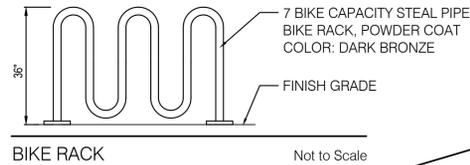


- EASEMENTS:**
- Existing Property Line to be vacated
 - Proposed 26' Water Line and Sewer Line Easement
 - Existing Sanitary Sewer Easement, Filed: May 5, 1983 (BK Misc. 11-A, PG-799-802), Refiled: July 13, 1984 (BK Misc. 134A, PG 326-329)
 - Existing Sanitary Sewer Easement to be vacated, Filed: May 5, 1983 (BK Misc. 11-A, PG-799-802), Refiled: July 13, 1984 (BK Misc. 134A, PG 326-329)
 - Existing 10' Water Line, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1966 (BK D 802, PG 576)
 - Existing 10' Water Line to be vacated, Sewer Line & Public Utility Easement to remain, Filed: April 2, 1966 (BK D 802, PG 576)
 - Temporary AMAFCA Drainage Easement. Permanent drainage easements will be granted and the temporary drainage easements will be vacated, in accordance with the Subdivision Ordinance, upon improvements to the Pino Arroyo, Filed: November 6, 1986, (BK C32, PG 7)
 - Existing 20' Storm Drain Easement to be vacated, Filed: December 27, 1984, (BK C26, PG 3)
 - Existing 200' Drainage and Utility Easement, Filed: July 16, 1965, (BK D3, PG 122)
 - Existing Agreement to Dedicate R.O.W. for Moon Street extension to be removed per COA Department of Municipal Development, Filed: August 5, 1986 (BK Misc. 379A, PG 652-656)
 - Proposed Dedication of Right-of-Way



SITE DATA:

LEGAL DESCRIPTION: PORTION OF TRACT A, HOFFMANTOWN BAPTIST CHURCH AND TRACT B-2, YORBA LINDA SUBDIVISION.
 SITE AREA: 14.14 AC.
 PROPOSED LAND USE: SENIOR INDEPENDENT LIVING (IL), ASSISTED LIVING (AL), AND MEMORY CARE (MC) FACILITY - TOTAL 180 UNITS
 BUILDING AREA: 238,172 SF
 MAXIMUM TOTAL BUILDING HEIGHT: 40 FEET
 USABLE OPEN SPACE (INCLUDES LANDSCAPE, ARROYO, PATIOS, INTERIOR COURTYARDS, AND DECKS): 334,739 SF
 TOTAL PARKING REQUIRED/PROVIDED:

IL: 1 PER UNIT =	96
AL: 1 PER 3 UNITS =	20
MC: 1 PER 5 UNITS =	5
VISITOR	105
TOTAL PROVIDED PARKING:	226
HANDICAPPED REQUIRED/PROVIDED:	8/14
MOTORCYCLE PARKING REQUIRED/PROVIDED:	5/5
BICYCLE REQUIRED/PROVIDED:	11/14

GENERAL NOTES:

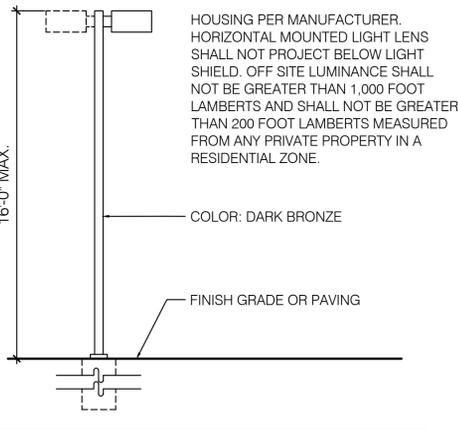
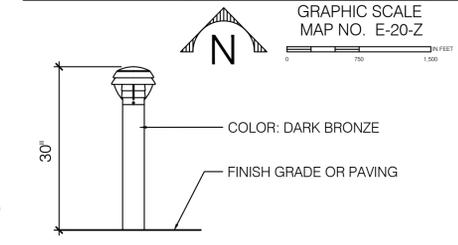
- ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE §14-16-3-9 AREA REGULATIONS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR 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).

KEY NOTES

- PROPERTY LINE.
- RETAINING WALL. SEE GRADING/DRAINAGE PLAN, SHEET 4.
- TRASH AND STORAGE ENCLOSURE BUILDING. SEE SHEET 14.
- CONCRETE SIDEWALK, WIDTH VARIES, SEE PLAN FOR DIMENSIONS.
- 6' STABILIZED CRUSHER FINES TRAIL.
- ADA ACCESSIBLE CONCRETE RAMP.
- 6' COLORED, TEXTURED PEDESTRIAN CROSSING, TYP.
- ADA "HANDICAP PARKING ONLY" SIGN. MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." ADDITIONAL "VAN ACCESSIBLE" SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE.
- ADA ACCESS AISLE. AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-2.1.B NMSA 1978)
- PRECAST CONCRETE WHEEL STOPS.
- SIDEWALK FLUSH WITH ASPHALT
- MOTORCYCLE PARKING W/MOTORCYCLE PARKING ONLY" SIGN.
- OUTDOOR PATIO W/ CONCRETE PAVERS. SEE SHEET 3.
- TRAFFIC RATED CONCRETE PAVERS AT ROUNDABOUT.
- TRAFFIC ISLAND COLORED TEXTURED PAVING.
- TRAFFIC ISLAND WITH PLANTING AREA.
- CONCRETE CURB AND GUTTER.
- CONCRETE ROLLED CURB.
- MASONRY OR CONCRETE SEAT WALL.
- BIKE RACK.
- FIRE HYDRANT. SEE UTILITY PLAN, SHEET 5.
- EMERGENCY VEHICLE ACCESS WITH BASE COURSE.
- AMAFCA ACCESS ROAD WITH BASE COURSE.
- POLE MOUNTED LIGHT. (LOCATION IS CONCEPTUAL AND SUBJECT TO CHANGE DEPENDING ON PHOTOMETRIC PLAN.
- BOLLARD LIGHT.
- INTERIOR COURTYARDS - SEE DESCRIPTIONS BELOW.
- NOT USED
- CONCRETE STAIRS.
- MONUMENT SIGN, SEE SHEET 15.
- BENCH SEATING.
- PICNIC TABLE W/ UMBRELLA SHADE.
- WATER FEATURE.
- VEHICULAR GATE.
- COVERED PARKING.
- ARROYO BANK STABILIZATION, SEE GRADING/DRAINAGE PLAN, SHEET 4.
- EXISTING CURB AND GUTTER TO REMAIN.

INTERIOR COURTYARDS
 INDEPENDENT LIVING (10,600 SF) - EXTERIOR COURTYARD TO INCLUDE ACTIVITIES SUCH AS BOCCIE BALL, PUTTING GREEN, SHADE STRUCTURES, AND GROUP RECREATIONAL GATHERING AREAS.
 ASSISTED LIVING (4,440 SF) - EXTERIOR COURTYARD TO INCLUDE PASSIVE ACTIVITIES AND SHADE STRUCTURES FOR SUN CONTROL.
 MEMORY CARE (2,830 SF) - SECURED EXTERIOR COURTYARD TO INCLUDE WALKING AND GROUP ACTIVITIES WITH SHADE STRUCTURES FOR SUN CONTROL.

VICINITY MAP



PROJECT NUMBER:
 Application Number:
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ 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 APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

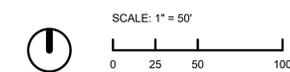


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Senior Resource Group
 500 Stephens Avenue
 Solana Beach, CA 92075

HARPER ROAD SENIOR LIVING
 ALBUQUERQUE, NM # 2017-0235



SITE PLAN FOR BUILDING PERMIT
 SEPTEMBER 6, 2017

- KEY NOTES**
- PROPERTY LINE.
 - LANDSCAPED BERM.
 - EMERGENCY VEHICLE ACCESS ROAD, SEE CIVIL FOR DETAIL.
 - AMAFCA ACCESS ROAD, SEE CIVIL FOR DETAIL.
 - MAIN ENTRY, SEE DETAIL 3/SHEET 3.
 - INDEPENDENT LIVING INTERNAL COURTYARD - EXTERIOR COURTYARD TO INCLUDE ACTIVITIES SUCH AS BOCCIE BALL, PUTTING GREEN, SHADE STRUCTURES, AND GROUP RECREATIONAL GATHERING AREAS.
 - ASSISTED LIVING EXTERNAL COURTYARD, SEE DETAIL 1/SHEET 3.
 - ASSISTED LIVING INTERNAL COURTYARD - EXTERIOR COURTYARD TO INCLUDE PASSIVE ACTIVITIES AND SHADE STRUCTURES FOR SUN CONTROL.
 - MEMORY CARE INTERNAL COURTYARD - SECURED EXTERIOR COURTYARD TO INCLUDE WALKING AND GROUP ACTIVITIES WITH SHADE STRUCTURES FOR SUN CONTROL.
 - HARPER ROAD STREETSCAPE, SEE DETAIL 2/SHEET 3.
 - ARROYO EDGE TREATMENT, SEE DETAIL 4/SHEET 3.

GENERAL LANDSCAPE NOTES

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 7/8" BROWN ROCK MULCH, 2"-4" COBBLE MULCH, OR SIMILAR MATERIAL. CONCRETE HEADERS SHALL BE PROVIDED TO SEPARATE TURF AREAS FROM PLANTING AREAS.

IRRIGATION
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPE AREA. 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.

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
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.

SCREENING 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: 615,938 SF (14.14 AC)
EXCLUDING ARROYO AREA: - 83,623 SF
BUILDING AREA (BUILDING ENVELOPE): - 238,172 SF
NET AREA: 294,143 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 44,121 SF
PROVIDED LANDSCAPE AREA: 214,126 SF (72%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPE AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.

LANDSCAPE TURF
ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF.

PARKING LOT TREES
THE PROJECT IS PROVIDING 226 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.
PARKING LOT TREES REQUIRED: 23
PARKING LOT TREES PROVIDED: 32

STREET TREES
HARPER ROAD FRONTAGE IS 804'. STREET TREE REQUIREMENT FOR SPACING IS BASED ON THE AVERAGE CANOPY SIZE OF THE STREET TREES. THE AVERAGE CANOPY IS 33' DIAMETER.
STREET TREES REQUIRED: 25
STREET TREES PROVIDED: 25

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. 92 FIRST FLOOR UNITS AND 64 SECOND STORY UNITS ARE PROVIDED.
SITE TREES REQUIRED: 124
SITE TREES PROVIDED: 242

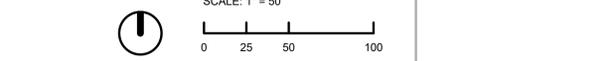
GRAVEL MULCH AND REVEGETATED SEEDING
58,075 SF 2"-4" COBBLE MULCH (6" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)
153,105 SF 7/8" BROWN GRAVEL MULCH (3" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)
2,946 SF CRUSHER FINES TRAIL TO MATCH EXISTING
±21,000 SF AREAS SHALL BE REVEGETATED AS FOLLOWS:

SCIENTIFIC NAME - COMMON NAME	# PLS./AC
ORYZOPSIS HYMENOIDES - INDIAN RICE GRASS	2.0
HILARIA JAMESII VIVA - GALLETIA	2.0
BOUTELOUA CURTIPENDULA VAUGHN - SIDE-OATS GRAMA	2.0
SPOROBOLUS CRYPTANDRUS - SAND DROPSSEED	1.0
ARTIPLEX CANESCENS - FOURWING SALTBRUSH	1.0
EPHEDRA VIRIDIS - GREEN MORMON TEA	0.5
ARTEMISIA FILIFOLIA - SAND SAGE	0.5
SPHAERALCEA AMBIGUA - DESERT GLOBEMALLOW	25
OENOTHERA PALLID - WHITE EVENING PRIMROSE	25
BAILEYA MULTIRADIATA - DESERT MARIGOLD	25
PENSTEMON AMBIOIDES - SAND PENSTEMON	25

- HARDSCAPE**
- MOSS ROCK BOULDERS (MIN 3' DIA.)
 - WATER FEATURE
 - BENCH SEATING
 - PICNIC TABLE W/ UMBRELLA SHADE
 - SHADE STRUCTURE
 - CONCRETE EDGER AT TURF

TURF GRASS

- REVELLE BLUEGRASS - HIGH
- NATIVE BLEND - LOW
- BOUTELOUA GRACILIS - BLUE GRAMA, BUCHLOE DACTYLOIDES - BUFFALOGRASS



PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES					
4	(Symbol)	ACER PALMATUM JAPANESE MAPLE	2" B&B	8 HT. X 4 SPR. 15 HT. X 15 SPR.	MED+
17	(Symbol)	CERCIS RENIFORMIS OKLAHOMA OKLAHOMA REDBUD	2" B&B	8 HT. X 4 SPR. 15 HT. X 15 SPR.	MED
22	(Symbol)	CHILOPSIS LINEARIS LUCINDA HAMILTON DESERT WILLOW	2" B&B	8 HT. X 4 SPR. 20 HT. X 20 SPR.	LOW+
18	(Symbol)	CHITALPA TASHKENTENSIS PINK DAWN CHITALPA	2" B&B	8 HT. X 4 SPR. 20 HT. X 20 SPR.	MED
26	(Symbol)	GLEDITSIA TRIACANTHUS INERMIS HONEYLOCUST	2" B&B	12 HT. X 6 SPR. 50 HT. X 49 SPR.	MED+
8	(Symbol)	KOELREUTERIA PANICULATA GOLDENRAIN TREE	2" B&B	8 HT. X 4 SPR. 25 HT. X 25 SPR.	MED
30	(Symbol)	PINUS NIGRA AUSTRIAN PINE	2" B&B	8 MIN. HT. 35 HT. X 25 SPR.	MED
28	(Symbol)	PISTACHIA CHINENSIS CHINESE PISTACHE	2" B&B	12 HT. X 6 SPR. 60 HT. X 60 SPR.	MED
13	(Symbol)	POPULUS ACUMINATA LANCELEAF COTONWOOD	2" B&B	12 HT. X 6 SPR. 50 HT. X 50 SPR.	MED+
41	(Symbol)	PYRUS CALLERYANA AUTUMN BLAZE AUTUMN BLAZE FLOWERING PEAR	2" B&B	8 HT. X 4 SPR. 30 HT. X 40 SPR.	MED+
15	(Symbol)	QUERCUS BUCKLEYI TEXAS RED OAK	2" B&B	8 HT. X 4 SPR. 40 HT. X 40 SPR.	MED
20	(Symbol)	VITEA AGNUS-CASTUS CHASETREE (MULTI STEM)	15-GAL	8 HT. X 4 SPR. 20 HT. X 20 SPR.	MED
SHRUBS/GROUNDCOVERS					
1-GAL	(Symbol)	ARTEMISIA POWIS CASTLE POWIS CASTLE SAGE	5" O.C.	2 HT. X 4 SPR.	MED
1-GAL	(Symbol)	BACCHARIS STARN THOMPSON DWARF COYOTE BUSH	5" O.C.	3 HT. X 4 SPR.	LOW
1-GAL	(Symbol)	BUDDLEIA DAVIDI NANHOENSIS BUTTERFLY BUSH	4" O.C.	4 HT. X 3 SPR.	MED
5-GAL	(Symbol)	CAESALPINA GILLESII BIRD OF PARADISE	7" O.C.	6 HT. X 6 SPR.	LOW
1-GAL	(Symbol)	CHRYSOTHAMNUS NAUSEOSUS CHAMISA	6" O.C.	5 HT. X 5 SPR.	LOW
1-GAL	(Symbol)	COTONEASTER APICULATUS CRANBERRY COTONEASTER	9" O.C.	4 HT. X 8 SPR.	MED
1-GAL	(Symbol)	CYTISUS X LENA LENA'S BROOM	4" O.C.	2 HT. X 3 SPR.	LOW
1-GAL	(Symbol)	ERYSIMUM BOWLES MAUIE BOWLES MAUIE WALLFLOWER	4" O.C.	2 HT. X 3 SPR.	MED
1-GAL	(Symbol)	FALLUGIA PARADOXA APACHE PLUME	6" O.C.	5 HT. X 5 SPR.	LOW
1-GAL	(Symbol)	GALLARDIA GRANDIFLORA FANFAIR BLANKET FLOWER	4" O.C.	3 HT. X 3 SPR.	LOW
1-GAL	(Symbol)	HYMENOXYIS ACAULIS ANGELITA DAISY	2" O.C.	1 HT. X 1 SPR.	LOW
1-GAL	(Symbol)	LAVANDULA AUGUSTIFOLIA ENGLISH LAVENDER	4" O.C.	3 HT. X 3 SPR.	MED
15-GAL	(Symbol)	LAGERSTROEMIA INDICA CRAPE MYRTLE	16" O.C.	15 HT. X 15 SPR.	MED
1-GAL	(Symbol)	LIATRIS PUNCTATA GAYFEATHER	2" O.C.	8 HT. X 18" SPR.	LOW
1-GAL	(Symbol)	NANDINA DOMESTICA FIREPOWER DWARF HEAVENLY BAMBOO	3" O.C.	2 HT. X 2 SPR.	MED+
1-GAL	(Symbol)	OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE	4" O.C.	1 HT. X 3 SPR.	LOW
1-GAL	(Symbol)	PENSTEMON SPP. PENSTEMON	3" O.C.	3 HT. X 3 SPR.	LOW
1-GAL	(Symbol)	PHOTINIA FRASERI PHOTINIA	9" O.C.	8 HT. X 8 SPR.	MED
1-GAL	(Symbol)	POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	4" O.C.	3 HT. X 3 SPR.	MED
1-GAL	(Symbol)	POTENTILLA TABERNAEMONTANII SPRING CINQUEFOIL	2" O.C.	6 HT. X 18" SPR.	MED
1-GAL	(Symbol)	PRUNUS BESSEYI WESTERN SAND CHERRY	4" O.C.	3 HT. X 3 SPR.	MED
1-GAL	(Symbol)	RHAPHIOLEPIS INDICA INDIA HAWTHORN	5" O.C.	4 HT. X 4 SPR.	LOW
1-GAL	(Symbol)	RHUS AROMATICA GRO-LOW PROSTRATE SUMAC	5" O.C.	2 HT. X 4 SPR.	LOW+
1-GAL	(Symbol)	ROSMARINUS OFFICINALIS PROSTRATE ROSEMARY	6" O.C.	2 HT. X 5 SPR.	LOW+
1-GAL	(Symbol)	SALVIA GREGII CHERRY SAGE	4" O.C.	2 HT. X 3 SPR.	MED
1-GAL	(Symbol)	SEDUM SPECTABILE STONECROP	3" O.C.	2 HT. X 2 SPR.	LOW
1-GAL	(Symbol)	TEUCRIUM CHAMAEDRYS TRAILING GERMANDER	3" O.C.	1 HT. X 2 SPR.	MED
1-GAL	(Symbol)	VINCA MAJOR GIANT PERIWINKLE	5" O.C.	1 HT. X 4 SPR.	MED+
1-GAL	(Symbol)	VINCA MINOR PERIWINKLE	3" O.C.	9 HT. X 2 SPR.	MED+
VINES					
1-GAL	(Symbol)	LONICERA JAPONICA HALLIANA HALL'S HONEYSUCKLE	3" O.C.	12 SPR.	MED+
1-GAL	(Symbol)	ROSA BANKSIAE LADY BANKS ROSE	6" O.C.	40 SPR.	LOW+
DESERT ACCENTS					
5-GAL	(Symbol)	DASYLIIRION WHEELERI SOTOL	6" O.C.	4 HT. X 5 SPR.	LOW
1-GAL	(Symbol)	HESPERALOE PARVIFLORA RED/YELLOW FLOWERING YUCCA	4" O.C.	3 HT. X 3 SPR.	LOW
ORNAMENTAL GRASS					
1-GAL	(Symbol)	HELICTOTRICHON SEMPERVIRENS BLUE AVENA GRASS	2" O.C.	2 HT. X 1 SPR.	MED
1-GAL	(Symbol)	MUHLENBERGIA CAPILLARIS REGAL MIST MUHLY GRASS	5" O.C.	3 HT. X 4 SPR.	MED
1-GAL	(Symbol)	NASSELLA TENNUISSIMA BEAR GRASS	2" O.C.	2 HT. X 18" SPR.	LOW



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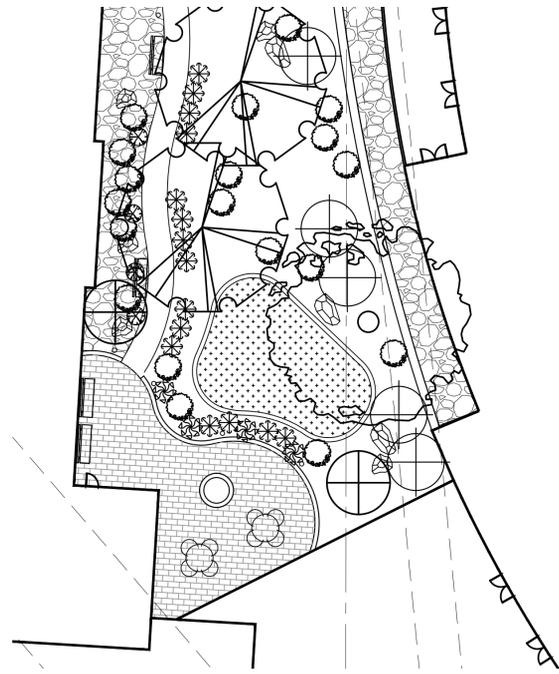


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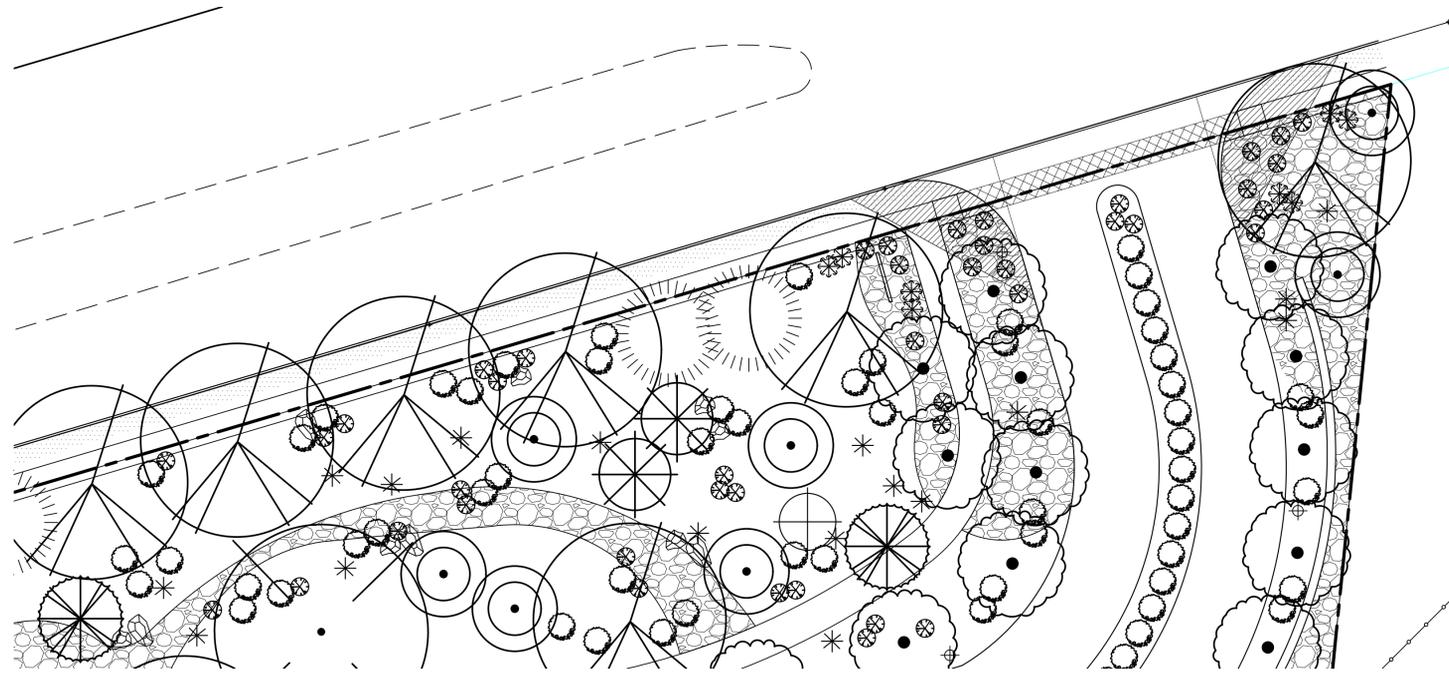
HARPER ROAD SENIOR LIVING
ALBUQUERQUE, NM # 2017-0235

LANDSCAPE PLAN
SEPTEMBER 6, 2017

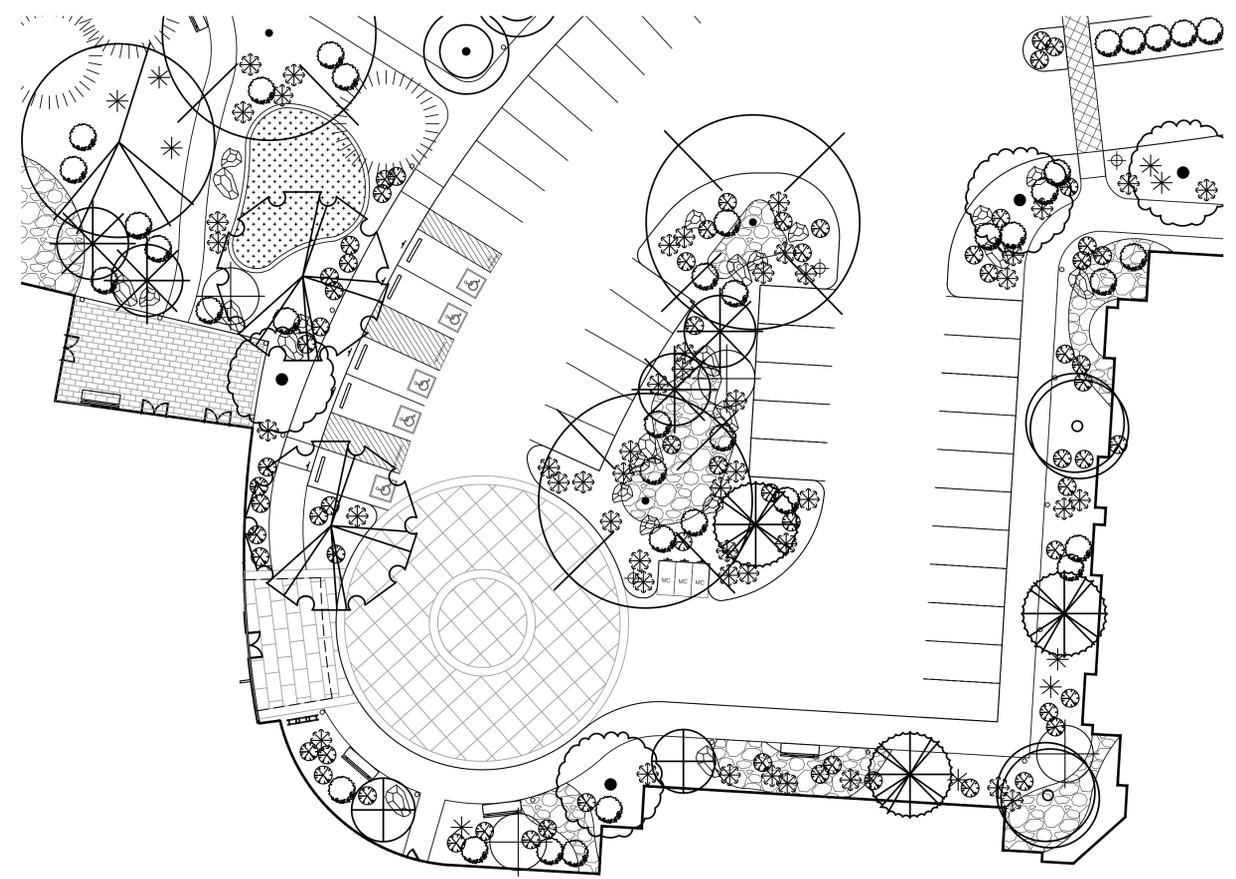
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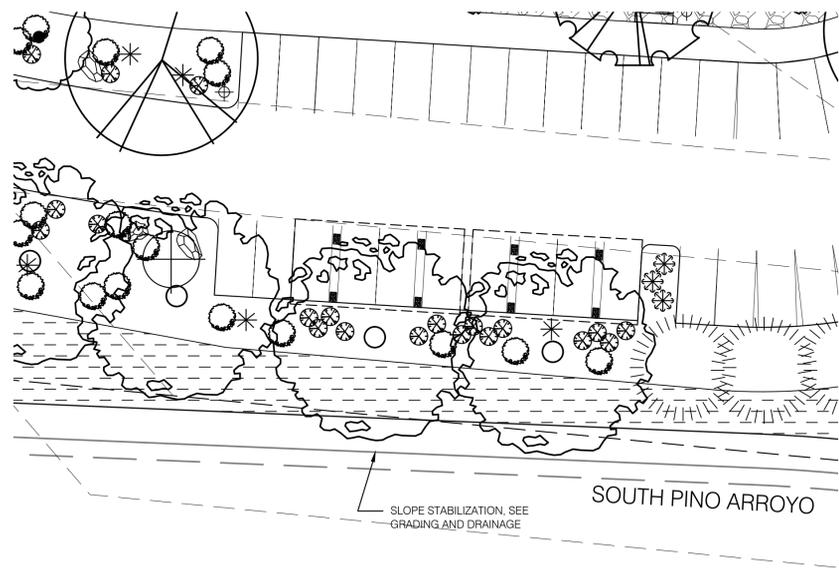
1 ASSISTED LIVING EXTERIOR COURTYARD



2 HARPER ROAD STREETScape - TYPICAL



3 MAIN ENTRY



4 ARROYO EDGE TREATMENT - TYPICAL

- HARDSCAPE**
- MOSS ROCK BOULDERS (MIN 3" DIA.)
 - WATER FEATURE
 - BENCH SEATING
 - PICNIC TABLE W/ UMBRELLA SHADE
 - SHADE STRUCTURE
 - CONCRETE EDGER AT TURF

- GRAVEL MULCH AND REVEGETATED SEEDING**
- 58,075 SF 2'-4" COBBLE MULCH (6" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)
 - 153,105 SF 7/8" BROWN GRAVEL MULCH (3" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)
 - 2,946 SF CRUSHER FINES TRAIL TO MATCH EXISTING
 - ±21,000 SF AREAS SHALL BE REVEGETATED AS FOLLOWS:
CLAY, CLAY LOAM, AND SANDY GRAVELLY CLAY LOAM SOIL MIX. (13 LBS. PLS PER ACRE TOTAL)
SCIENTIFIC NAME - COMMON NAME # PLS/AC
- | | |
|---|-----|
| ORYZOPSIS HYMENOIDES 'NESPAR' - INDIAN RICE GRASS | 2.0 |
| HILARIA JAMESII 'VIVA' - GALLETIA | 2.0 |
| BOUTELOUA CURTIPENDULA 'VAUGHN' - SIDEOATS GRAMA | 2.0 |
| BOUTELOUA GRACILIS 'HACHITA' - BLUE GRAMA | 3.0 |
| SPOROBOLUS CRYPTANDRUS - SAND DROPSEED | 1.0 |
| ARTIPLEX CANESCENS - FOURWING SALTBRUSH | 1.0 |
| EPHEDRA VIRIDIS - GREEN MORMON TEA | 0.5 |
| ARTEMISIA FILIFOLIA - SAND SAGE | 0.5 |
| SPHAERALCEA AMBIGUA - DESERT GLOBEMALLOW | .25 |
| OENOTHERA PALLID - WHITE EVENING PRIMROSE | .25 |
| BAILEYA MULTIRADIATA - DESERT MARIGOLD | .25 |
| PENSTEMON AMBIGUUS - SAND PENSTEMON | .25 |

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES					
4		ACER PALMATUM JAPANESE MAPLE	2' B&B	8 HT. X 4 SPR. 15HT. X 15 SPR.	MED+
17		CERCIS RENIFORMIS OKLAHOMA OKLAHOMA REDBUD	2' B&B	8 HT. X 4 SPR. 15 HT. X 15 SPR.	MED
22		CHILOPSIS LINEARIS LUCINDA HAMILTON DESERT WILLOW	2' B&B	8 HT. X 4 SPR. 20 HT. X 20 SPR.	LOW+
18		CHITALPA TASHKENTENSIS PINK DAWN CHITALPA	2' B&B	8 HT. X 4 SPR. 20 HT. X 20 SPR.	MED
26		GLEDITSIA TRIACANTHUS INERMIS HONEYLOCUST	2' B&B	12 HT. X 6 SPR. 50 HT. X 45 SPR.	MED+
8		KOELERUTERIA PANICULATA GOLDENRAIN TREE	2' B&B	8 HT. X 4 SPR. 25 HT. X 25 SPR.	MED
30		PINUS NIGRA AUSTRIAN PINE	2' B&B	8 MIN. HT. 35 HT. X 25 SPR.	MED
28		PISTACHIA CHINENSIS CHINESE PISTACHE	2' B&B	12 HT. X 6 SPR. 60 HT. X 60 SPR.	MED
13		POPULUS ACUMINATA LANCELEAF COTONWOOD	2' B&B	12 HT. X 6 SPR. 50 HT. X 50 SPR.	MED+
41		PYRUS CALLERYANA 'AUTUMN BLAZE' AUTUMN BLAZE FLOWERING PEAR	2' B&B	8 HT. X 4 SPR. 30 HT. X 25 SPR.	MED+
15		QUERCUS BUCKLEYI TEXAS RED OAK	2' B&B	8 HT. X 4 SPR. 40 HT. X 40 SPR.	MED
20		VITEX AGNUS-CASTUS CHASERTREE (MULTI STEM)	15-GAL	8 HT. X 4 SPR. 20 HT. X 20 SPR.	MED
SHRUBS/GROUNDCOVERS					
		ARTEMISIA POWISII POWIS CASTLE SAGE	1-GAL	5" O.C. 2 HT. X 4" SPR.	MED
		BACCHARIS STARNI THOMPSON DWARF COYOTE BUSH	1-GAL	5" O.C. 3 HT. X 4" SPR.	LOW
		BUDDEIA DAVIDII NANHOENSIS BUTTERFLY BUSH	1-GAL	4" O.C. 4 HT. X 3" SPR.	MED
		CAESALPINA GILLESII BIRD OF PARADISE	5-GAL	7" O.C. 8 HT. X 6" SPR.	LOW
		CHRYSOTHAMNUS NAUSEOSUS CHAMISA	1-GAL	6" O.C. 5 HT. X 5" SPR.	LOW
		COTONEASTER APICULATUS CRANBERRY COTONEASTER	1-GAL	9" O.C. 4 HT. X 8" SPR.	MED
		CYTISSUS X LENA LENA'S BROOM	1-GAL	4" O.C. 2 HT. X 3" SPR.	LOW
		ERYSIMUM 'BOWLES MAUVE' BOWLES MAUVE WALLFLOWER	1-GAL	4" O.C. 2 HT. X 3" SPR.	MED
		FALLUGIA PARADOXA APACHE PLUME	1-GAL	6" O.C. 5 HT. X 5" SPR.	LOW
		GALLARDIA GRANDIFLORA 'FANFAIR' BLANKET FLOWER	1-GAL	4" O.C. 3 HT. X 3" SPR.	LOW
		HYMENOXYSS ACAULIS ANGELITA DAISY	1-GAL	2" O.C. 1 HT. X 1" SPR.	LOW
		LAVANDULA AUGUSTIFOLIA ENGLISH LAVENDER	1-GAL	4" O.C. 3 HT. X 3" SPR.	MED
		LAGERSTROEMIA INDICA CRAPE MYRTLE	15-GAL	16" O.C. 15 HT. X 15" SPR.	MED
		LIATRIS PUNCTATA GAYFEATHER	1-GAL	2" O.C. 8 HT. X 18" SPR.	LOW
		NANDINA DOMESTICA FIREPOWER DWARF HEAVENLY BAMBOO	1-GAL	3" O.C. 2 HT. X 2" SPR.	MED+
		OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE	1-GAL	4" O.C. 1 HT. X 3" SPR.	LOW
		PENSTEMON SPP. PENSTEMON	1-GAL	3" O.C. 3 HT. X 3" SPR.	LOW
		PHOTINIA FRASERI PHOTINIA	1-GAL	9" O.C. 8 HT. X 8" SPR.	MED
		POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	1-GAL	4" O.C. 3 HT. X 3" SPR.	MED
		POTENTILLA TABERNAEMONTANA SPRING CINQUEFOIL	1-GAL	2" O.C. 6 HT. X 18" SPR.	MED
		PRUNUS BESSEYI WESTERN SAND CHERRY	1-GAL	4" O.C. 3 HT. X 3" SPR.	MED
		RHAMPHOLEPIS INDICA INDIA HAWTHORN	1-GAL	5" O.C. 4 HT. X 4" SPR.	LOW
		RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC	1-GAL	5" O.C. 2 HT. X 4" SPR.	LOW+
		ROSMARINUS OFFICINALIS PROSTRATE ROSEMARY	1-GAL	6" O.C. 2 HT. X 5" SPR.	LOW+
		SALVIA GREGGII CHERRY SAGE	1-GAL	4" O.C. 2 HT. X 3" SPR.	MED
		SEDUM SPECTABILE STONECROP	1-GAL	3" O.C. 2 HT. X 2" SPR.	LOW
		TEUCRIUM CHAMAEDRYS TRAILING GERMANDER	1-GAL	3" O.C. 1 HT. X 2" SPR.	MED
		VINCA MAJOR GIANT PERIWINKLE	1-GAL	5" O.C. 1 HT. X 4" SPR.	MED+
		VINCA MINOR PERIWINKLE	1-GAL	3" O.C. 9 HT. X 2" SPR.	MED+
VINES					
		LONICERA JAPONICA HALLIANA HALL'S HONEYSUCKLE	1-GAL	3" O.C. 12 SPR.	MED+
		ROSA BANKSAE LADY BANKS ROSE	1-GAL	6" O.C. 40 SPR.	LOW+
DESERT ACCENTS					
		DASYLIRION WHEELERI SOTOL	5-GAL	6" O.C. 4 HT. X 5" SPR.	LOW
		HESPERALOE PARVIFLORA RED YELLO FLOWERING YUCCA	1-GAL	4" O.C. 3 HT. X 3" SPR.	LOW
ORNAMENTAL GRASS					
		HELICTOTRICHON SEMPERVIRENS BLUE AVERNA GRASS	1-GAL	2" O.C. 2 HT. X 1" SPR.	MED
		MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GRASS	1-GAL	2" O.C. 3 HT. X 4" SPR.	MED
		NASSELLA TENUISSIMA BEAR GRASS	1-GAL	2" O.C. 2 HT. X 18" SPR.	LOW
TURF GRASS					
		REVELLIE BLUEGRASS			HIGH
		NATIVE BLEND BOUTELOUA GRACILIS - BLUE GRAMA, BUCHLOE DACTYLOIDES - BUFFALOGRASS			LOW

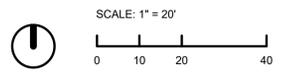


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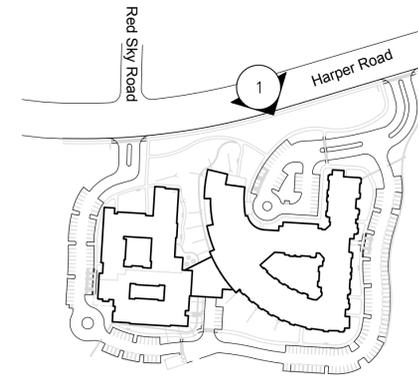


LANDSCAPE DETAIL
SEPTEMBER 6, 2017



Material Legend

- 1. Exterior Stucco Finish - Light Beige Color
- 2. Exterior Stucco Finish - Medium Beige Color
- 3. Exterior Stucco Finish - Dark Beige Color
- 4. Exterior Glazing
- 5. Decorated Window Header - Dark Brown Color
- 6. Clay/Concrete Roof Tile - Red Color
- 7. Wood Canopy Structure - Dark Beige Color



Keymap - n.t.s.



1. IL Building - North Elevation



1. IL Building - North Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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SEPTEMBER 14, 2017



ELEVATIONS

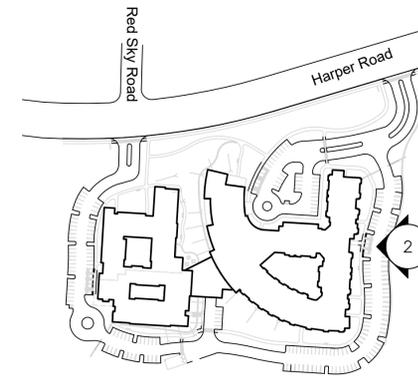
6 of 15



Key Elevation [Scale = 1:20]

Material Legend

- 1. Exterior Stucco Finish - Light Beige Color
- 2. Exterior Stucco Finish - Medium Beige Color
- 3. Exterior Stucco Finish - Dark Beige Color
- 4. Exterior Glazing
- 5. Decorated Window Header - Dark Brown Color
- 6. Clay/Concrete Roof Tile - Red Color
- 7. Food Canopy Structure - Dark Beige Color



Keymap - n.t.s.



2. IL Building - East Elevation



2. IL Building - East Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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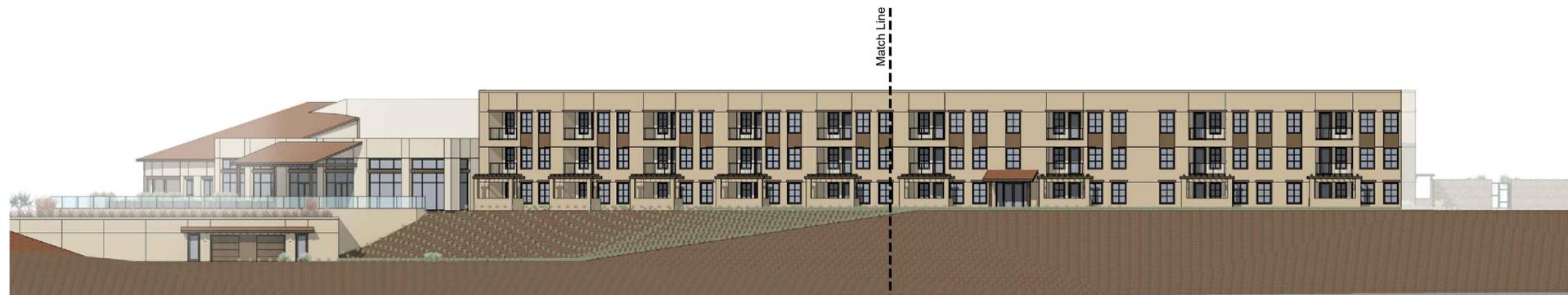
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SEPTEMBER 14, 2017



ELEVATIONS

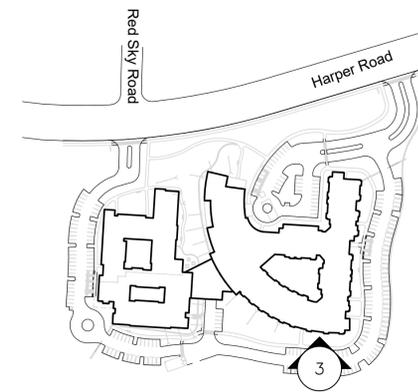
7 of 15



Key Elevation [Scale = 1:20]

Material Legend

- 1. Exterior Stucco Finish - Light Beige Color
- 2. Exterior Stucco Finish - Medium Beige Color
- 3. Exterior Stucco Finish - Dark Beige Color
- 4. Exterior Glazing
- 5. Decorated Window Header - Dark Brown Color
- 6. Clay/Concrete Roof Tile - Red Color
- 7. Food Canopy Structure - Dark Beige Color



Keymap - n.t.s.



3. IL Building - South Elevation



3. IL Building - South Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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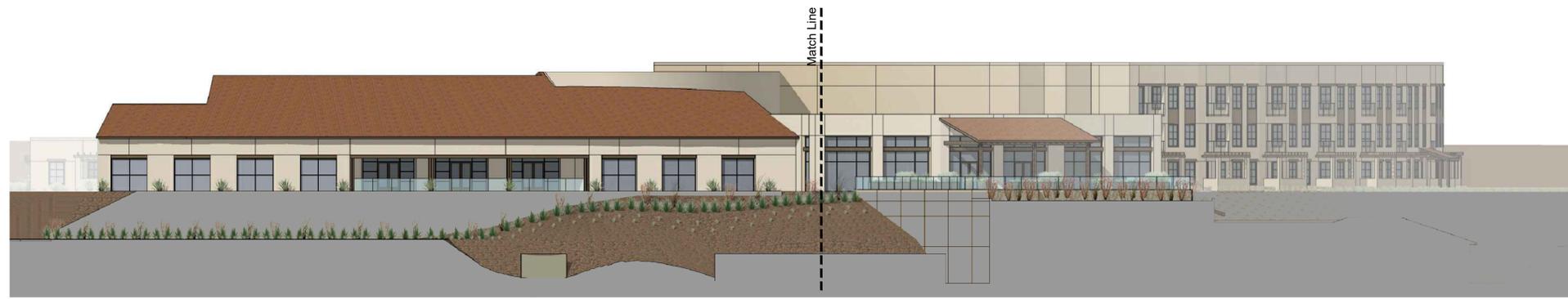
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ELEVATIONS

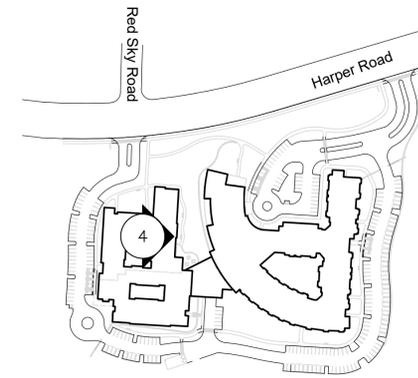
8 of 15



Key Elevation [Scale = 1:20]

Material Legend

- 1. Exterior Stucco Finish - Light Beige Color
- 2. Exterior Stucco Finish - Medium Beige Color
- 3. Exterior Stucco Finish - Dark Beige Color
- 4. Exterior Glazing
- 5. Decorated Window Header - Dark Brown Color
- 6. Clay/Concrete Roof Tile - Red Color
- 7. Wood Canopy Structure - Dark Beige Color



Keymap - n.t.s.



4. IL Building - West Elevation



4. IL Building - West Elevation

Note: Refer to Landscape Drawings for proposed landscape design.

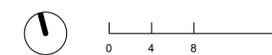


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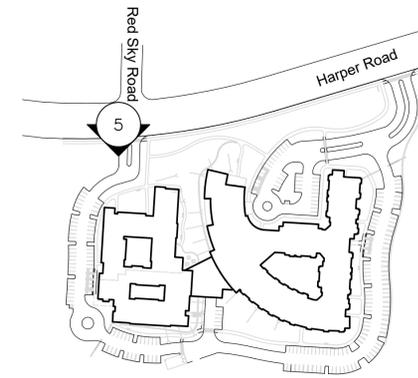


ELEVATIONS

9 of 15

Material Legend

- 1. Exterior Stucco Finish - Light Brown Color
- 2. Exterior Stucco Finish - Medium Brown Color
- 3. Exterior Glazing
- 4. Clay Concrete Roof Tile - Red Color
- 5. Decorative Metal Railing - Gray Color
- 6. Food Aqueing Structure - Medium Brown Color
- 7. Decorated Window Header - Dark Brown Color



Keymap - n.t.s.



5. ALMC Building - North Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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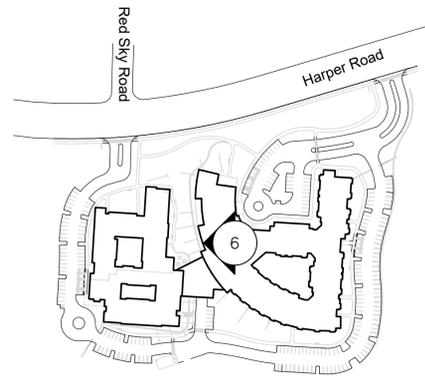




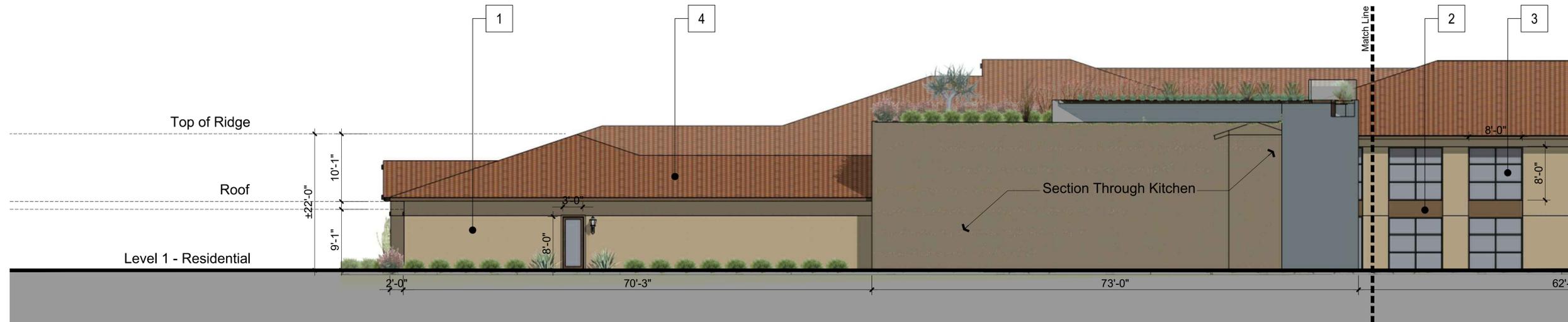
Key Elevation [Scale = 1:20]

Material Legend

- 1. Exterior Stucco Finish - Light Brown Color
- 2. Exterior Stucco Finish - Medium Brown Color
- 3. Exterior Glazing
- 4. Clay Concrete Roof Tile - Red Color
- 5. Decorative Metal Railing - Gray Color
- 6. Food Awning Structure - Medium Brown Color
- 7. Decorated Window Header - Dark Brown Color



Keymap - n.t.s.



6. ALIMC Building - East Elevation



6. ALIMC Building - East Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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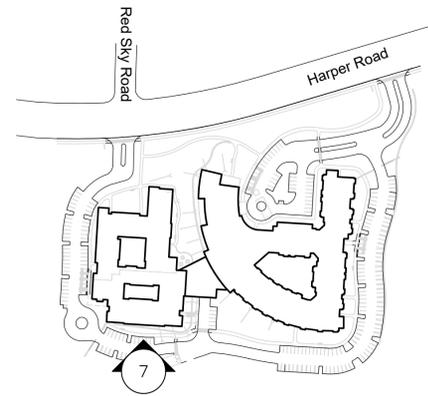
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SEPTEMBER 14, 2017

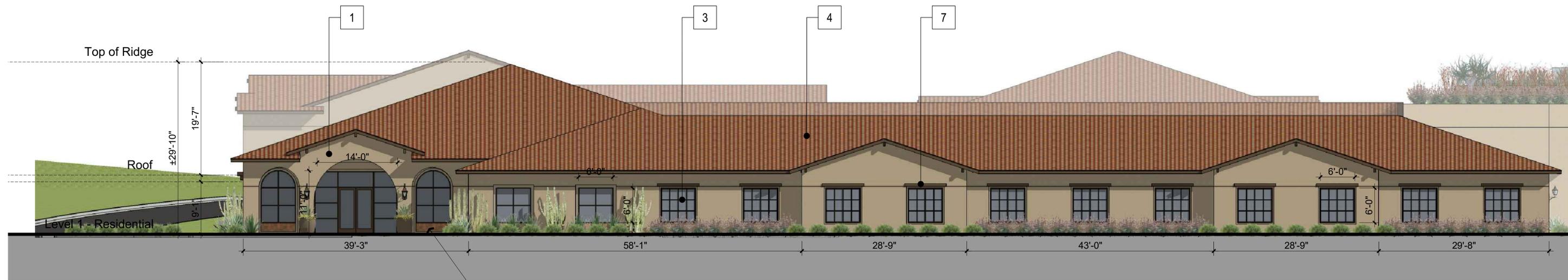


Material Legend

- 1. Exterior Stucco Finish - Light Brown Color
- 2. Exterior Stucco Finish - Medium Brown Color
- 3. Exterior Glazing
- 4. Clay Concrete Roof Tile - Red Color
- 5. Decorative Metal Railing - Gray Color
- 6. Food Awning Structure - Medium Brown Color
- 7. Decorated Window Header - Dark Brown Color



Keymap - n.t.s.



7. ALMC Building - South Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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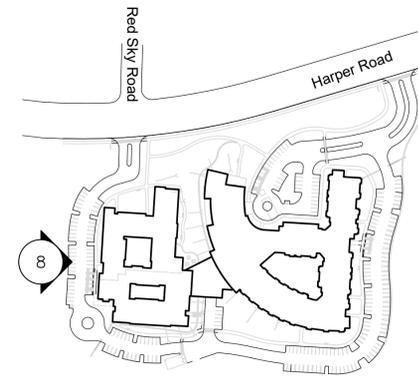
12 of 15



Key Elevation [Scale = 1:20]

Material Legend

- 1. Exterior Stucco Finish - Light Brown Color
- 2. Exterior Stucco Finish - Medium Brown Color
- 3. Exterior Glazing
- 4. Clay Concrete Roof Tile - Red Color
- 5. Decorative Metal Railing - Gray Color
- 6. Food Awning Structure - Medium Brown Color
- 7. Decorated Window Header - Dark Brown Color



Keymap - n.t.s.



8. ALMC Building - East Elevation



8. ALMC Building - East Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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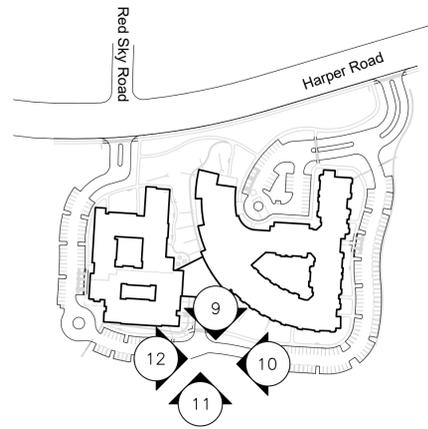
SEPTEMBER 14, 2017



Material Legend

- 1. Exterior Stucco Finish - Light Beige Color
- 2. Exterior Stucco Finish - Dark Beige Color
- 3. Exterior Glazing
- 4. Clay Concrete Roof Tile - Red Color
- 5. Metal Garage Door - Dark Beige

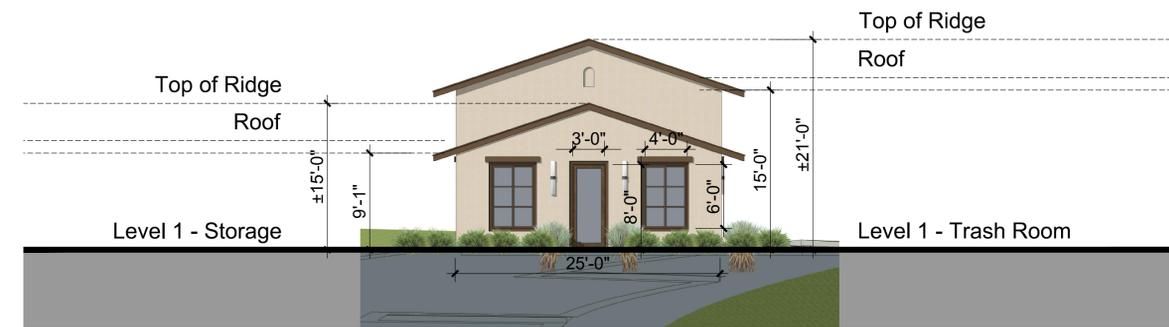
Note: The Trash Compactor servicing the whole project will be located in this structure.



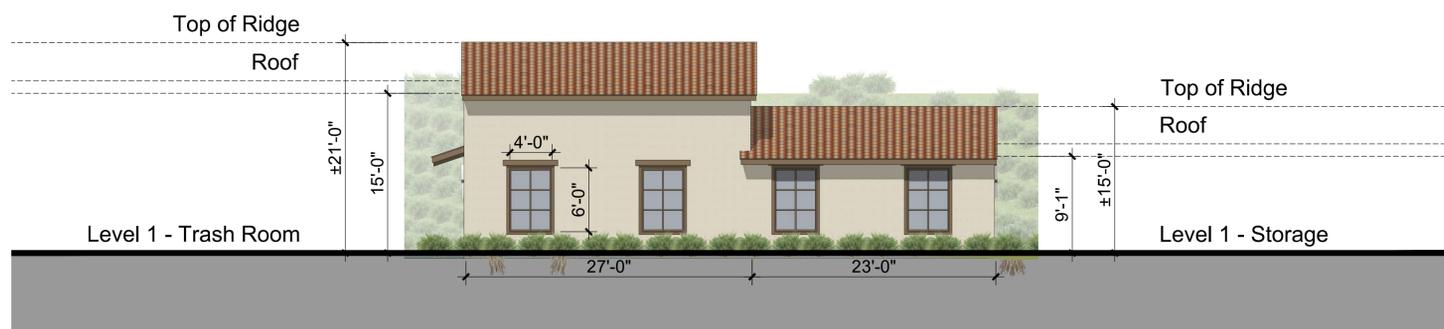
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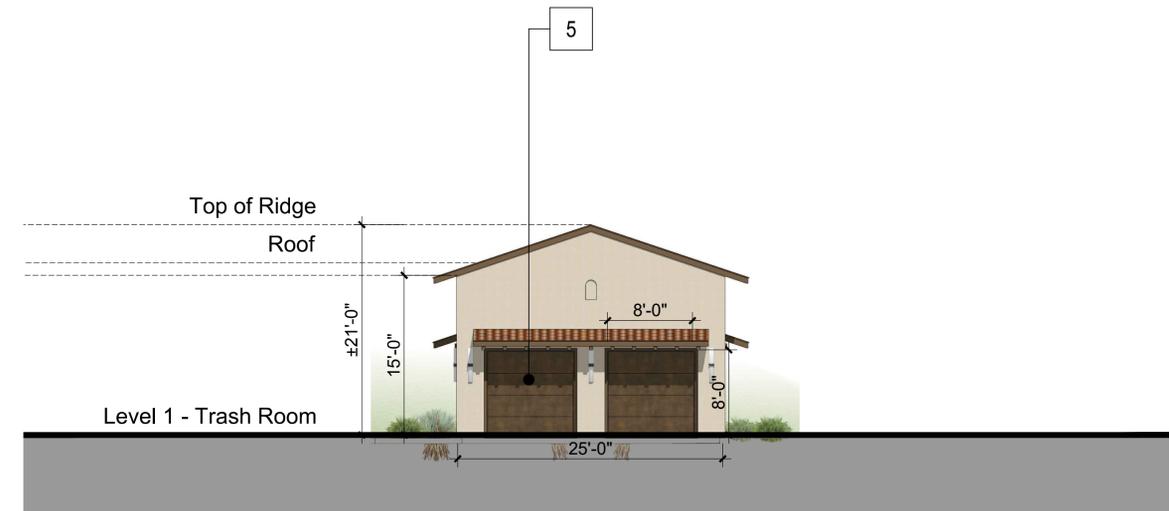
9. Trash Storage Building - North Elevation



10. Trash Storage Building - East Elevation



11. Trash Storage Building - South Elevation



12. Trash Storage Building - West Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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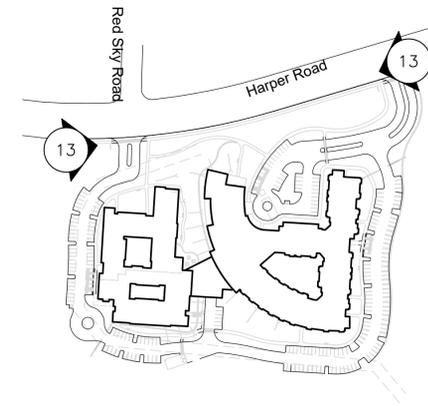
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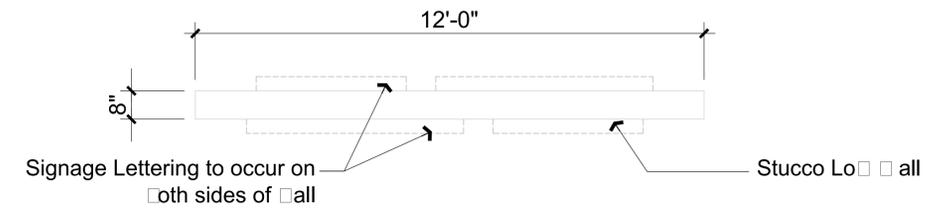


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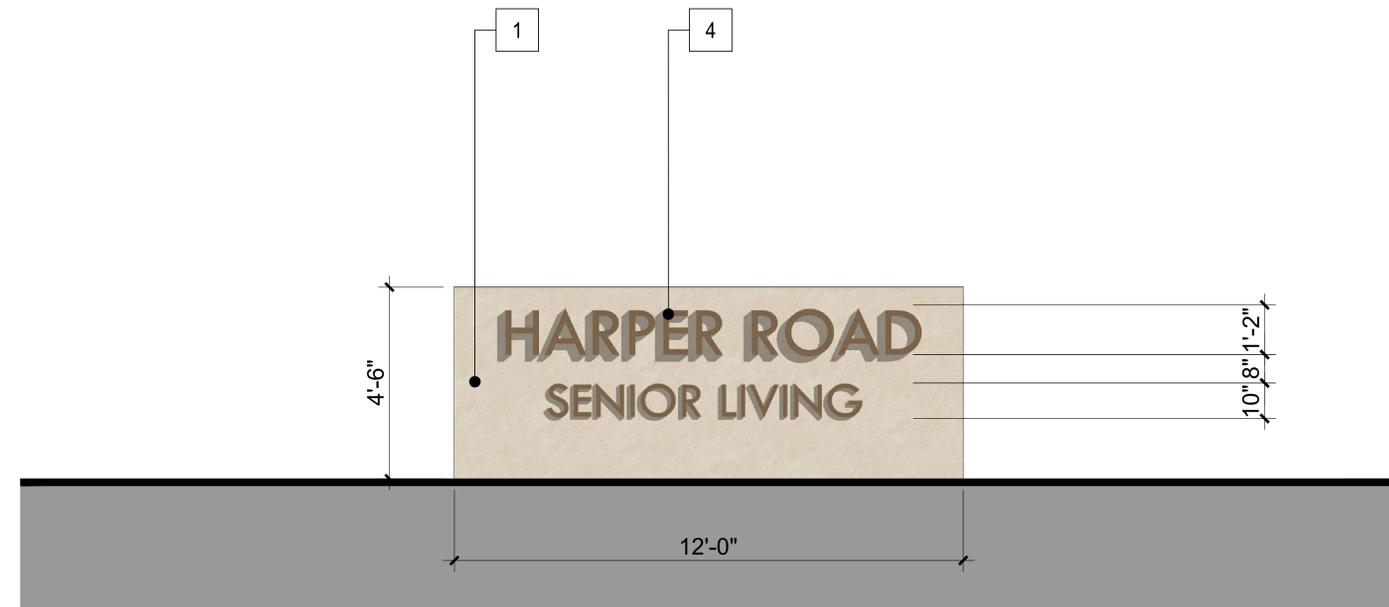
- 1. Exterior Stucco Finish - Light Beige Color
- 2. Metal Signage Lettering - Dark Beige Color



Keymap - n.t.s.



Monument Signage - Plan View



13. Monument Signage - Elevation

Note: Refer to Landscape Drawings for proposed landscape design.



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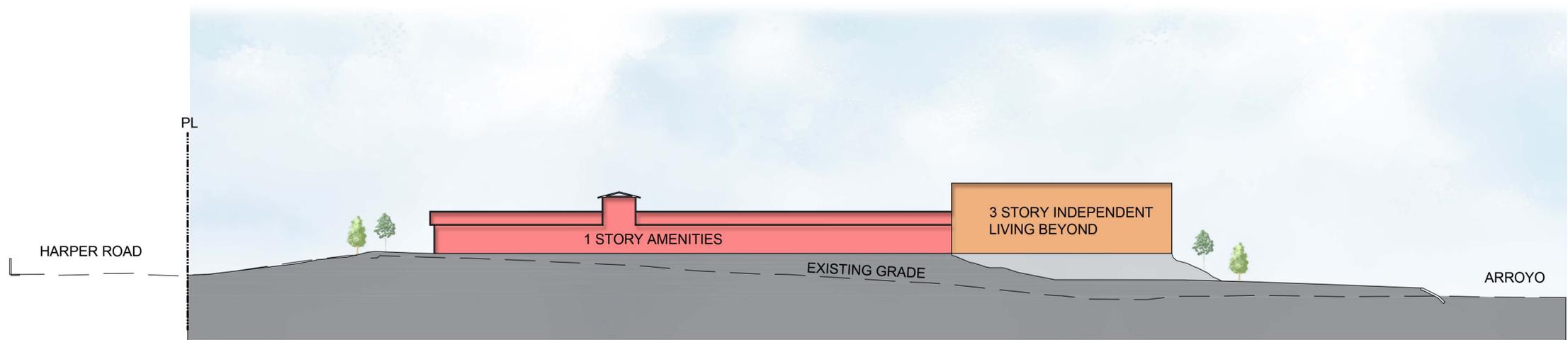
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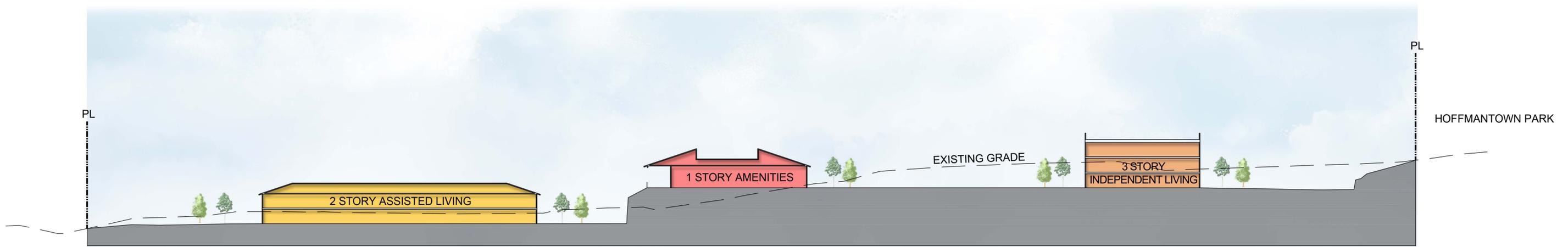
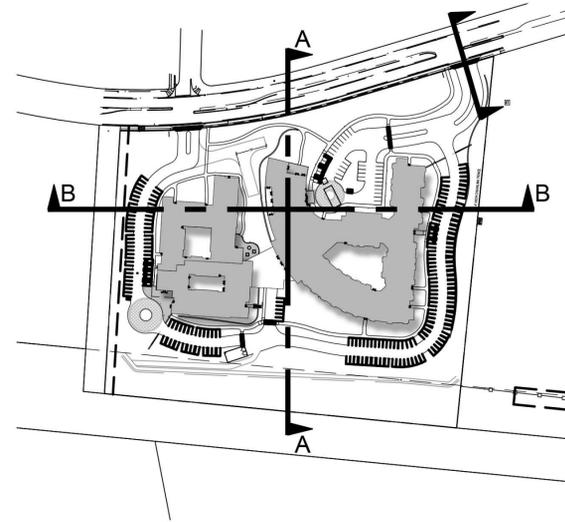


ELEVATIONS

15 of 15



Section A



Section B

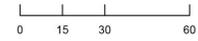


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CONCEPTUAL SITE SECTIONS

A4.0