lane NW Suite 200
Albuquerque, NM 87120

Prepared By:
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102




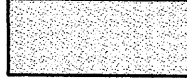

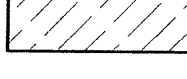
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

D2 Architecture
2001 North Lamar Street
Suite 450
Dallas, TX 75202

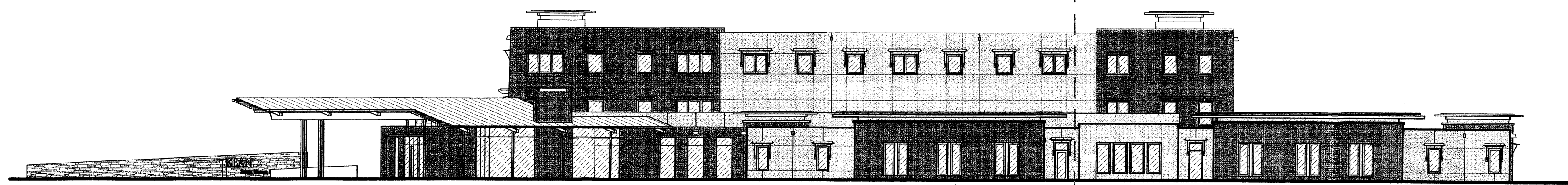


JUNE 26, 2014

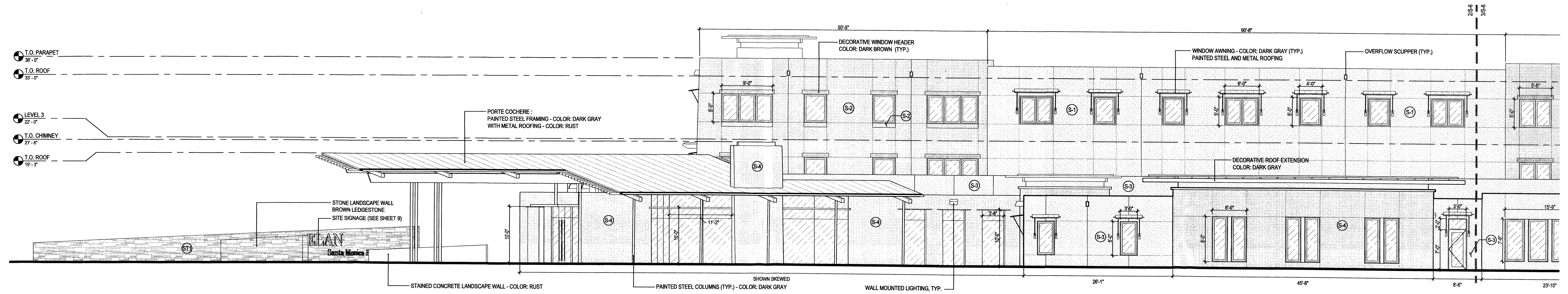
SHEET 5 OF 9

MATERIAL LEGEND	
	(S-1) EXTERIOR STUCCO FINISH - LIGHT BROWN COLOR
	(S-2) EXTERIOR STUCCO FINISH - MEDIUM ORANGE COLOR
	(S-3) EXTERIOR STUCCO FINISH - MEDIUM BROWN COLOR
	(S-4) EXTERIOR STUCCO FINISH - DARK BROWN COLOR
	(ST1) EXTERIOR STONE FINISH - MEDIUM BROWN LEDGESTONE
	(G) EXTERIOR GLAZING

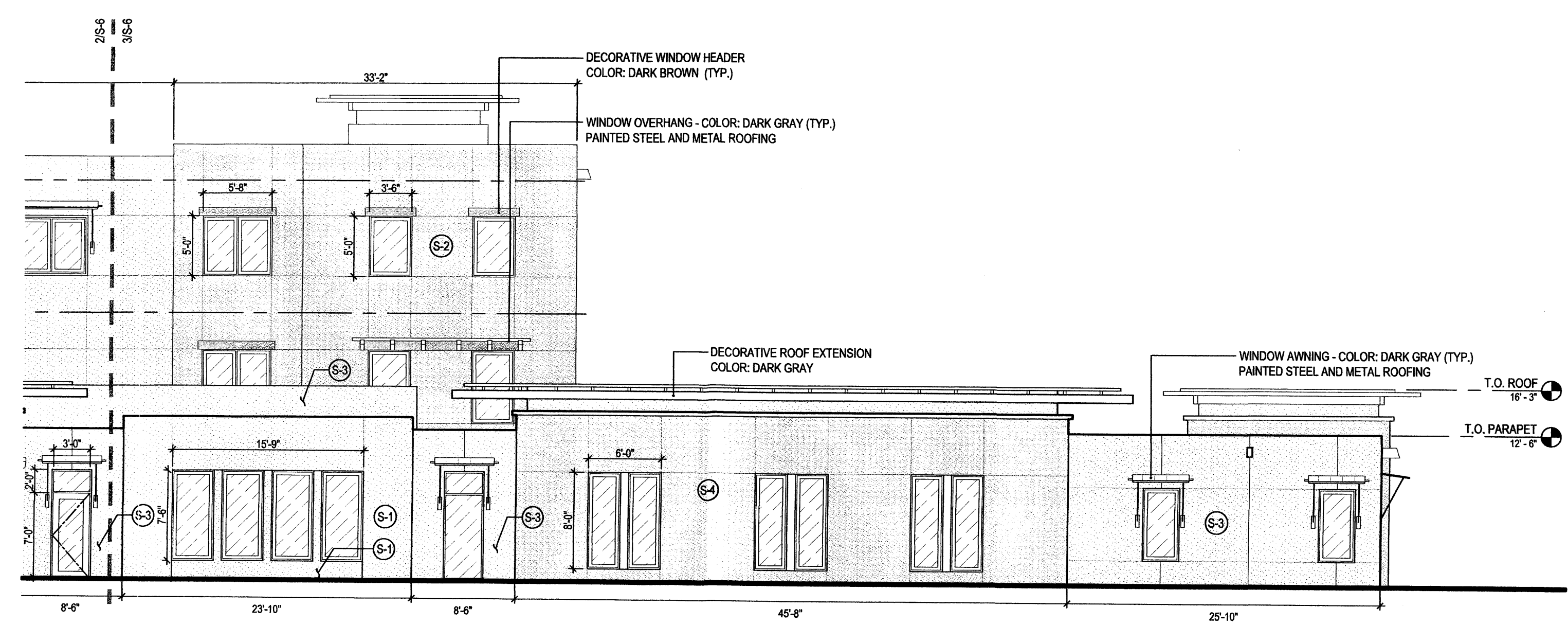
NOTE: ALL OTHER MATERIALS AND BUILDING ELEMENTS ARE AS NOTED ON DRAWINGS.



1 EXTERIOR ELEVATION - EAST (OVERALL)
Scale: 1" = 20'



2 EXTERIOR ELEVATION - EAST
Scale: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST
Scale: 1/8" = 1'-0"

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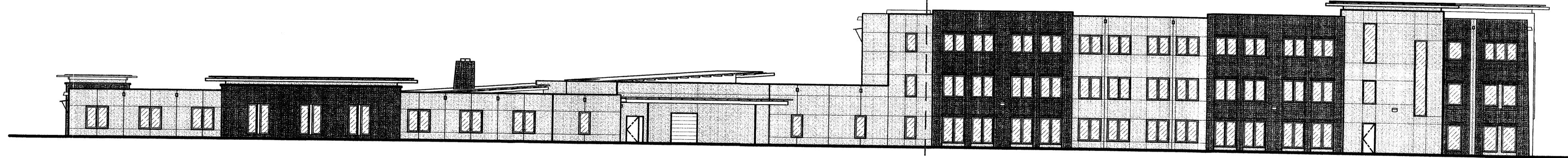
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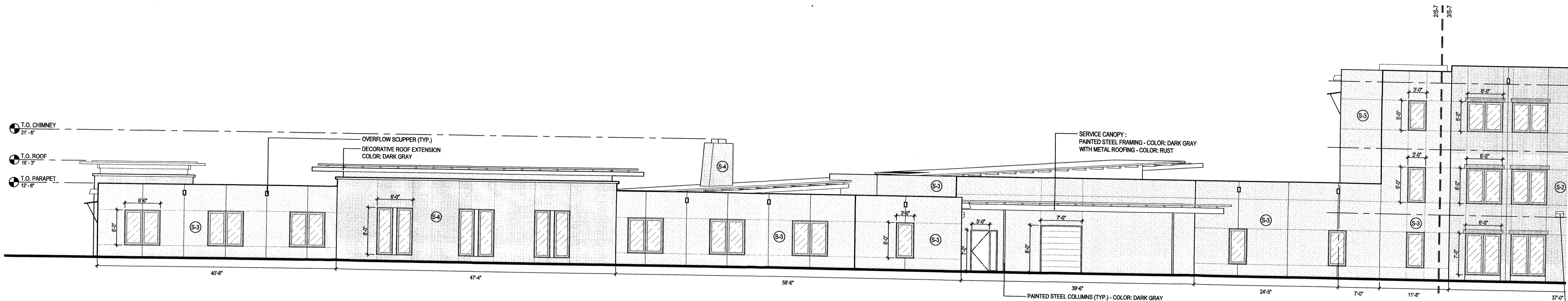


MATERIAL LEGEND	
	(S-1) EXTERIOR STUCCO FINISH - LIGHT BROWN COLOR
	(S-2) EXTERIOR STUCCO FINISH - MEDIUM ORANGE COLOR
	(S-3) EXTERIOR STUCCO FINISH - MEDIUM BROWN COLOR
	(S-4) EXTERIOR STUCCO FINISH - DARK BROWN COLOR
	(ST1) EXTERIOR STONE FINISH - MEDIUM BROWN LEDGESTONE
	(G) EXTERIOR GLAZING

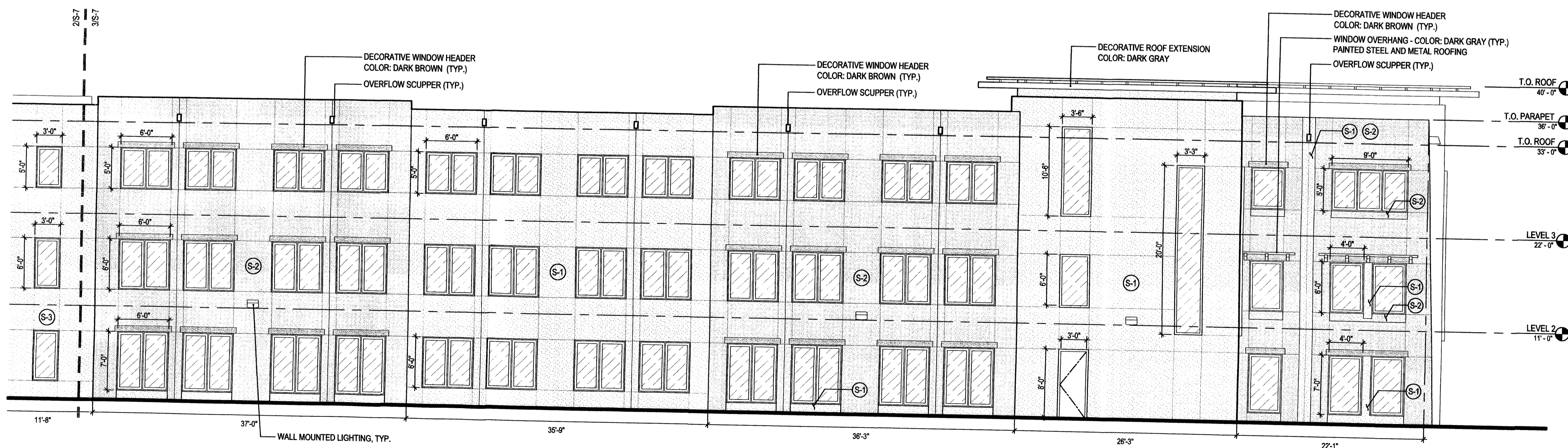
NOTE: ALL OTHER MATERIALS AND BUILDING ELEMENTS ARE AS NOTED ON DRAWINGS.



1 | EXTERIOR ELEVATION - NORTH (OVERALL)
Scale: 1" = 20'



2 | EXTERIOR ELEVATION - NORTH
Scale: 1/8" = 1'-0"



3 | EXTERIOR ELEVATION - NORTH
Scale: 1/8" = 1'-0"

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BUILDING ELEVATIONS

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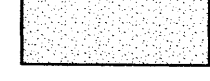


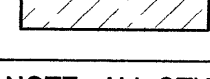
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302 Eighth St. NW
Albuquerque, NM 87102

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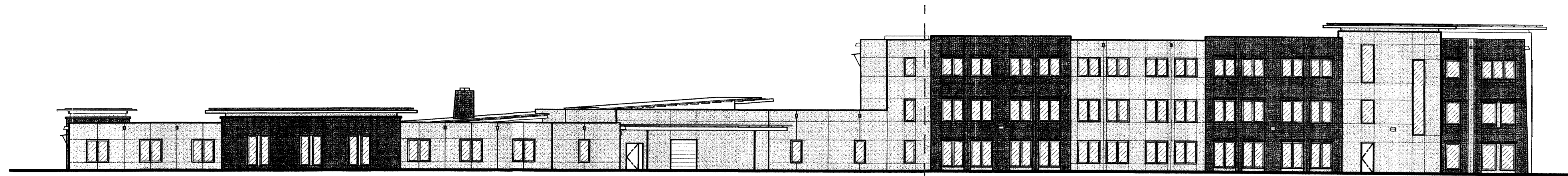
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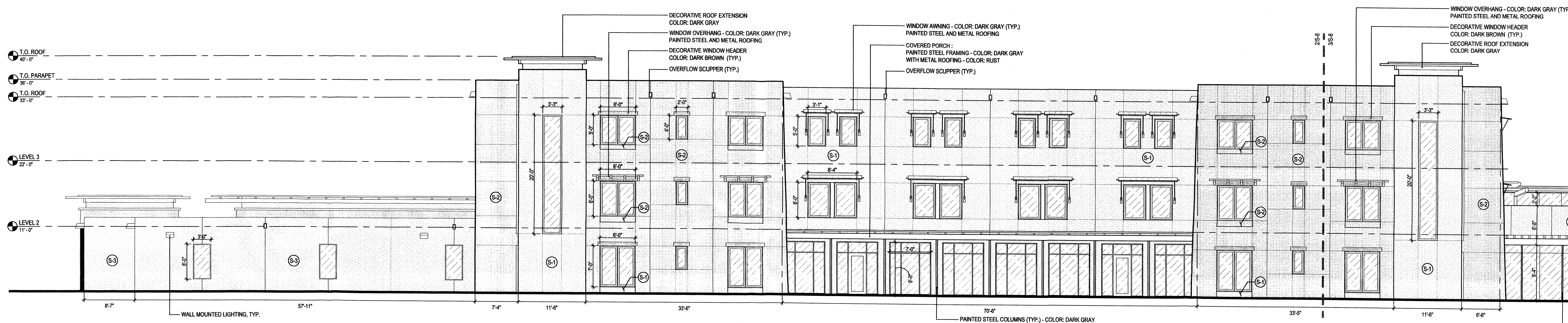
MATERIAL LEGEND	
	(S-1) EXTERIOR STUCCO FINISH - LIGHT BROWN COLOR
	(S-2) EXTERIOR STUCCO FINISH - MEDIUM ORANGE COLOR
	(S-3) EXTERIOR STUCCO FINISH - MEDIUM BROWN COLOR
	(S-4) EXTERIOR STUCCO FINISH - DARK BROWN COLOR
	(ST1) EXTERIOR STONE FINISH - MEDIUM BROWN LEDGESTONE
	(G) EXTERIOR GLAZING

NOTE: ALL OTHER MATERIALS AND BUILDING ELEMENTS ARE AS NOTED ON DRAWINGS.



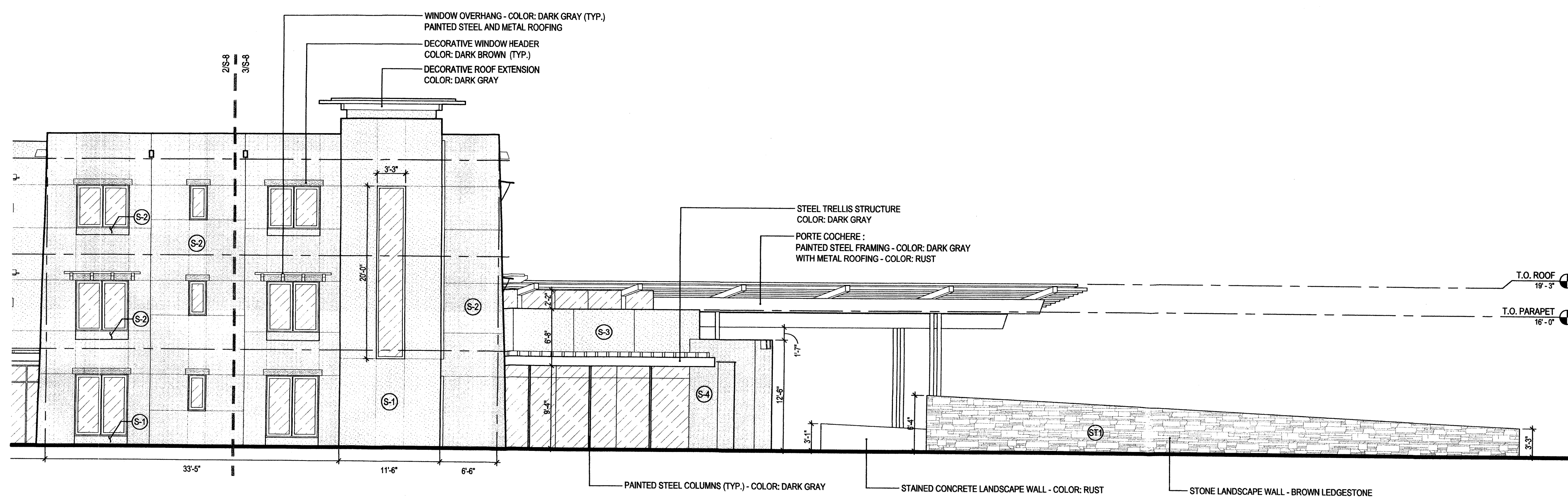
1 | EXTERIOR ELEVATION - NORTH (OVERALL)

Scale: 1" = 20'



2 | EXTERIOR ELEVATION - WEST

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



3 | EXTERIOR ELEVATION - WEST

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

ÉLAN-SANTA MONICA PLACE

(Senior Assisted Living/Memory Care)

BUILDING ELEVATIONS

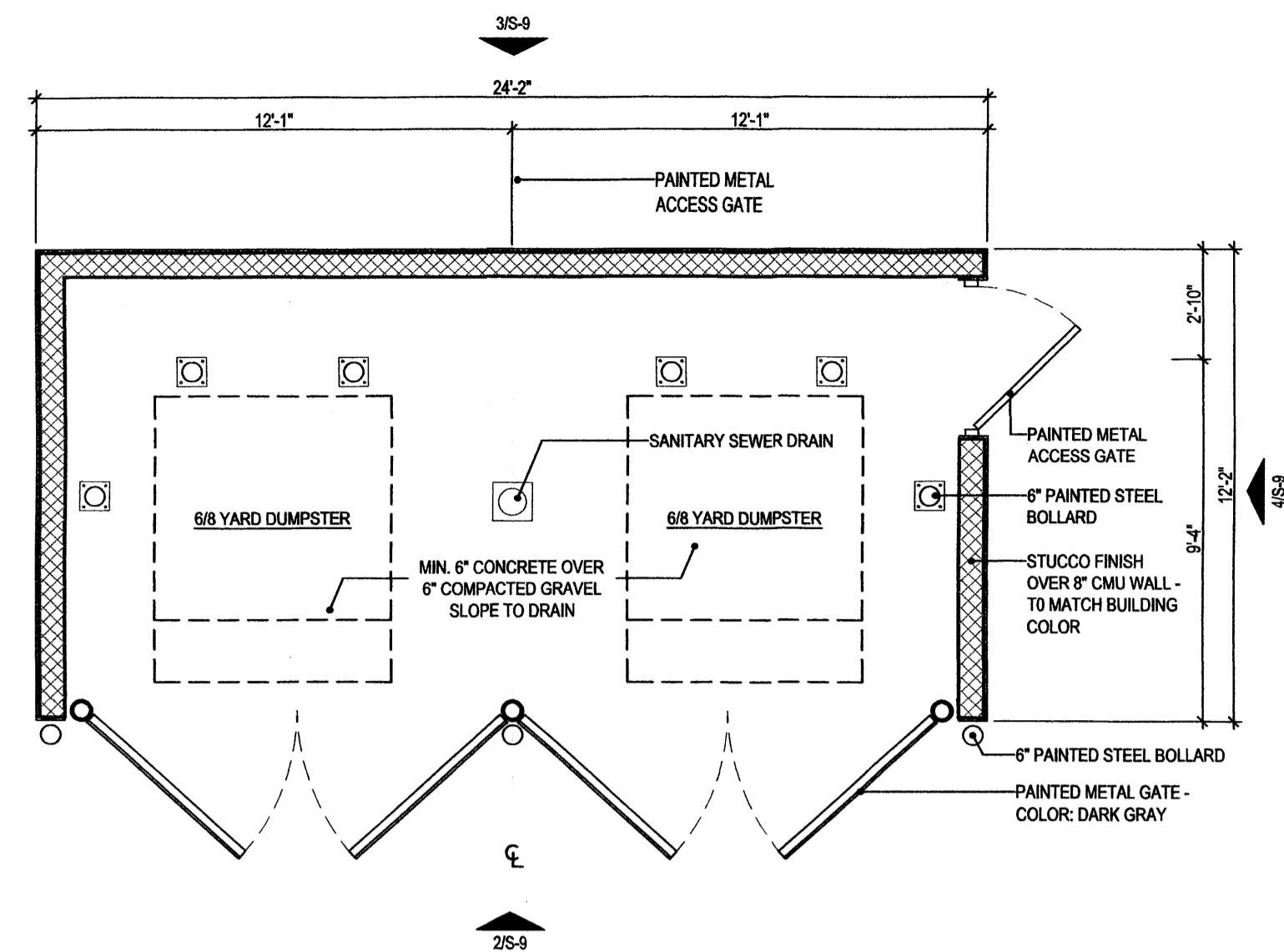
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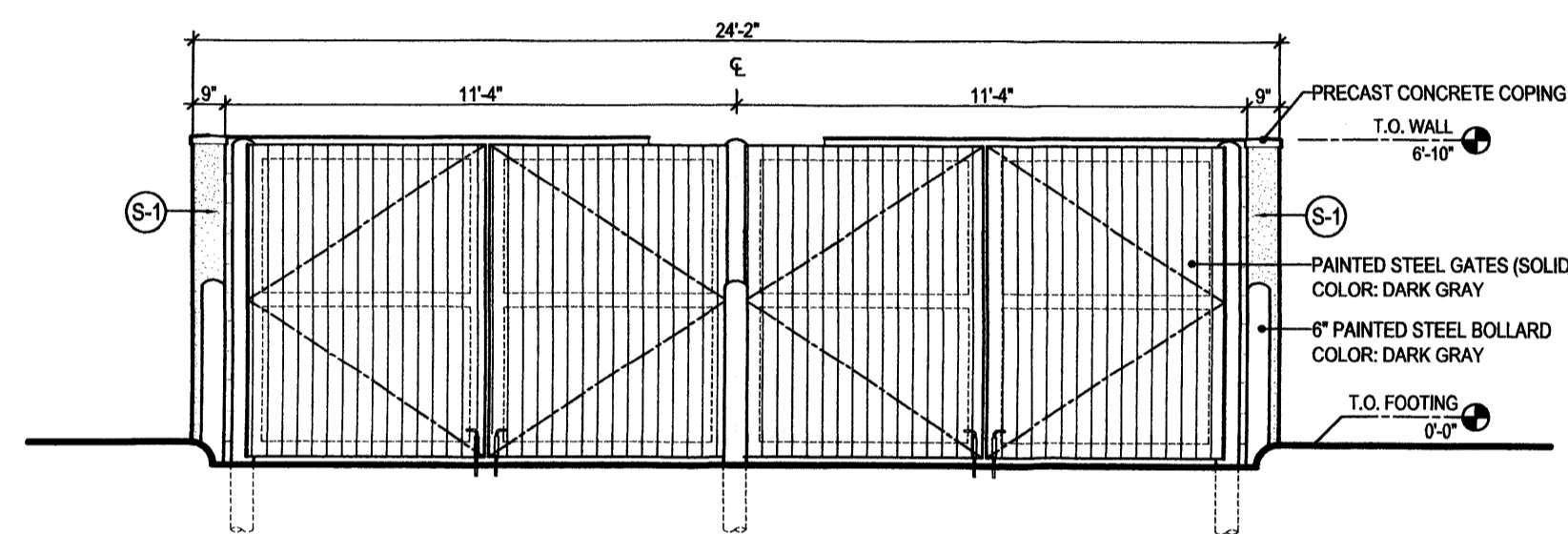
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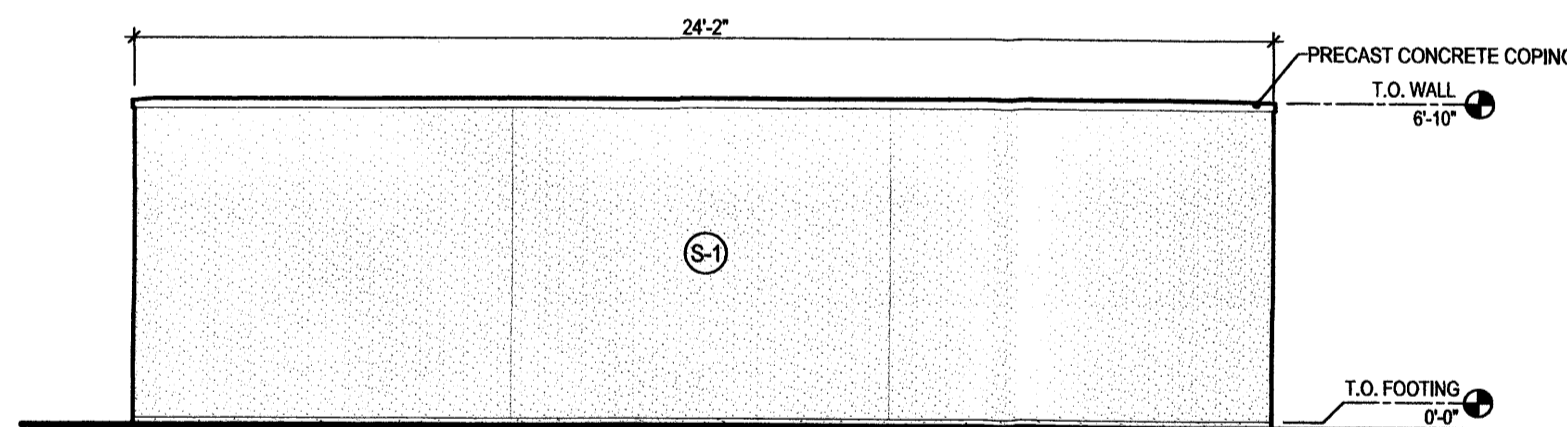




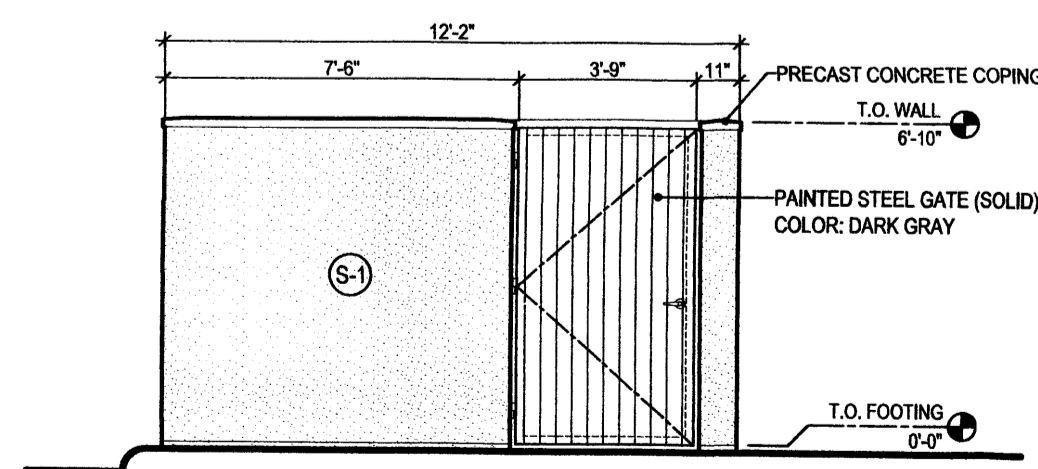
1 REFUSE ENCLOSURE PLAN
Scale: 1/4"=1'-0"



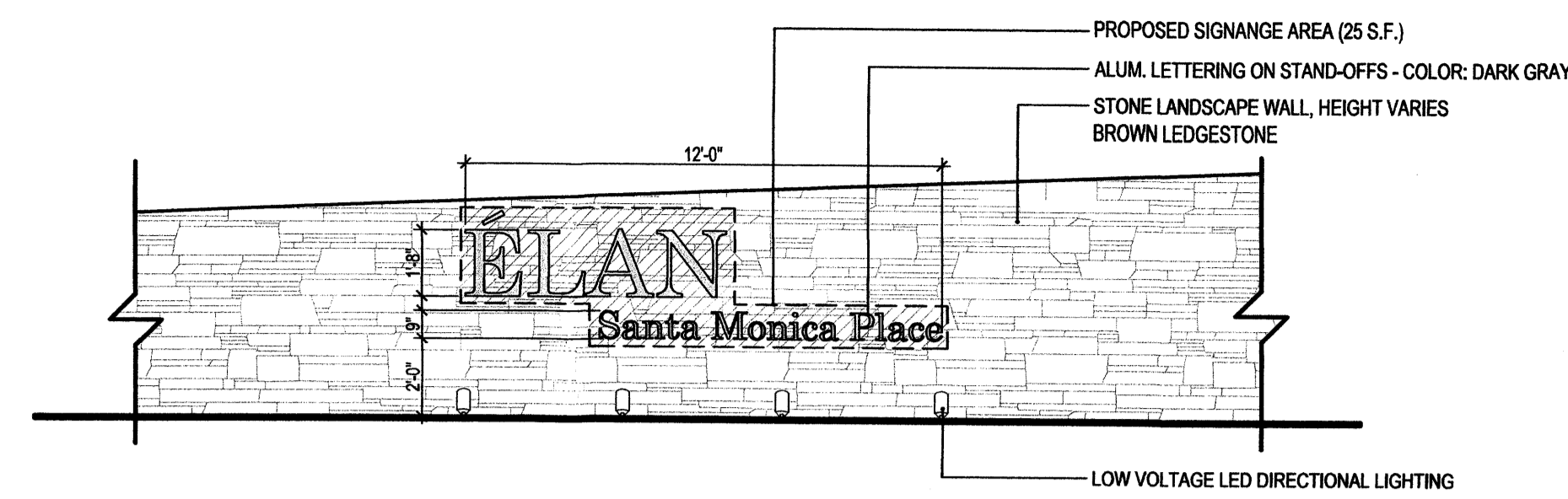
2 REFUSE ENCLOSURE FRONT ELEVATION
Scale: 1/4"=1'-0"



3 REFUSE ENCLOSURE FRONT ELEVATION
Scale: 1/4"=1'-0"



4 REFUSE ENCLOSURE FRONT ELEVATION
Scale: 1/4"=1'-0"



5 SITE SIGNAGE ELEVATION
Scale: 1/4"=1'-0"

MATERIAL LEGEND	
	(S-1) EXTERIOR STUCCO FINISH - LIGHT BROWN COLOR
	(S-2) EXTERIOR STUCCO FINISH - MEDIUM ORANGE COLOR
	(S-3) EXTERIOR STUCCO FINISH - MEDIUM BROWN COLOR
	(S-4) EXTERIOR STUCCO FINISH - DARK BROWN COLOR
	(ST1) EXTERIOR STONE FINISH - MEDIUM BROWN LEDGESTONE
	(G) EXTERIOR GLAZING

NOTE: ALL OTHER MATERIALS AND BUILDING ELEMENTS ARE AS NOTED ON DRAWINGS.

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BUILDING ELEVATIONS

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