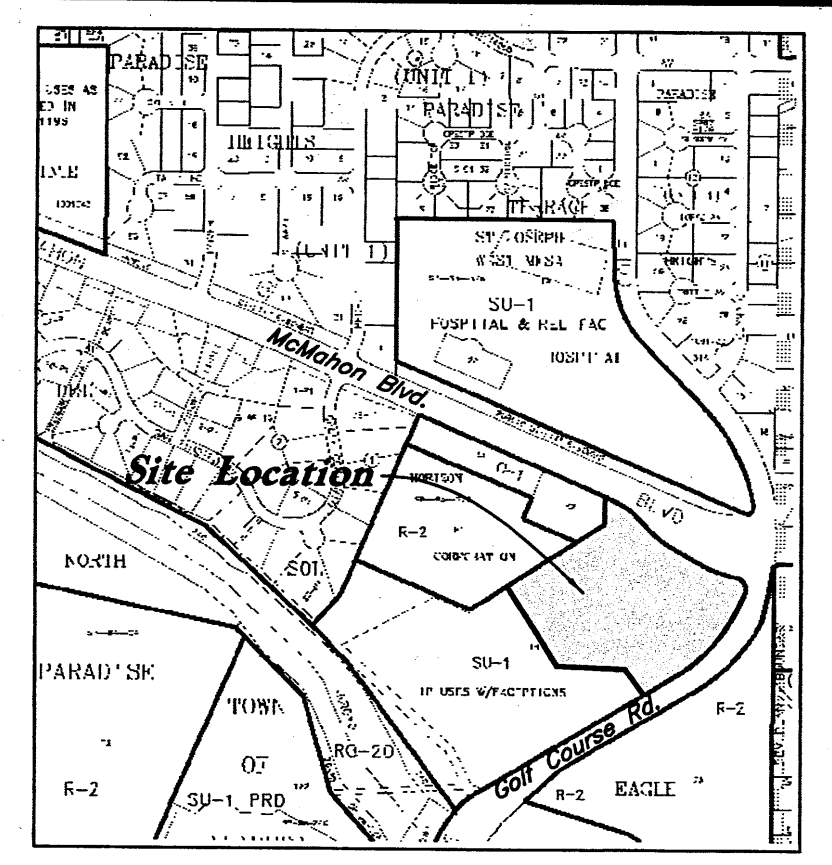


Scale: 1" = 40'



Vicinity Map
Zone Atlas Page: A-12-Z
Scale: 1" = 750'

Site Data Table:

Existing Zone = SU-1 w/ IP uses
Proposed Zone = C-2 (SC)
Site Area = 344,532 s.f. (7.91 acres)

Building Areas:

Smith's	= 57,228 sf
Retail A	= 7,000 sf
Retail B	= 8,700 sf
Fuel Center	= 8,700 sf
Total	= 72,928 sf

Parking Required:

1/200	- 15,000 s.f. = 75 stalls
1/250	- 45,000 s.f. = 180 stalls
1/300	- 12,928 s.f. = 43 stalls
Bus Shelter 10% Reduction -29 Stalls	
Total Required	= 269 stalls

Parking Provided = 323 Stalls (4.43 / 1000)

Handicap Parking Required = 8 stalls
Handicap Parking Provided = 10 stalls
Bicycle Parking Required = 18 stalls
Bicycle Parking Provided = 21 stalls

PROJECT #1001685
EPC Application #: 04EPC-01349
DRB Application #:
DRB Project #:

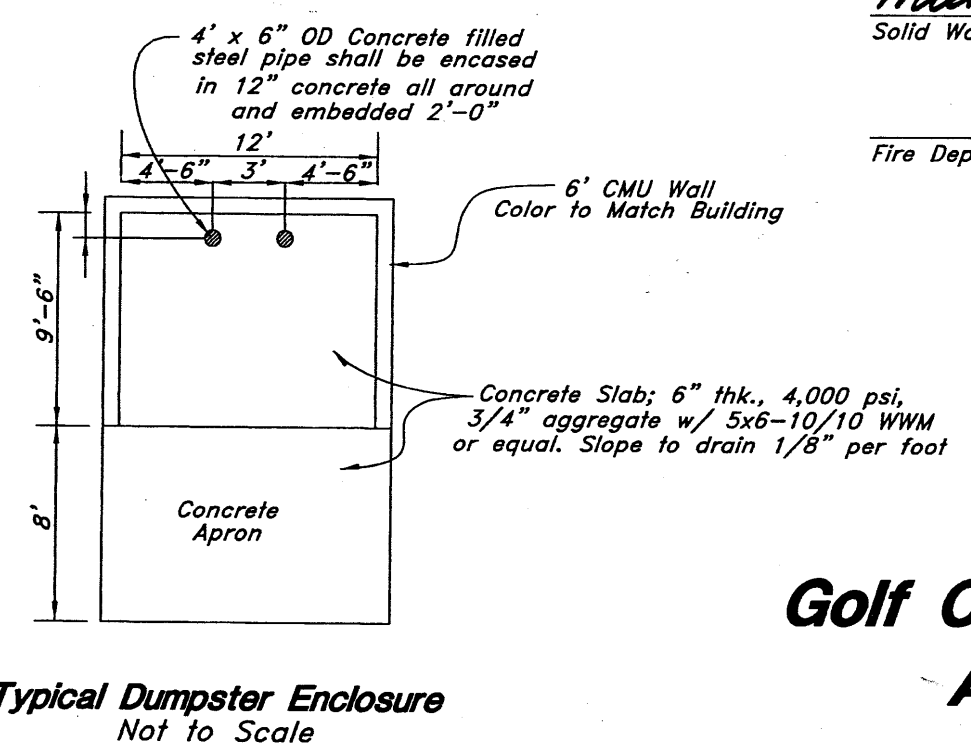
PROJECT #1001685
EPC Application #: 04EPC-01590
DRB Application #:
DRB Project #:

SITE DEVELOPMENT PLAN

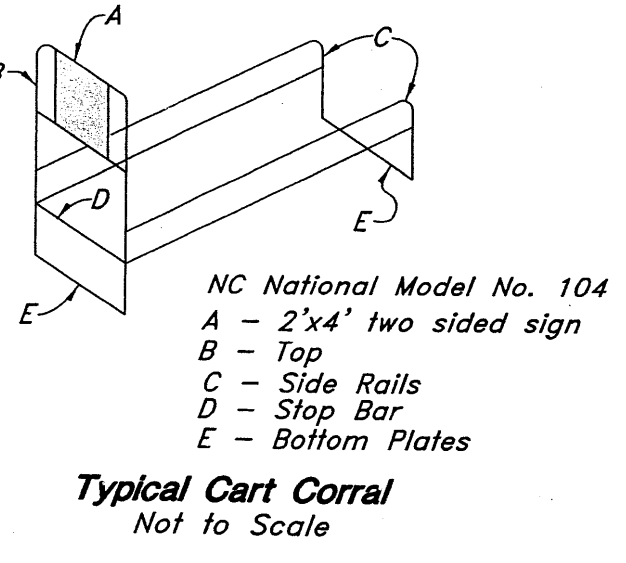
Traffic Engineer, Transportation Division	10/11/05	Date
Christine Dandord Parks and Recreation Department	10/19/05	Date
Roger A. Sheen Public Works, Water Utilities Division	10/19/05	Date
Bradley J. Bynum City Engineer, Engineering Division / AMAFCA	2/12/07	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.		
City Planner, Albuquerque Planning Division	10/19/05	Date
Michael Holton Solid Waste	10/19/05	Date
Fire Department		Date

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/ASAPPROVED
HYDRANT(S) ONLY
10/17/05
SIGNATURE & DATE

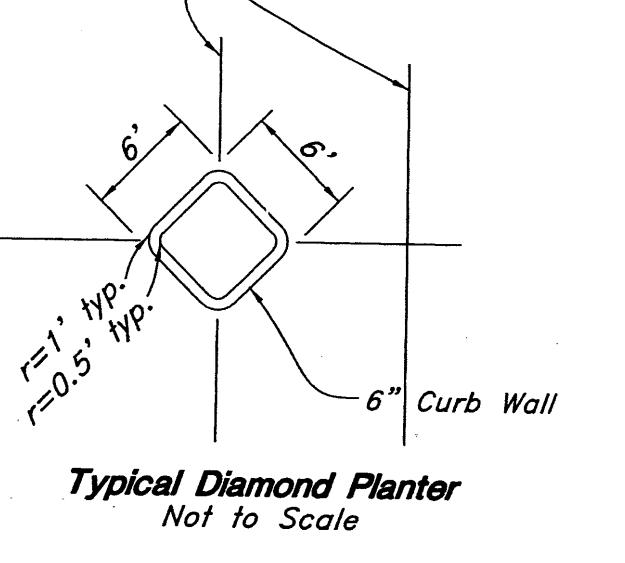
- Improvements**
1. Site Plan shall comply with all DPM Stds.
 2. All public infrastructure shall comply with COA Standards and Specifications.
- Sidewalk & Plaza Note:**
1. All sidewalks shall be natural grey color with a broom finish.
 2. All plaza areas shall be a dark red color with an alternating broom finish.
- Retaining Wall Note:**
1. All retaining walls shall be built & designed per Section 14-16-3-19 of the Zoning Code as it applies.



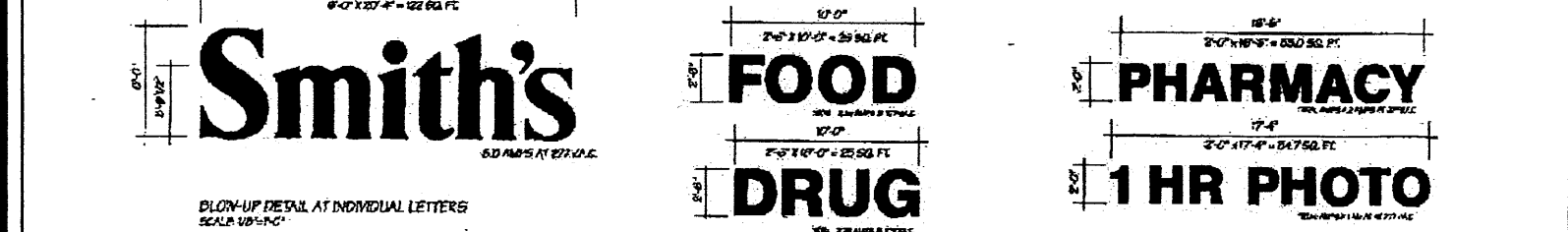
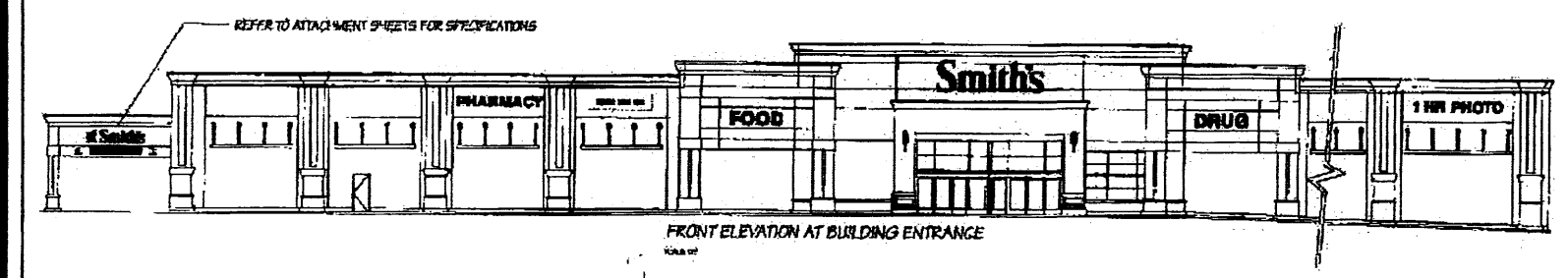
Typical Dumpster Enclosure
Not to Scale



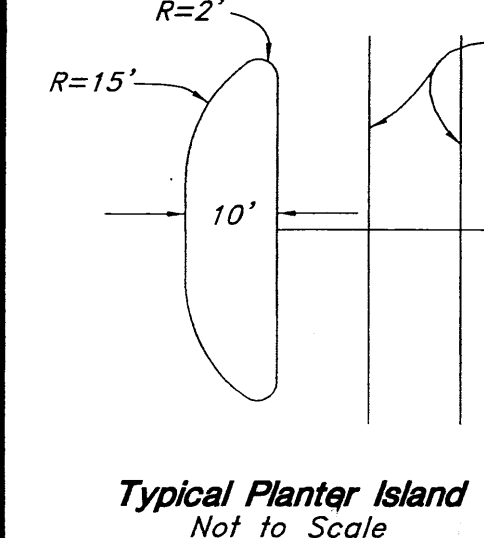
Typical Cart Corral
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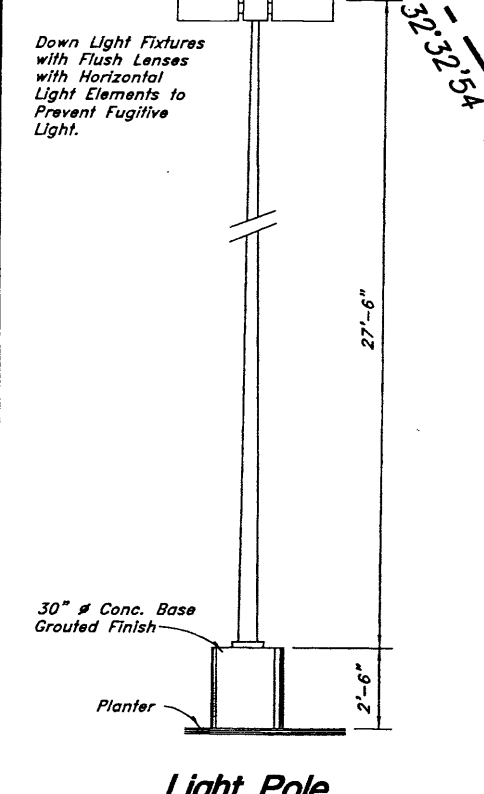
Typical Diamond Planter
Not to Scale



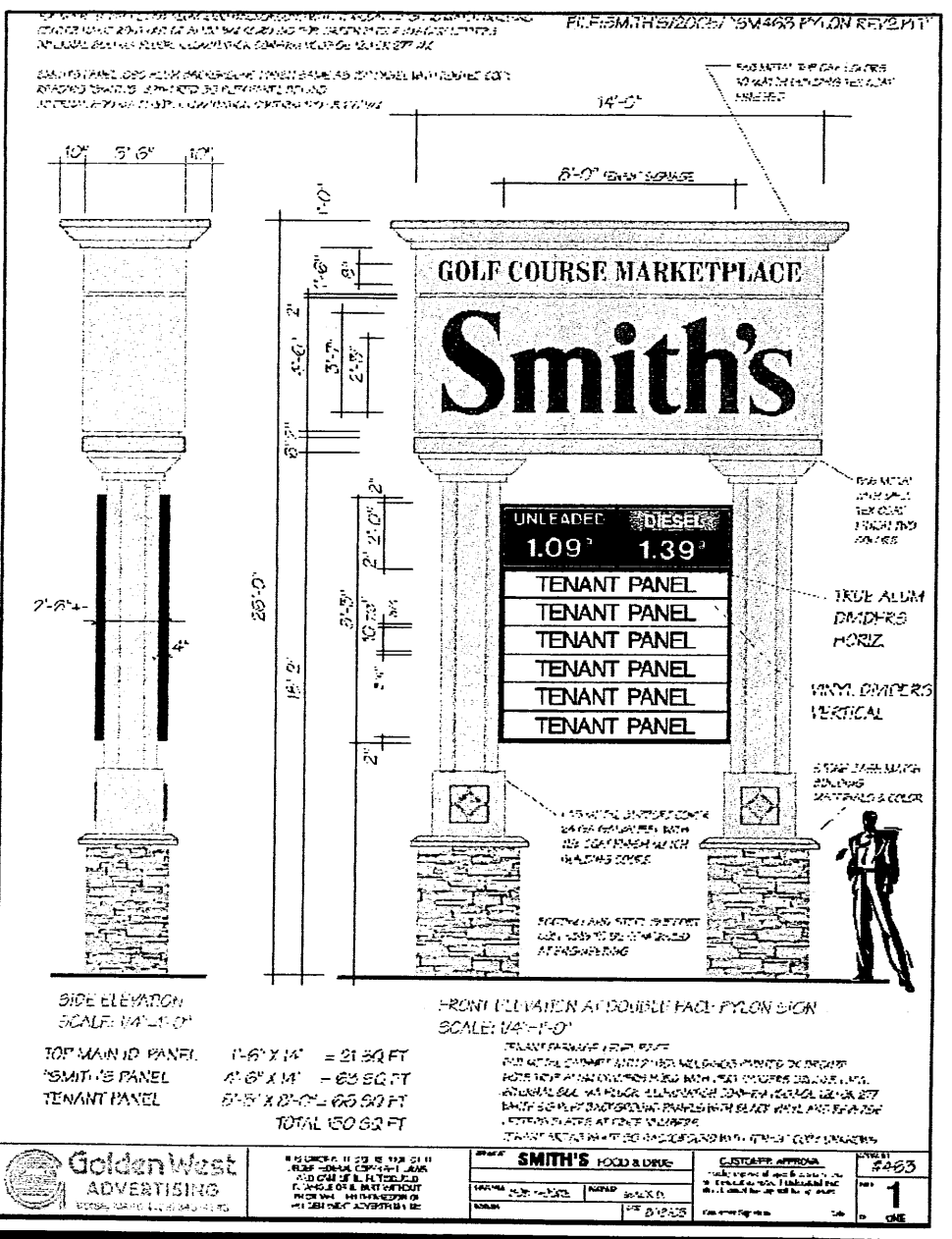
GENERAL NOTES:
FAC. OPEN PAN CHANNEL LETTERS 7 1/2" DEPTH RETURNS PRE-FINISHED BRONZE
FACES 3/8" TRANSLUCENT RED FLEX GCS # 201 1/8" X 2" BRONZE TRIM CAP PIPE
AT "SMITH'S" LETTERS & 1" BRONZE 3/8" TRIM CAP AT SMALLER LETTERS
INTERNAL CLEAR RED Z/UTUBE AT 2'-0" TO 2'-6" LETTERS TO VARIOUS TUBES NEON AT "SMITH'S"
LETTERS 15 MM. 30 MAILLUMINATION AT 27V AC. (CONFIRM VOLTAGE)
SELF CONTAINED TRANSFORMERS PFKMG-51
IN LETTERS



Typical Planter Island
Not to Scale



Light Pole



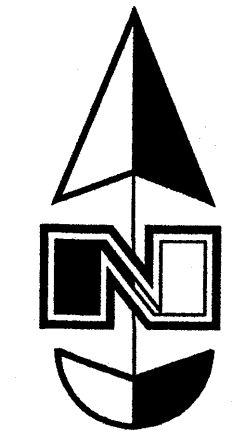
Golden West
SMITH'S SIGNAGE
2463

5891001

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16247
Salt Lake City, Utah 84116
SOIL SALT CITY (801)521-8529 Ogden (801)394-7288 For (801)521-8551

Site Development Plan for Building Permit
Golf Course Marketplace
SWC Golf Course Rd. & McMahon Blvd.
Albuquerque, New Mexico

22 Aug, 2005
SHEET NO.
1
SMC463K



Scale : 1" = 40'

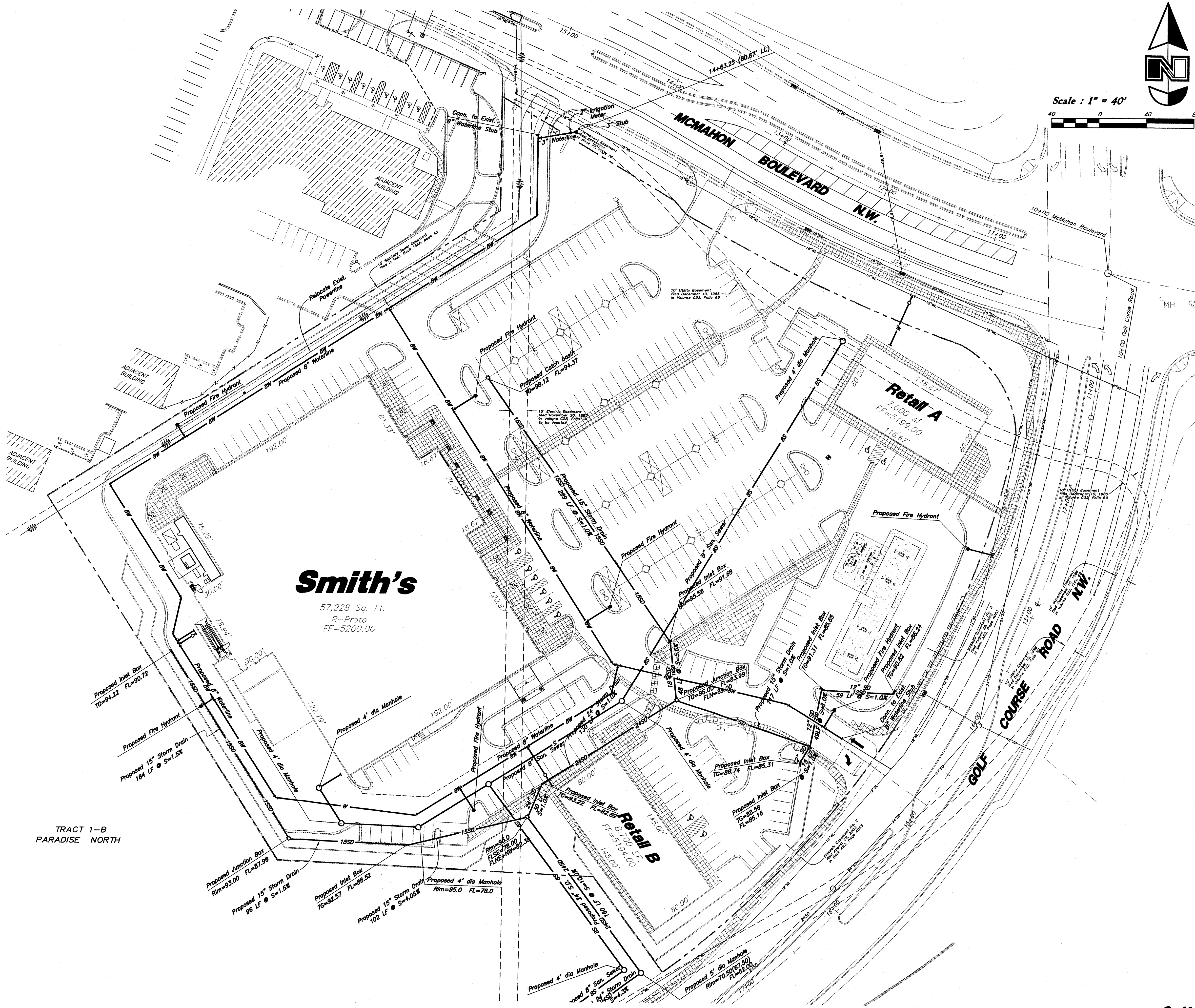
CAUTION :
 The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Legend

- Proposed Manhole ○
- Existing Manhole ○
- Telephone Box ○
- Fire hydrant ○
- Existing hydrant ○
- Water Valve ○
- Existing Water Valve ○
- Sanitary Sewer -S-
- Culinary Water -CW-
- Storm Drain -SD-
- Existing Sewer -S-
- Existing Water -W-
- Existing Storm Drain -SD-
- Existing Gas -G-
- Existing Power -P-
- Existing Telephone -T-
- Power pole ○
- Power pole w/guy X
- Fence -F-
- Power line -P-
- Reinforced Conc. Pipe RCP
- Top of Grate TG
- Flowline FL
- Proposed Light Pole ○
- Existing Light Pole ○
- Existing Street Light ○
- Proposed Street Light ○

Fire Flow Information

Type of Const.	Smith's IIIA	Retail A VB	Retail B VB	Fuel Center VB
S.F.	57,228	7,000	8,700	112



Smith's
 57,228 Sq. Ft.
 R-Proto
 FF=5200.00

Retail A
 7,000 sq ft
 FF=5,199.00

Retail B
 8,700 Sq. Ft.
 FF=5,104.00

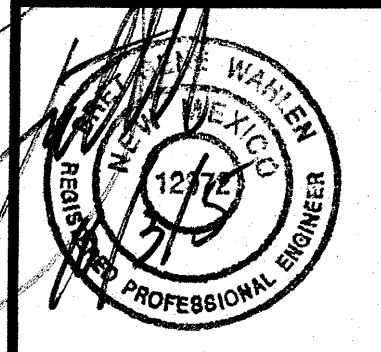
TRACT 1-B
 PARADISE NORTH

Smith's
 FOOD & DRUG STORES
#463

Golf Course Road & McMahon Road
 Albuquerque, New Mexico

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Phone: (801)581-8829 Open: (801)394-7288 Fax: (801)581-9551

Site Development Plan
 w/ Utilities
Golf Course Marketplace
 SWC Golf Course Rd. & McMahon Blvd.
 Albuquerque, New Mexico



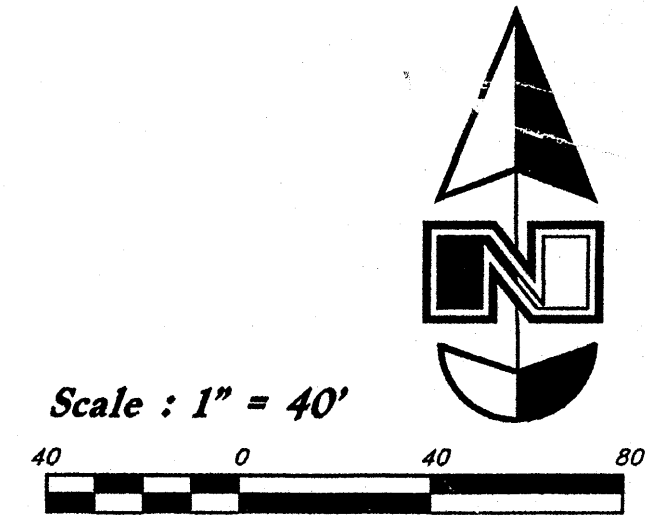
22 Aug, 2005

SHEET NO.
2

SMC463K

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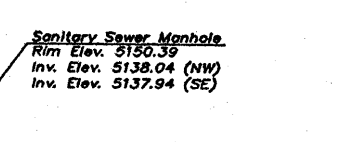
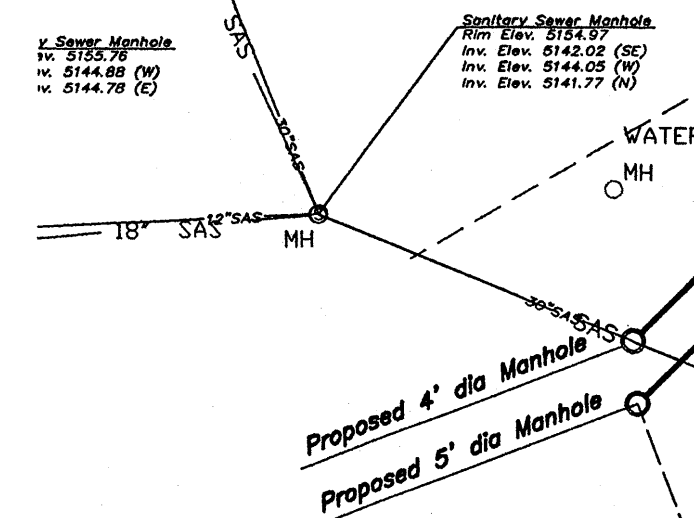
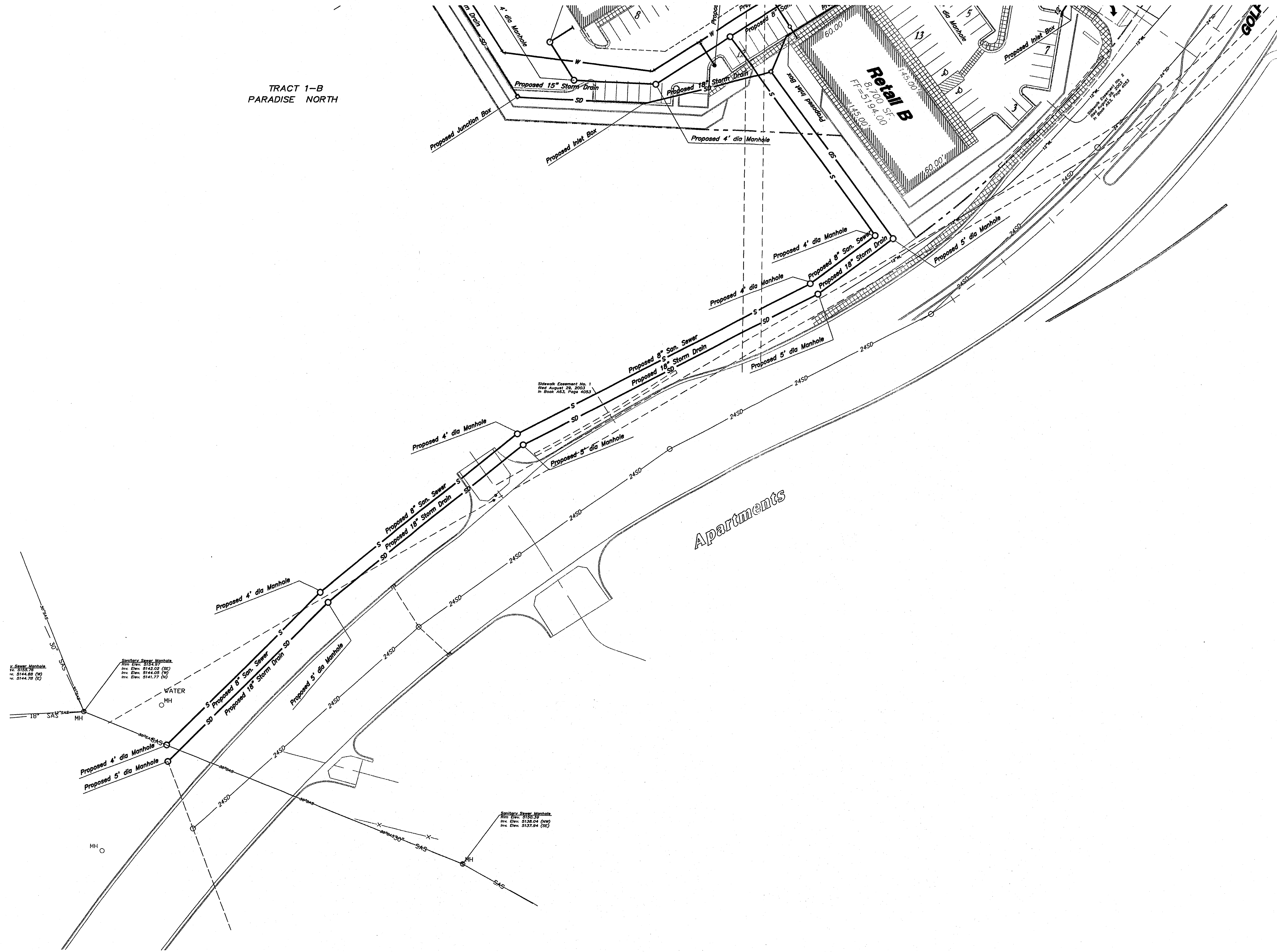
TRACT 1-B
PARADISE NORTH



CAUTION:
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Legend

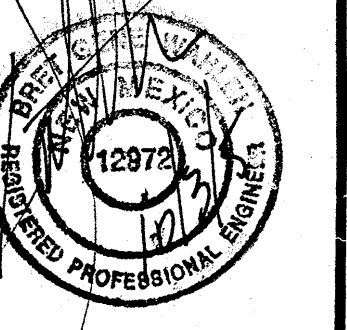
- Proposed Manhole
- Existing Manhole
- Telephone Box
- Fire hydrant
- Existing hydrant
- Water Valve
- Existing Water Valve
- Sanitary Sewer
- Culinary Water
- Storm Drain
- Existing Sewer
- Existing Water
- Existing Storm Drain
- Existing Gas
- Existing Power
- Existing Telephone
- Power pole w/guy
- Fence
- Power line
- Reinforced Conc. Pipe
- Top of Grate
- Flowline
- Proposed Light Pole
- Existing Light Pole
- Existing Street Light
- Proposed Street Light



Smith's
FOOD & DRUG STORES
#463

Golf Course Road & McMahon Road
Albuquerque, New Mexico

Site Development Plan
w/ Utilities
Golf Course Marketplace
SWC Golf Course Rd. & McMahon Blvd.
Albuquerque, New Mexico



22 Aug, 2005

SHEET NO.
3

SMC463K

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)351-8529 Ogden (801)394-7288 Fax (801)321-9551

REV.	DATE	DESCRIPTION

C:\Lead\Draws\SMC463K.DWG, 8/22/2005 6:52:14 PM, Bryant

Stone Surfacing

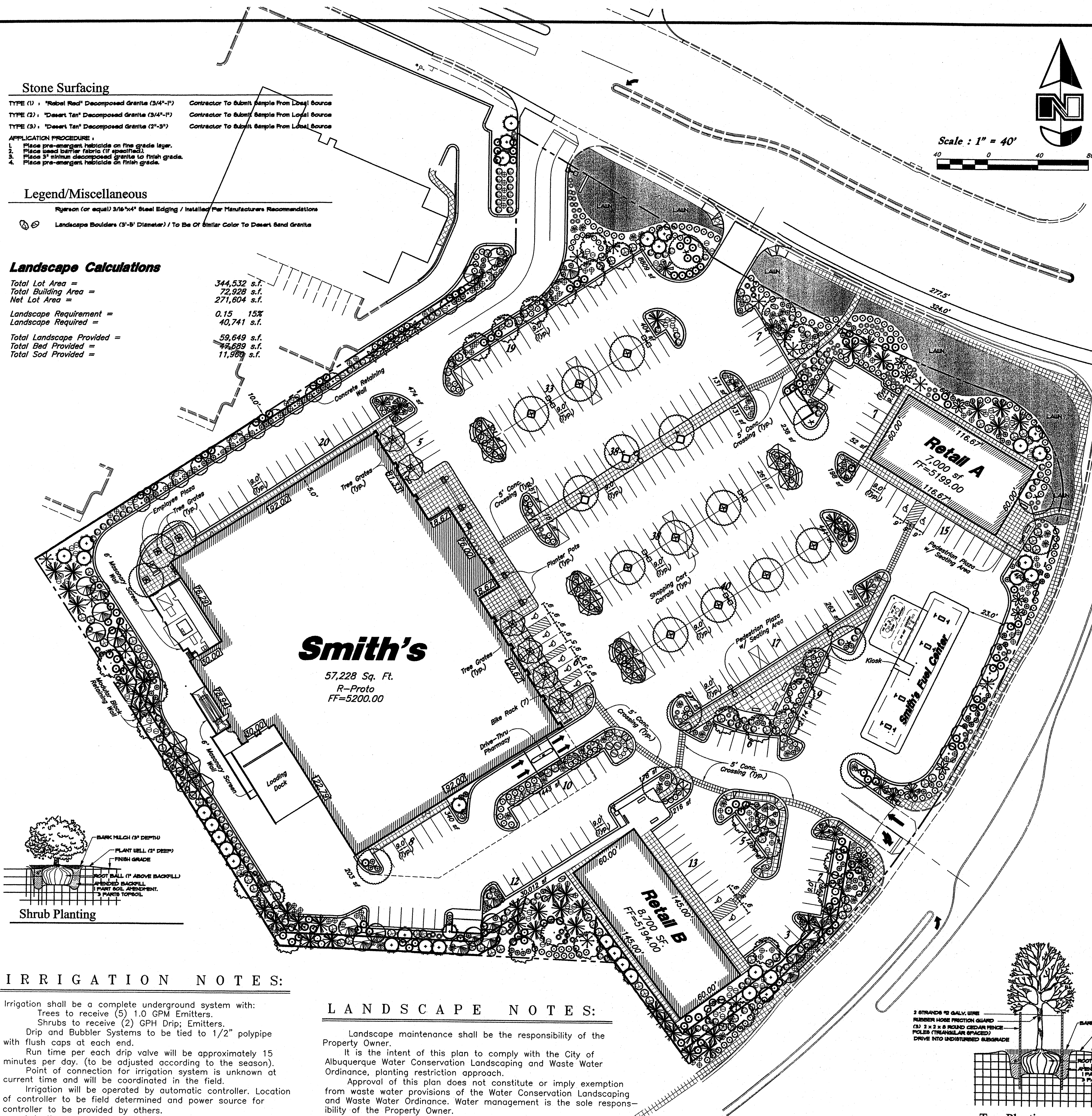
TYPE (1) : "Rubal Red" Decomposed Granite (3/4"-1") Contractor To Submit Sample From Local Source
 TYPE (2) : "Desert Tan" Decomposed Granite (3/4"-1") Contractor To Submit Sample From Local Source
 TYPE (3) : "Desert Tan" Decomposed Granite (2"-3") Contractor To Submit Sample From Local Source
APPLICATION PROCEDURE :
 1. Place pre-mergert herbicide on the grade layer.
 2. Place lead barrier fabric (if specified).
 3. Place 3" minimum decomposed granite to finish grade.
 4. Place pre-mergert herbicide on finish grade.

Legend/Miscellaneous

Ryerson (or equal) 3/16"x4" Steel Edging / Installed Per Manufacturers Recommendations
 Landscape Boulders (3'-8" Diameter) / To Be Of Similar Color To Desert Sand Granite

Landscape Calculations

Total Lot Area = 344,532 s.f.
 Total Building Area = 72,928 s.f.
 Net Lot Area = 271,604 s.f.
 Landscape Requirement = 0.15 15%
 Landscape Required = 40,741 s.f.
 Total Landscape Provided = 59,649 s.f.
 Total Bed Provided = 44,889 s.f.
 Total Sod Provided = 11,989 s.f.



Plant List (TREES)

Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
✱	Celtis occidentalis	Common Hackberry	2" Caliper	40 Ft.	40 Ft.
○	Cercis reniformis	Oklahoma Redbud	2" Caliper	25 Ft.	25 Ft.
✱	Crataegus monogyna	Single-seed Hawthorn	2" Caliper	30 Ft.	8 Ft.
✱	Fraxinus velutina	Arizona Ash	2" Caliper	40 Ft.	40 Ft.
✱	Pinus albertica	African Pine	6'-8'	40 Ft.	18 Ft.
✱	Pinus flexilis	Limber Pine	6'-8'	30 Ft.	20 Ft.
✱	Pyrus calleryana 'Chenticlear'	Chenticlear Flowering Pear	2" Caliper	25 Ft.	15 Ft.
✱	Robinia x. ambigua	Idaho Locust	2" Caliper	40 Ft.	30 Ft.
✱	Trachycarpus fortunei wagnerianus	Windmill Palm	8'-10'	15 Ft.	4 Ft.

Plant List (SHRUBS)

Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
○	Agave americana	Century Plant	5 Gallon	6 Ft.	6 Ft.
○	Buxus s. microphylla 'Winter Gem'	Winter Gem Boxwood	5 Gallon	4 Ft.	4 Ft.
○	Caryopteris x. clandonensis	Blue Mist Spiraea	5 Gallon	3 Ft.	3 Ft.
○	Cotoneaster buxifolius	Greyleaf Cotoneaster	5 Gallon	2 Ft.	9 Ft.
○	Cytisus scoparius	Scotch Broom	5 Gallon	4 Ft.	4 Ft.
○	Dasylirion wheeleri	Desert Spoon	5 Gallon	5 Ft.	5 Ft.
○	Hesperaloe parviflora	Red Flowering Yucca	5 Gallon	3 Ft.	4 Ft.
○	Leucophyllum f. 'Green Cloud'	Green Cloud Centzia	5 Gallon	3 Ft.	4 Ft.
○	Photinia fraseri	Red Tip Photinia	5 Gallon	8 Ft.	8 Ft.
○	Rhus trilobata	Tree-leaf Sumac	5 Gallon	6 Ft.	6 Ft.
○	Spiraea bumalda 'Neon Flash'	Neon Flash Spiraea	5 Gallon	4 Ft.	4 Ft.
○	Yucca brevifolia	Joshua Tree	15 Gallon	15 Ft.	15 Ft.
○	Yucca filamentosa	Adams Needle	5 Gallon	3 Ft.	3 Ft.

Plant List (GRASSES)

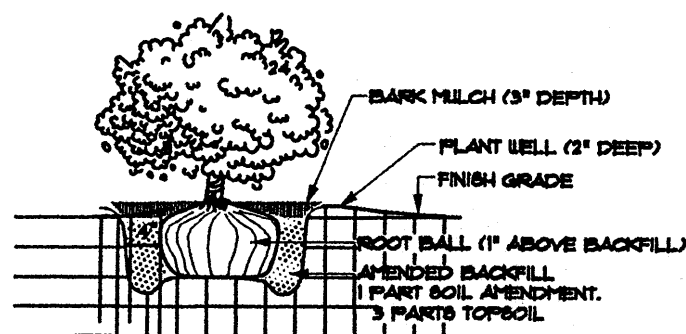
Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
○	Cortaderia selloana	Pampas Grass	1 Gallon	12 Ft.	9 Ft.
○	Miscanthus gracillimus	Gracillimus Maiden Grass	1 Gallon	5 Ft.	5 Ft.
○	Muhlenbergia rigida	Purple Muhly	1 Gallon	2 Ft.	3 Ft.

Planting Notes

- All landscaped areas shall receive topsoil and/or fill material to provide a rough grade at (4) inches below ultimate finish grade, allowing for the weed barrier fabric and gravel surfacing installation.
- All plant material holes shall be dug twice the diameter of the rootball and (6) inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil, 1 part native soil, 1 part humus mulch additive and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub and tree wells shall receive a (3) inch minimum depth of stone surfacing as specified. The stone surfacing shall be placed immediately following the installation of the weed barrier fabric.
- All areas where different types of stone surfacing are to be used shall be separated with 3/16"x4" steel edging, and shall be installed per manufacturer's recommendations.
- All landscape boulders shall be of similar color and shape previously used on the site.
- The project shall be swept clean of dirt and debris prior to completion of the project.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.
- The landscape contractor shall be responsible for completing all maintenance requirements as outlined in the project specifications.

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and groundcovers shall be triangular and equidistantly spaced.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the root balls shall be planted flush with the finish grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.



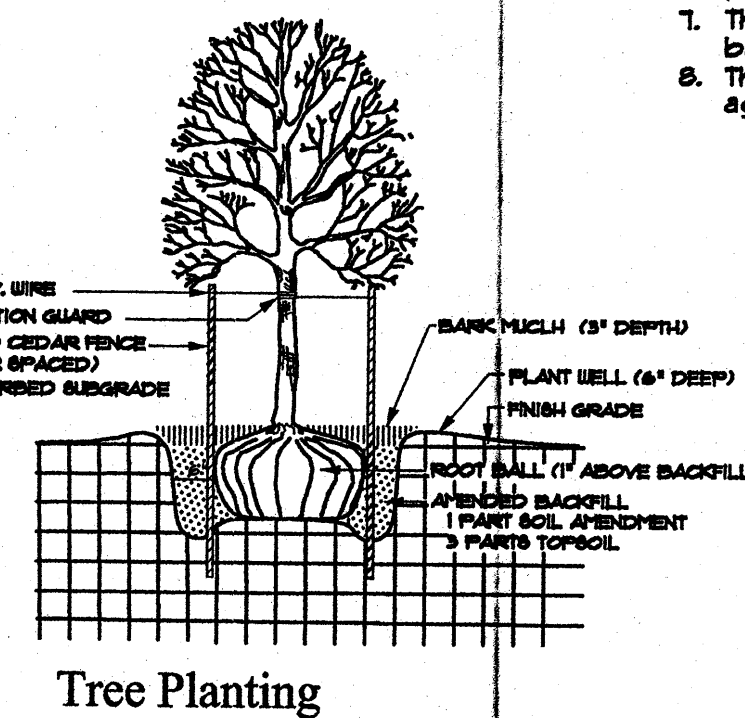
Shrub Planting

IRRIGATION NOTES:

Irrigation shall be a complete underground system with:
 Trees to receive (5) 1.0 GPM Emitters.
 Shrubs to receive (2) GPH Drip; Emitters.
 Drip and Bubbler Systems to be tied to 1/2" polypropylene with flush caps at each end.
 Run time per each drip valve will be approximately 15 minutes per day. (to be adjusted according to the season).
 Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
 Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
 Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE NOTES:

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 waste water provisions of the Water Conservation Landscaping and Waste Water Ordinance. Water management is the sole responsibility of the Property Owner.



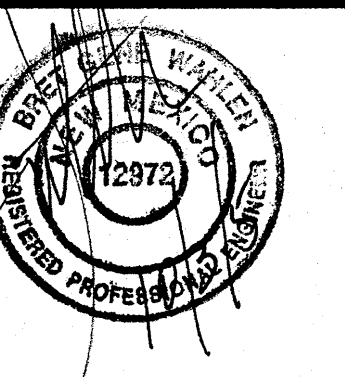
Tree Planting

Smith's
 FOOD & DRUG STORES
#463

Golf Course Road & McMahon Road
Albuquerque, New Mexico

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City, (801)521-8529 Ogden (801)384-7288 Fax (801)521-8551

Preliminary Landscape Plan
Golf Course Marketplace
 SWC Golf Course Rd. & McMahon Blvd.
 Albuquerque, New Mexico



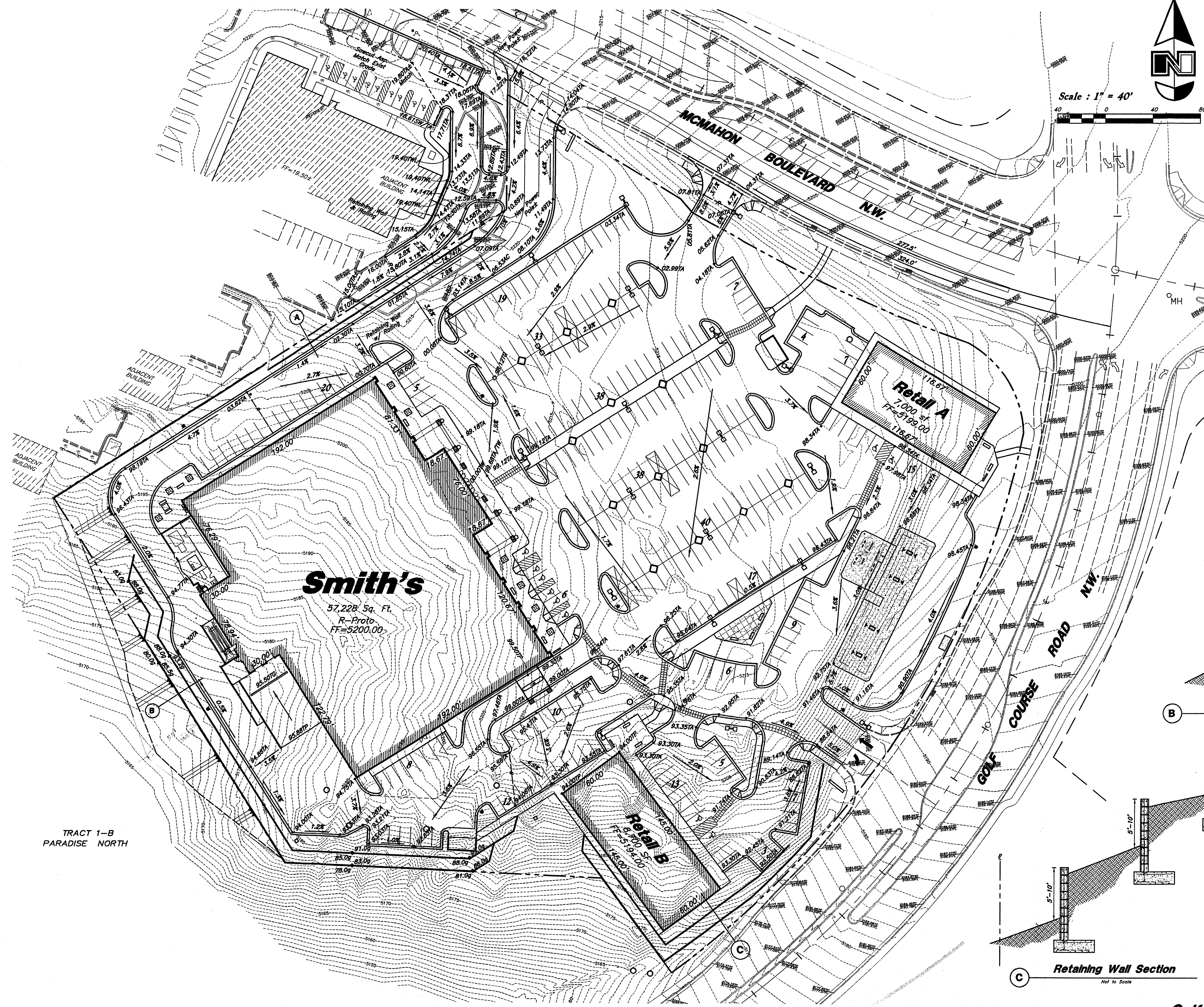
22 Aug, 2005

SHEET NO.

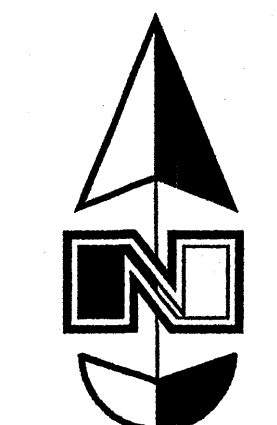
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SMC463G

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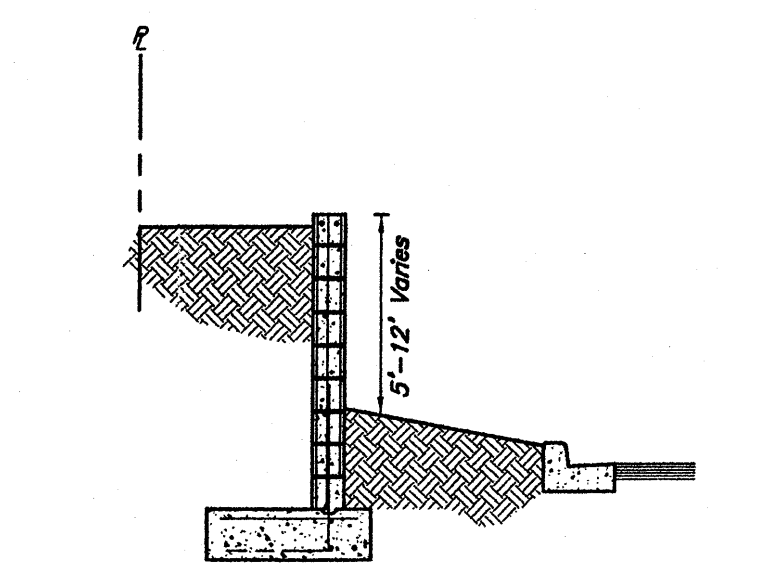


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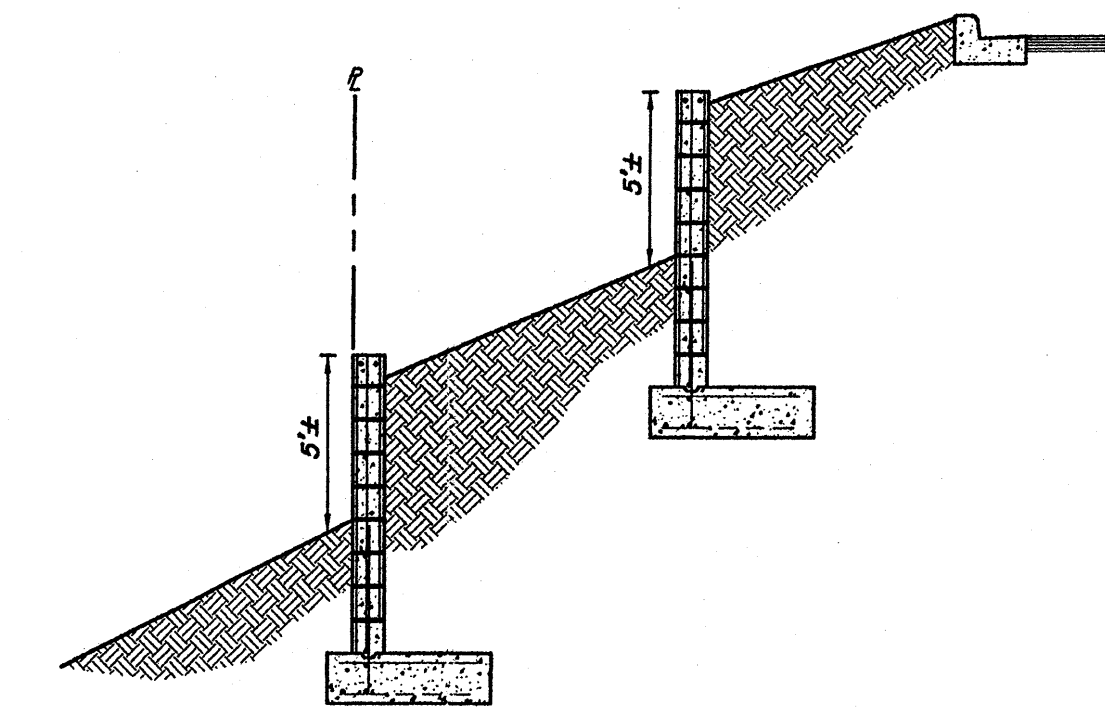


Legend

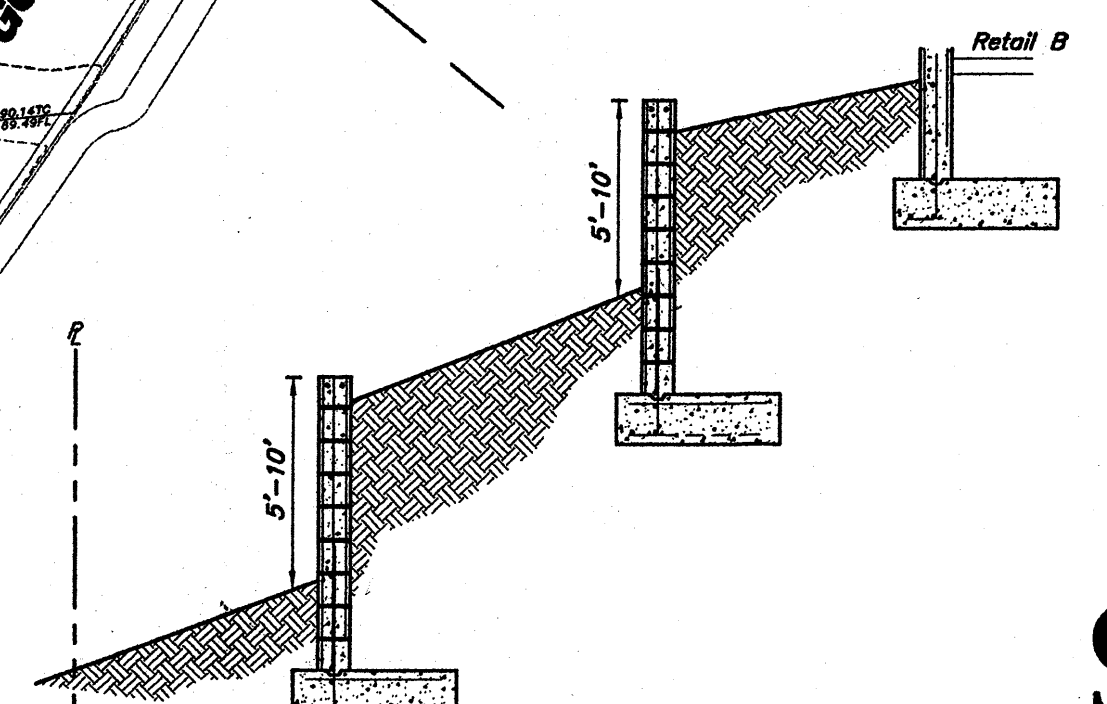
- Direction of Drainage
- Top of Asphalt TA
- Top of Walk TW
- Edge of Asphalt EA
- Flowline FL
- Top of Curb TC
- Top of Grate TG
- Top of Pavement TP
- Ridge line R
- Ground g
- Std. Curb & Gutter
- Open Face C & G
- Finish Grade - Top of Retaining Wall TRW
- Finish Grade - Bottom of Retaining Wall BRW



Retaining Wall Section A
Not to Scale



Retaining Wall Section B
Not to Scale



Retaining Wall Section C
Not to Scale

TRACT 1-B
PARADISE NORTH

Smith's
57,228 Sq. Ft.
R-Proto
FF=5200.00

Retail A
7,000 sq.
FF=5195.00

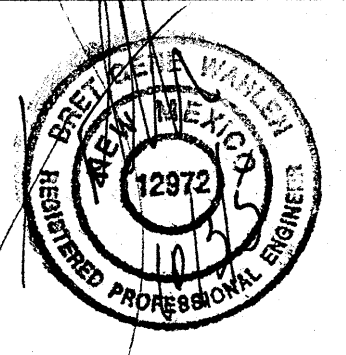
Retail B
8,570 Sq. Ft.
FF=5110.00

Smith's
FOOD & DRUG STORES
#463

Golf Course Road & McMahon Road
Albuquerque, New Mexico

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

Grading Plan
Golf Course Marketplace
SWC Golf Course Rd. & McMahon Blvd.
Albuquerque, New Mexico



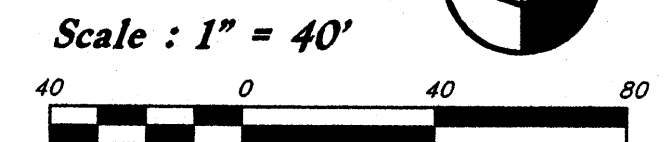
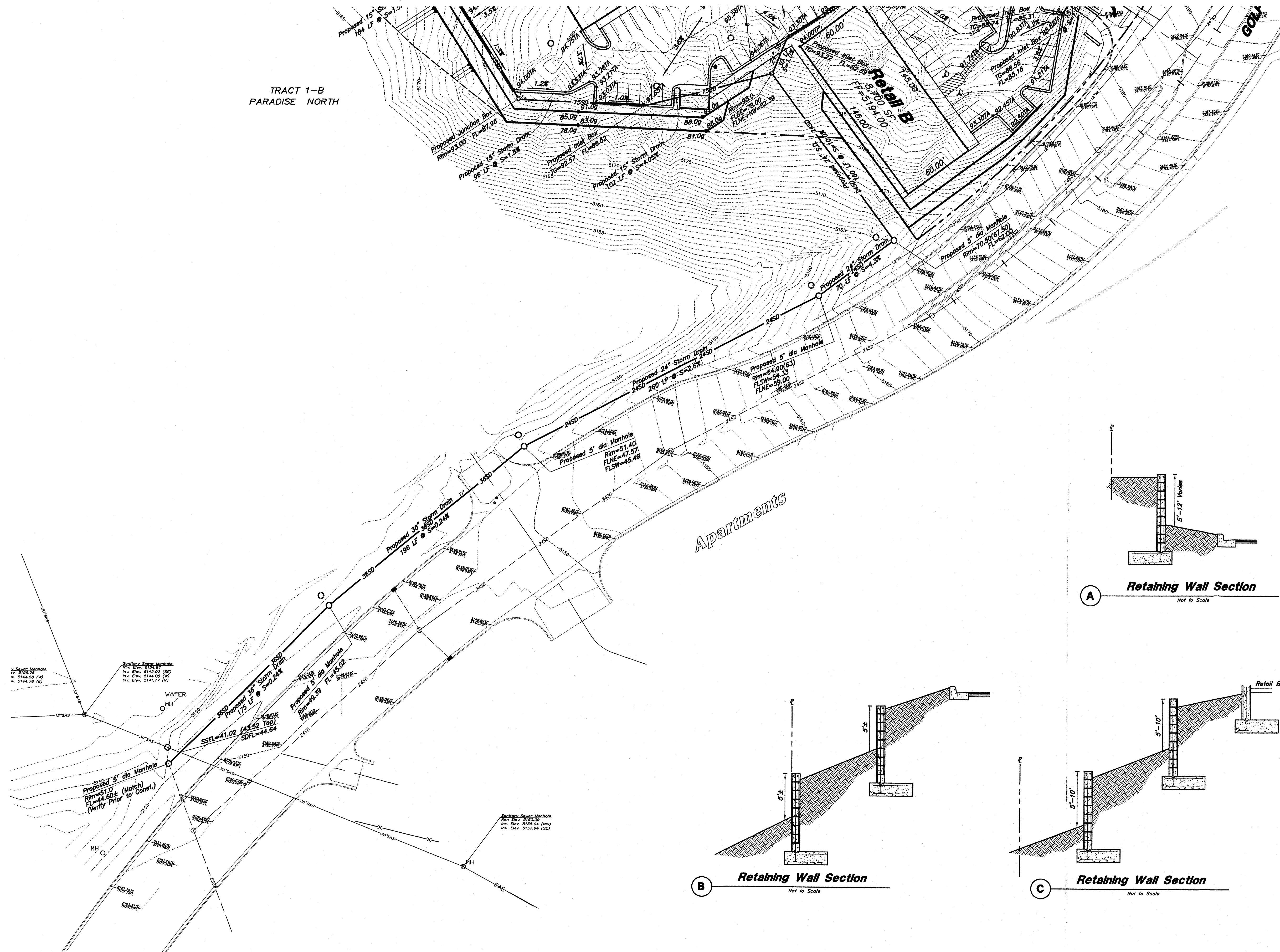
22 Aug, 2005

SHEET NO.
5

SMC463K

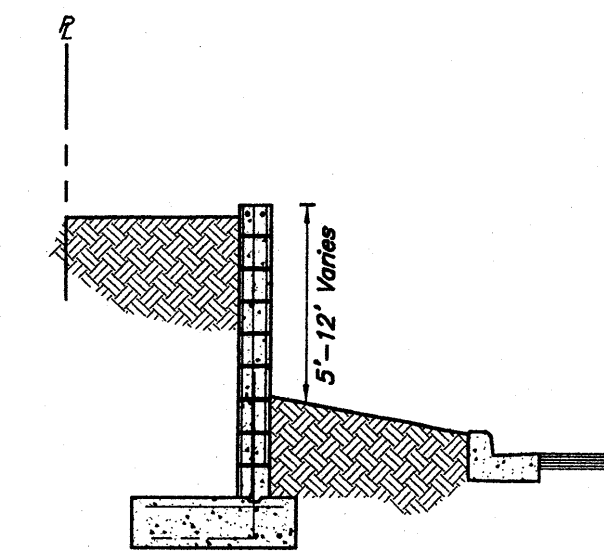
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TRACT 1-B
PARADISE NORTH

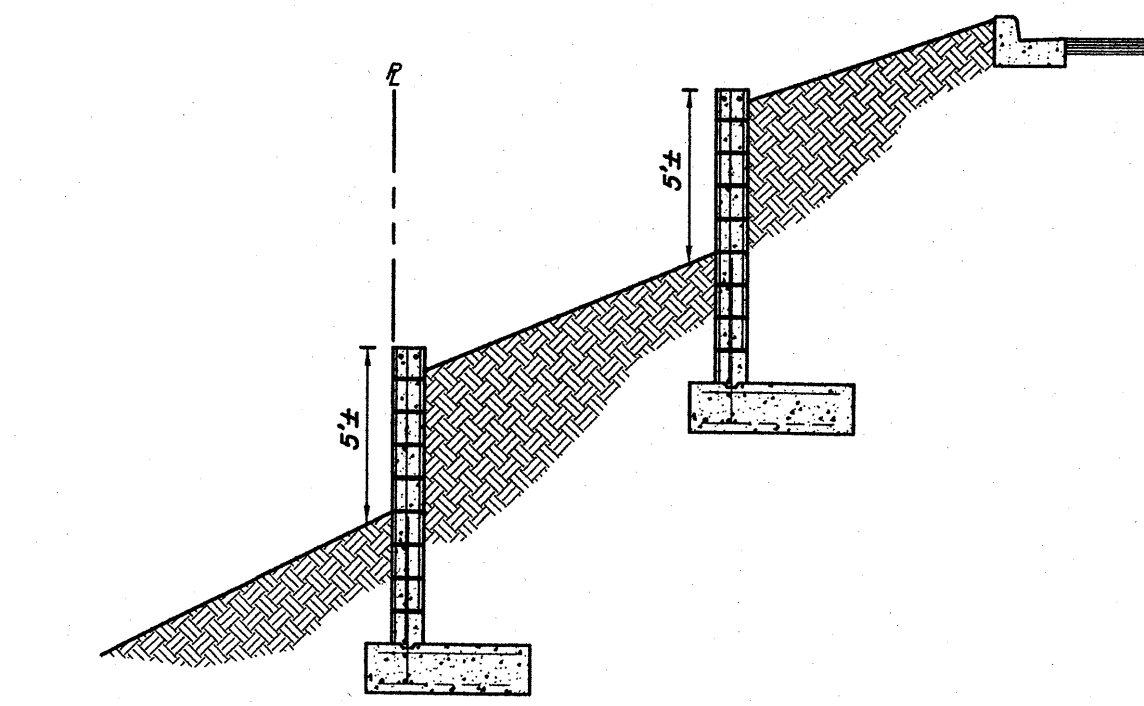


Legend

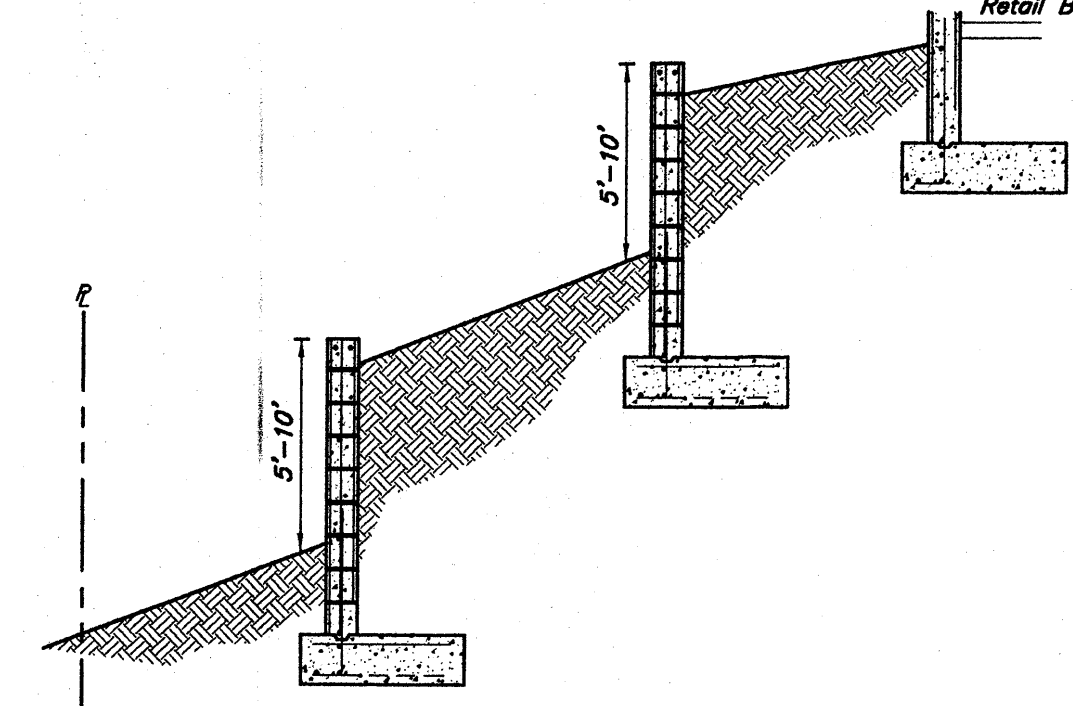
Direction of Drainage	TA
Top of Asphalt	TW
Top of Walk	EA
Edge of Asphalt	FL
Flowline	FL
Top of Curb	TC
Top of Grate	TC
Top of Pavement	TP
Ridge line	TR
Ground	g
Std. Curb & Gutter	
Open Face C & G	
Finish Grade - Top of Retaining Wall	TRW
Finish Grade - Bottom of Retaining Wall	BRW
Existing 5' Contour	
Existing 1' Contour	



A Retaining Wall Section
Not to Scale



B Retaining Wall Section
Not to Scale



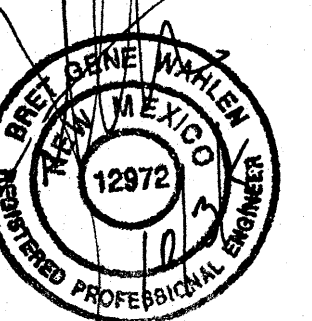
C Retaining Wall Section
Not to Scale

Smith's
FOOD & DRUG STORES
#463

Golf Course Road & McMahon Road
Albuquerque, New Mexico

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8229 Ogden (801)394-7288 Fax (801)521-9551

Grading and Drainage Plan
Golf Course Marketplace
SWC Golf Course Rd. & McMahon Blvd.
Albuquerque, New Mexico

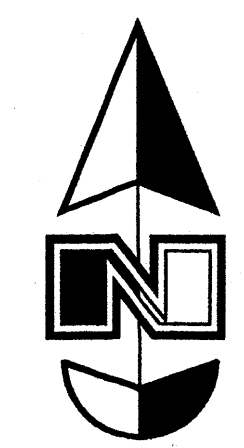
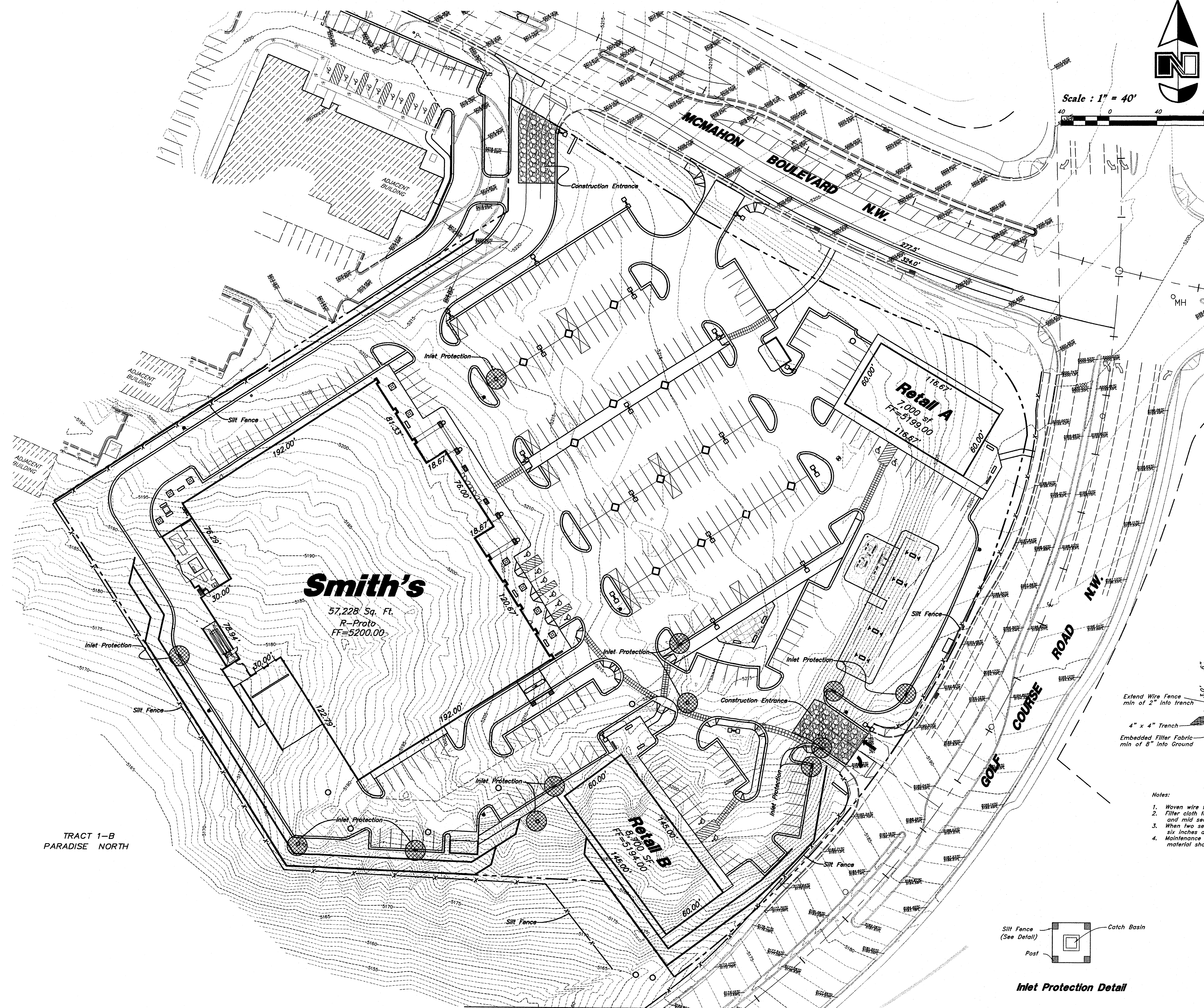


22 Aug, 2005

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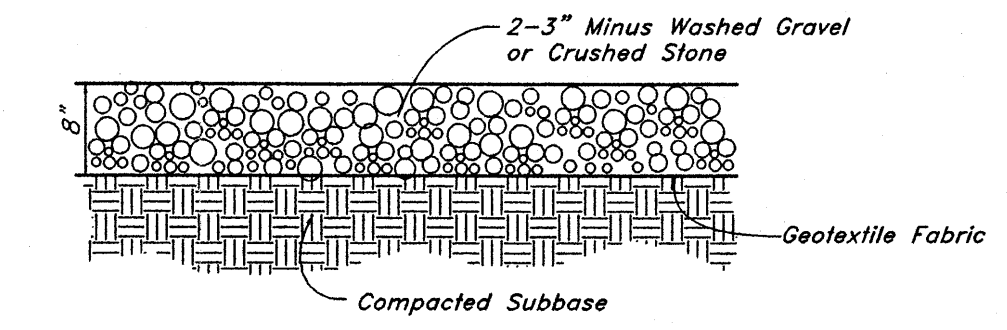
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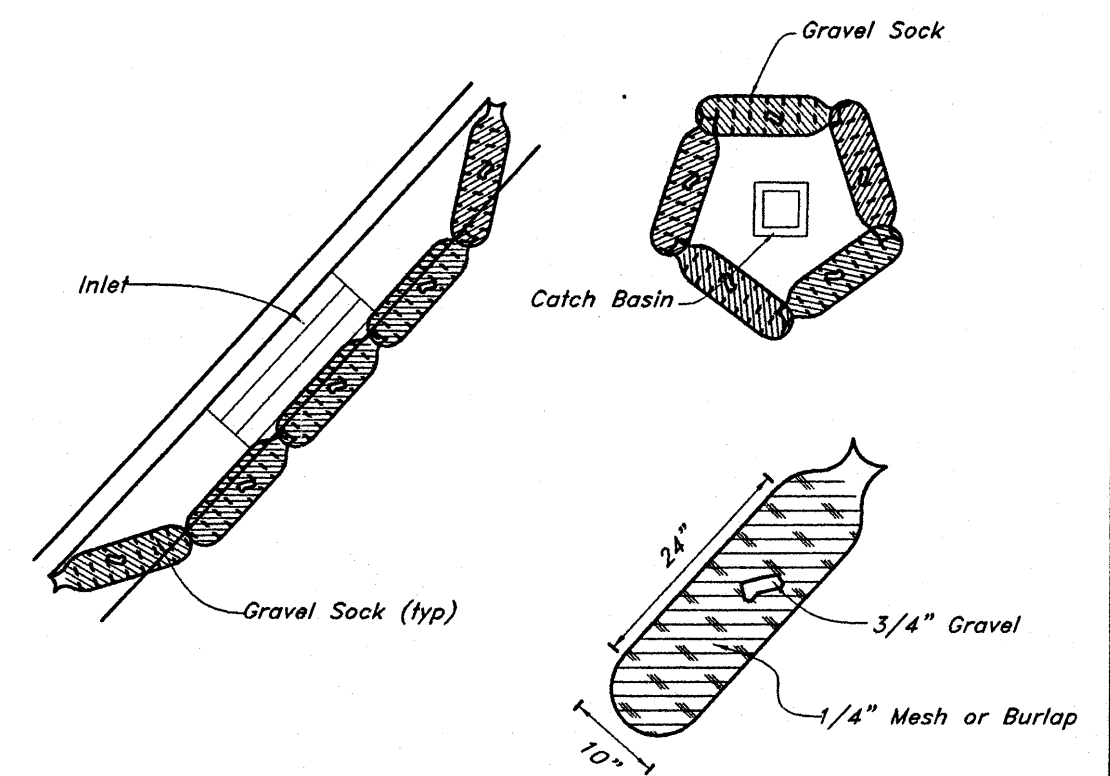
Scale : 1" = 40'

- Legend**
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
 - Silt Fence
 - Construction Entrance / Truck Wash

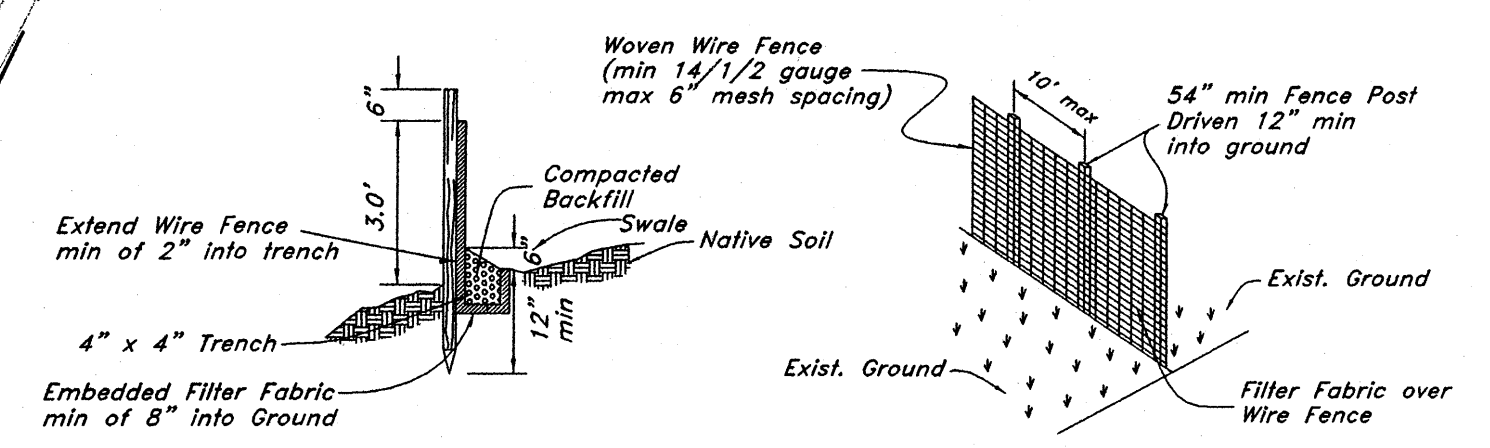
- Construction Notes:**
1. All Construction equipment will enter thru Designated Construction Entrances.
 2. Coordinate Entrances locations with the City.
 3. The contractor is to ensure that no soil erodes from the site onto adjacent property or public right-of-way. This should be achieved by implementing Best Management Practices (BMP's) to protect the soil from wind, and water erosion.
 4. During the months of July, August or September, any grading within or adjacent to a watercourse defined as a major facility shall provide for erosion control and safe passage of the 10-year design storm runoff during the construction phase.
 5. Contractor shall conform to all City, County, State & Federal dust control and stormwater pollution prevention requirements and is responsible for preparing and obtaining all necessary applications, permits and approvals.
 6. All graded areas which do not receive a final surface treatment will be revegetated in accordance with CDA Standard Specification 1012 and the Landscape Specifications.
 7. Contractor shall obtain and abide by a Topsoil Disturbance Permit from the City of Albuquerque. The cost for required construction dust and erosion control measures shall be incidental to the project cost.



Stabilized Construction Entrance Section

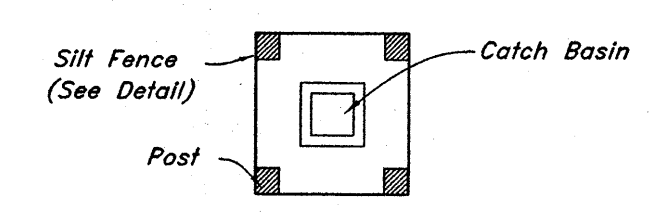


Gravel Sock Curb Inlet Protection Detail



Silt Fence Section

- Notes:**
1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 2. Filler cloth to be fastened to woven wire fence with ties spaced every 24" at top and mid section.
 3. When two sections of filler cloth adjoin each other they shall be overlapped by six inches and folded.
 4. Maintenance shall be performed as noted in the Erosion Control Plan. Collected material shall be removed when "bulges" develop in the silt fence.



Inlet Protection Detail

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#463

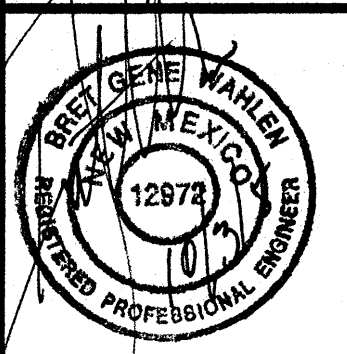
Golf Course Road & McMahon Road
Albuquerque, New Mexico

TRACT 1-B
PARADISE NORTH

See Sheet 8

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16247
Salt Lake City, Utah 84116
Open (801)394-7288 Fax (801)321-8551

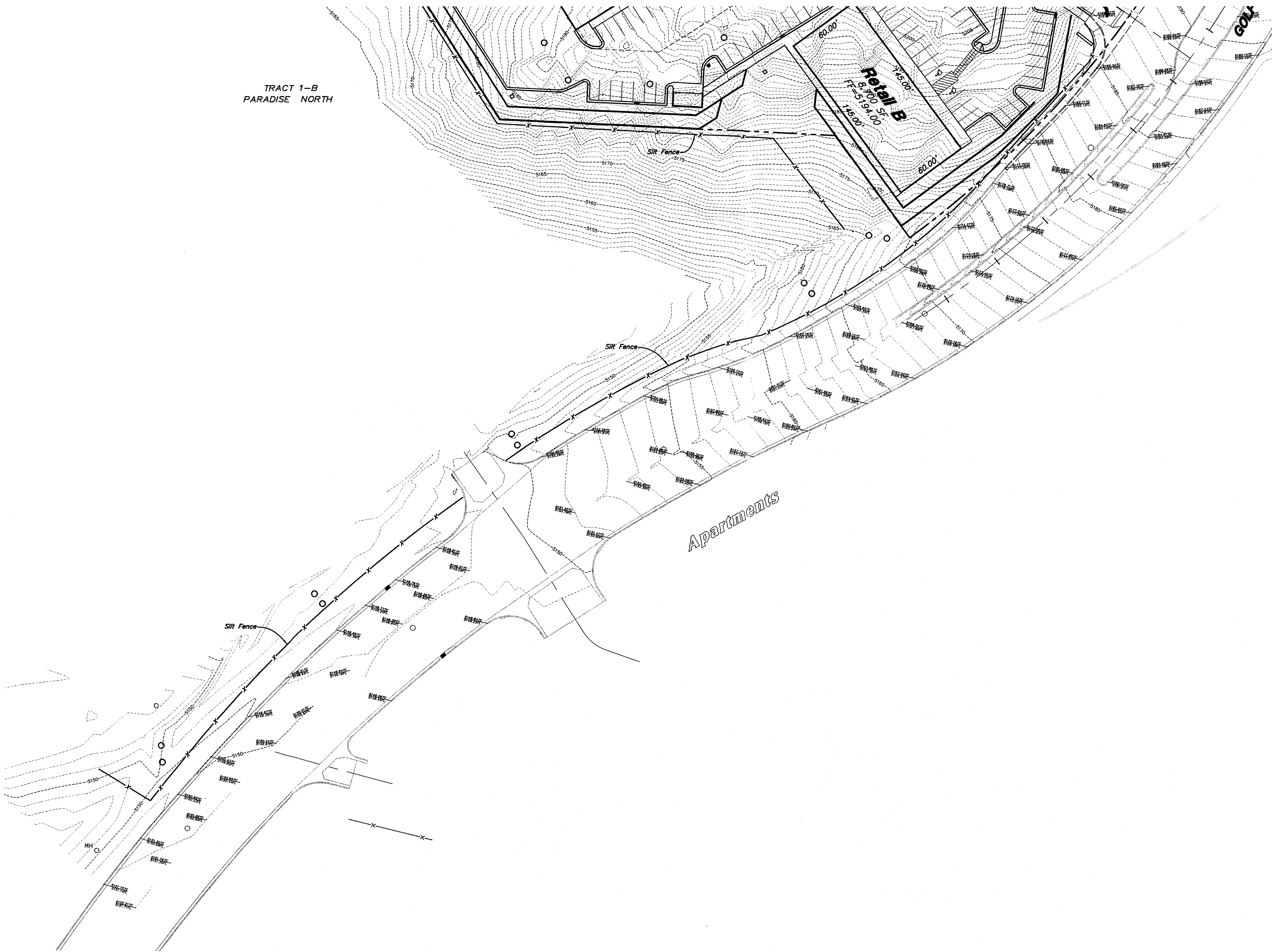
Erosion Control Plan
Golf Course Marketplace
SWC Golf Course Rd. & McMahon Blvd.
Albuquerque, New Mexico



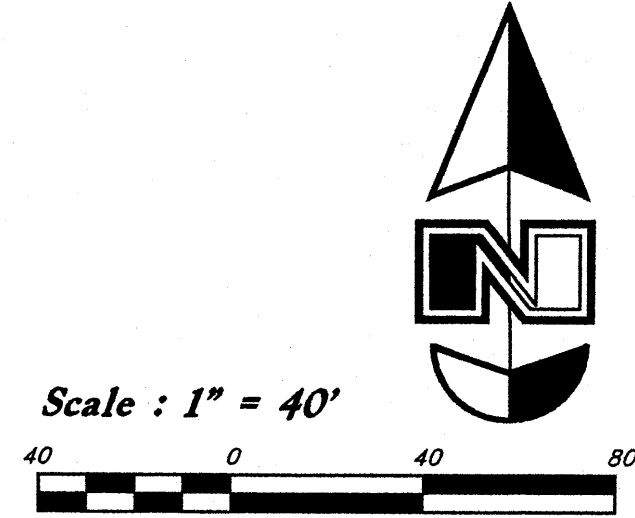
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TRACT 1-B
PARADISE NORTH

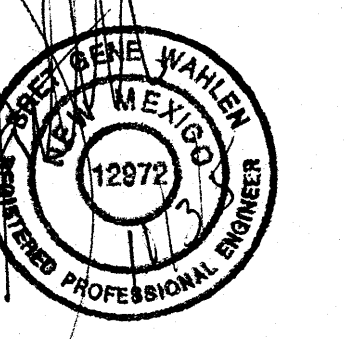


Smith's
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#463

Golf Course Road & McMahon Road
Albuquerque, New Mexico

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2070 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)327-8839 Ogden (801)394-7288 Fax (801)327-8851

Erosion Control Plan
Golf Course Marketplace
SWC Golf Course Rd. & McMahon Blvd.
Albuquerque, New Mexico



22 Aug, 2005

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REV.	DATE	DESCRIPTION

STORMWATER POLLUTION PREVENTION PLAN

Golf Course Marketplace

STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER, SMITH'S FOOD & DRUG CENTERS, INC. FOR THE CONSTRUCTION OF A NEW SHOPPING CENTER ON THE SOUTHWEST CORNER OF GOLF COURSE & MCMAHON IN THE CITY OF ALBUQUERQUE, STATE OF NEVADA.

THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

2. A NOTICE OF INTENT HAS BEEN FILED WITH THE STATE OF NEVADA WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

3. IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD.

4. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER, THE CITY OF ALBUQUERQUE AND GREAT BASIN ENGINEERING - SOUTH IF NECESSARY, THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3 OR 40 CFR 302.4.

5. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.

6. CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER, AND GREAT BASIN ENGINEERING - SOUTH. THIS POLLUTION PREVENTION PLAN WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

7. ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER.

ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF THE CITY OF ALBUQUERQUE AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.

8. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE. WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY THE CITY OF ALBUQUERQUE AND ANY OTHER AGENCY HAVING JURISDICTION.

9. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT, UPON REQUEST BY MEMBERS OF THE PUBLIC. THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE NEVADA STATE DEPARTMENT OF ENVIRONMENT QUALITY OR DIRECTLY TO THE REQUESTER.

THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE NEVADA STATE DEPARTMENT OF ENVIRONMENT QUALITY AND/OR THE LOCAL AGENCY.

10. CONTACTS

OWNER
SMITH'S FOOD & DRUG CENTERS
1550 SOUTH REDWOOD ROAD
SALT LAKE CITY, UTAH 84104

CARL SUDBURY
(801)974-1530

CONTRACTOR/DISCHARGER
TO BE DETERMINED

CIVIL ENGINEER
GREAT BASIN ENGINEERING - SOUTH
2010 NORTH REDWOOD ROAD
P.O. BOX 16747
SALT LAKE CITY, UTAH 84116

BRET G. WAHLEN, P.E.
V. PRESIDENT
(801) 321-8529

CITY OF ALBUQUERQUE
XXXXXXXXXX
ALBUQUERQUE, NEW MEXICO

STATE OF NEVADA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER QUALITY

ENVIRONMENTAL ENGINEER

U.S. EPA
ENVIRONMENTAL PROTECTION AGENCY
DENVER, COLORADO

REGION VIII
800-739-4372

ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

202-475-9518

11. REFERENCES

A. GRADING AND DRAINAGE PLAN PER GREAT BASIN ENGINEERING - SOUTH.

B. EROSION CONTROL PLAN PREPARED BY GREAT BASIN ENGINEERING - SOUTH.

12. THE PROPOSED CONSTRUCTION ACTIVITY IS CONSTRUCTION OF A PARKING LOT, NEW SMITH'S STORE, RETAIL SHOPS, AND PADS.

13. LOCATION OF THE SITE: THE PROJECT IS LOCATED AT THE SOUTHWEST CORNER OF GOLF COURSE & MCMAHON.

14. A MINIMAL AMOUNT OF WATER FLOWS ONTO THE SITE. ALL STORMWATER DISCHARGES TO THE PUBLIC RIGHT OF WAY.

15. THE EXISTING SOIL IS A SANDY TO SANDY GRAVEL. THE EXISTING GROUND WATER QUALITY AT THIS LOCATION IS ASSUMED TO BE THAT OF WATER WHICH IS SAFE FOR DRINKING. THE EXISTING STORM WATER QUALITY IS TYPICAL OF STORM WATER FLOWING FROM DEVELOPED, SUBURBAN, COMMERCIAL AREAS.

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN, NON-CHLORINATED WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. SOURCES OF STORM WATER POLLUTANTS

STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WIND AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

- COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
- IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERM'S AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
- RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKEN HOLD.
- DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D. OTHER CONTROLS

- WASTE DISPOSAL
 - KEEP WASTE DISPOSAL CONTAINERS COVERED.
 - PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
 - PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.
- SWEEPING OF SITE
 - PROVIDE WEEKLY SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.
 - DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.
- SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.

4. SPILLS

- STORE ADEQUATE ADSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
- FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES

LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6. VEHICLES AND EQUIPMENT

- FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
- PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
- USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT

- DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
- PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHOULD BE CONDUCTED BY A WASTE HANDLING FIRM.
- PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.

8. LANDSCAPING OPERATIONS

- USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZERS, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
- DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.

9. STORM WATER INLETS

KEEP ALL ON-SITE STORM WATER INLETS CLEAN AND FREE OF DIRT AND DEBRIS. IN THE EVENT THAT SEDIMENT AND DEBRIS MAY FLOW TO AN INLET, PROVIDE AN 18-INCH (MINIMUM) STRAIN BARRIER AROUND THE INLET TO TRAP THE DIRT AND DEBRIS AND ALLOW ONLY CLEAN STORM WATER TO ENTER THE INLET.

E. INSPECTION

1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS

- VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
- BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
- AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
- THE STATE DEPARTMENT OF ENVIRONMENT QUALITY MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.

2. ALL DISCHARGERS ARE REQUIRED TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.

3. PREPARATION OF REPORTS AND RETENTION OF RECORDS

- EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 15, 1997, AND EACH JULY 15 THEREAFTER.
- THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEPARTMENT OF WATER QUALITY.
- DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEPARTMENT OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE. SUBJECT TO THE MODIFICATIONS BY THE STATE DEPARTMENT OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F. MAINTENANCE OF CONTROLS

- MAINTENANCE AND REPAIR
 - ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHOULD BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHOULD BE PROMPTLY REPAIRED OR RESTORED.
 - PLAN REVISIONS
IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.
- FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS

- AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEEP CLEAN. STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
- ALL LANDSCAPING AND PLANTING AREAS SHOULD BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
- ALL PAVED AREAS SHOULD BE SWEEPED WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
- WASTE MATERIALS ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
- TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEEPED CLEAN OF DIRT AND DEBRIS.
- STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
- ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEPARTMENT OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

DEFINITIONS

- "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.
- "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.
- "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.
- "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.
- "SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.
- "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCES ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.
- "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.
- "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)].
- "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE...INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."
- "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH, OR IS OBSCURE OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."
- "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES" (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.

Smith's
FOOD & DRUG STORES

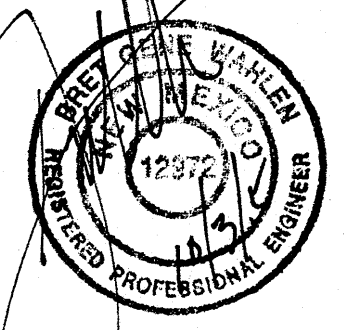
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Albuquerque, New Mexico

Stormwater Pollution Prevention Plan

Golf Course Marketplace

SW Corner Golf Course & McMahon
Albuquerque, New Mexico



30 Aug, 2005

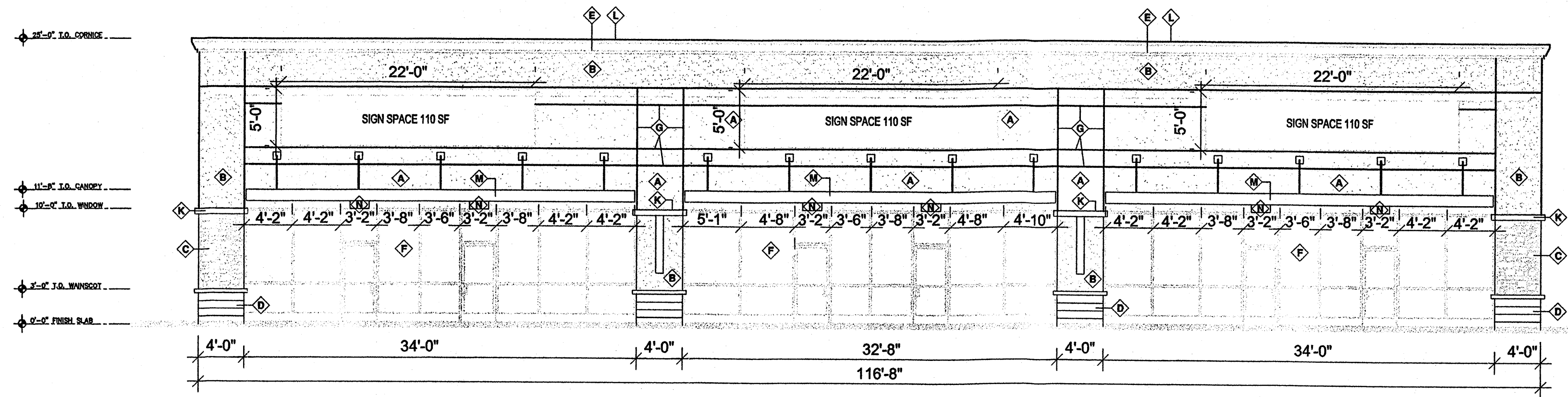
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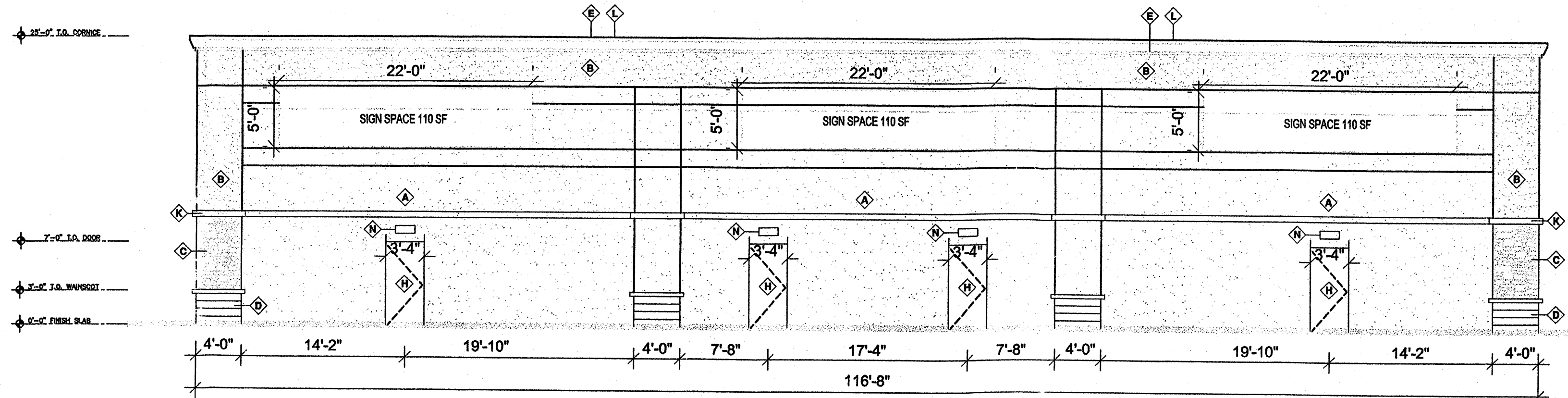
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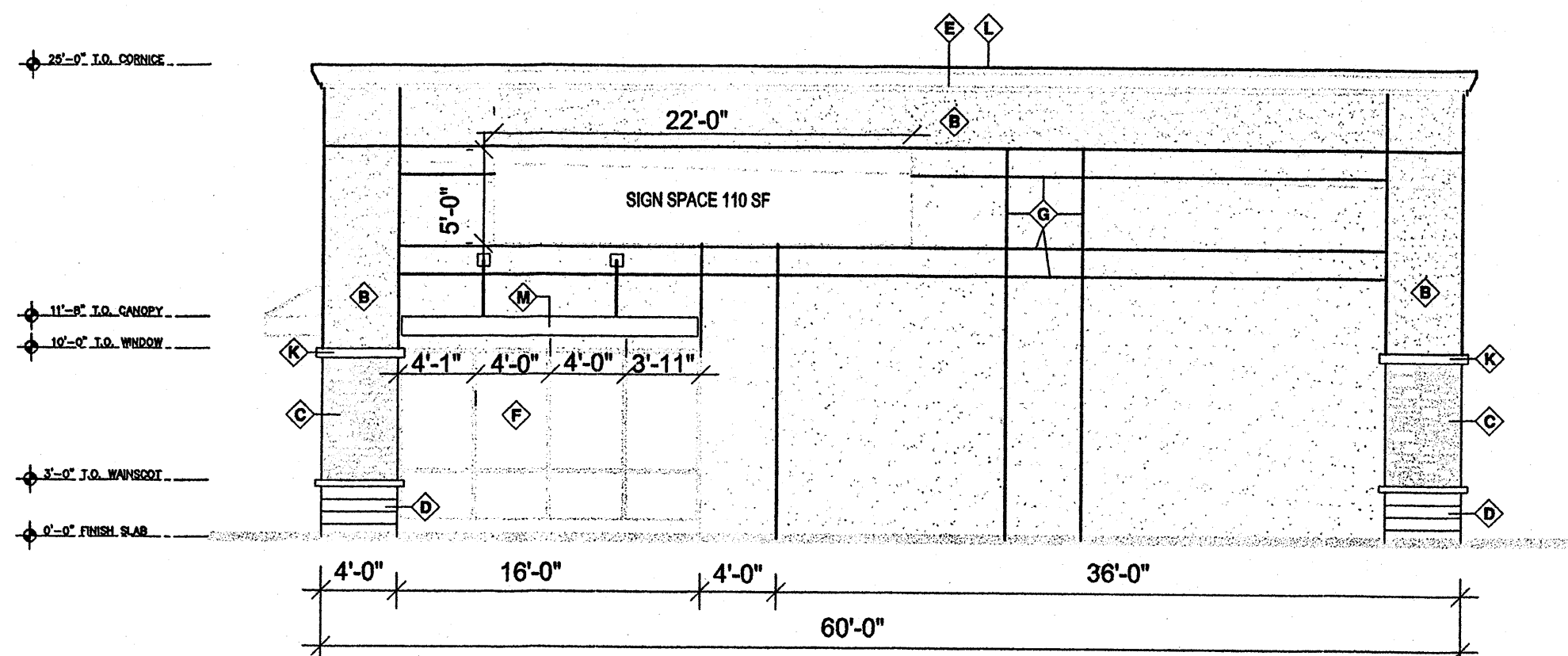
GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City, (801)351-8529 Ogden (801)394-2288 Fax (801)351-9551



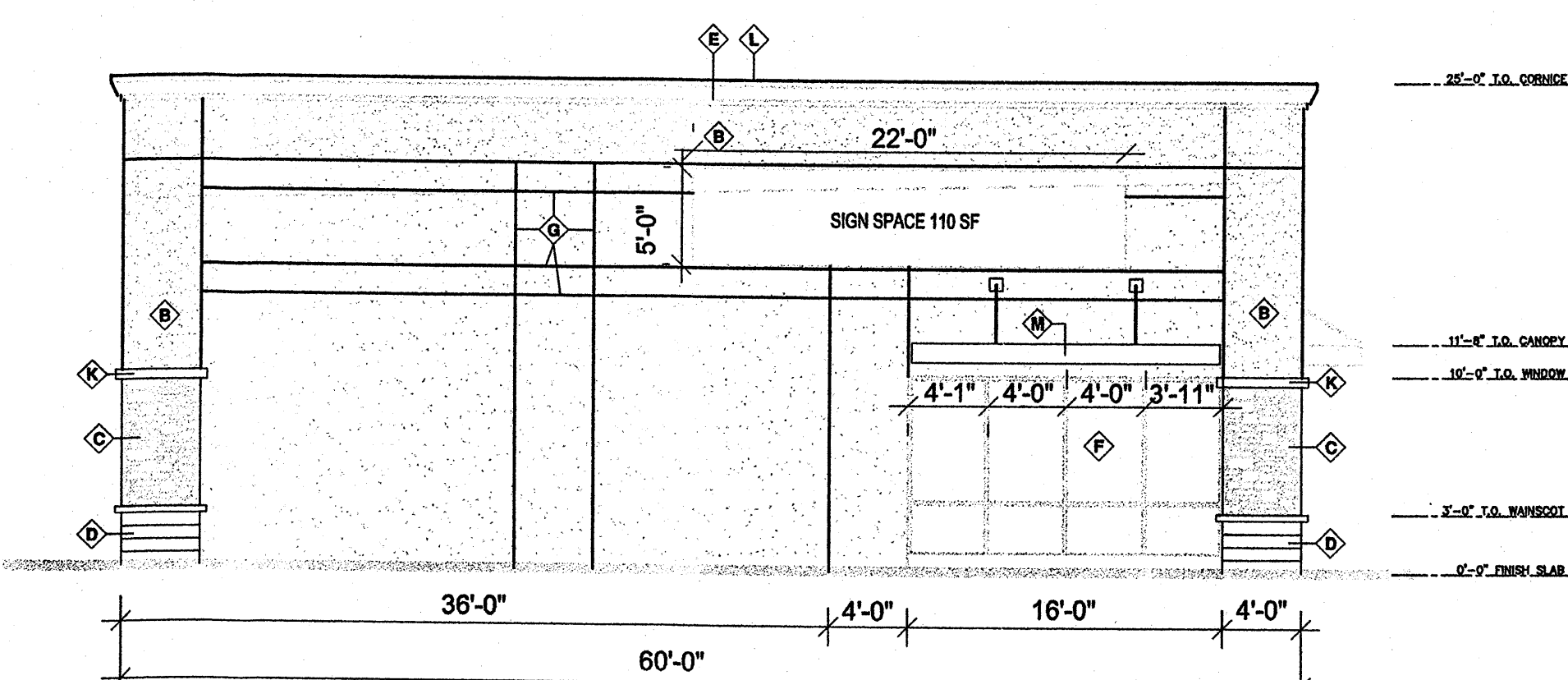
1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



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



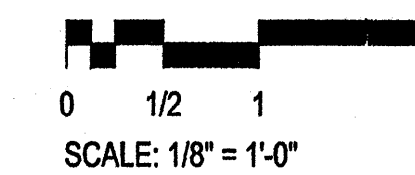
3 EAST ELEVATION
Scale: 1/8" = 1'-0"



4 WEST ELEVATION
Scale: 1/8" = 1'-0"

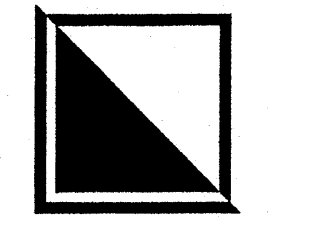
COLOR/MATERIAL SCHEDULE	
◆ STUCCO FINISH	SW-812 BRIDGY (LIGHT WHITE)
◆ STUCCO FINISH	SW-815 TOTALLY TAN (DARK TAN)
◆ CULTURED STONE	LIMESTONE CEDAR
◆ INTERNAL COLOR SPLATFACE CHU	SW-814 BARDI (DARK TAN)
◆ STUCCO EPS	SW-812 BRIDGY (DARK TAN)
◆ ALUM. STOREFRONT	BROCKE
◆ STUCCO CONTROL JOINT	
◆ STEEL DOOR/SHUTTERS	SW-814 BARDI
◆ DOWNPOUT	SW-814 BARDI
◆ 6" STEEL BAND	SW-815 TOTALLY TAN
◆ METAL CORING PAINTED	SW-813 INTERACTIVE CHU-1
◆ METAL CANOPY	SW-814 BARDI
◆ WALL MOUNTED EXTERIOR LIGHT	

NOTE: BONDAGE NOT TO EXCEED 10% OF TOTAL FACADE



RETAIL A

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT TITLE
GOLF COURSE MARKETPLACE

PROJECT MANAGER
MIKE SAFRANY

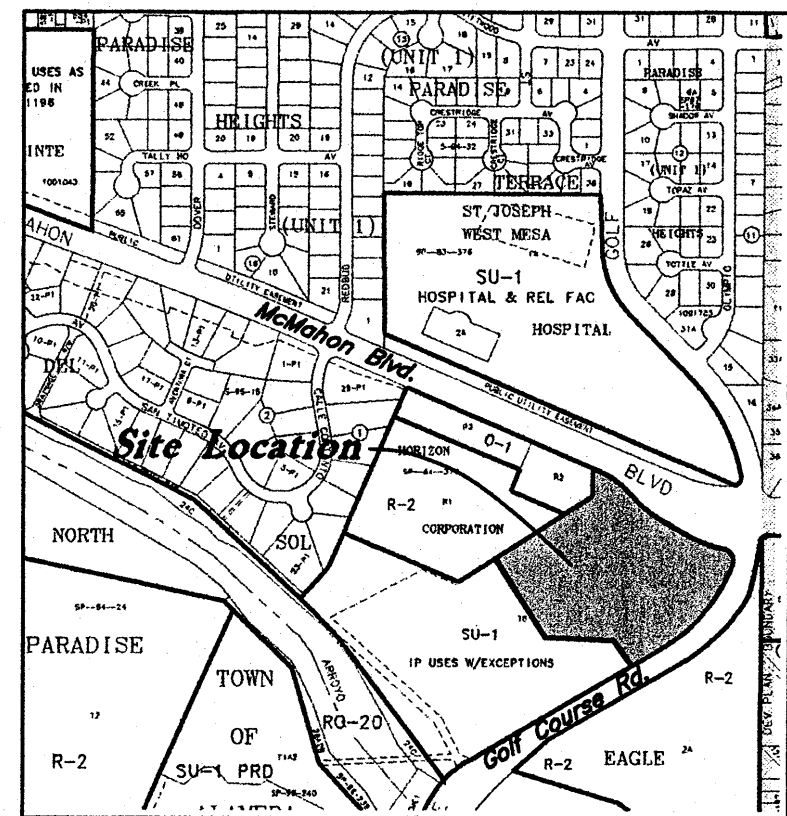
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MPS

SHEET TITLE
ELEVATIONS

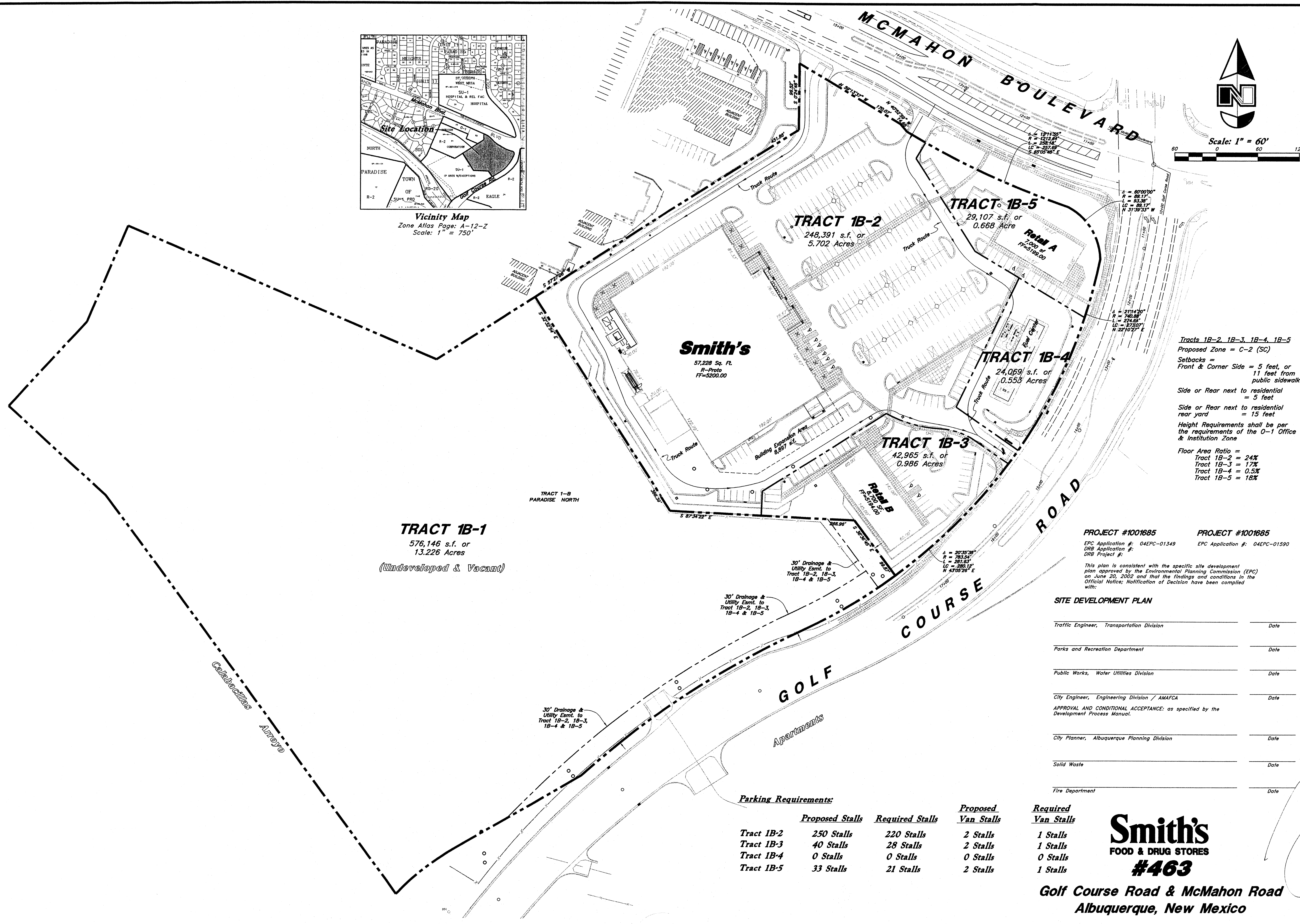
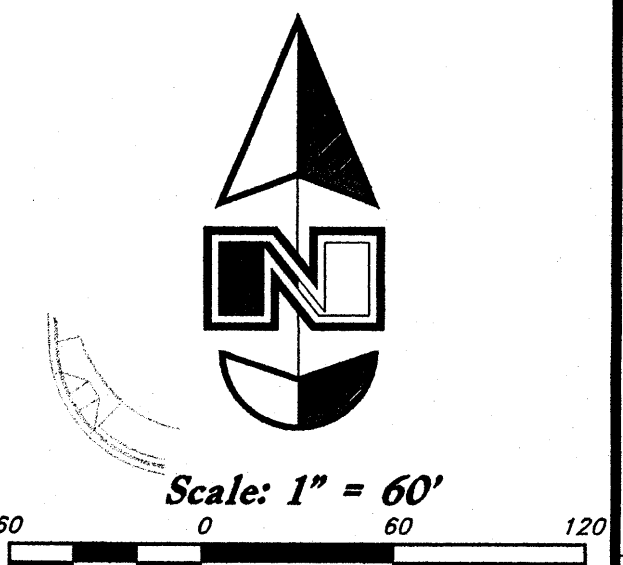
DATE:
8-30-04

SCALE:
AS NOTED

sheet
A1
of.



Vicinity Map
Zone Atlas Page: A-12-Z
Scale: 1" = 750'



Tracts 1B-2, 1B-3, 1B-4, 1B-5
Proposed Zone = C-2 (SC)
Setbacks =
Front & Corner Side = 5 feet, or
11 feet from
public sidewalk
Side or Rear next to residential
= 5 feet
Side or Rear next to residential
rear yard = 15 feet
Height Requirements shall be per
the requirements of the O-1 Office
& Institution Zone
Floor Area Ratio =
Tract 1B-2 = 24%
Tract 1B-3 = 17%
Tract 1B-4 = 0.5%
Tract 1B-5 = 18%

PROJECT #1001685 EPC Application #: 04EPC-01349
DRB Application #: DRB Project #:
PROJECT #1001685 EPC Application #: 04EPC-01590
DRB Application #: DRB Project #:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on June 20, 2002 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Parks and Recreation Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAFCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Albuquerque Planning Division	Date
Solid Waste	Date
Fire Department	Date

Parking Requirements:

	Proposed Stalls	Required Stalls	Proposed Van Stalls	Required Van Stalls
Tract 1B-2	250 Stalls	220 Stalls	2 Stalls	1 Stalls
Tract 1B-3	40 Stalls	28 Stalls	2 Stalls	1 Stalls
Tract 1B-4	0 Stalls	0 Stalls	0 Stalls	0 Stalls
Tract 1B-5	33 Stalls	21 Stalls	2 Stalls	1 Stalls

Smith's
FOOD & DRUG STORES
#463

Golf Course Road & McMahon Road
Albuquerque, New Mexico

GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Phone: (801)521-8529 Fax: (801)521-8551

Site Development Plan for Subdivision
Golf Course Marketplace
SMC Golf Course Rd. & McMahon Blvd.
Albuquerque, New Mexico

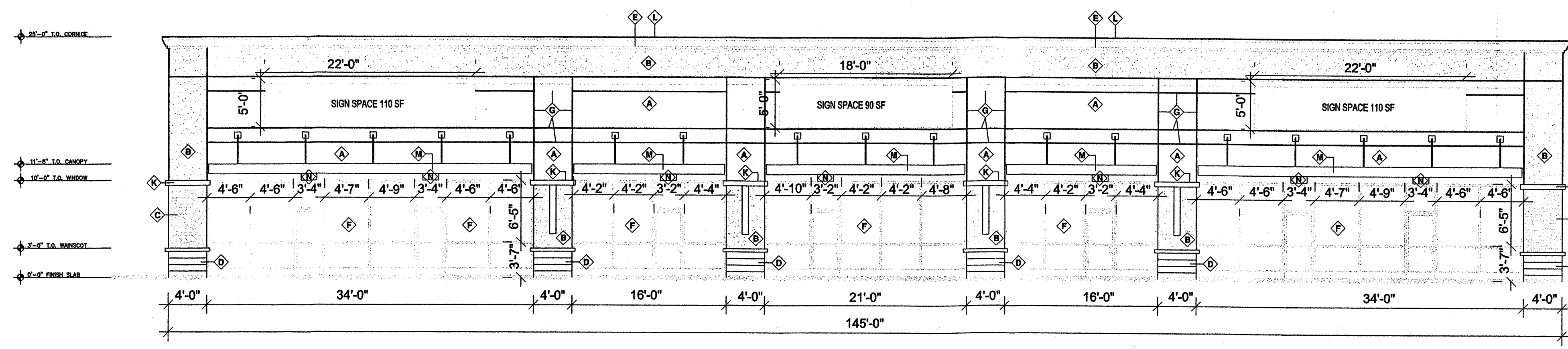


22 Aug, 2005

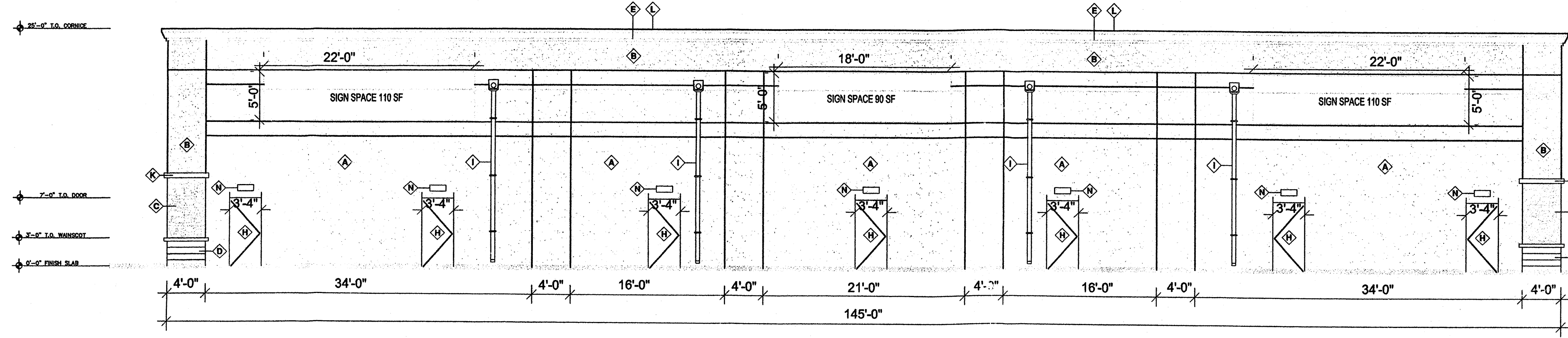
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SMC463K

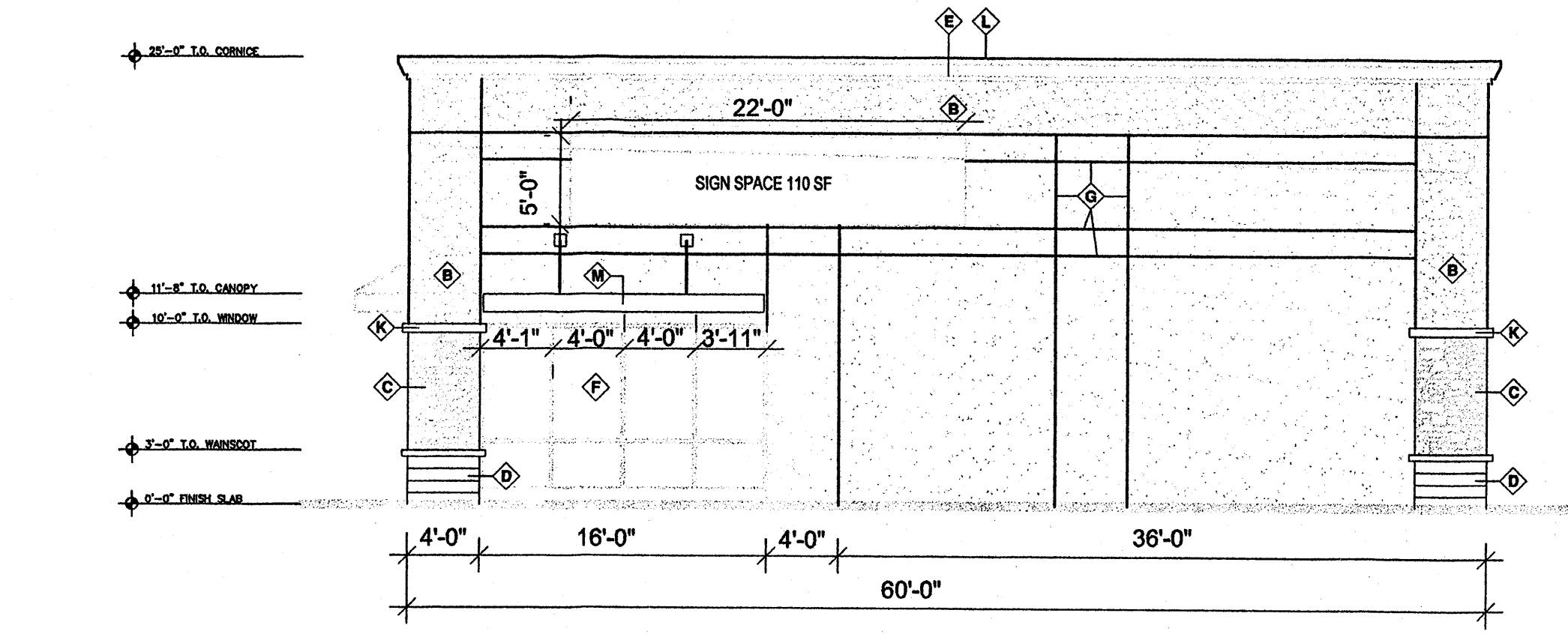
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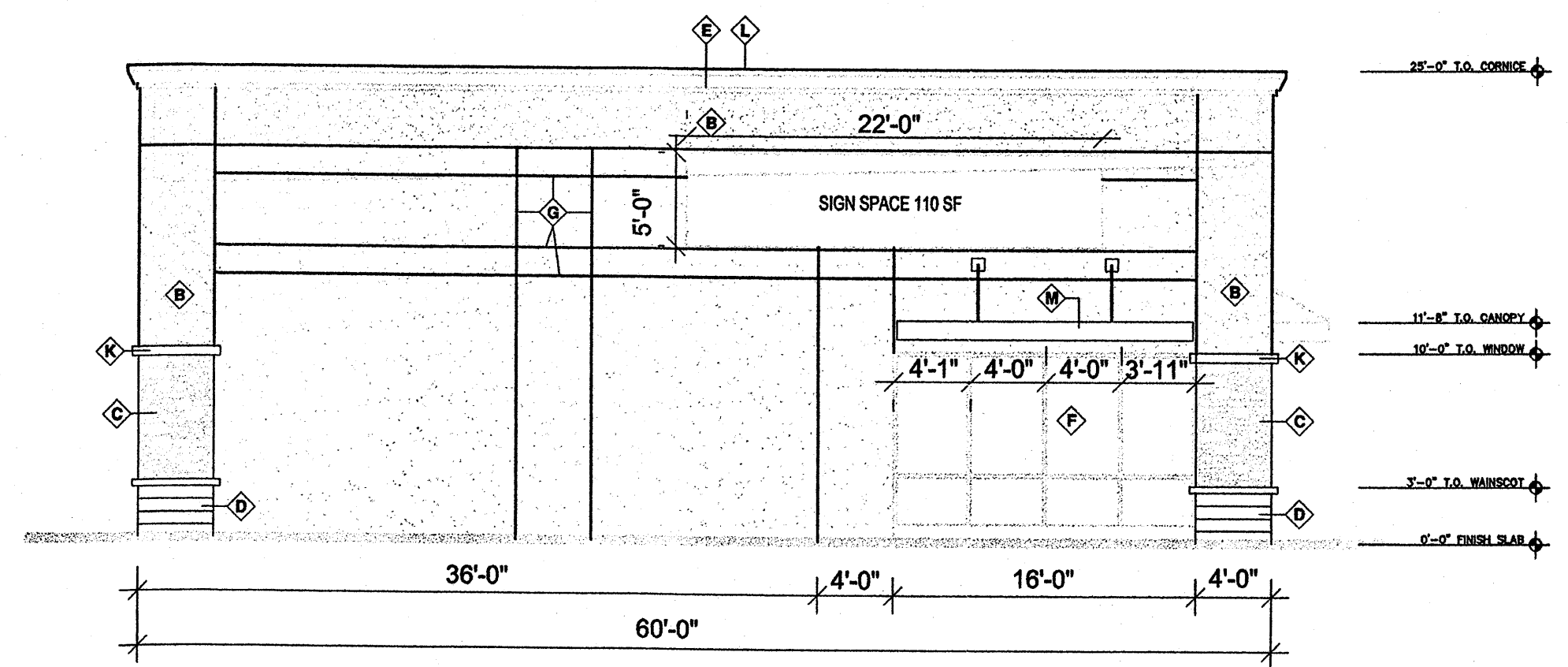
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Scale: 1/8" = 1'-0"



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



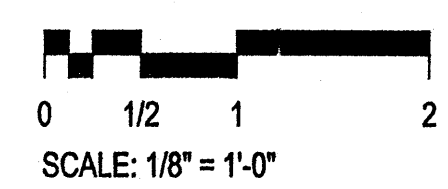
3 SOUTHEAST ELEVATION
Scale: 1/8" = 1'-0"



4 NORTHWEST ELEVATION
Scale: 1/8" = 1'-0"

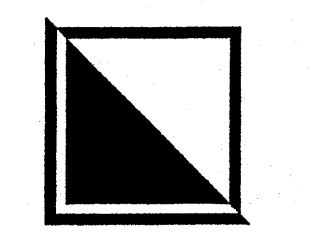
COLOR/MATERIAL SCHEDULE	
BRUNNEN FINISH	SW-612 (LIGHT WHITE)
STU TO FINISH	SW-616 (DARK TAN)
CULTURED STONE	LIMESTONE CEDAR
INTERNAL COLOR SIGN SPACE	SW-614 (DARK TAN)
STU TO FINISH	SW-612 (DARK TAN)
ALUM. SIDING	BRONZE
BRUNNEN CONTROL JOINT	SW-614 (DARK TAN)
STEEL DOOR/THRESHOLD	SW-614 (DARK TAN)
DOWN-CUT	SW-614 (DARK TAN)
6" x 6" L-BAND	SW-616 (DARK TAN)
METAL TOP/PANTRY	SW-613 (CREAM)
METAL CANOPY	SW-614 (DARK TAN)
WALL MOUNTED EXTERIOR LIGHT	SW-614 (DARK TAN)

NOTE: SIGNAGE NOT TO EXCEED 10% OF TOTAL FACADE



RETAIL B

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



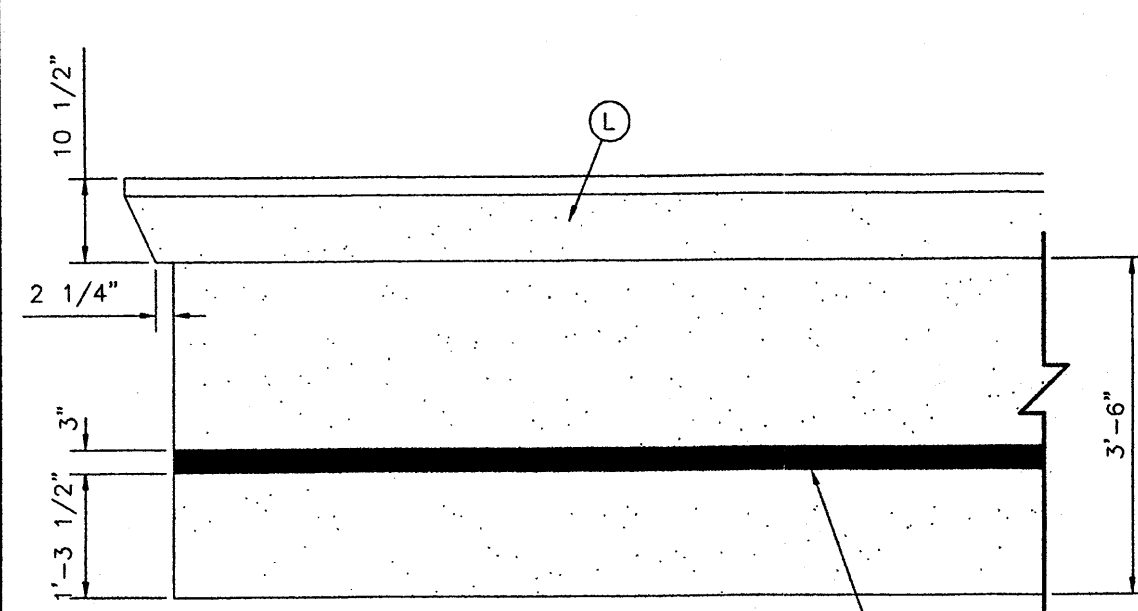
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY
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CONSTRUCTION**

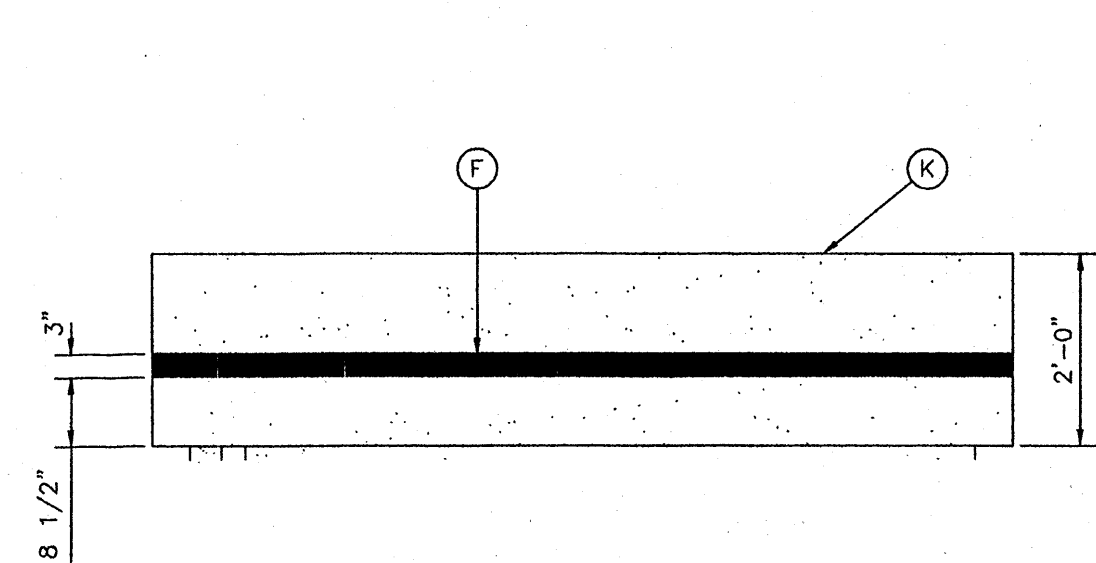
PROJECT TITLE	GOLF COURSE MARKETPLACE		
PROJECT MANAGER	JOB NO.	DRAWN BY:	
MIKE SAFRANY		MPS	
SHEET TITLE	ELEVATIONS		

DATE:	sheet-
8-30-04	A2
SCALE:	of
AS NOTED	

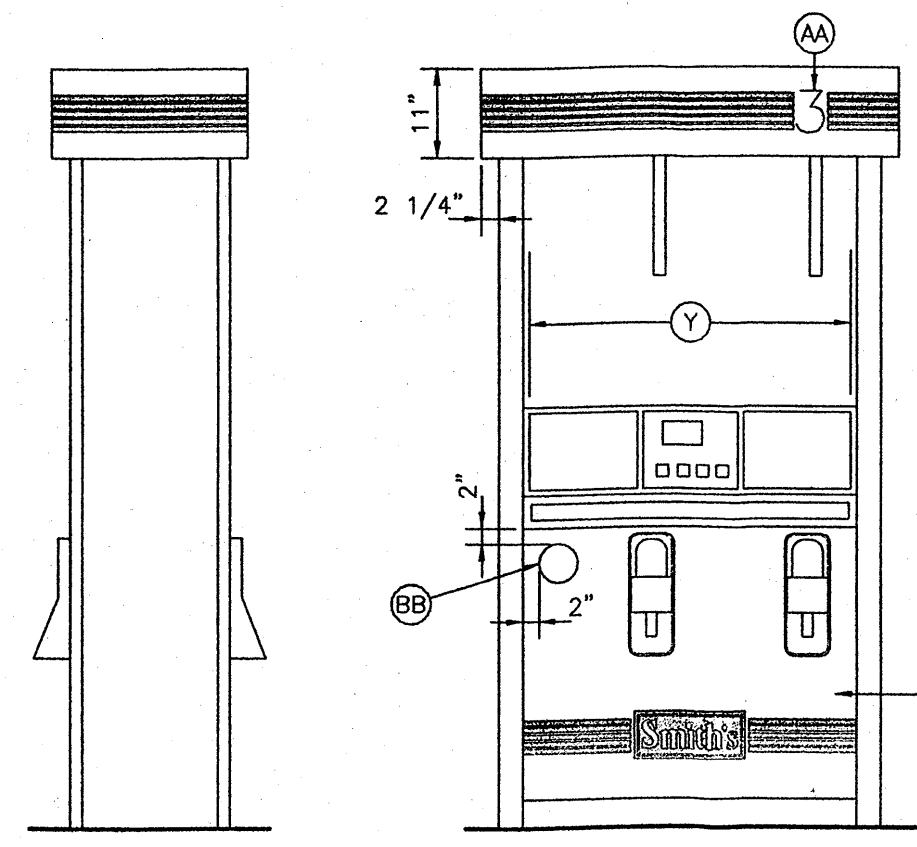
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1 CANOPY GRAPHICS
SCALE: 1/2"=1'-0"



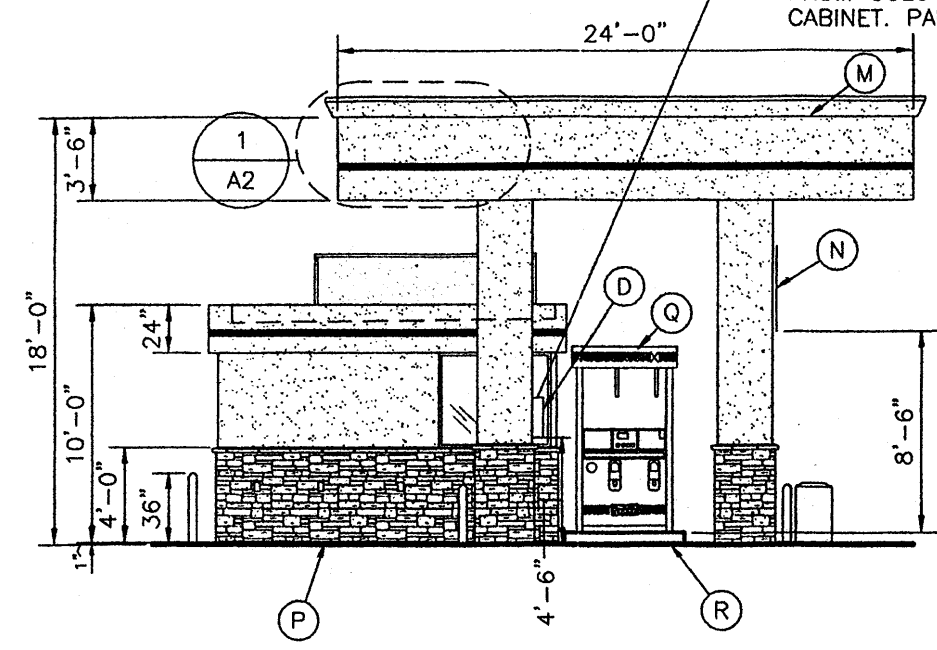
2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"



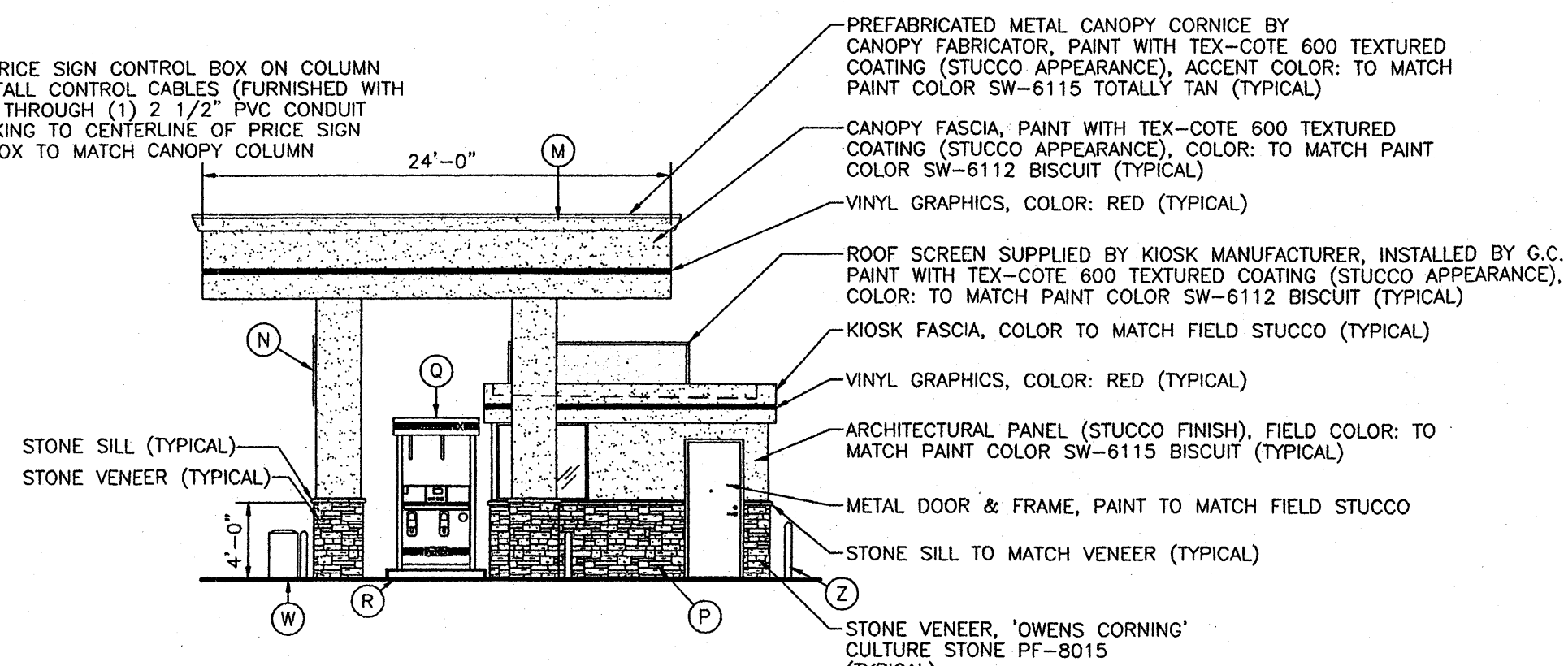
6 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	NOT USED					
B	NOT USED					
C	NOT USED					
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	NOT USED	WHITE				
F	3M OPAQUE FILM	TOMATO RED		#3650-13	CANOPY FABRICATOR	CANOPY FABRICATOR
G	NOT USED					
H	NOT USED					
I	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	WHITE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	CANOPY FASCIA	WHITE			CANOPY FABRICATOR	CANOPY FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	CIGARETTE PRICE SIGN 29" x 43"		PHILIP MORRIS		OWNER	GENERAL CONTRACTOR
O	NOT USED					
P	KIOSK - PREFABRICATED				KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS - G.C. TO PAINT	TOWER GRAY	RIVERSIDE	SW4018	OWNER	GENERAL CONTRACTOR
S	NOT USED					
T	U-SHAPED BOLLARD - G.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	VINYL CANOPY I.D. SIGN				CANOPY FABRICATOR	CANOPY FABRICATOR
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	NOT USED					
Y	NO SMOKING-HEALTH WARNING-PORTABLE CONTAINER DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
Z	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
AA	PUMP NUMBER - VINYL DIE CUT		UNITED SIGN COMPANY		OWNER	GENERAL CONTRACTOR
BB	QUALITY DECAL				OWNER	GENERAL CONTRACTOR

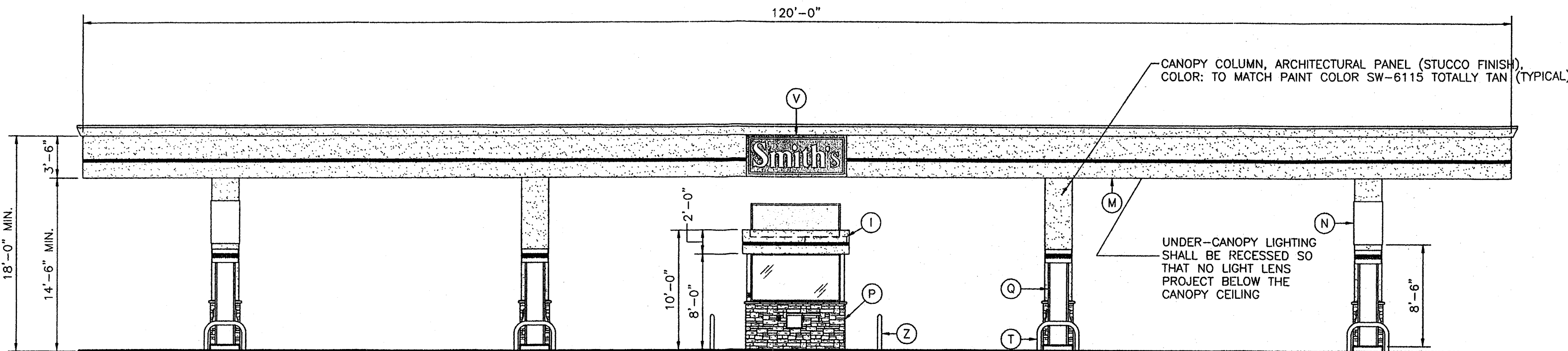
INSTALL REMOTE CANOPY PRICE SIGN CONTROL BOX ON COLUMN SHOWN ON SITE PLAN. INSTALL CONTROL CABLES (FURNISHED WITH SIGN) INSIDE COLUMN AND THROUGH (1) 2 1/2" PVC CONDUIT FROM COLUMN ABOVE DECKING TO CENTERLINE OF PRICE SIGN CABINET. PAINT CONTROL BOX TO MATCH CANOPY COLUMN



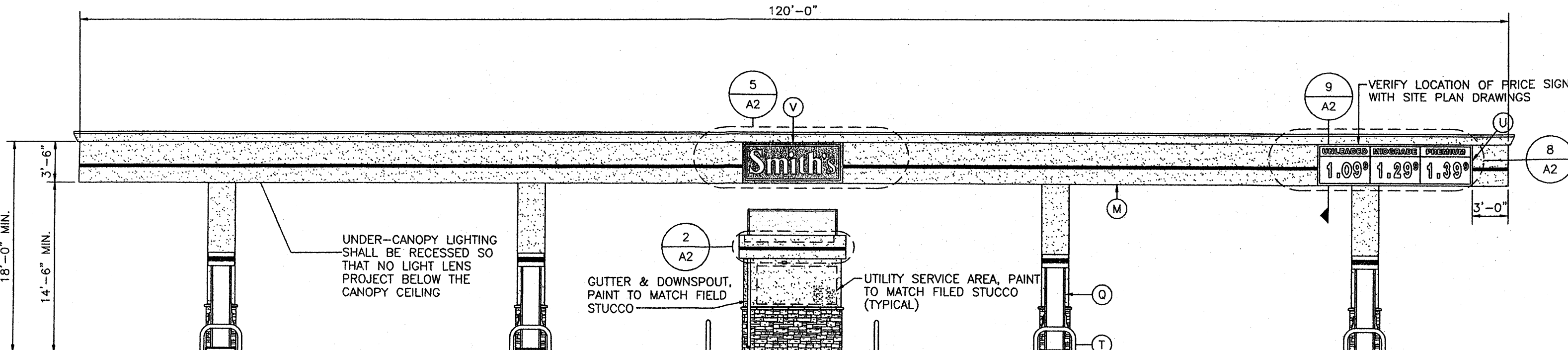
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SCALE: 1/8"=1'-0"



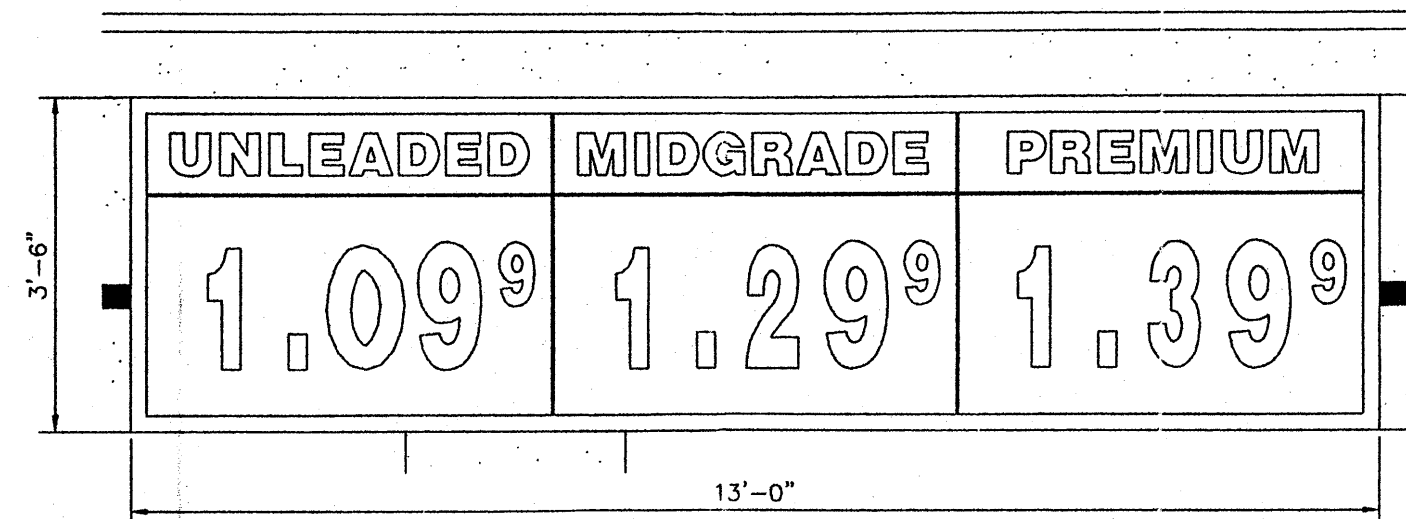
4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



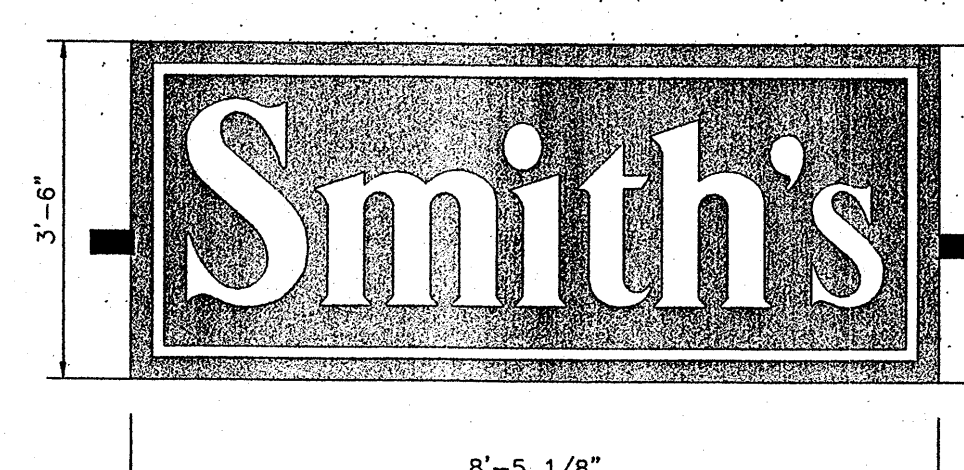
7 FRONT ELEVATION
SCALE: 1/8"=1'-0"



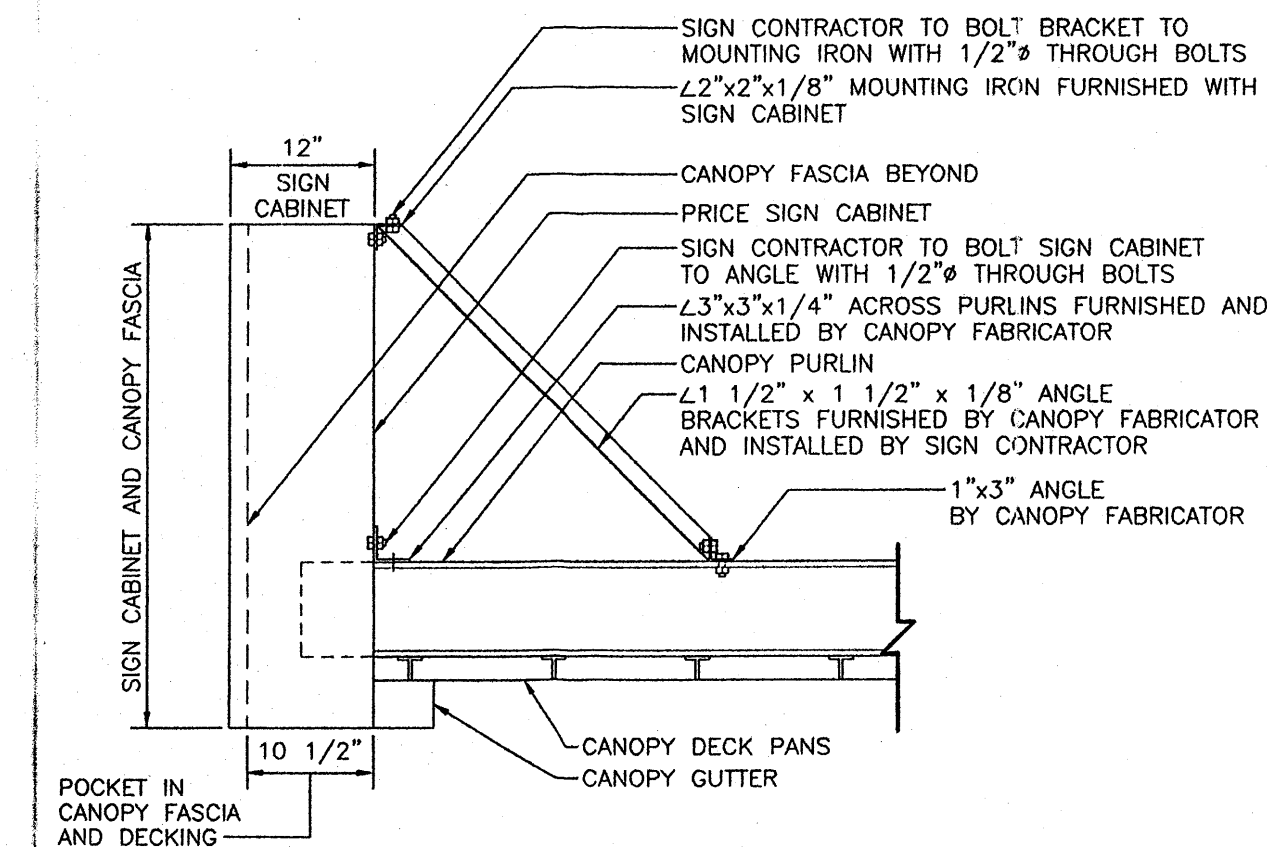
10 REAR ELEVATION
SCALE: 1/8"=1'-0"



8 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



5 SMITH'S SIGN GRAPHICS
SCALE: 1/2"=1'-0"



9 SECTION AT CANOPY SIGN
NOT TO SCALE

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THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

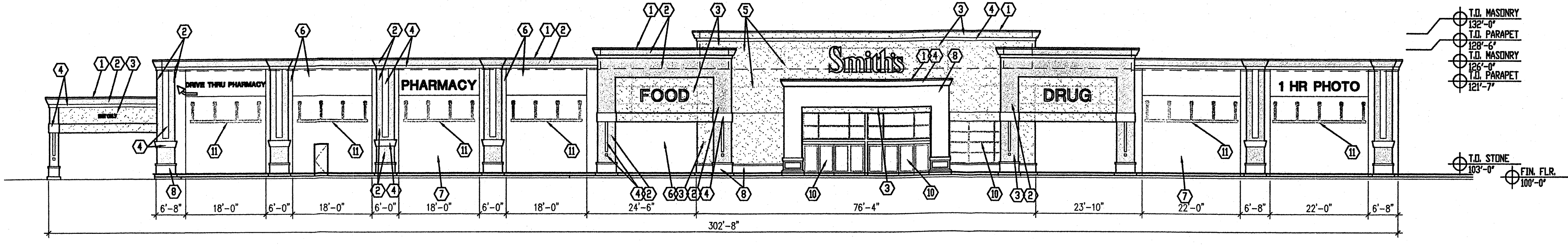
Smith's
1550 S. Redwood Road
Phoenix, AZ 85044
Phone: (602) 974-1400
Fax: (602) 715-5905

The Kroger Co.
10251 East 61st Street, Suite A
Overland Park, KS 66204
Phone: (913) 713-5917
Fax: (913) 715-5905

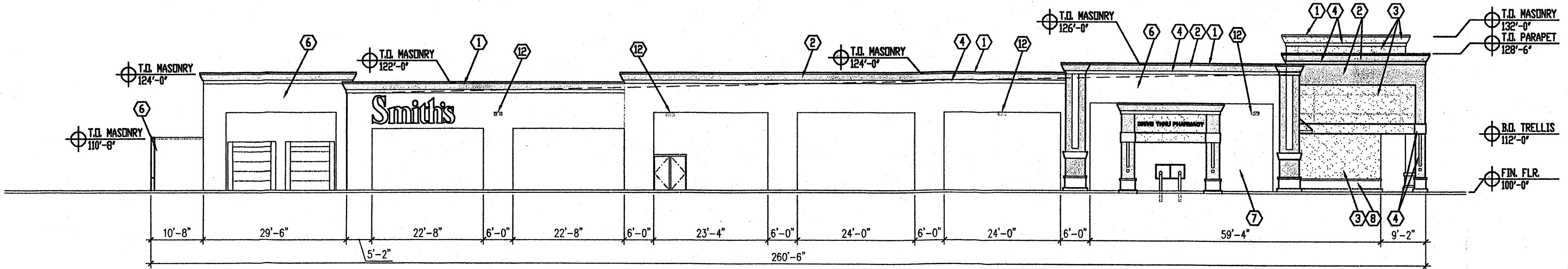
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			DATE	DATE
1	REVISION PER OSES	11/13/03	DLJ	JMG

Project #: Smith's #S-463
Designed By:
Drawn By:
Checked By:
Date: 22 Aug, 2005
Scale: FULL
Disk File: 463GASELEV
Model: Custom 4D
Address: Golf Course & McMahon Albuquerque New Mexico

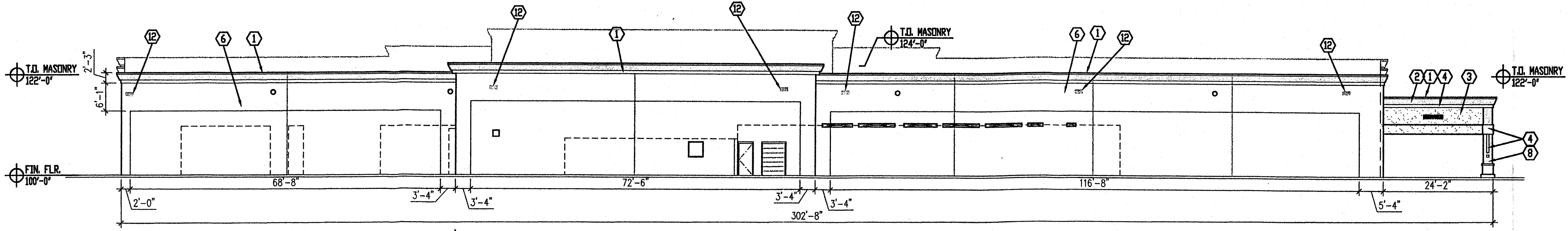
ARCHITECTURAL ELEVATIONS
Drawing No.: A3



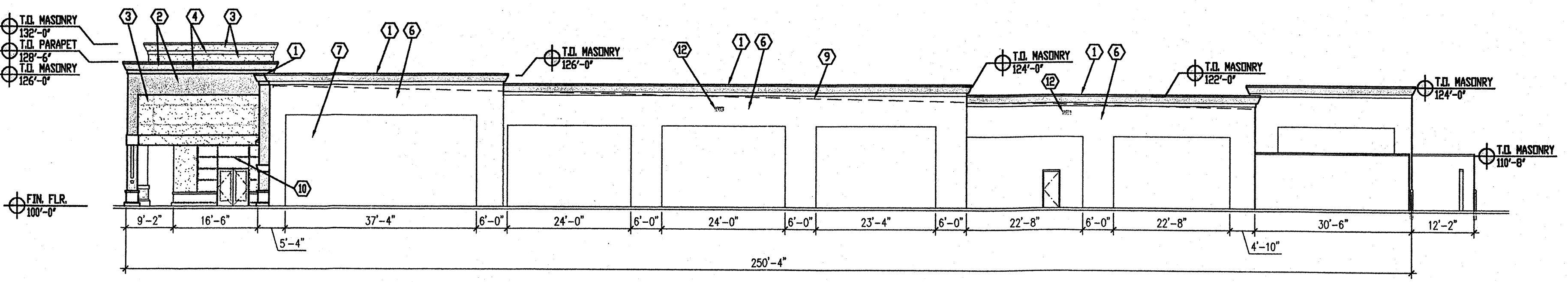
EAST ELEVATION
3/32"=1'-0"
GRAPHIC SCALE



SOUTH ELEVATION
3/32"=1'-0"
GRAPHIC SCALE



WEST ELEVATION
3/32"=1'-0"
GRAPHIC SCALE



NORTH ELEVATION
3/32"=1'-0"
GRAPHIC SCALE

MATERIAL SCHEDULE		
MARK	MATERIAL	FINISH/COLOR MFG
①	METAL COPING PAINTED	SHERWIN WILLIAMS SW-6113 INTERACTIVE CREAM
②	STUCCO/EIFS COLOR #1	MATCH PAINT COLOR SW-6115 TOTALLY TAN
③	STUCCO/EIFS COLOR #2	MATCH PAINT COLOR SW-6112 BISQUIT
④	STUCCO/EIFS COLOR #3	MATCH PAINT COLOR SW-6113 INTERACTIVE CREAM
⑤	STUCCO REVEAL JOINT TYP.	
⑥	SPLIT FACE CMU PAINTED	SHERWIN WILLIAMS SW-6114 BAGEL
⑦	SMOOTH FACE CMU PAINTED	SHERWIN WILLIAMS SW-6112 BISQUIT
⑧	ADHERED STONE VENEER	DWENS CORNING CULTURED STONE PF-6015
⑨	LINE OF ROOF DECK.	
⑩	ALUM. STORE FRONT	BRONZE
⑪	METAL TRELLIS/CANOPY	SHERWIN WILLIAMS SW-6114 BAGEL
⑫	WALL MOUNTED EXTERIOR LIGHT	

PRESCOTT MUIR ARCHITECTS, P.C. • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9158

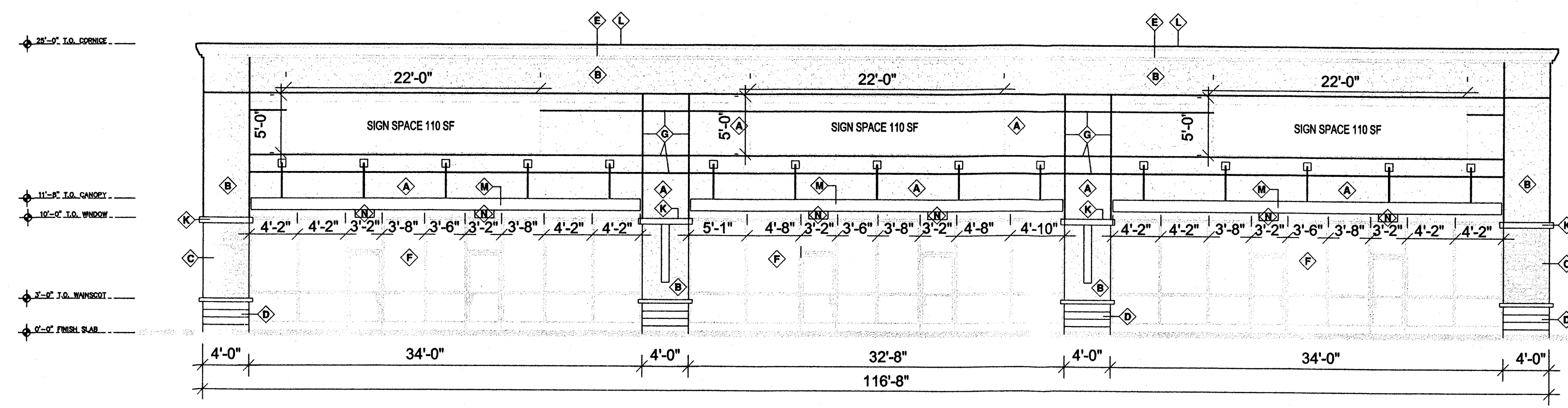
EXTERIOR ELEVATIONS
OPTION B

DATE: 08.22.05

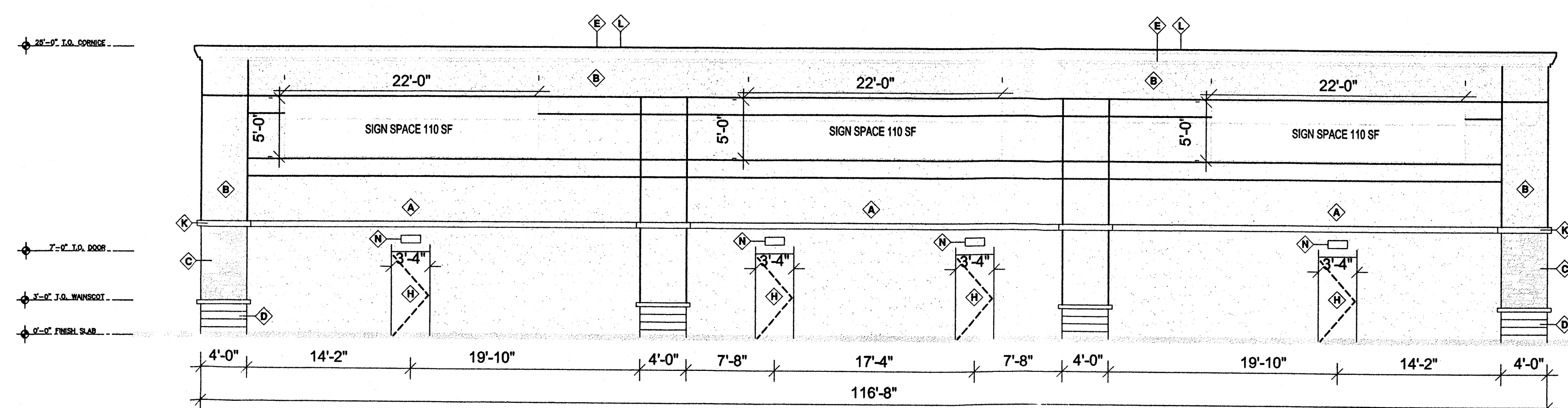
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PROJECT NO.: AE-1

SHEET NO.: A4

A4



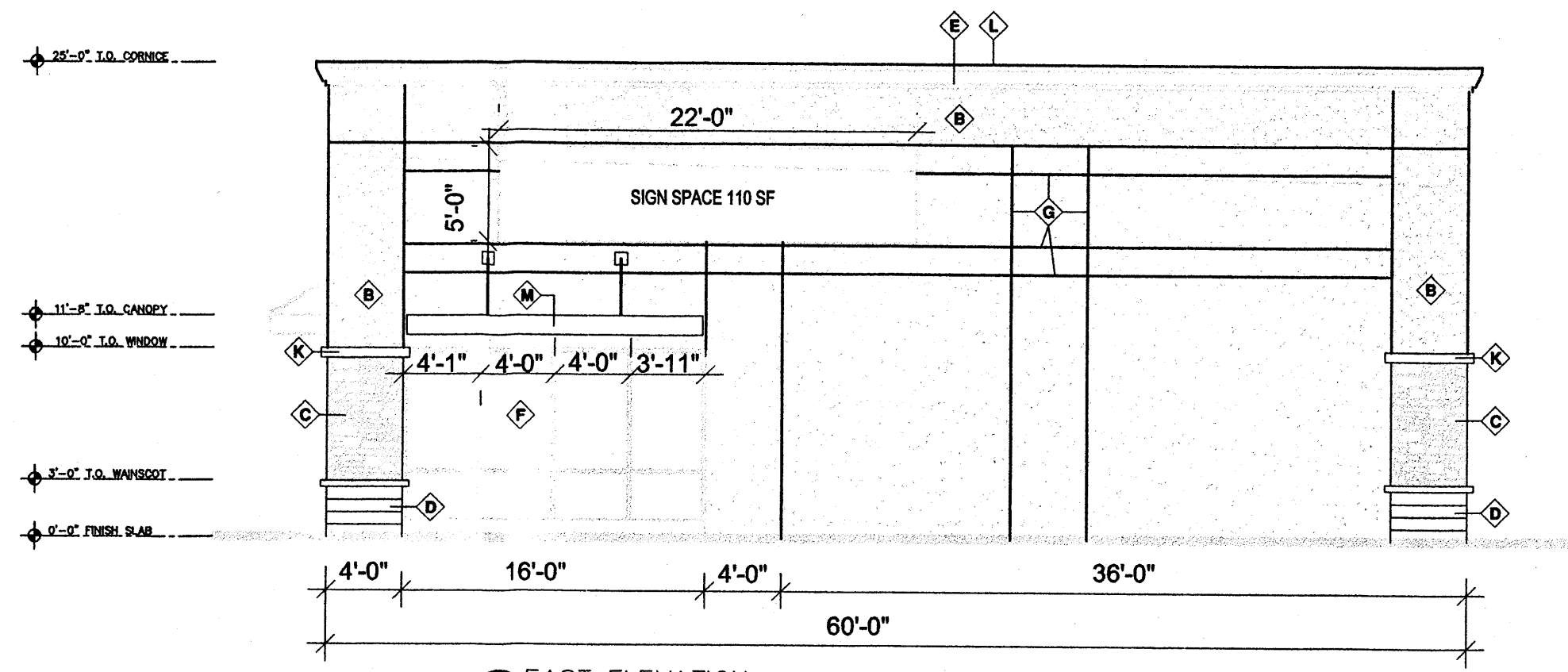
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Scale: 1/8" = 1'-0"



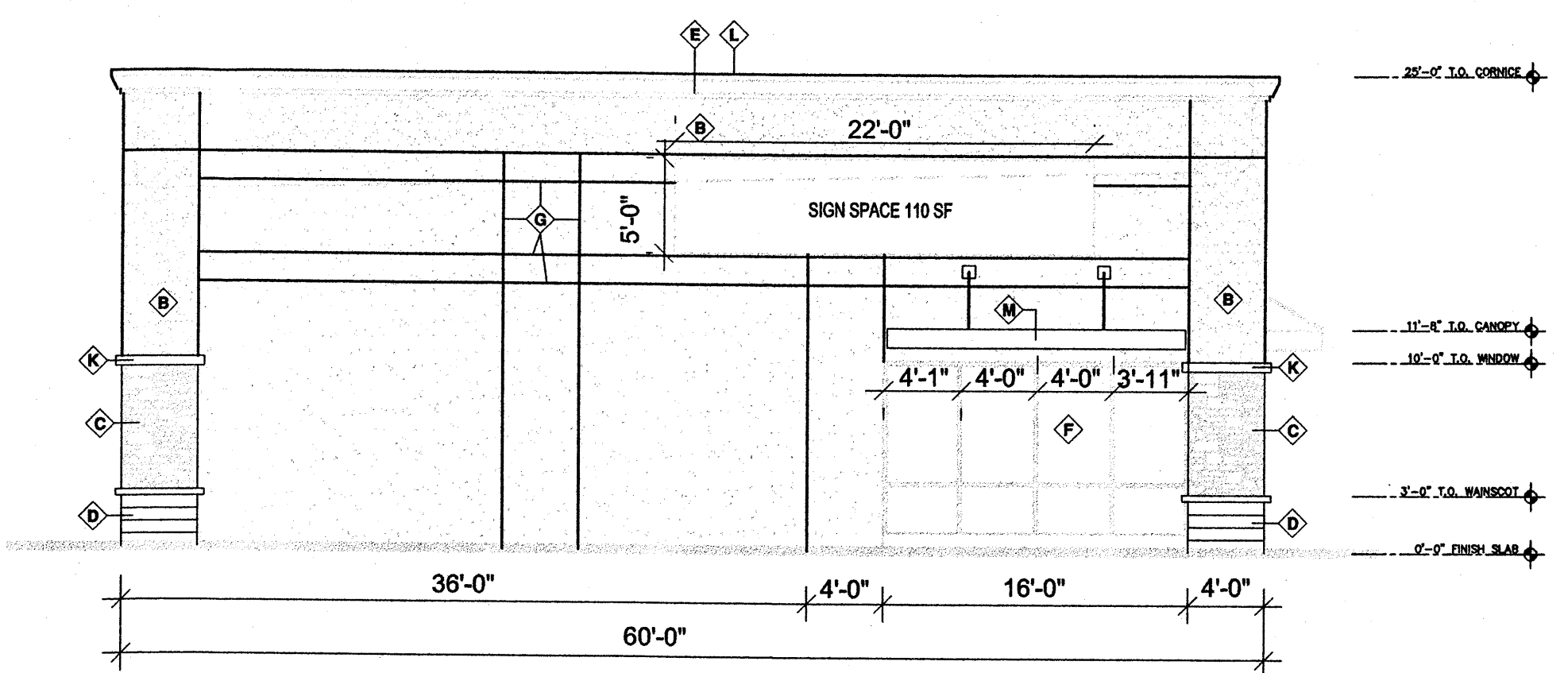
2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

COLOR/MATERIAL SCHEDULE	
STUCCO FINISH	SW-612 (LIGHT WHITE)
STUCCO FINISH	SW-613 (DARK TAN)
CULTURED STONE	SW-615 (DARK TAN)
INTEGRAL COLOR SPLIFFACE CMU	SW-614 (DARK TAN)
STUCCO EPS	SW-613 (DARK TAN)
ALUM. STOREFRONT	BRONZE
STUCCO CONTROL JOINT	
STEEL DOOR/THRESH	SW-614 (DARK TAN)
DOWNSPOUT	SW-614 (DARK TAN)
1" STEEL BAND	SW-615 (DARK TAN)
METAL COPING PAINTED CLEAR	SW-613 (DARK TAN)
METAL CANOPY	SW-614 (DARK TAN)
WALL MOUNTED EXTERIOR LIGHT	

NOTE: SIGNAGE NOT TO EXCEED 10% OF TOTAL FACADE

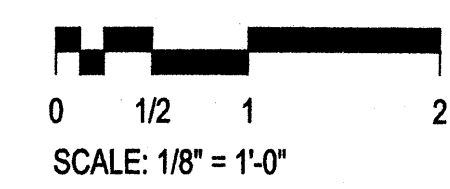


3 EAST ELEVATION
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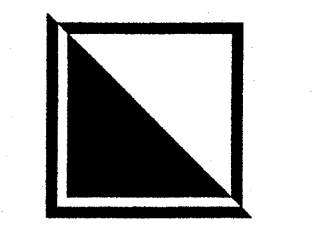


4 WEST ELEVATION
Scale: 1/8" = 1'-0"

RETAIL A



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT TITLE
GOLF COURSE MARKETPLACE

PROJECT MANAGER
MIKE SAFRANY

JOB NO.

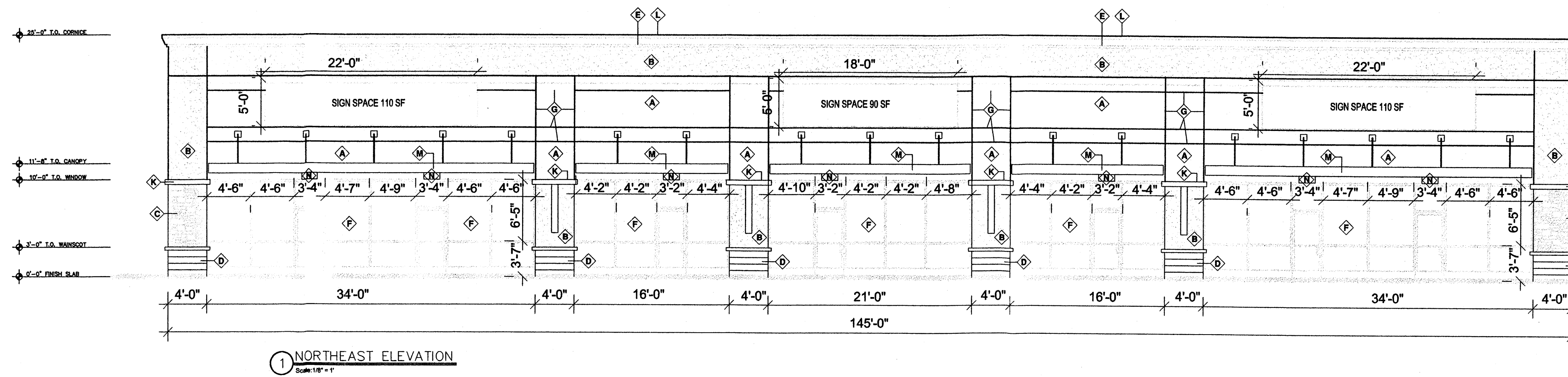
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MPS

SHEET TITLE
ELEVATIONS

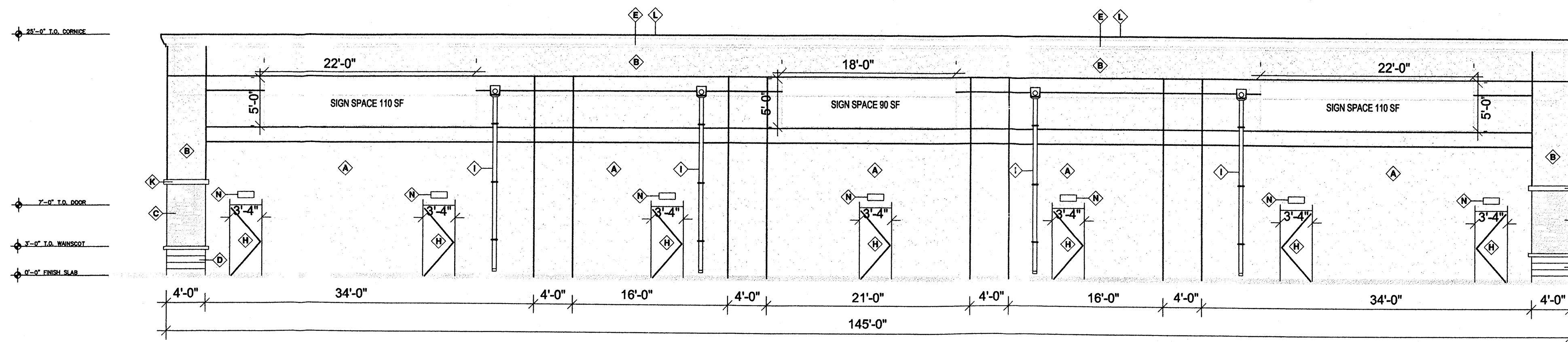
DATE:
8-30-04

SCALE:
AS NOTED

sheet-
A1
of



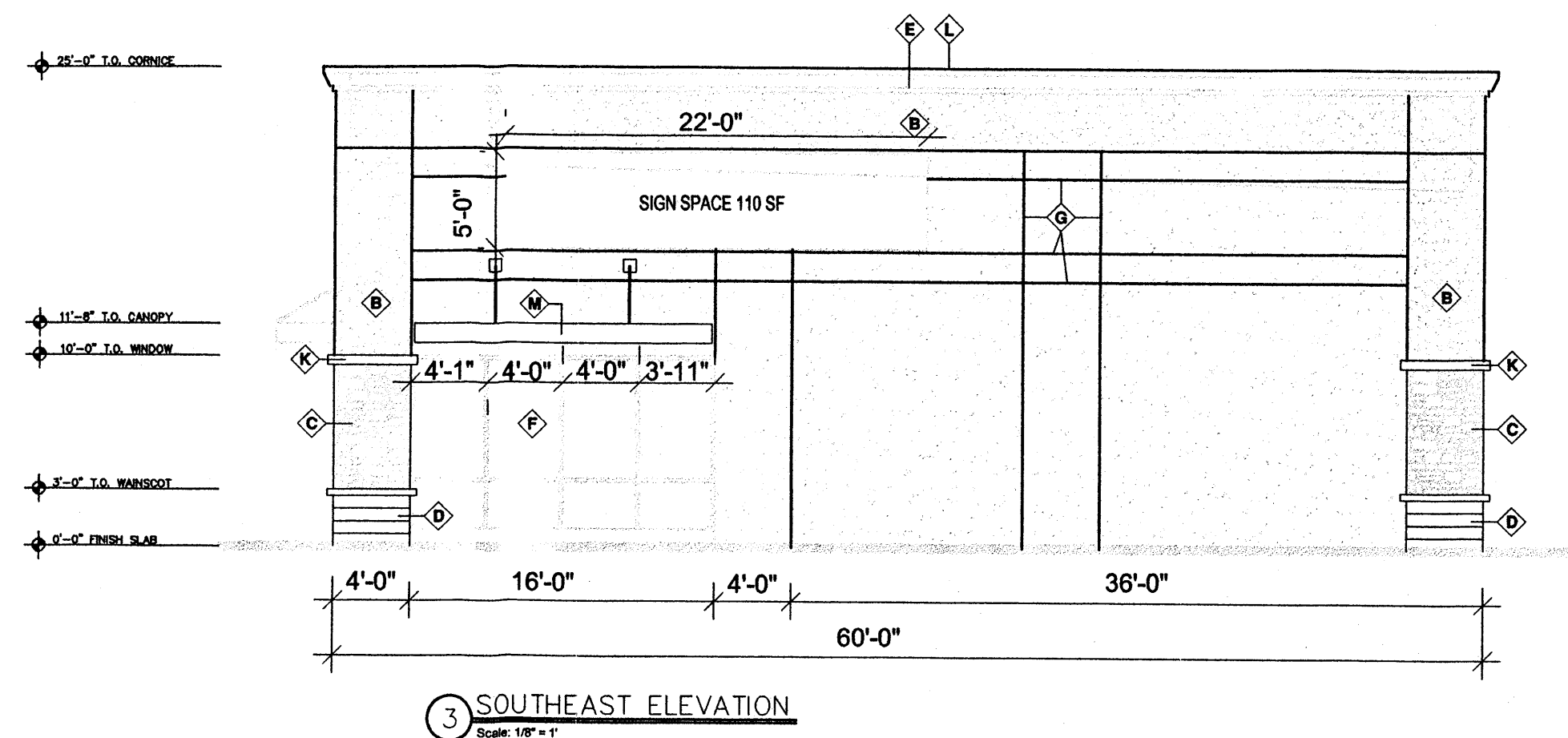
1 NORTHEAST ELEVATION
Scale: 1/8" = 1'-0"



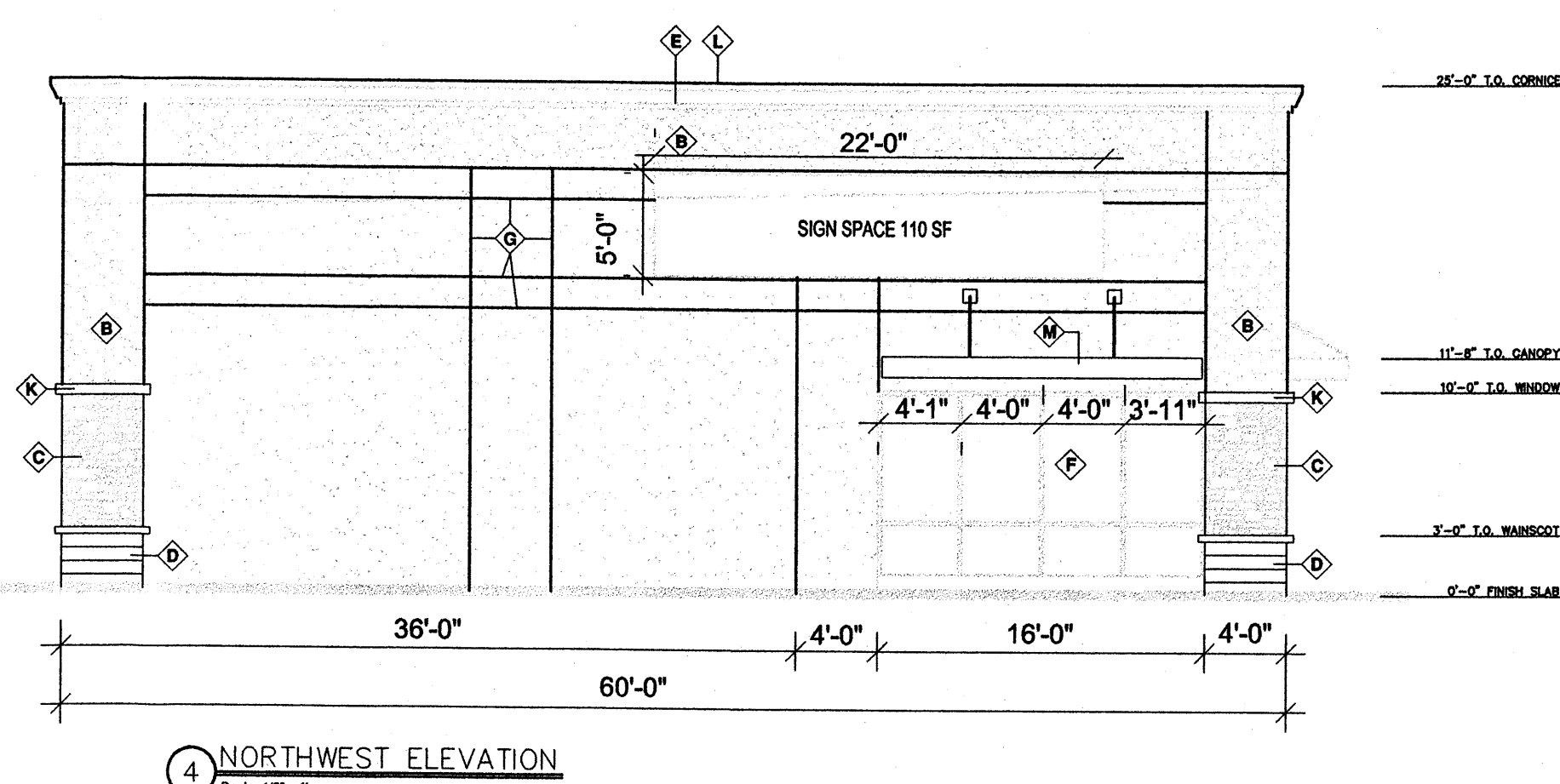
2 SOUTHWEST ELEVATION
Scale: 1/8" = 1'-0"

COLOR/MATERIAL SCHEDULE		
◆ STUCCO FINISH	SW-#112	PERCUT (LIGHT WHITE)
◆ STUCCO FINISH	SW-#113	TOTALLY TAN (DARK TAN)
◆ CULTURED STONE	SW-#114	LIMESTONE CEDAR
◆ METALLIC COLOR SPLIFFACE CRJ	SW-#114	BASEL (DARK TAN)
◆ STUCCO EPS	SW-#113	EDGOUT (DARK TAN)
◆ ALUM. STOREFRONT		BRIDGE
◆ STUCCO CONTROL JOINT		
◆ STEEL DOOR/THRESHOLD	SW-#114	BASEL
◆ DOWNSPOUT	SW-#114	BASEL
◆ 6" STEEL BAND	SW-#113	TOTALLY TAN
◆ METAL COPING PAINTER	SW-#113	INTERACTIVE CREAM
◆ METAL CANOPY	SW-#114	BASEL
◆ WALL MOUNTED EXTERIOR LIGHT		

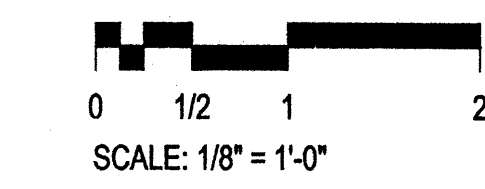
NOTE: DIMENSIONS NOT TO EXCEED 1% OF TOTAL FACADE



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

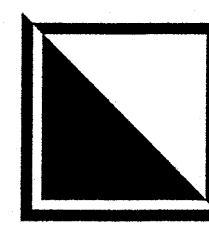


4 NORTHWEST ELEVATION
Scale: 1/8" = 1'-0"



RETAIL B

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

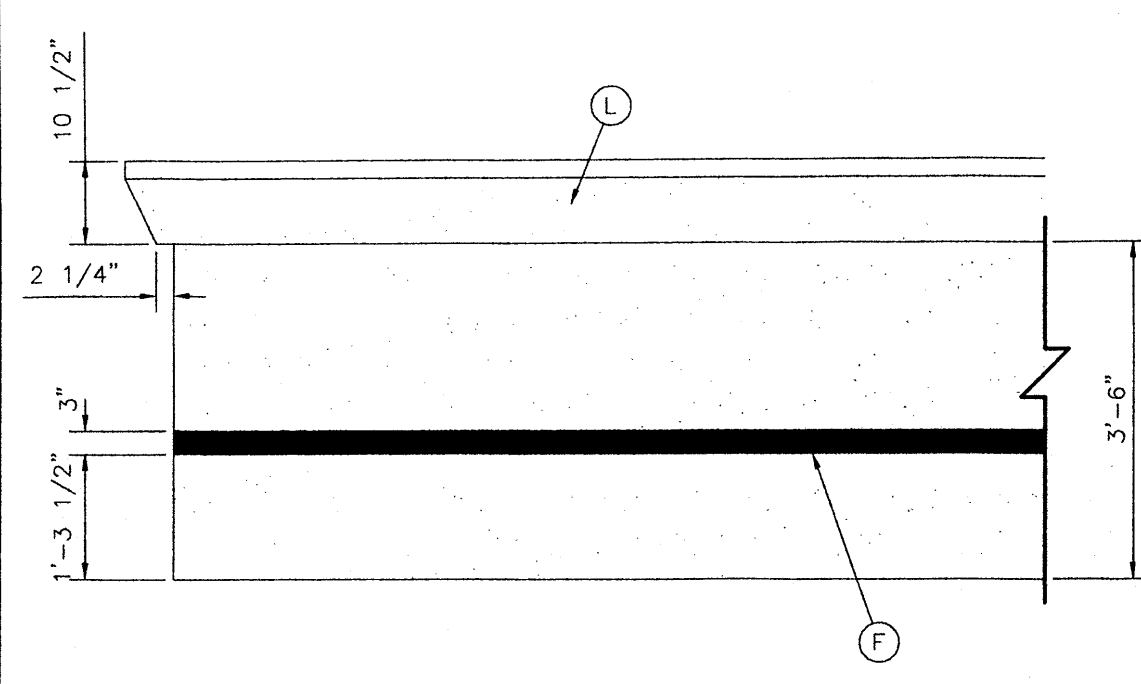

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY
NOT FOR
CONSTRUCTION**

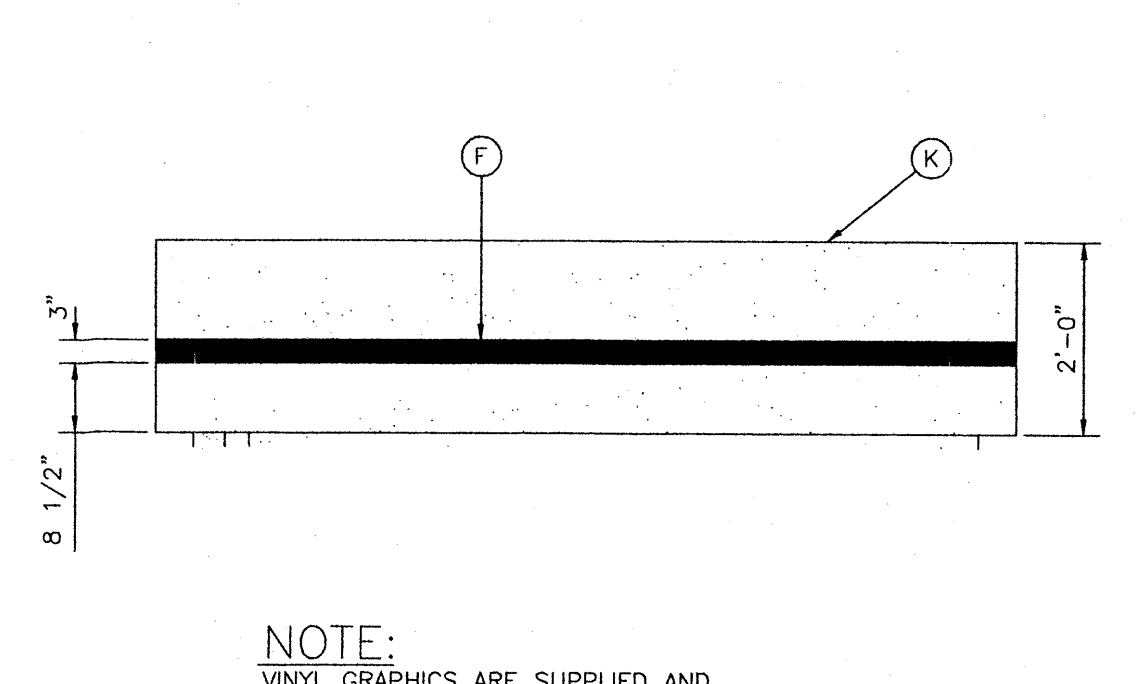
PROJECT TITLE: **GOLF COURSE MARKETPLACE**
 PROJECT MANAGER: **MIKE SAFRANY**
 JOB NO.:
 DRAWN BY: **MPS**
 SHEET TITLE: **ELEVATIONS**

DATE: **8-30-04**
 SCALE: **AS NOTED**
 SHEET: **A2**
 OF:

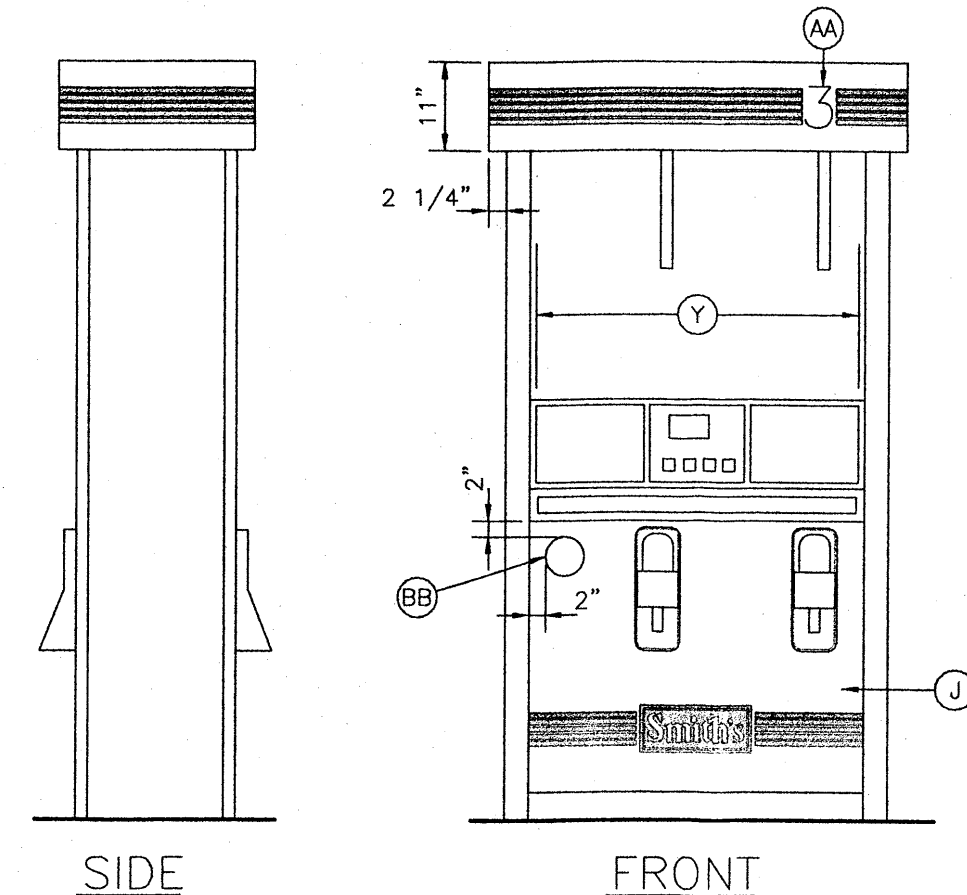
C:\DOCUME~1\brayam\LOCAL~1\Temp\A\F\F_471726.dwg, 8/19/2005, 9:10:35 AM, brayam



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

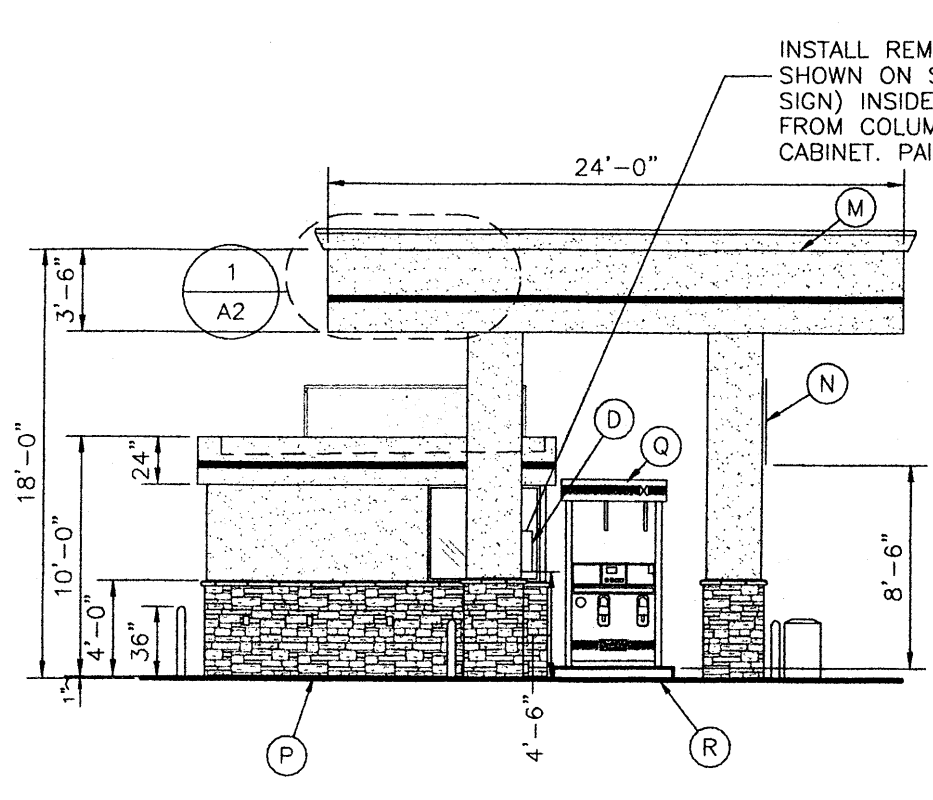


2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"

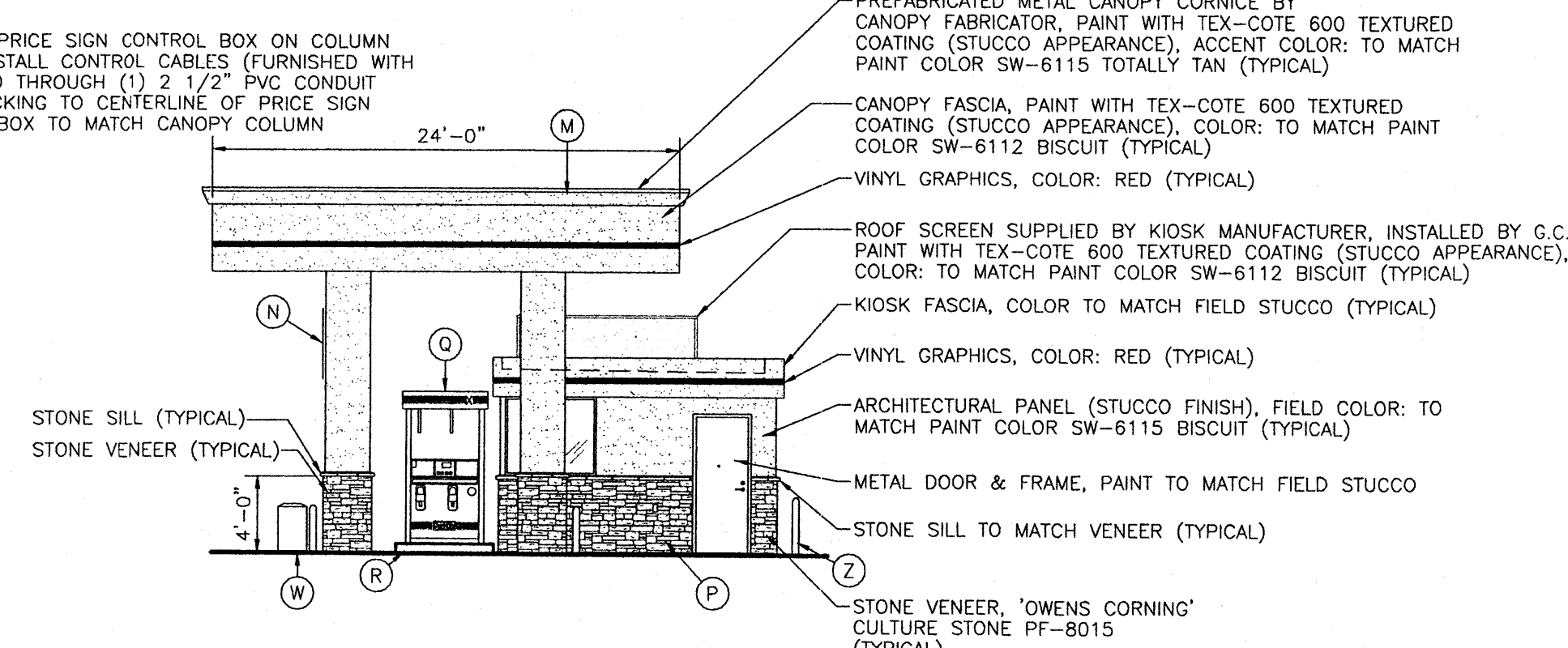


6 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"

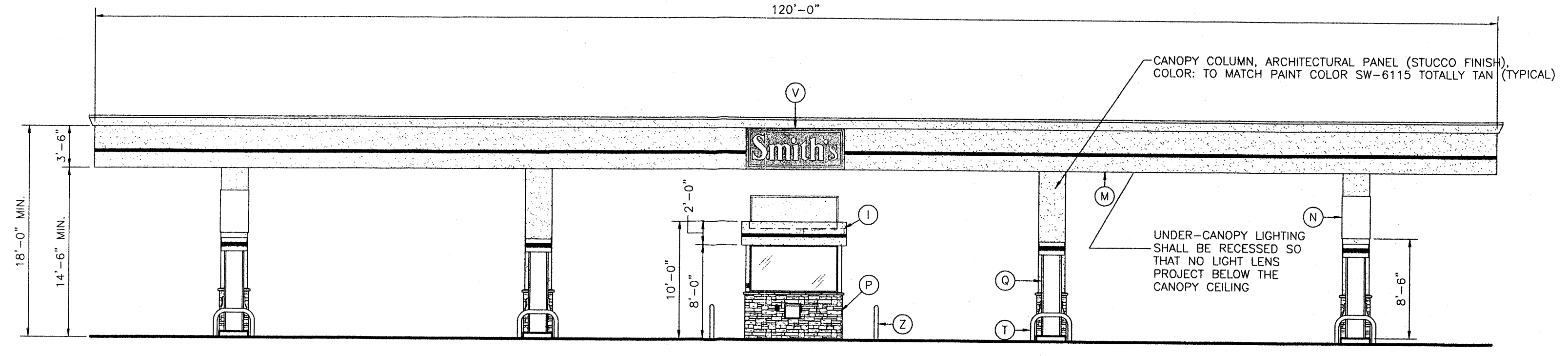
ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	NOT USED					
B	NOT USED					
C	NOT USED					
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	NOT USED	WHITE				
F	3M OPAQUE FILM	TOMATO RED		#3650-13	CANOPY FABRICATOR	CANOPY FABRICATOR
G	NOT USED					
H	NOT USED					
I	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	WHITE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	CANOPY FASCIA	WHITE			CANOPY FABRICATOR	CANOPY FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	CIGARETTE PRICE SIGN 29" x 43"		PHILIP MORRIS		OWNER	GENERAL CONTRACTOR
O	NOT USED					
P	KIOSK - PREFABRICATED				KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS - G.C. TO PAINT	TOWER GRAY	RIVERSIDE	SW4018	OWNER	GENERAL CONTRACTOR
S	NOT USED					
T	U-SHAPED BOLLARD - G.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL B, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	VINYL CANOPY I.D. SIGN				CANOPY FABRICATOR	CANOPY FABRICATOR
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	NOT USED					
Y	NO SMOKING-HEALTH WARNING-PORTABLE CONTAINER DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
Z	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
AA	PUMP NUMBER - VINYL DIE CUT		UNITED SIGN COMPANY		OWNER	GENERAL CONTRACTOR
BB	QUALITY DECAL				OWNER	GENERAL CONTRACTOR



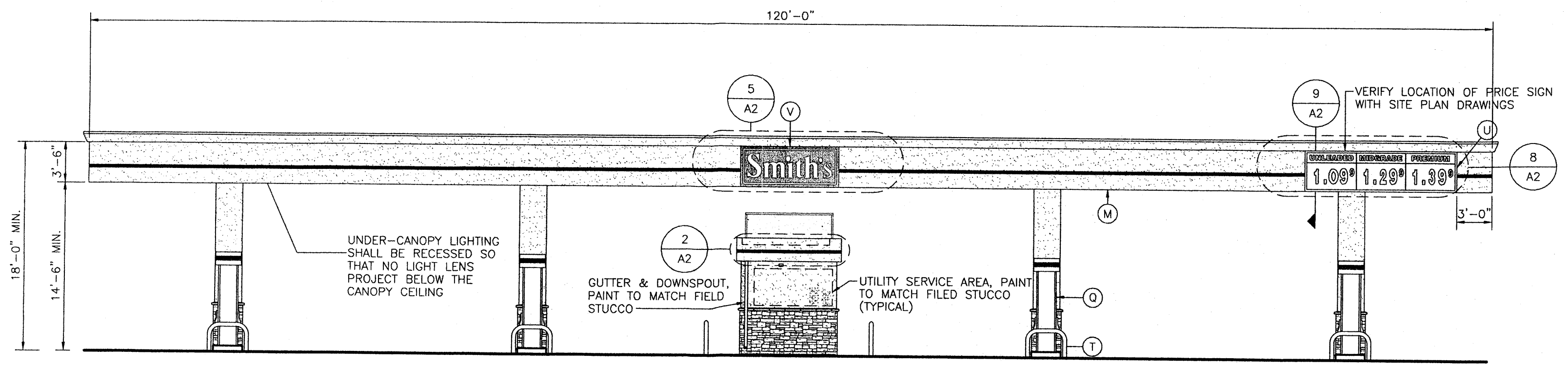
3 LEFT ELEVATION
SCALE: 1/8"=1'-0"



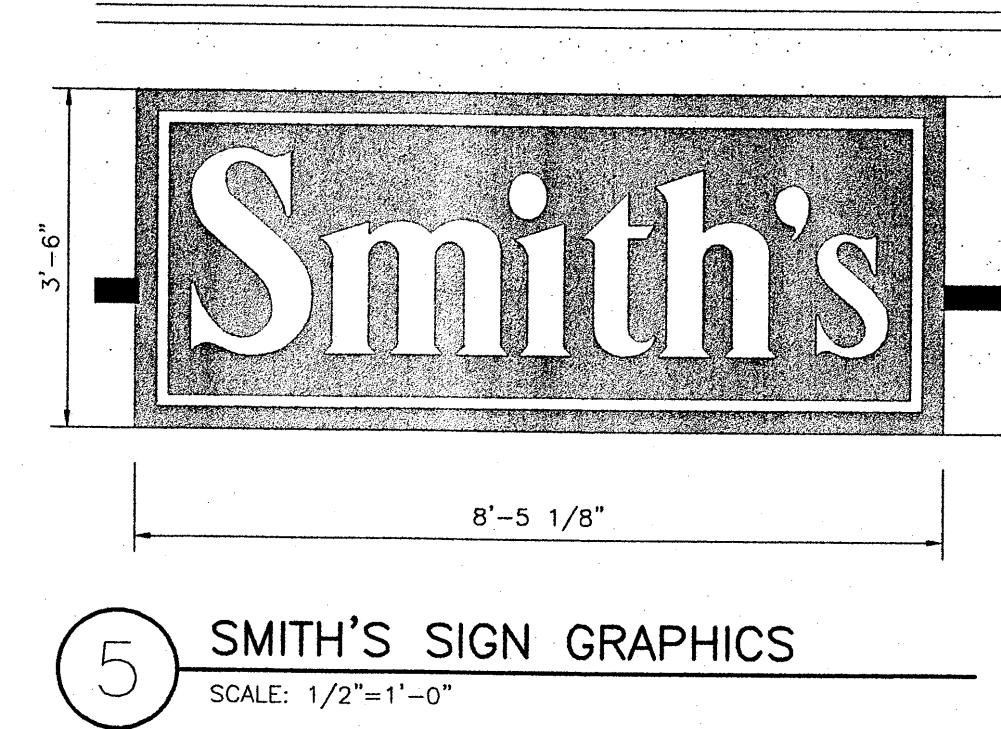
4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



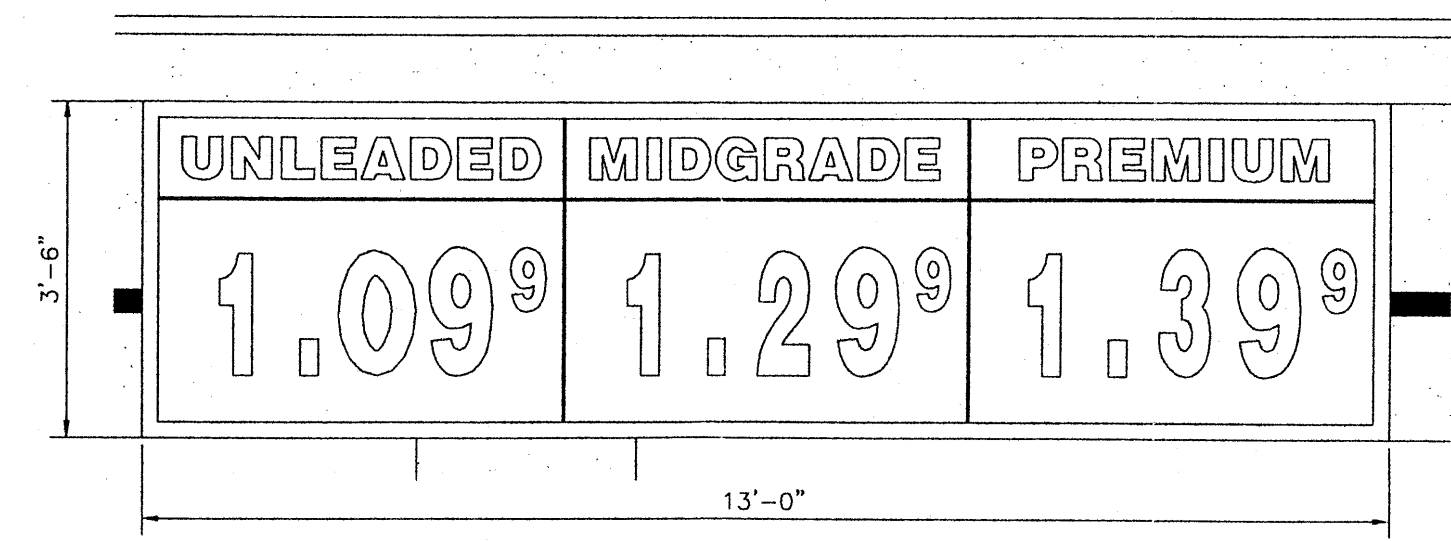
7 FRONT ELEVATION
SCALE: 1/8"=1'-0"



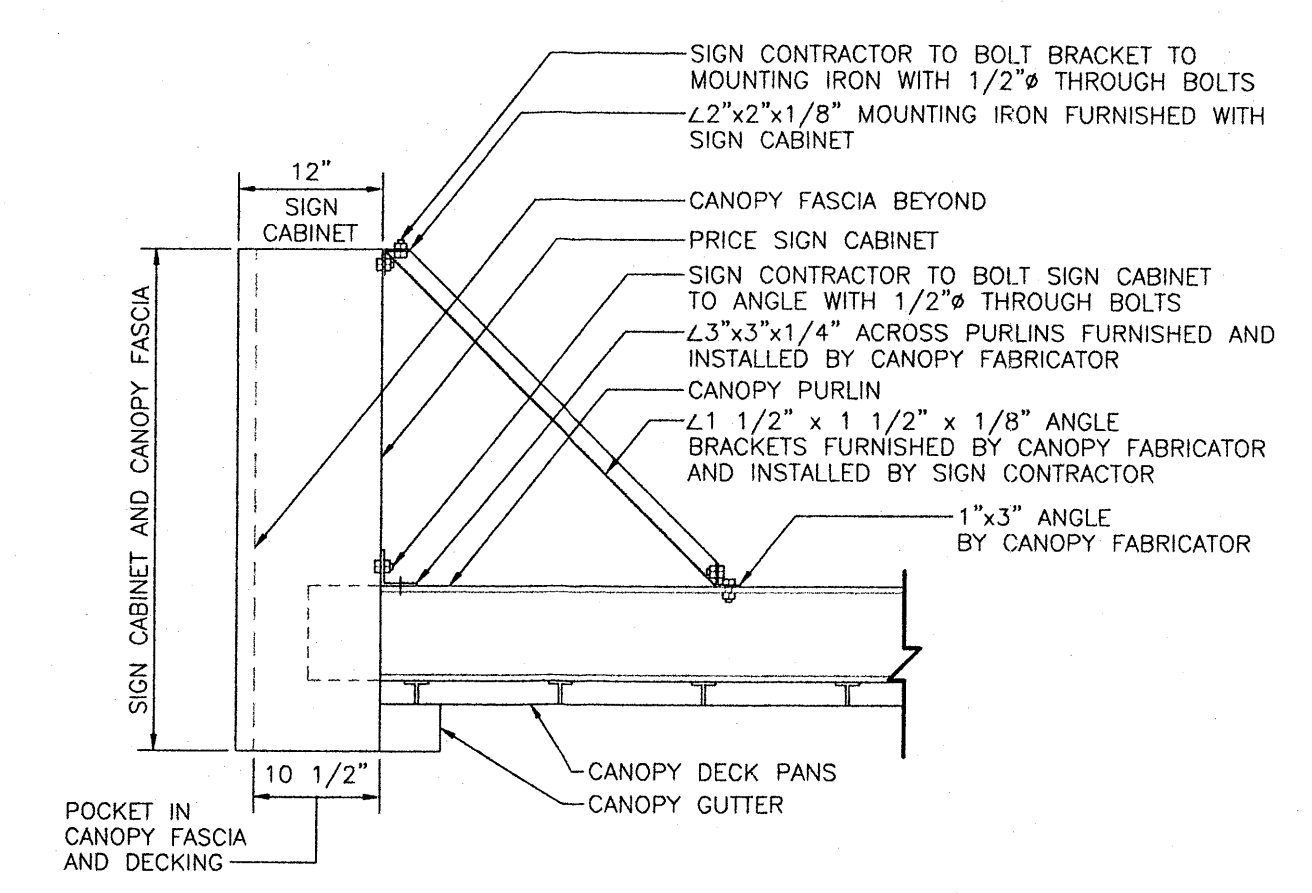
10 REAR ELEVATION
SCALE: 1/8"=1'-0"



5 SMITH'S SIGN GRAPHICS
SCALE: 1/2"=1'-0"



8 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



9 SECTION AT CANOPY SIGN
NOT TO SCALE

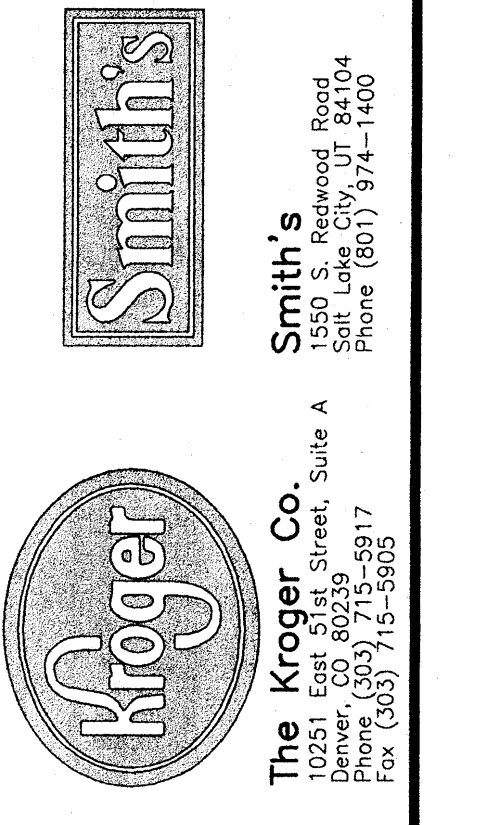
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NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

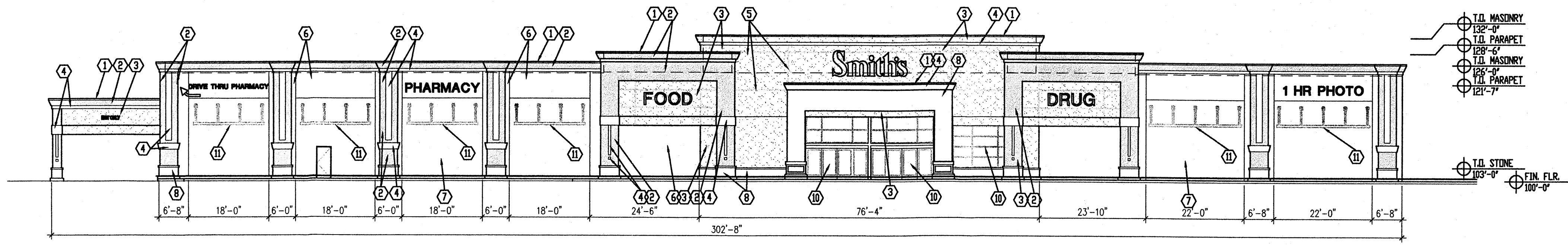
NO.	DESCRIPTION	DATE
1	REVISE PER GBES	11/13/03

Project #: Smith's #S-463
Designed By:
Drawn By:
Checked By:
Date: 22 Aug. 2005
Scale: FULL
Disk File: 463GASELEV
Model: Custom 4D
Address: Golf Course & McMahon Albuquerque New Mexico

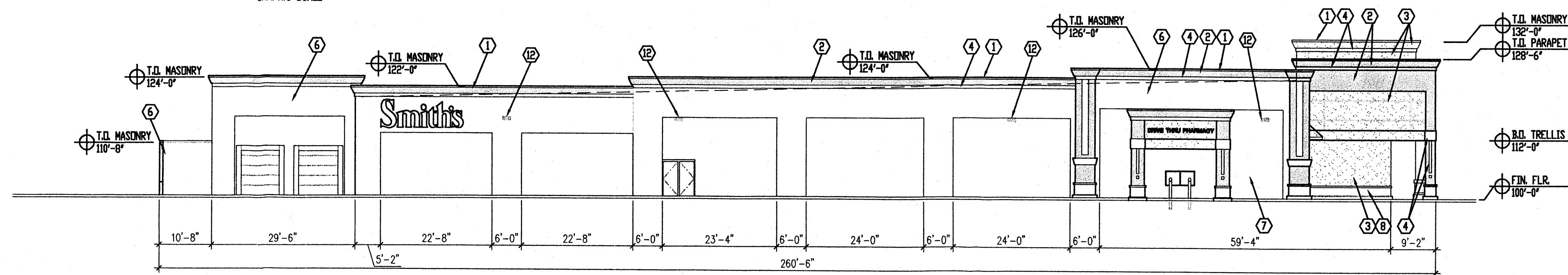
ARCHITECTURAL ELEVATIONS
Drawing No.: A3



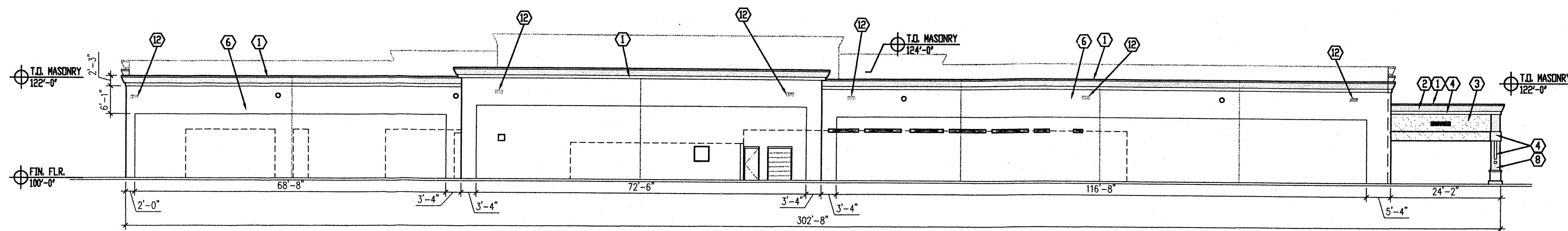
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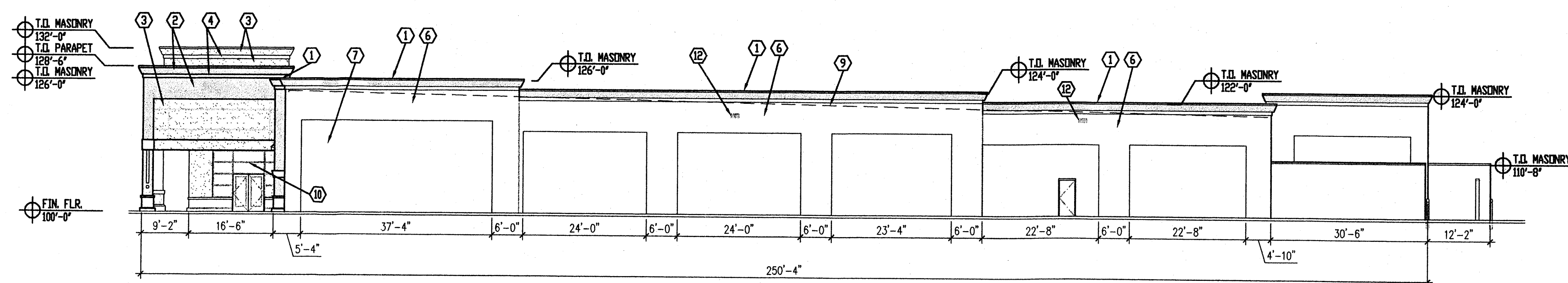
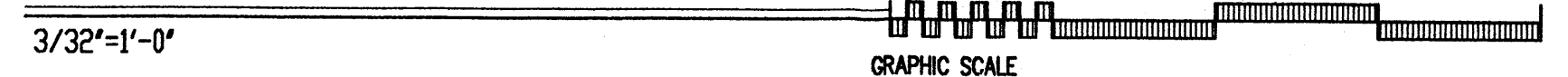
EAST ELEVATION



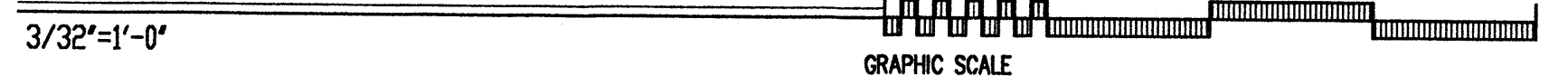
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



MATERIAL SCHEDULE		
MARK	MATERIAL	FINISH/COLOR MFG
①	METAL COPING PAINTED	SHERWIN WILLIAMS SV-6113 INTERACTIVE CREAM
②	STUCCO/EIFS COLOR #1	MATCH PAINT COLOR SV-6115 TOTALLY TAN
③	STUCCO/EIFS COLOR #2	MATCH PAINT COLOR SV-6112 BISCUIT
④	STUCCO/EIFS COLOR #3	MATCH PAINT COLOR SV-6113 INTERACTIVE CREAM
⑤	STUCCO REVEAL JOINT TYP.	
⑥	SPLIT FACE CMU PAINTED	SHERWIN WILLIAMS SV-6114 BAGEL
⑦	SMOOTH FACE CMU PAINTED	SHERWIN WILLIAMS SV-6112 BISCUIT
⑧	ADHERED STONE VENEER	DWENS CORNING CULTURED STONE PF-8015
⑨	LINE OF ROOF DECK	
⑩	ALUM. STORE FRONT	BRONZE
⑪	METAL TRELLIS/CANDOPY	SHERWIN WILLIAMS SV-6114 BAGEL
⑫	WALL MOUNTED EXTERIOR LIGHT	

PRESCOTT MUIR ARCHITECTS, P.C. • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9158

EXTERIOR ELEVATIONS
OPTION B

DRAWN BY:
JTA

DATE:
06.22.05

PROJECT NO.:
AC-1

SHEET NO.:
A4