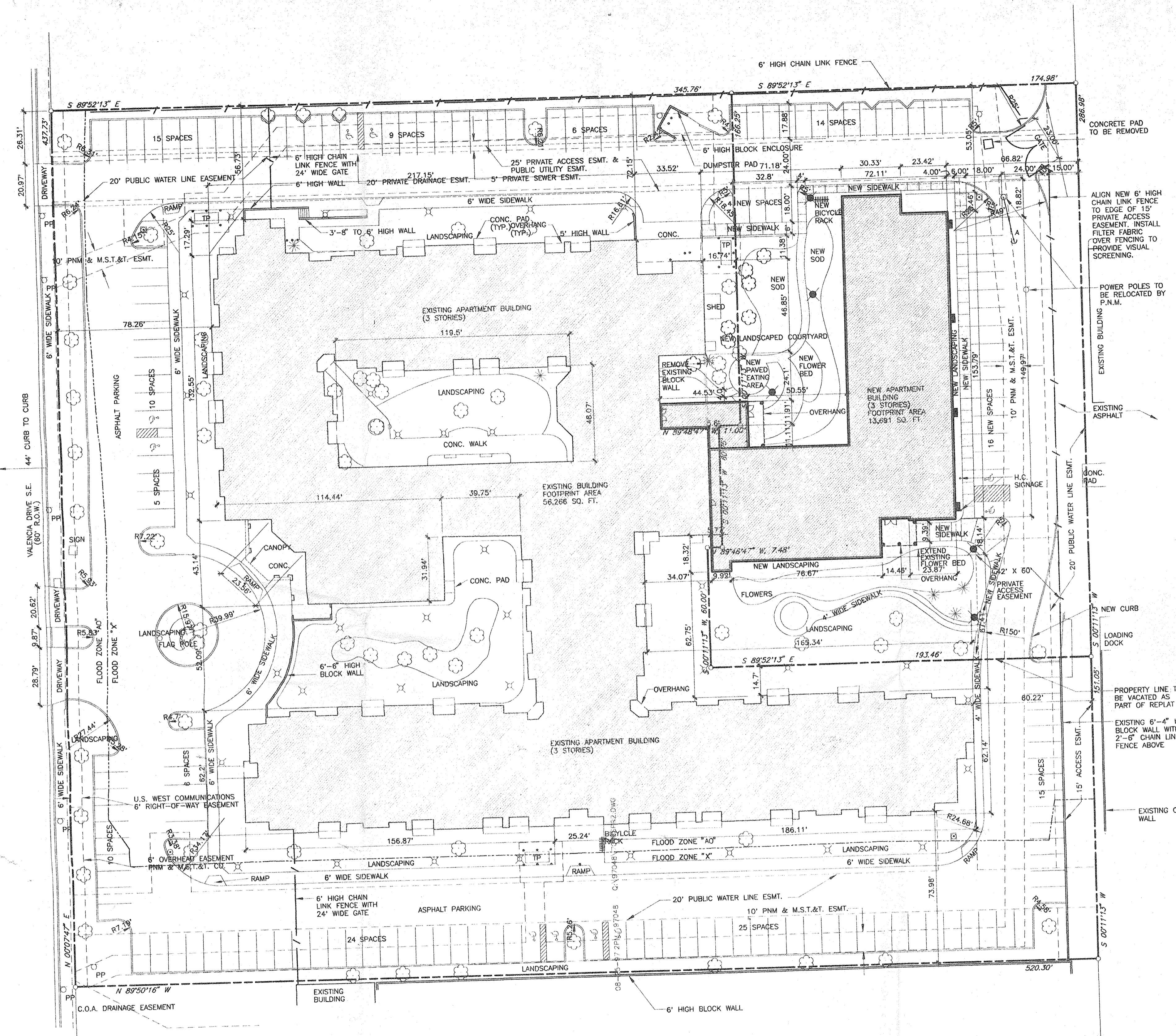


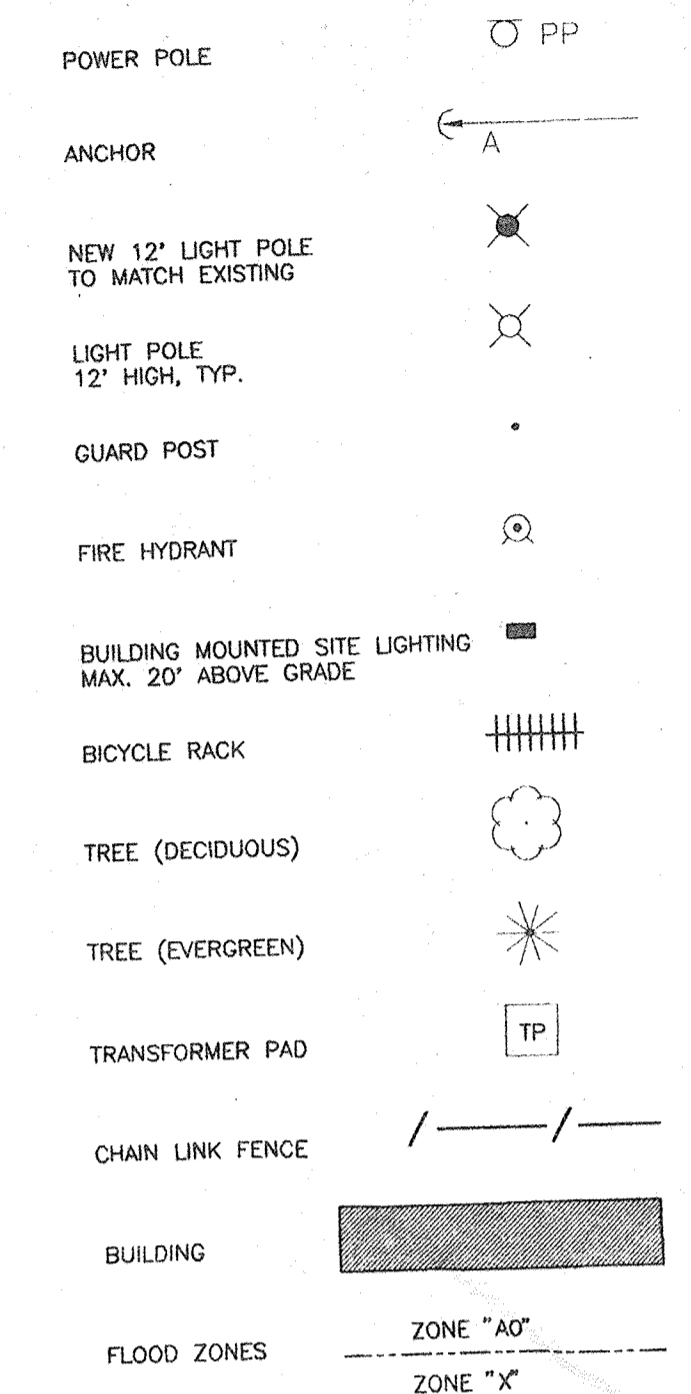
DRB-97-310



General Notes

1. AREA LIGHTING, INCLUDING PARKING AREA LIGHTING, SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY.
2. AREA LIGHTING SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 1,000 FOOT-LAMBERTS AND IT SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 200 FOOT-LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
3. REFER CONCEPTUAL GRADING AND DRAINAGE PLAN/UTILITY PLAN, SHEET 3 OF 5, FOR ALL REQUIRED UTILITY INFORMATION.
4. TWO PARKING SPACES TO BE DESIGNATED AS PREFERENTIAL PARKING FOR CAR POOLING. PREFERENTIAL DOES NOT MEAN EXCLUSIVE.
5. TYPICAL COMPACT PARKING SPACES DENOTED BY 'C'. STENCIL "COMPACT" IN 8" HIGH CAPITAL LETTERS IN EACH SPACE.

Legend



DRB-97-310

Index of Drawings

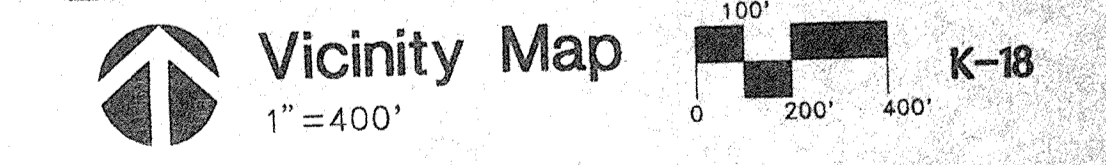
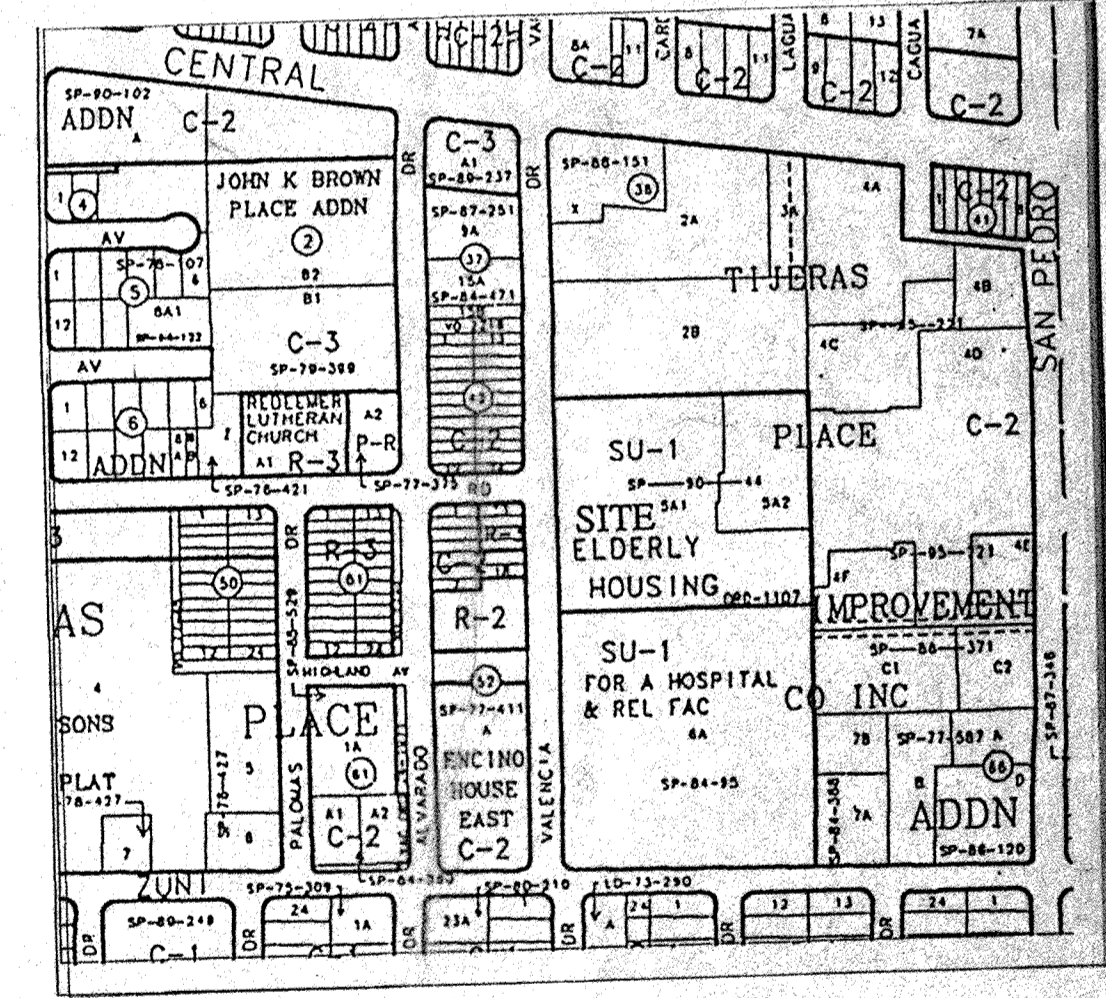
1. Site Development Plan
2. Landscaping Plan
3. Conceptual Grading and Drainage and Utilities Plan
4. Conceptual Building Elevations
5. Exhibit A: Original E.P.C. approved Site Plan, Z-86-5
6. Exhibit B: Original E.P.C. approved Elevations Buildings A and B
7. Exhibit C: Original E.P.C. approved Elevations Community Building

Project Data

LEGAL DESCRIPTION OF PROPERTY: TRACTS 5-A-1 AND 5-A-2, TUBERAS PLACE IMPROVEMENT SUBDIVISION (NOTE: THESE TRACTS ARE TO BE CONSOLIDATED AS PART OF REPLAT.) ALBUQUERQUE, NEW MEXICO

| | |
|------------------------|---|
| ZONING CLASSIFICATION: | SU-1 FOR ELDERLY HOUSING |
| BUILDING TYPE: | APARTMENT COMPLEX |
| CONSTRUCTION TYPE: | EXISTING ASSISTED LIVING WING DINING ROOM EXTENSION |
| NUMBER OF FLOORS: | 3 |
| OCCUPANCY GROUP: | EXISTING ASSISTED LIVING WING DINING ROOM EXTENSION |
| GROSS AREA: | EXISTING ASSISTED LIVING WING TOTALS |
| NET USABLE AREA: | EXISTING DINING ROOM/GALLERY APARTMENTS STAFF USE LOUNGE |
| OCCUPANCY LOAD: | EXISTING DINING ROOM/GALLERY APARTMENTS STAFF USE LOUNGE |
| SITE AREA: | TRACT 5-A-1 TRACT 5-A-2 TOTAL |
| BUILDING FOOTPRINT: | EXISTING ASSISTED LIVING WING TOTAL |
| HARD SURFACE AREA: | 94,012 S.F. 41% |
| LANDSCAPED AREA: | 63,995 S.F. 28% |

| | |
|-----------------------------|---|
| PROPOSED USES: | ADDITION OF 60 UNIT ASSISTED LIVING FACILITY FOR SENIORS EXPANSION OF EXISTING DINING ROOM |
| ASSISTED LIVING APARTMENTS: | 60 UNITS @ 443 S.F. 26,580 S.F. |
| SUPPORT AREAS/CIRCULATION: | 12,300 S.F. |
| ADDITION AREA: | 38,900 S.F. |
| PARKING SPACES REQUIRED: | 1 PER DWELLING UNIT 200 TOTAL REQUIRED 200 |
| PARKING SPACES PROVIDED: | EXISTING 139 NEW 20 TOTAL PROVIDED 159 |
| H.C. SPACES REQUIRED: | 8 |
| H.C. SPACES PROVIDED: | EXISTING 8 (VAN ACCESSIBLE) NEW 10 (2 VAN ACCESSIBLE) TOTAL PROVIDED 18 |



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE
Hydent S. ...

DRB-97-310

THIS PLAN IS ALSO CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY 16, 1986.

- | | |
|--|----------|
| <i>Paul Brown</i> | 8-26-97 |
| CITY ENGINEER, TRANSPORTATION DIVISION | DATE |
| <i>Paul J. Ceylan</i> | 8-26-97 |
| CITY ENGINEER, JAMAFCO | DATE |
| <i>Robert W. Kane</i> | 8-26-97 |
| PUBLIC WORKS, UTILITY DIVISION | DATE |
| <i>Edward G. Stang</i> | 10-10-97 |
| PARKS DESIGN AND DEVELOPMENT, C.L.P. | DATE |
| <i>Kym L. Tom</i> | 10-14-97 |
| CITY PLANNER, PLANNING DIVISION | DATE |

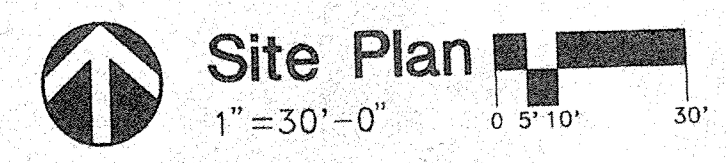
| no. | date | revision |
|-----|---------|-----------------------------|
| 1 | 8/11/97 | PER DRB-97-310 COMMENTS |
| 2 | 8/21/97 | PER TRANSPORTATION COMMENTS |

Dekker/Perich
architecture planning interiors
6801 Jefferson Street NE, Suite 100
Albuquerque, New Mexico 87109
505 761-9700 Fax 761-4222

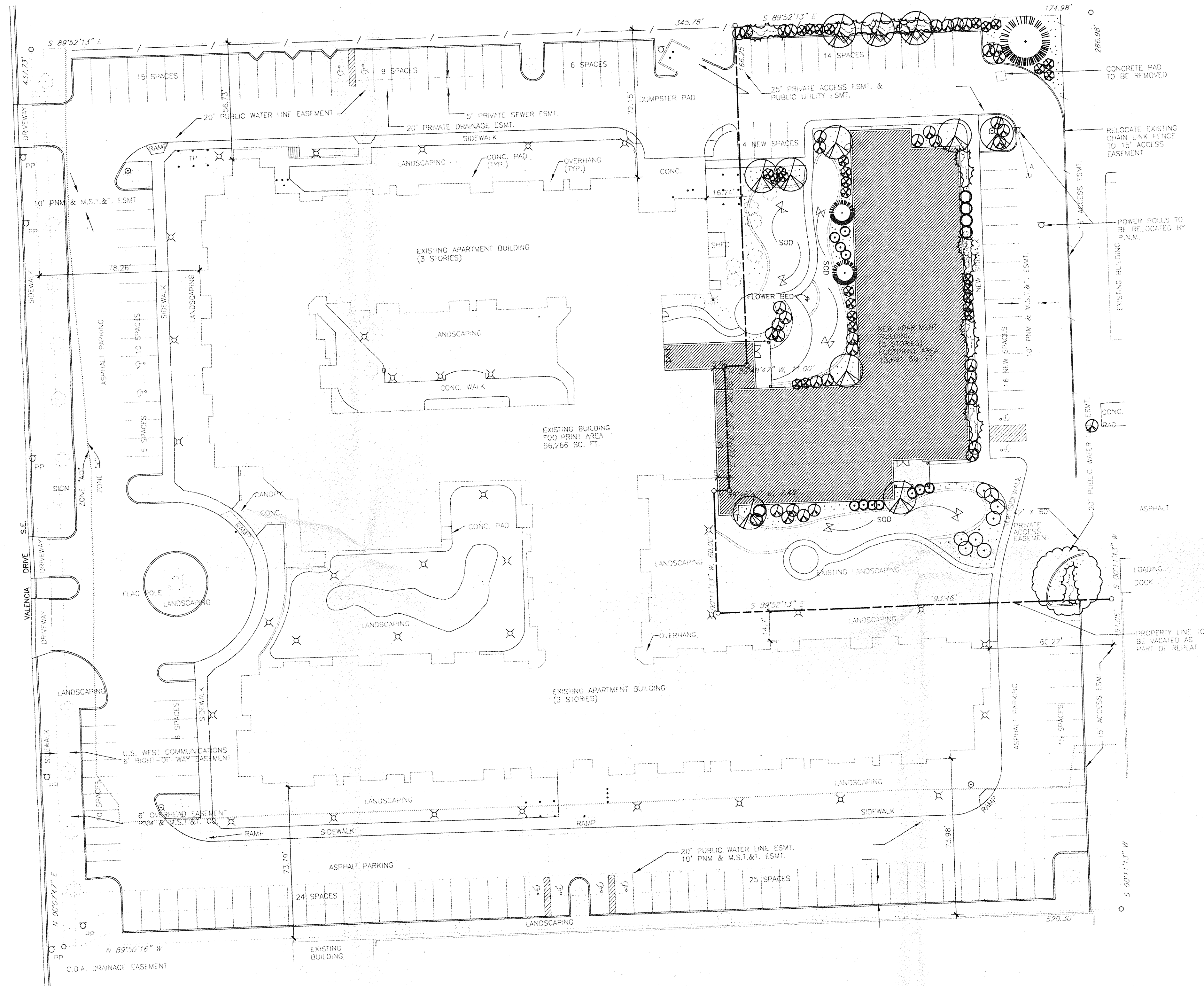
Assisted Care Apartments
Valencia Court Retirement Community
Albuquerque, NM

Site Development Plan Z-97-90

| | |
|----------|---------|
| job no: | 97048 |
| drn. by: | kmk |
| okd. by: | |
| issued: | 8/11/97 |
| sheet | 1 |



08-25-97 2PM 97048 0\97048\7048SPR2.DWG



- A6H(X1)
Fraxinus pennsylvanica
2 1/2' - 3'-Cal
- FLOWERING PEAR(HX1)
Pyrus calleryana
3'-Cal
- AUSTRIAN PINE(MX1)
Pinus nigra
6'-8'
- PINON PINE(MX2)
Pinon edulis
6'-8'
- AUTUMN SAGE(O)
5 GAL Salvia greggii
- MAIDEN GRASS(MX3S)
5 GAL Miscanthus sinensis
- FLOWING SALTBUH(LX4)
5 GAL Fourwing Saltbush
- ELAEAGNUS(MX23)
5 GAL Elaeagnus pungens
- RUSSIAN SAGE(MX11)
5 GAL FERROVSKIA ATRIPLICIFOLIA
- TAM JUNIPER(MX132)
5 GAL JUNIPERUS SABINA(M)
- OVERSIZED GRAVEL
4 BOULDERS(O)
- SOD
- GRAVEL W/F

LANDSCAPE NOTES:

All landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Pop Up spray heads to sod lawn. Bubblers to trees and drip irrigation to shrub areas. Irrigation system maintenance shall be the responsibility of the Property Owner.

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque water conservation landscaping and waste water ordinance. planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

| | | |
|-----------------------------|---------|-------------|
| NET LANDSCAPE AREA | 227,824 | square feet |
| TOTAL LOT AREA | 227,824 | square feet |
| TOTAL BUILDINGS AREA | 69,451 | square feet |
| NET LOT AREA | 157,467 | square feet |
| LANDSCAPE REQUIREMENT | 15 | square feet |
| TOTAL LANDSCAPE REQUIREMENT | 226,45 | square feet |
| TOTAL LANDSCAPE PROVIDED | 61,464 | square feet |
| TOTAL SOD PROVIDED | 4,382 | square feet |
| TOTAL BED PROVIDED | 6,842 | square feet |
| EXISTING LANDSCAPE | 50,291 | square feet |



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THIS PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 21, 1997 - CASE NO. ---

TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____ DATE _____

CITY ENGINEER/AMAFCA _____ DATE _____

PUBLIC WORKS, UTILITY DIVISION _____ DATE _____

PARKS AND GENERAL SERVICES DEPARTMENT _____ DATE _____

CITY PLANNER, PLANNING DIVISION _____ DATE _____

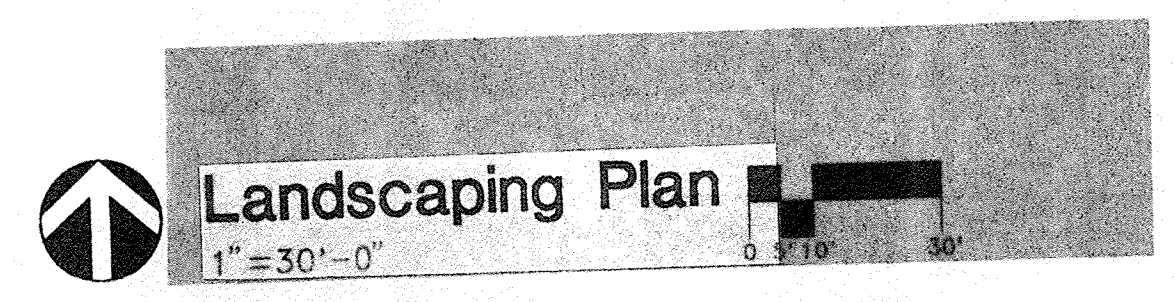
| no. | date | revision |
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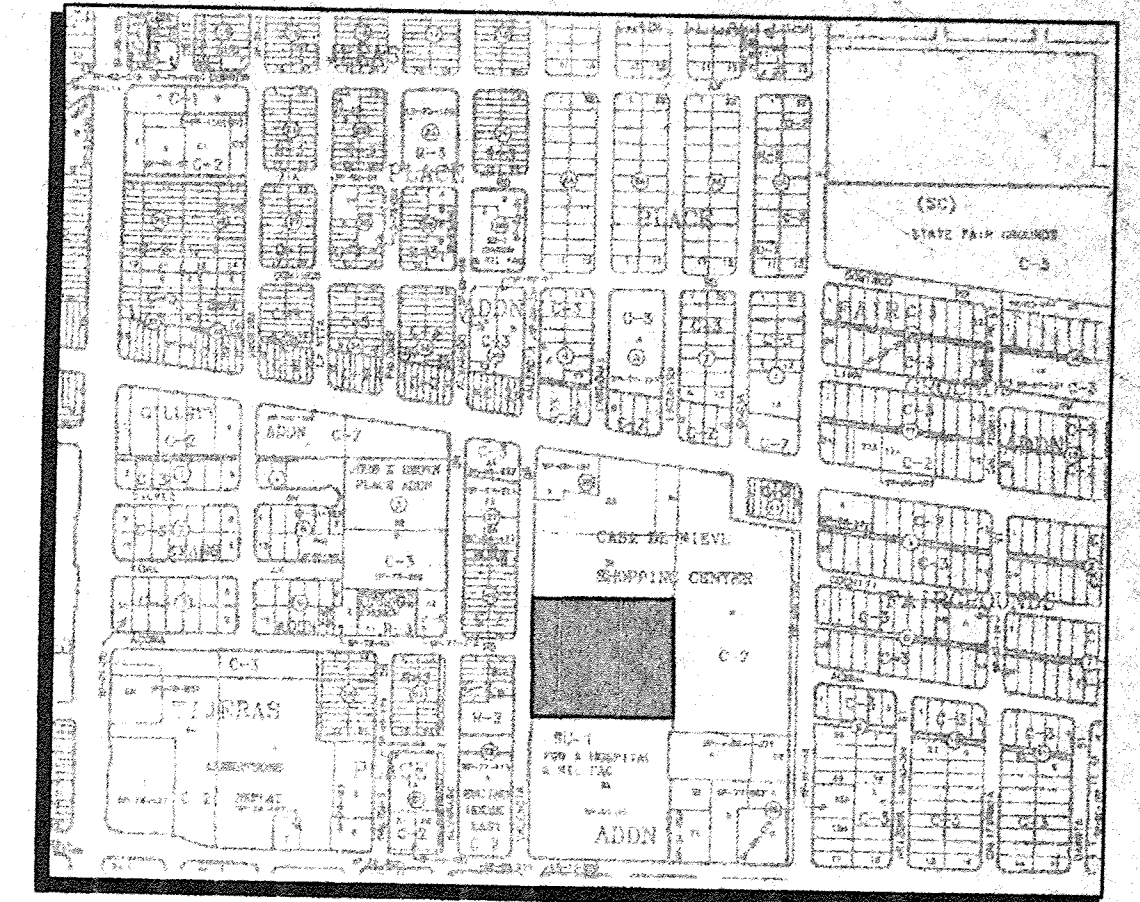
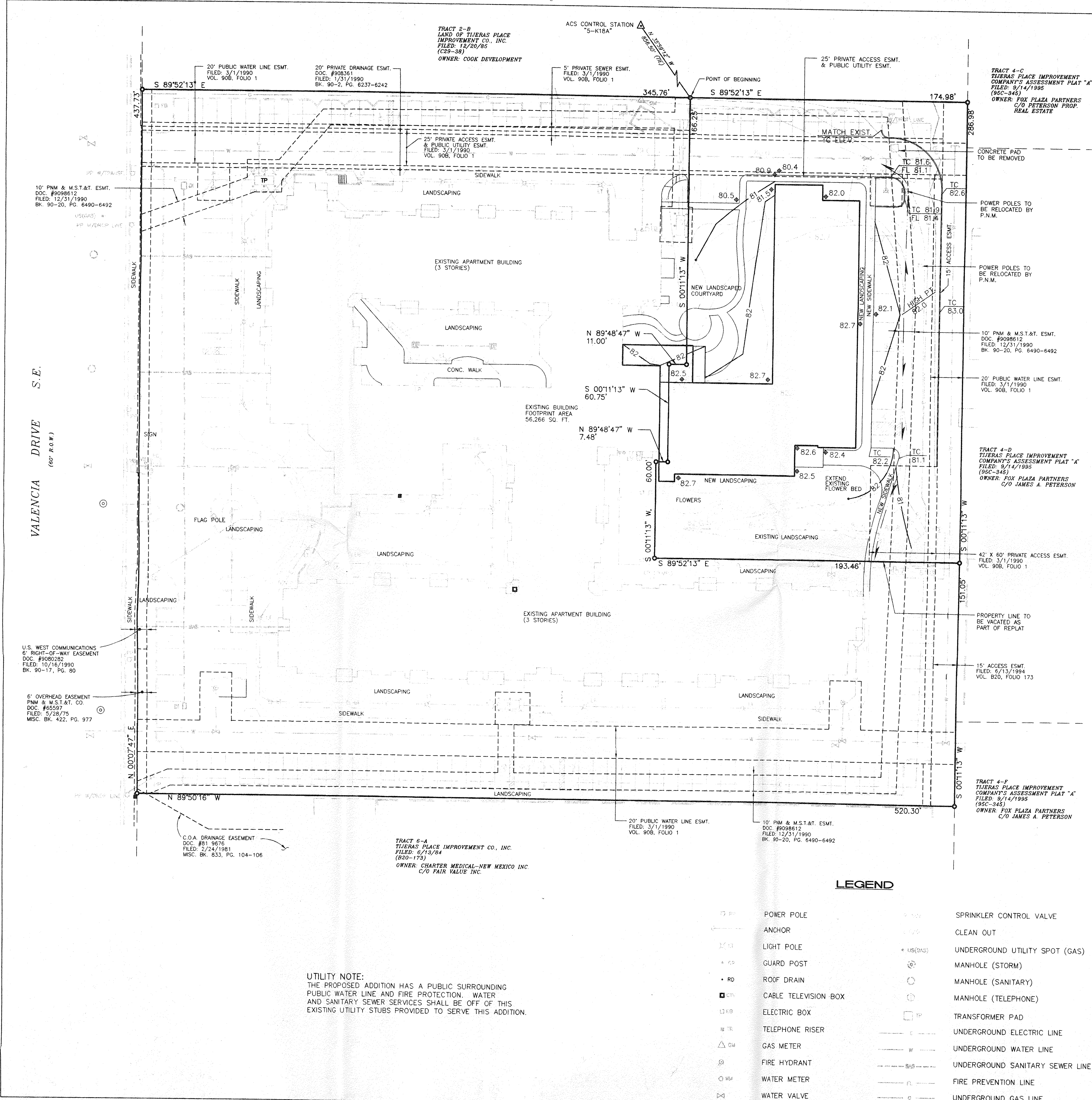
Dekker/Perich 6501 Americas Parkway NE, Suite 675
Albuquerque, New Mexico 87110
505.888.3111 Fax 883.8050

**Assisted Care Apartments
Valencia Court Retirement Community
Albuquerque, NM**

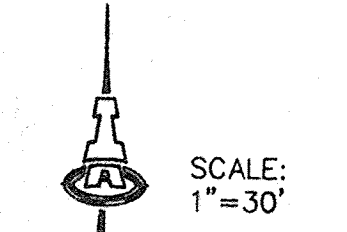
Landscaping Plan

| | |
|----------|-------|
| job no: | 97048 |
| drn. by: | kmk |
| ckd. by: | |
| issued: | |
| sheet | 2 |
| of | |





K-18
VICINITY MAP
1"=750'



LEGAL DESCRIPTION: TRACT 5-A-2, TIJERAS PLACE IMPROVEMENT CO., INC., ALBUQUERQUE, NEW MEXICO

ENGINEER: ISAACSON AND ARFMAN, P.A.
ATTN: FRED C. ARFMAN, P.E.
128 MONROE STREET, NE
ALBUQUERQUE, NEW MEXICO 87108
(505)268-8828

SURVEYOR: ALBUQUERQUE SURVEYING CO., INC.
2119 MENAUL BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO 87107
(505)884-2036

BENCHMARK: CITY OF ALBUQUERQUE CONTROL STATION "5-K18A"
LOCATED ON THE NORTH RIGHT-OF-WAY OF CENTRAL AVENUE BETWEEN
ALVARADO DRIVE AND VALENCIA DRIVE NE
ELEVATION = 5277.51

FLOOD HAZARD STATEMENT: THE SOUTHERLY AND WESTERLY PORTION OF TRACT 5-A-1 (EXISTING DEVELOPMENT) LIES WITHIN FLOOD ZONE "AO" (DEPTH 1 FT.), THE REMAINDER OF TRACT 5-A-1, AND TRACT 5-A-2 (SUBJECT SITE), LIE WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 3500160354, EFFECTIVE DATE SEPTEMBER 20, 1996.

APPROVED DRAINAGE AND GRADING PLAN: THE CITY HYDROLOGY DIVISION HAS PREVIOUSLY APPROVED A TOTAL SITE DRAINAGE PLAN (K-18/D-) ON 18- PREVIOUS PLAN ALLOWED FOR FREE DISCHARGE ONTO VALENCIA DRIVE VIA BOTH STREET (OVERLAND) AND STORM DRAIN.

EXISTING CONDITIONS: TRACT 5-A-2 DOES NOT ACCEPT OFFSITE STORM WATERS FROM EITHER THE NORTH OR EASTERLY TRACTS. TRACT 5-A-1 (EXISTING IMPROVEMENTS) DISCHARGES DEVELOPED FLOWS ONTO THE TRACT FROM BOTH THE WEST AND SOUTH. ONSITE AND OFFSITE STORM WATERS ARE DIRECTED TO THE PERIMETER ACCESSWAY AND DRAINAGE ROUTES BY EXISTING SWALES.

HYDROLOGY: PRECIPITATION ZONE 2
LAND TREATMENT "C"
AREA = 1.1936 AC (51,993 SF)
WT. E = 1.13 INCHES
TOTAL $Q_p = (3.14)(1.19) = 3.7$ CFS
VOL (360) = $(1.13)(1.19)/12 = 0.112$ AC-FT = 4881 CU FT
STORM WATERS ARE SPLIT 65% (2.4 CFS) TO THE NORTH AND 35% (1.3 CFS) TO THE EAST.

PROPOSED CONDITIONS: TRACT 5-A-2 SHALL BE BUILT-OUT IN CONFORMANCE WITH THE APPROVED PLAN AS THE LAST THREE-STORY WING OF THE ASSISTED LIVING FACILITY. ADDITIONAL PARKING, PAVED ACCESS AND PEDESTRIAN WAYS AND NEW LANDSCAPING SHALL BE PROVIDED FOR 100% OF THE PROPOSED GROUND COVER.

AREA TREATMENT B: 0.34 AC (14,810 SF)
AREA TREATMENT D: 0.85 AC (37,030 SF)
WT. E = $(0.78)(0.34) + (0.85)(2.12) = 1.74$ INCHES
TOTAL $Q_p = (2.28)(0.34) + (4.70)(0.85) = 4.8$ CFS
VOL (360) = $(1.74)(1.19) = 2.07/12 = 0.173$ AC-FT = 7,516 CU FT

UTILITY NOTE:
THE PROPOSED ADDITION HAS A PUBLIC SURROUNDING PUBLIC WATER LINE AND FIRE PROTECTION. WATER AND SANITARY SEWER SERVICES SHALL BE OFF OF THIS EXISTING UTILITY STUBS PROVIDED TO SERVE THIS ADDITION.

LEGEND

| | | | |
|---|----------------------|---|---------------------------------|
| ○ | POWER POLE | ○ | SPRINKLER CONTROL VALVE |
| ○ | ANCHOR | ○ | CLEAN OUT |
| ○ | LIGHT POLE | ○ | UNDERGROUND UTILITY SPOT (GAS) |
| ○ | GUARD POST | ○ | MANHOLE (STORM) |
| ○ | ROOF DRAIN | ○ | MANHOLE (SANITARY) |
| ○ | CABLE TELEVISION BOX | ○ | MANHOLE (TELEPHONE) |
| ○ | ELECTRIC BOX | ○ | TRANSFORMER PAD |
| ○ | TELEPHONE RISER | ○ | UNDERGROUND ELECTRIC LINE |
| ○ | GAS METER | ○ | UNDERGROUND WATER LINE |
| ○ | FIRE HYDRANT | ○ | UNDERGROUND SANITARY SEWER LINE |
| ○ | WATER METER | ○ | FIRE PREVENTION LINE |
| ○ | WATER VALVE | ○ | UNDERGROUND GAS LINE |

Grading Plan
1"=30'-0"

| no. | date | revision |
|-----|------|----------|
| | | |
| | | |

dekker/perich & associates
architecture
planning
interiors
6501 Americas Parkway, NE, Suite 675
Albuquerque, New Mexico 87110
505 888-3111 Fax 888 6050

PRELIMINARY GRADING PLAN
VALENCIA COURT RETIREMENT COMMUNITY
ALBUQUERQUE, NM

CONCEPTUAL GR. / DR. AND UTIL. PLAN

| | |
|----------|-------|
| Job no: | 97048 |
| drn. by: | DLV |
| ckd. by: | FA |
| Issued: | 3 |
| sheet | of 5 |

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
966PLM.DWG.dwg 6/27/97

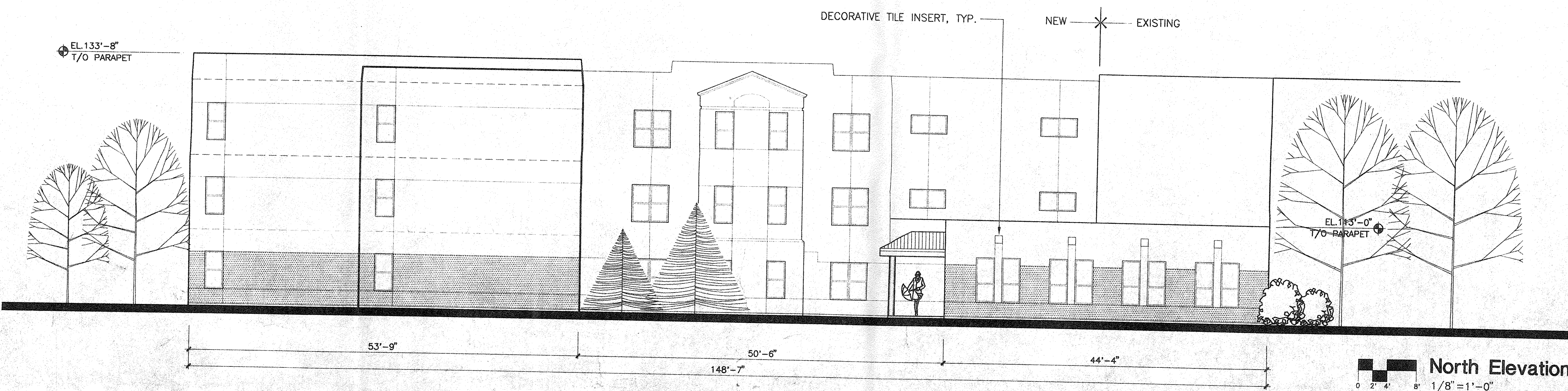


ACCENT STUCCO COLOR, TYP.
COLOR: DESERT BROWN

East Elevation
0 2' 4' 8' 1/8" = 1'-0"



South Elevation
0 2' 4' 8' 1/8" = 1'-0"



North Elevation
0 2' 4' 8' 1/8" = 1'-0"

06-26-97 2PM 95058 0:197048/7048E.DWG

| no. | date | revision |
|-----|------|----------|
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Assisted Care Apartments
Valencia Court Retirement Community
Albuquerque, NM

Conceptual Building Elevations

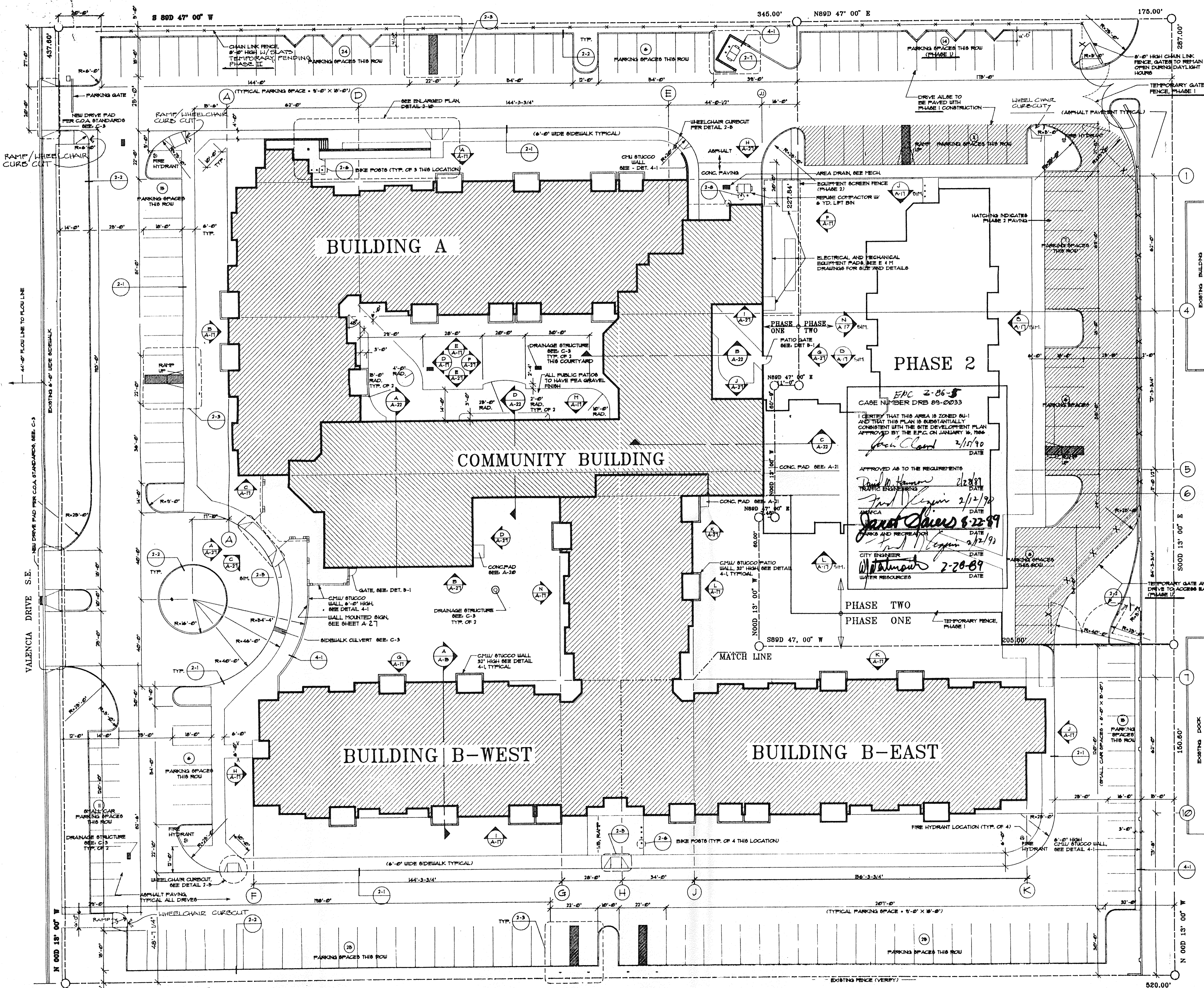
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| Job no: | 97048 |
| drn. by: | YQH |
| ckd. by: | |
| issued: | 6-26-97 |

sheet **4** of

**VALENCIA RETIREMENT CENTER
PROJECT INFORMATION**

EPC CASE NUMBER: NO. Z - 86 - 9
 FUNCTION: RETIREMENT RESIDENCES WITH DINING AND RECREATIONAL FACILITIES
 LOCATION: 200 VALENCIA DRIVE S.E. BETWEEN CENTRAL AVENUE AND ZUNI ROAD
 DEVELOPERS: VALENCIA RETIREMENT COMMUNITY, 8821 DEMOCRACY RD. N.E. ALBUQ. NM.
 ARCHITECTS: CLAUDIO VIGIL ARCHITECTS, 825 PENNSYLVANIA N.E. ALBUQ. NM.
 LEGAL DESCRIPTION: TRACT B-A TIERRAS PLAZA IMPROVEMENT SUBDIVISION
 CURRENT ZONING: BU - 1 FOR RETIREMENT AND INCIDENTAL FACILITIES
 PROPOSED ZONING: SA-RE
 ZONING ATLAS PAGE: K - 18

| ITEM | EPC APPROVED | PHASE 1 | PHASE 2 | TOTAL |
|---|--|----------------|----------------|-----------------|
| SITE AREA | 5.27 ACRES | 4.65 ACRES | 1.0 ACRES | 5.27 ACRES |
| NUMBER OF STORES | 5 STORES | 3 STORES | 3 STORES | 3 STORES |
| TOTAL BUILDING AREA | 175,000 SQ. FT. | 14,800 SQ. FT. | 34,600 SQ. FT. | 179,800 SQ. FT. |
| GROUND FLOOR AREA | 49,800 SQ. FT. | 13,800 SQ. FT. | 1,800 SQ. FT. | 65,400 SQ. FT. |
| COMMUNITY CENTER | 24,000 SQ. FT. | 1,800 SQ. FT. | --- | 25,800 SQ. FT. |
| RESIDENTIAL UNITS (NUMBER) | 200 UNITS | 150 UNITS | 31 UNITS | 381 UNITS |
| RESIDENTIAL UNITS (SQ. FT.) | 26,700 SQ. FT. | 9,000 SQ. FT. | --- | 35,700 SQ. FT. |
| PUBLIC CORRIDORS ETC. | 7,100 SQ. FT. | --- | --- | 7,100 SQ. FT. |
| DWELLING UNITS PER ACRE | 383 UNITS | 33.1 UNITS | 27.1 UNITS | 381 UNITS |
| TOTAL LANDSCAPED AREA (INCLUDES SIDEWALKS & PATIOS) | 64,700 SQ. FT. (52.2 SQ. FT. PER UNIT) | --- | --- | 64,700 SQ. FT. |
| LANDSCAPE TO PARKING RATIO | 1.1 TO 1 | 1.2 TO 1 | --- | 1.1 TO 1 |
| HANDICAPPED PARKING SPACES | 10 SPACES | 8 SPACES | 4 SPACES | 22 SPACES |
| TYPICAL PARKING SPACES | 207 SPACES | 149 SPACES | 30 SPACES | 386 SPACES |
| BICYCLE PARKING | 20 SPACES | 14 SPACES | 6 SPACES | 40 SPACES |



EPC 2-86-5
 CASE NUMBER DRE 89-0033

I CERTIFY THAT THIS AREA IS ZONED BU-1 AND THAT THIS PLAN IS SUBSTANTIALLY CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE EPC ON JANUARY 16, 1986

John Cloud 2/11/90 DATE

APPROVED AS TO THE REQUIREMENTS

David Hansen 2/28/87 DATE
 TRAFFIC ENGINEER

Janet Claves 2/12/90 DATE
 AMFCA

Janet Claves 6-22-89 DATE
 PARKS AND RECREATION

Janet Claves 2/12/90 DATE
 CITY ENGINEER

W. H. ... 7-28-89 DATE
 WATER RESOURCES

SITE PLAN

FEBRUARY 6, 1989 SCALE: 1" = 20'-0"

CLAUDIO VIGIL ARCHITECTS

VALENCIA RETIREMENT COMMUNITY

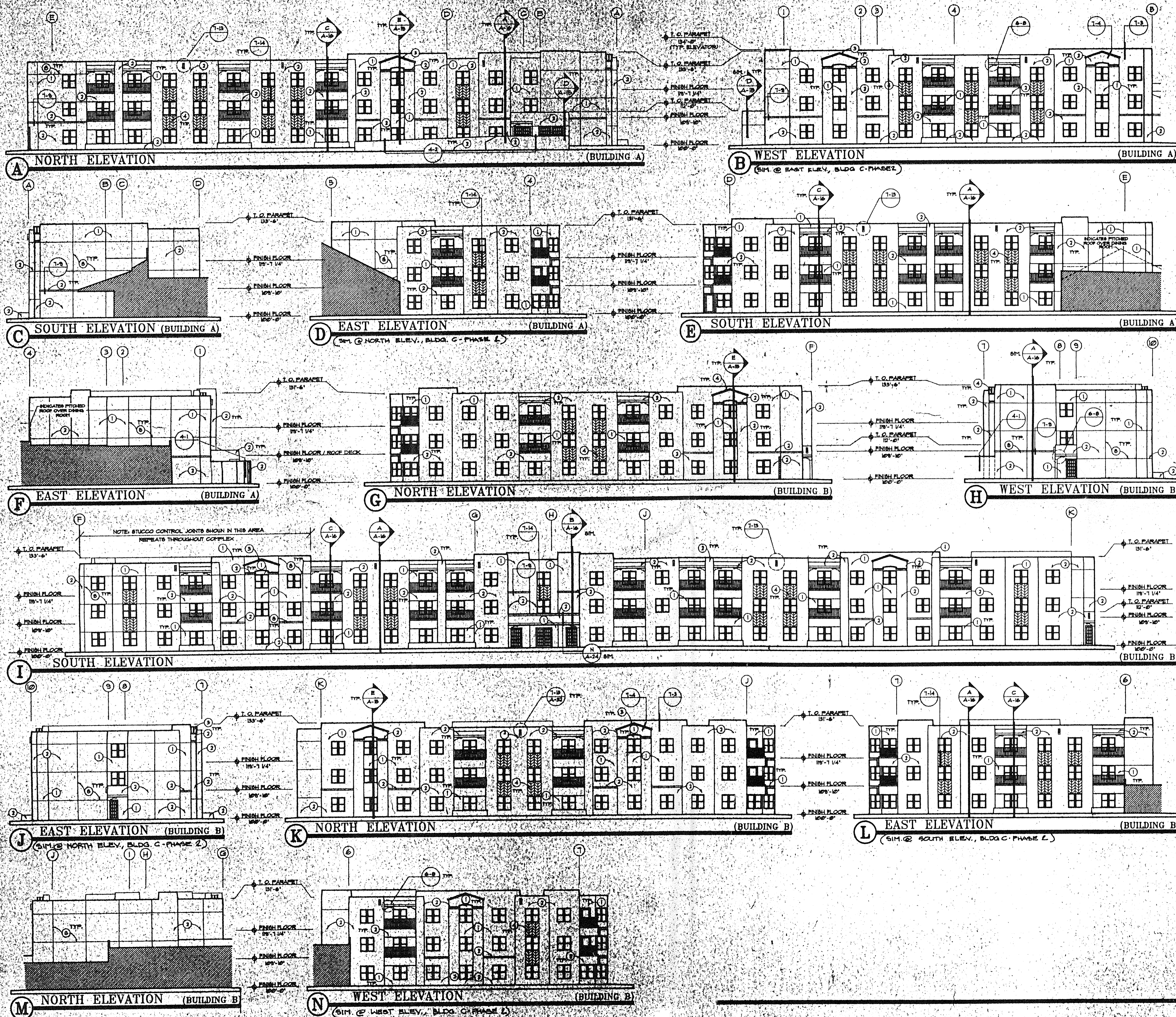
200 VALENCIA DRIVE S. E. ALBUQUERQUE, NEW MEXICO

Dekker/Perich
 architecture planning interiors

301 Americas Parkway NE, Suite 675 (505) 838-3111
 Albuquerque, New Mexico 87110 Fax 838-8060

Assisted Care Apartments
 Valencia Court Retirement Community
 Albuquerque, NM

SHEET 1 of 5



LEGEND


- 1 CEMENT STUCCO COLOR #1
- 2 COTTONWOOD COLOR #2
- 3 CEMENT STUCCO COLOR #3
- 4 RIBBED METAL ROOFING PANELS COLOR "TERRA COTTA"
- 5 HARDBOARD PANEL SEE T-14
- 6 STUCCO EXPANSION JOINT


GENERAL NOTES:

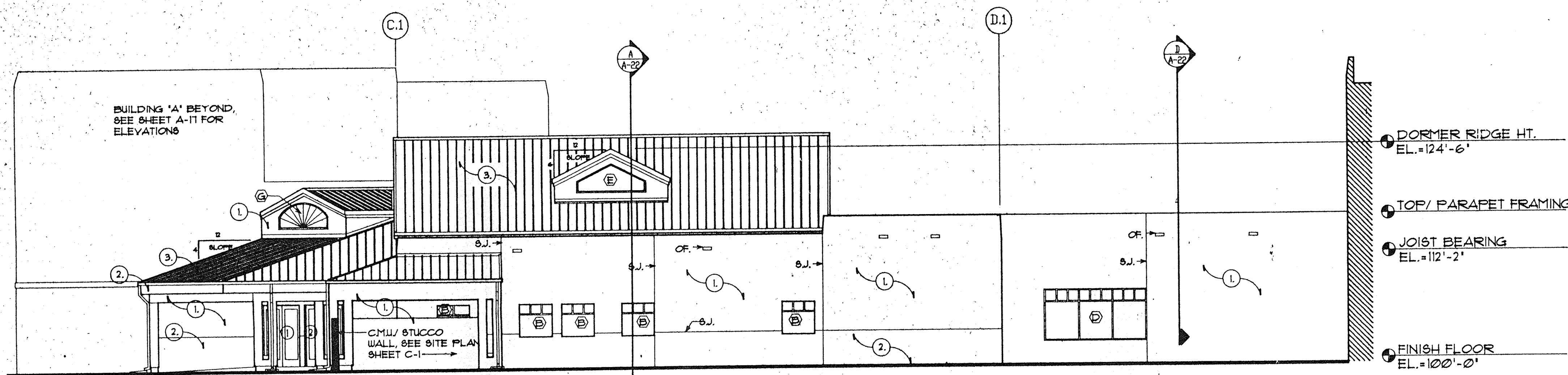
- 1 DO NOT INSTALL WOOD TRIM OR METAL ROOFING PANELS THAT ARE DAMAGED. REPLACE ALL ITEMS THAT ARE DAMAGED DURING CONSTRUCTION
- 2 CONTRACTOR SHALL PAINT ALL MECHANICAL EQUIPMENT AND DUCTWORK ON THE ROOF TO MATCH ADJACENT STUCCO COLOR
- 3 PAINT ALL VENTS, EXPOSED CONDUIT, ETC. TO MATCH ADJACENT FINISH SURFACES
- 4 STUCCO CONTRACTOR SHALL BE RESPONSIBLE FOR COLOR UNIFORMITY. APPLY FINISH FOG COAT TO ACHIEVE COLOR UNIFORMITY
- 5 PAINT GAS METER AND ELECTRICAL EQUIPMENT TO MATCH ADJACENT STUCCO COLOR
- 6 PAINT METAL BALCONY RAILINGS TO MATCH METAL ROOF COLOR
- 7 STAIN EXTERIOR EXPOSED WOOD COLOR SELECTION BY ARCHITECT
- 8 INSTALL STUCCO CONTROL JOINTS AT TOP OF WINDOW LINES (CONTINUOUS EXCEPT WHERE SHOWN OTHERWISE. VERTICAL JOINTS SHALL RUN IN THE CORNER INTERSECTIONS OF BUILDING ELEMENTS @ 12'-0" O.C.). ALL STUCCO AREAS SHALL BE DIVIDED INTO PANELS OF LESS THAN 12'-0" X 12'-0" THROUGHOUT ELEVATIONS

ELEVATIONS BUILDINGS A & B

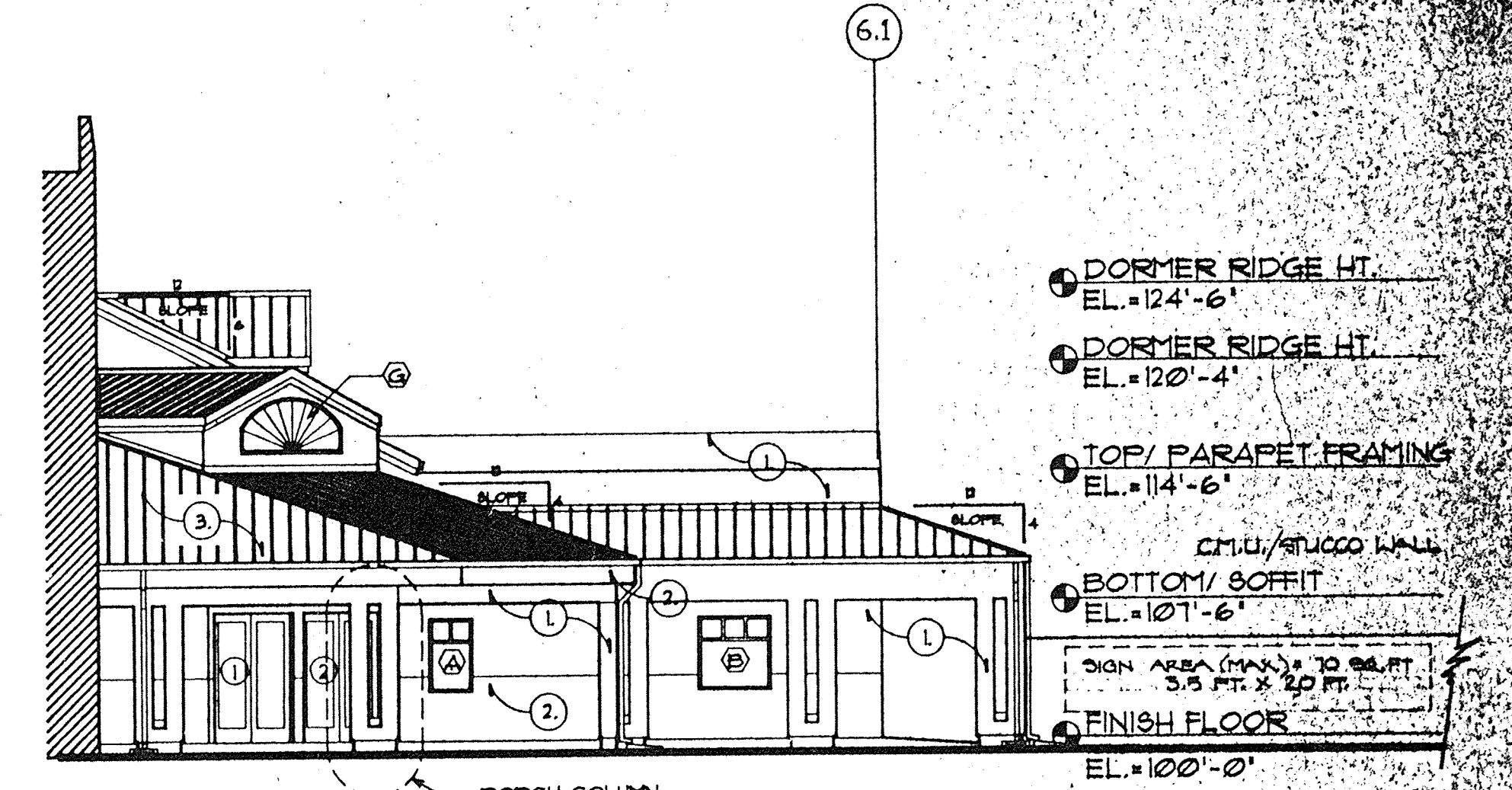
JANUARY 20, 1989 SCALE: 1/16" = 1'-0"


CLAUDIO VIGIL ARCHITECTS
VALENCIA RETIREMENT COMMUNITY
 200 VALENCIA DRIVE, S.S.
 ALBUQUERQUE, NEW MEXICO

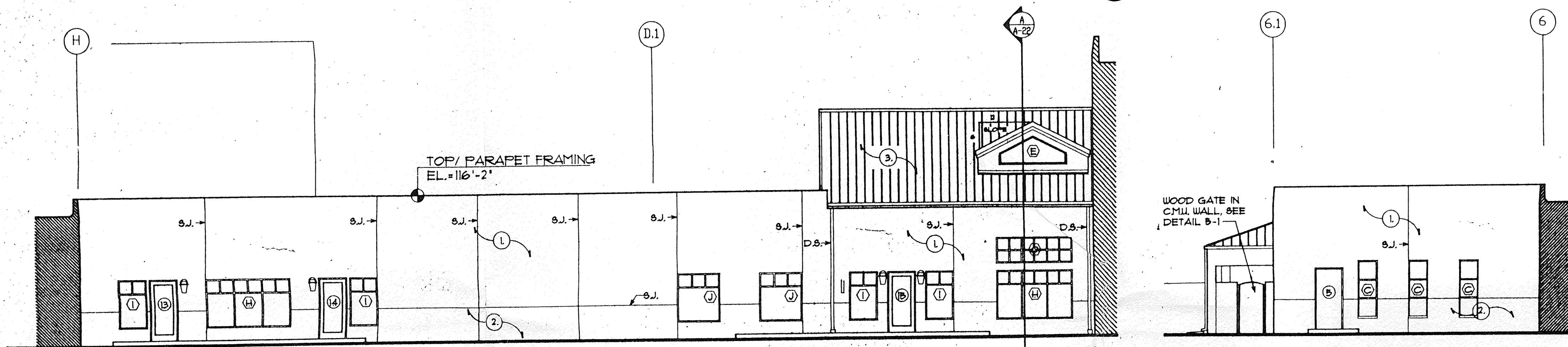

Deker/Perich
 ARCHITECTS
 355
 355
 355



B SOUTH ELEVATION

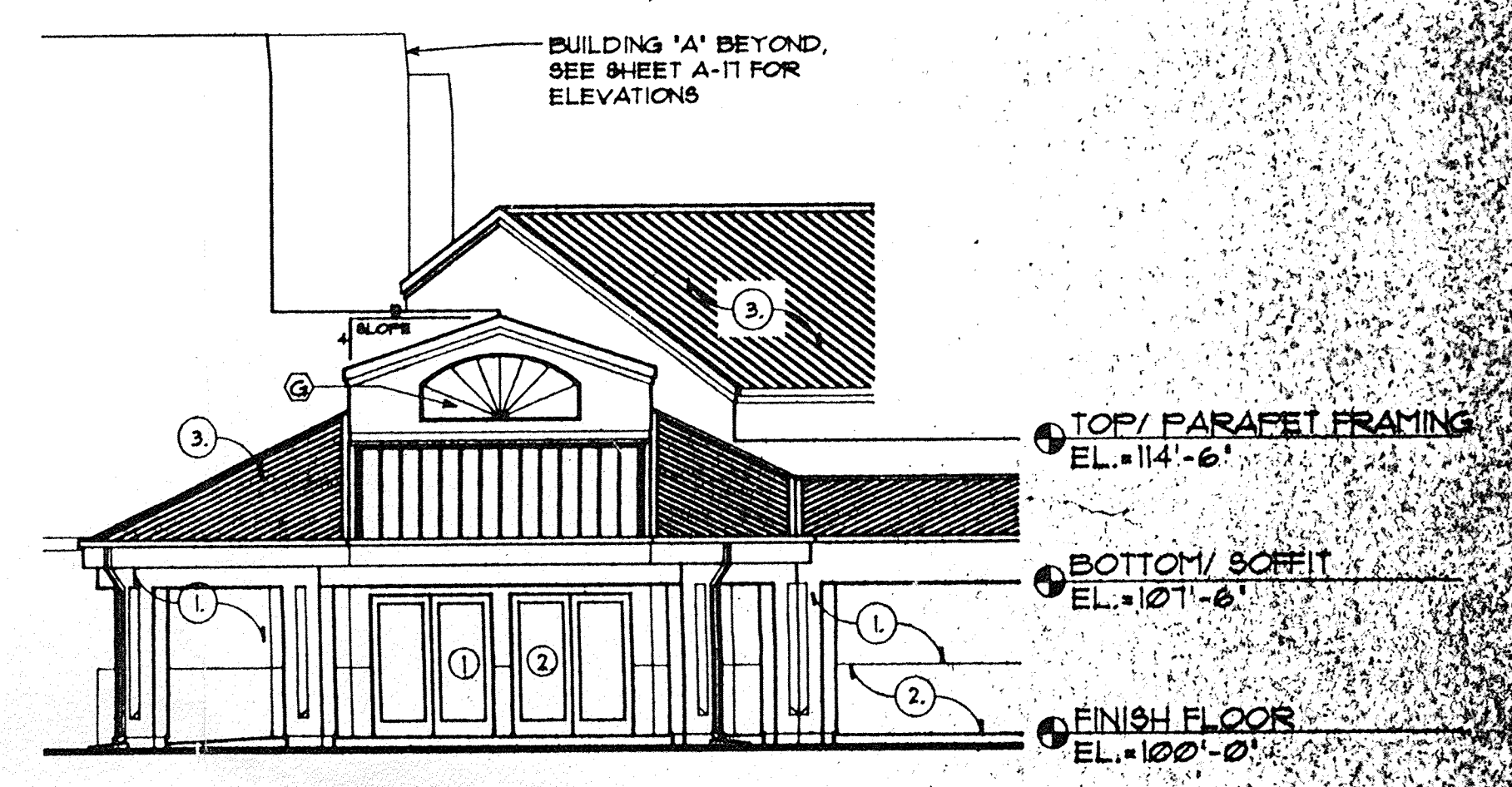


A WEST ELEVATION

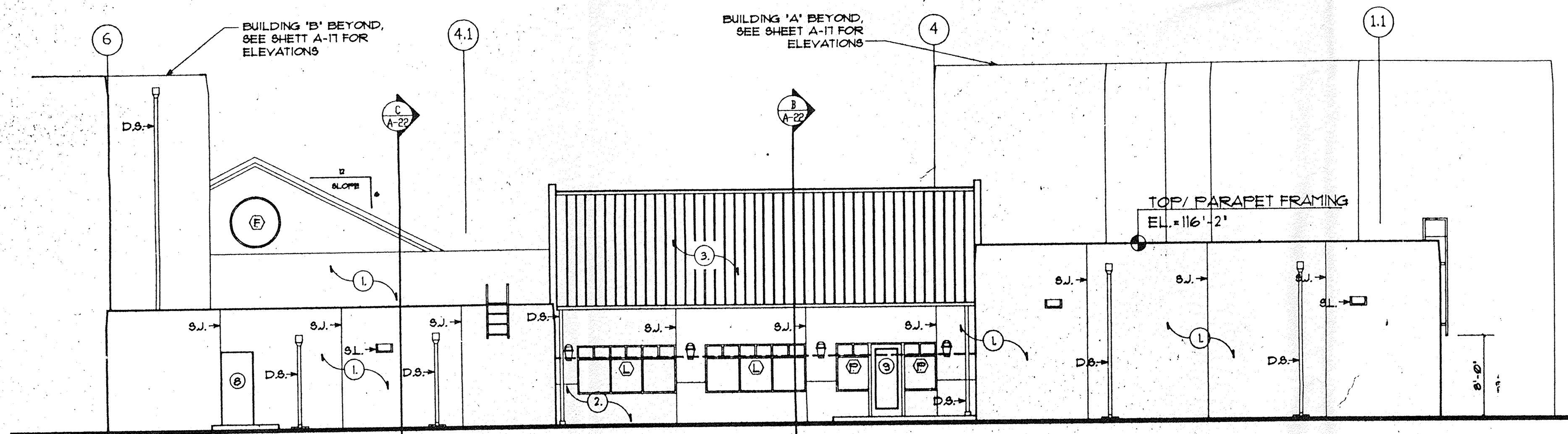


E NORTH ELEVATION AT COURTYARD

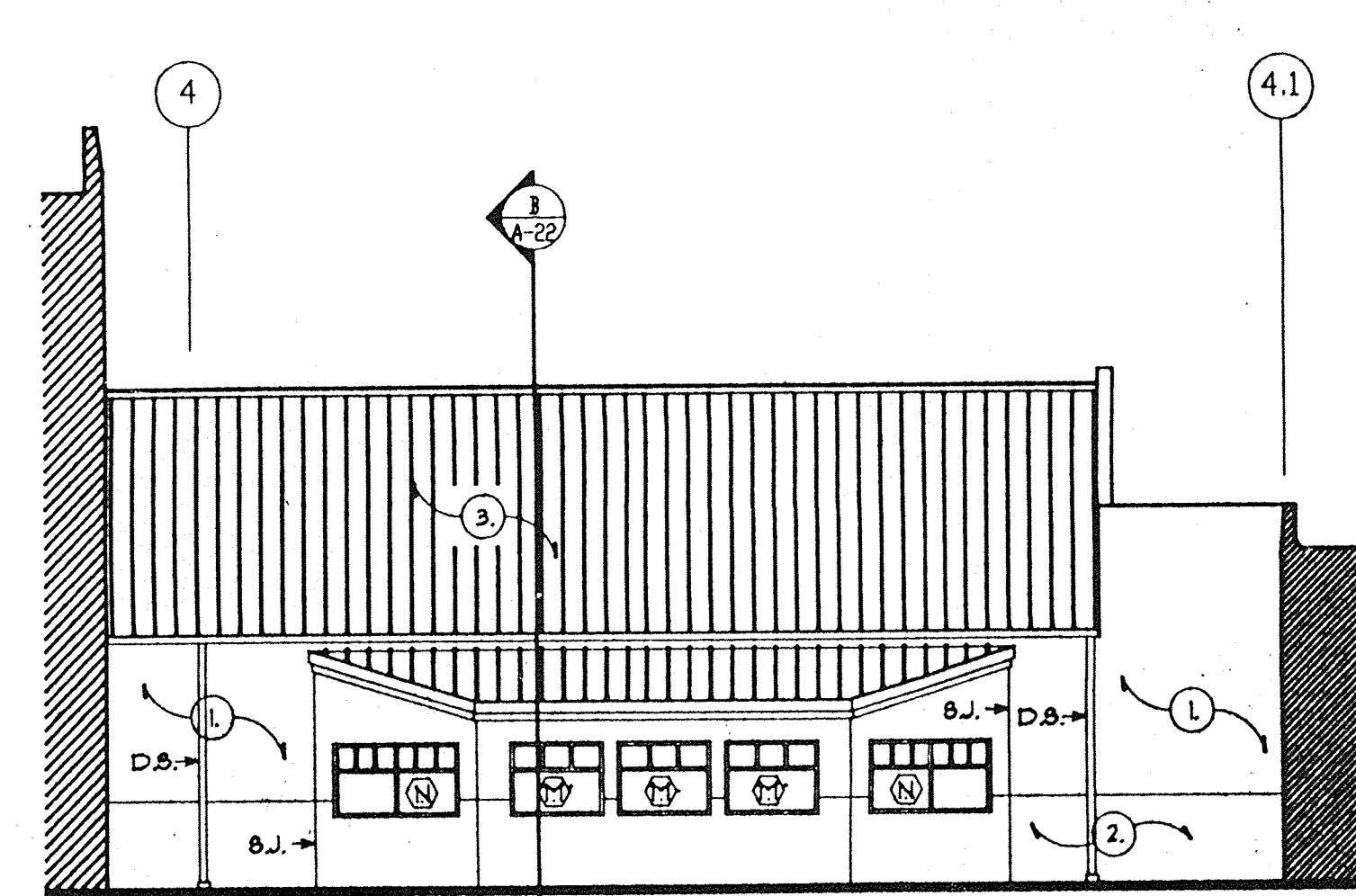
D EAST ELEVATION



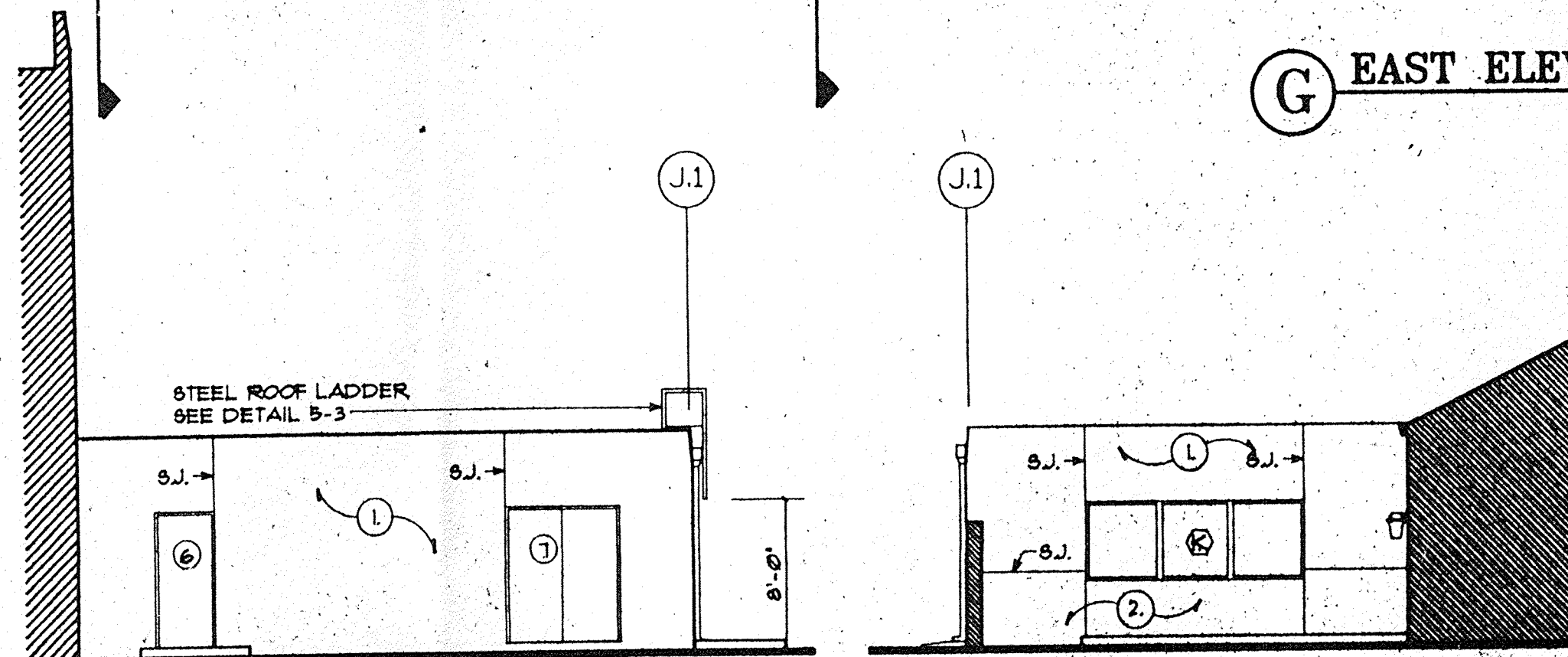
C SOUTHWEST ELEVATION



G EAST ELEVATION

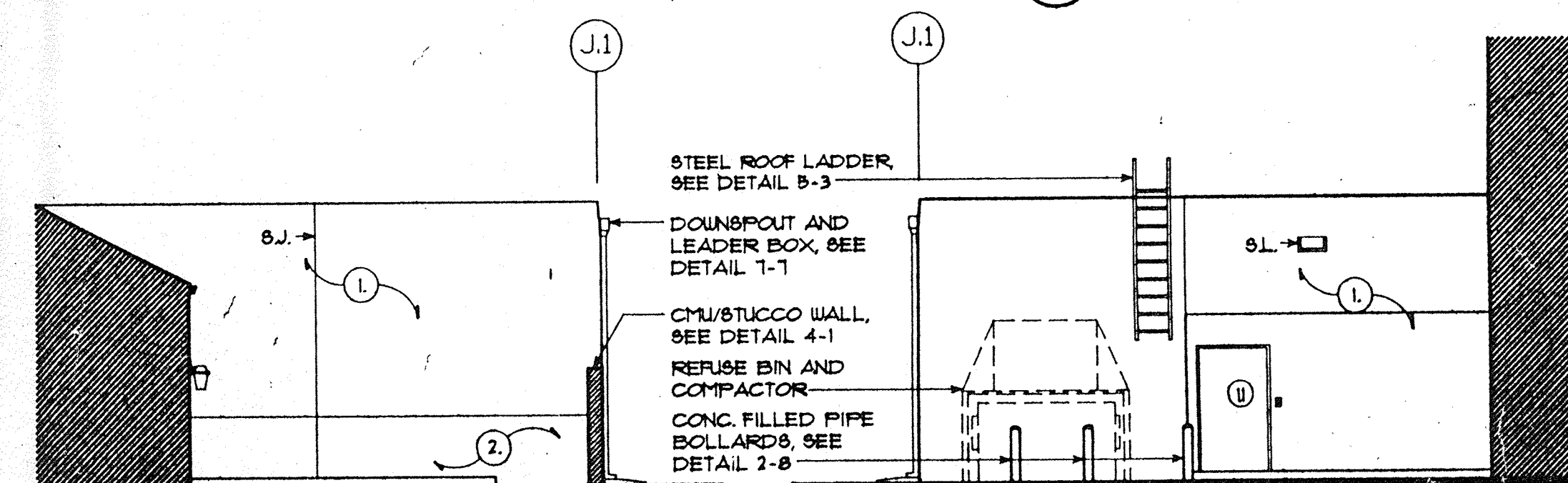


F WEST ELEVATION AT COURTYARD



K SOUTH ELEVATION

J NORTH ELEVATION AT DINING PATIO



I SOUTH ELEVATION AT DINING PATIO

H NORTH ELEVATION AT SERVICE ENTRANCE

LEGEND

- 1 CEMENT STUCCO, COLOR NO. 1, COTTENWOOD
- 2 CEMENT STUCCO, COLOR NO. 2, NAVARRO WHITE
- 3 RIBBED METAL ROOFING PANELS COLOR: TEASA, COPPER
- S.J. STUCCO EXPANSION JOINT
- OF. OVERFLOW SCUPPER
- D.S. DOWNPOUT
- S.L. SECURITY LIGHT

NORTH
BUILDING ELEVATIONS
COMMUNITY BUILDING
 FEBRUARY 6, 1989 SCALE 1/8"=1'-0"

CLAUDIO VIGIL ARCHITECTS
VALENCIA RETIREMENT COMMUNITY
 200 VALENCIA DRIVE, S.E.
 ALBUQUERQUE, NEW MEXICO
 Architecture, Planning, Interiors
 Claudio Vigil Architects
 Valencia Retirement Community
 Albuquerque, NM
 SHEET 4 OF 5