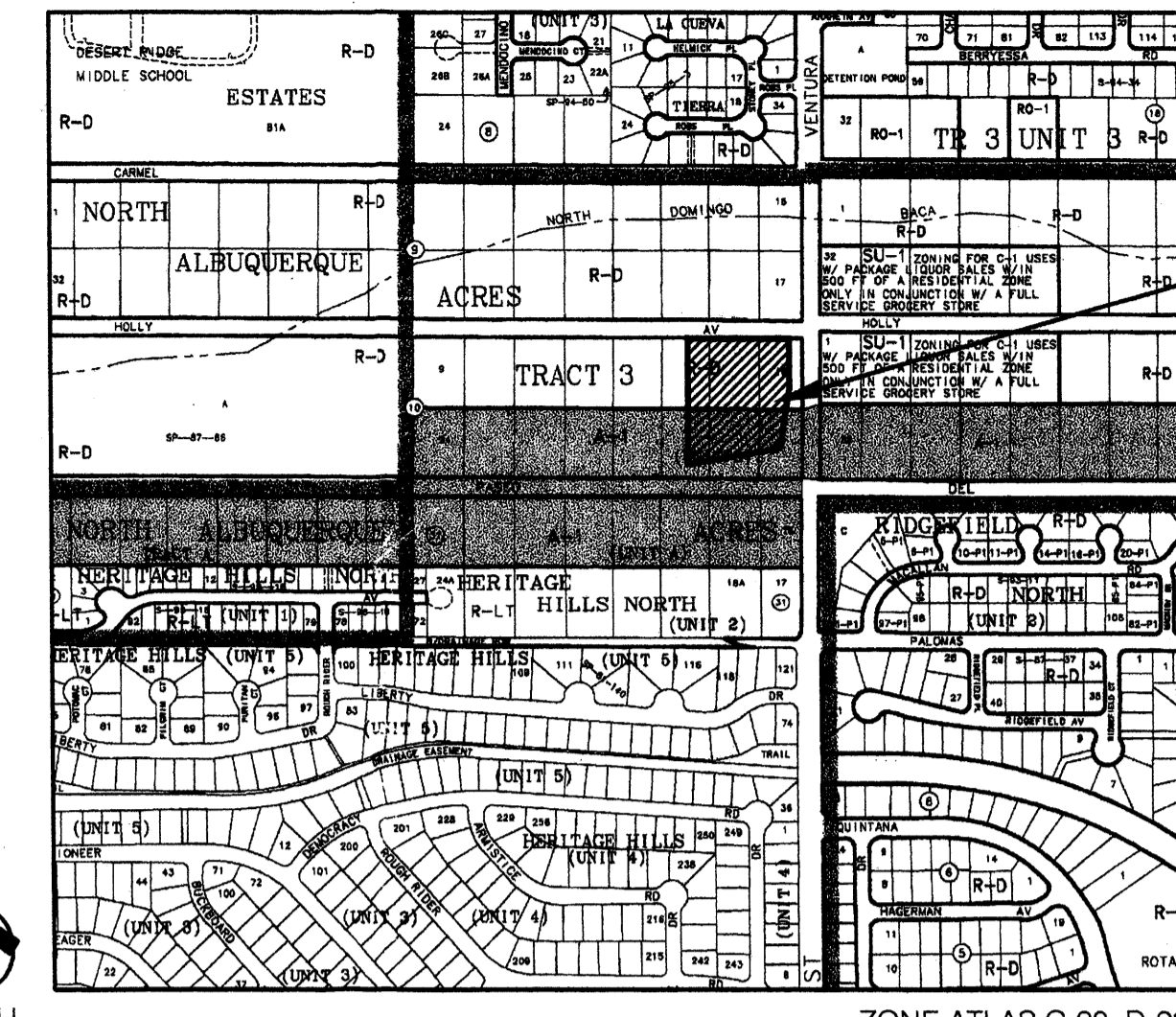


VICINITY MAP



PROJECT

Location:
Eckerd Drug Store
NW Corner of Paseo Del Norte and Ventura
Albuquerque, New Mexico

Developer:
Tricolor Southwest
6340 E. Thomas Road, Suite 128
Scottsdale, AZ 85251

Architect:
Archicon L.C.
4041 N. Central Avenue, Suite C-100
Phoenix, AZ 85012

SITE DATA

Legal Description: Lot 5, Ventura Place
Zoning: SU-1/Mixed Use
Site Area = 16,230 SF / 1.15 Acres
Building Area = 13,813 SF GFA

Parking Requirements
Subtotal Required = 63 Spaces
10% Transit reduction = 7 Spaces
Total Required = 62 Spaces
Total Provided = 63 Spaces
Accessible Required = 2 Spaces
Accessible Provided = 2 Spaces

Bicycle Parking
Required = 4 Spaces
Provided = 4 Spaces

GENERAL NOTES

- All outdoor light fixtures shall be cut-off fixtures and equipped with automatic timing devices.
- All outdoor lighting systems shall be designed and operated so that the area 10 feet beyond the property line receives no more than 25 foot-candles from premises lighting systems.
- All outdoor light fixtures shall remain off between 11:00 PM and sunrise except for security purposes or to illuminate walkways, driveways, and parking lots.
- All outdoor light fixtures mounted on buildings shall be a maximum of 16' in height.
- Parking lot light fixtures shall be a maximum of 20' in height, except when located within 100' of a residential zone they shall be a maximum of 16' in height.
- A cross access agreement is required between all tracts in the Ventura Place Development.
- A variance to the Holly Ave. setback requirements of the La Cueva Sector Development Plan has been granted by the City Zoning Hearing Examiner (Project #1002156032HE-1010/032HE-0101) on 1/15/03.

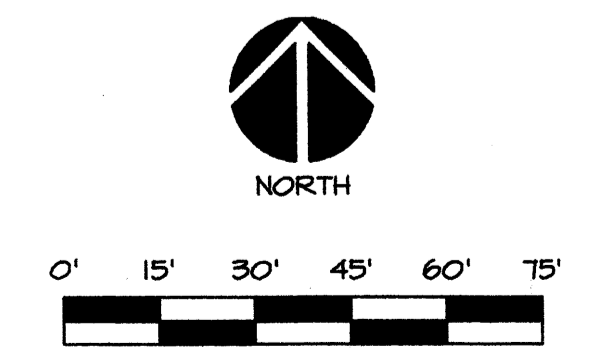
Project Number: 1002633
Application Number: 03EPC-00106/03 ORB-0117

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 10, 2003 and that the findings and conditions in the Official Notice - Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN APPROVAL:

<i>Michael Holten</i> Solid Waste Management	9/29/03 Date
<i>Jim Sus</i> Traffic Engineering - Transportation Division	10/15/03 Date
<i>Roger A. Green</i> Utilities Development	10/15/03 Date
<i>Christine Sandoval</i> Parks and Recreation Department	10/15/03 Date
<i>Paul D. Bijn</i> City Engineer	12/10/03 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
Shawn Matson
City Planner, Planning Department
10/15/03
Date



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

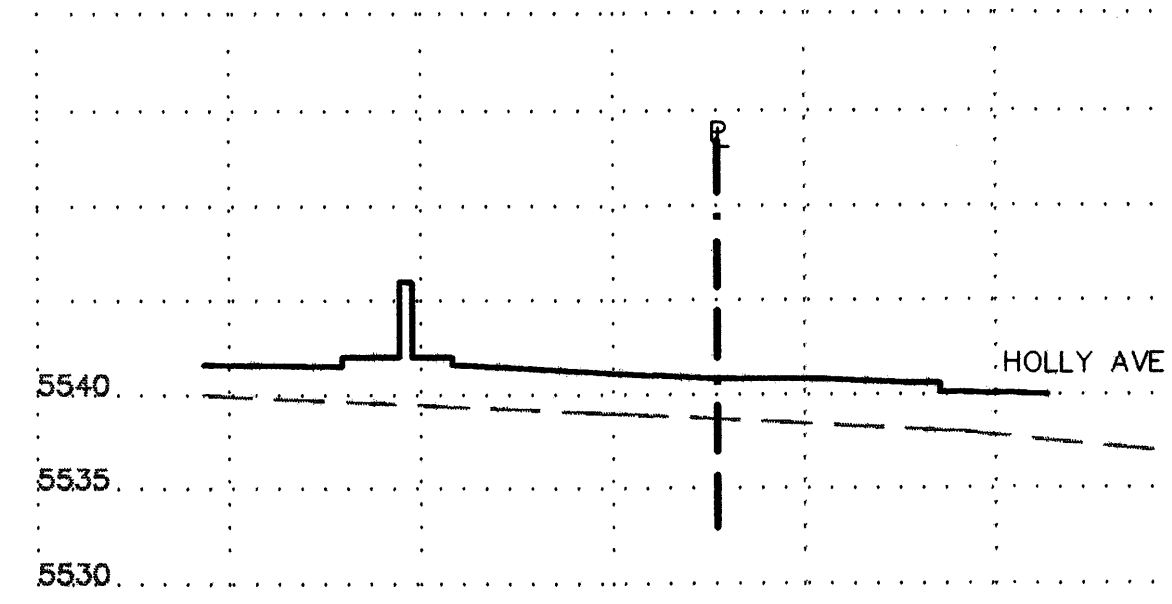
ARCHICON, L.C.
Architecture & Interiors
4041 N. CENTRAL AVENUE, SUITE C-100
PHOENIX, ARIZONA 85012
(602) 722-4266
FAX (602) 729-4266
WWW.ARCHICON.COM

ECKERD
ECKERD DRUG STORE
NWC PASEO DEL NORTE & VENTURA ST.
ALBUQUERQUE, NM

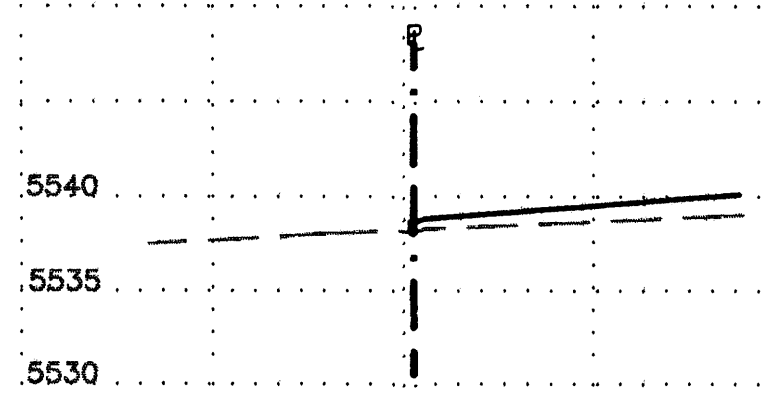
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ENGINEERING		
UTILITY		
TRAFFIC		
ENVIRONMENTAL		
CONSTRUCTION		
PERMITS		

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September 23, 2003

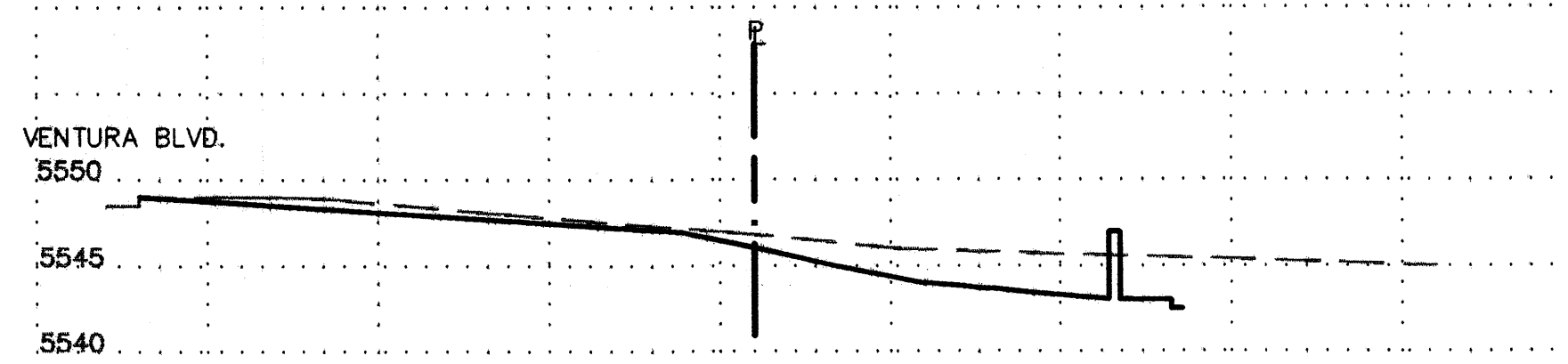
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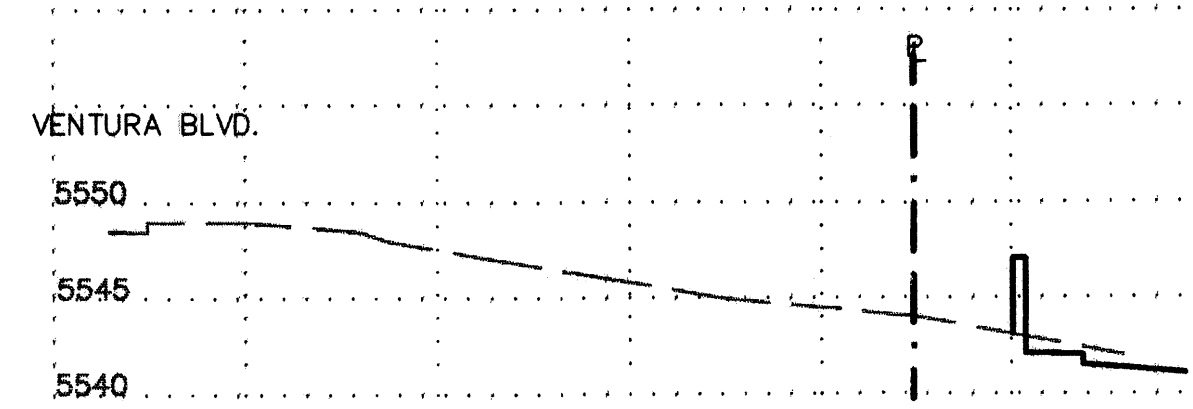
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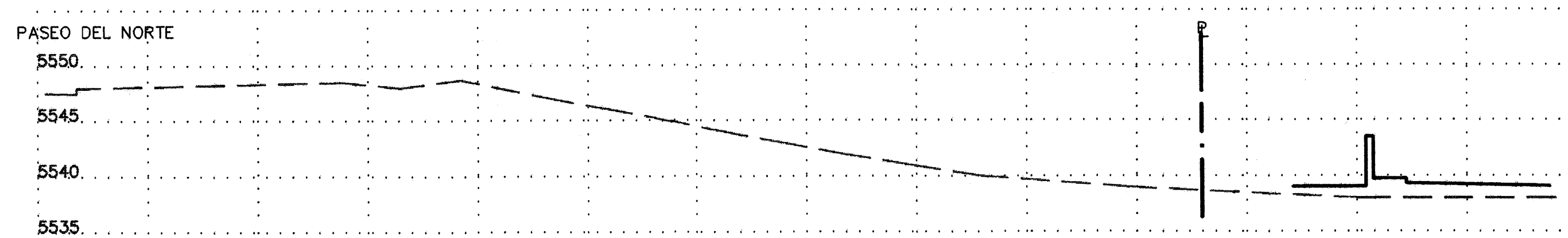
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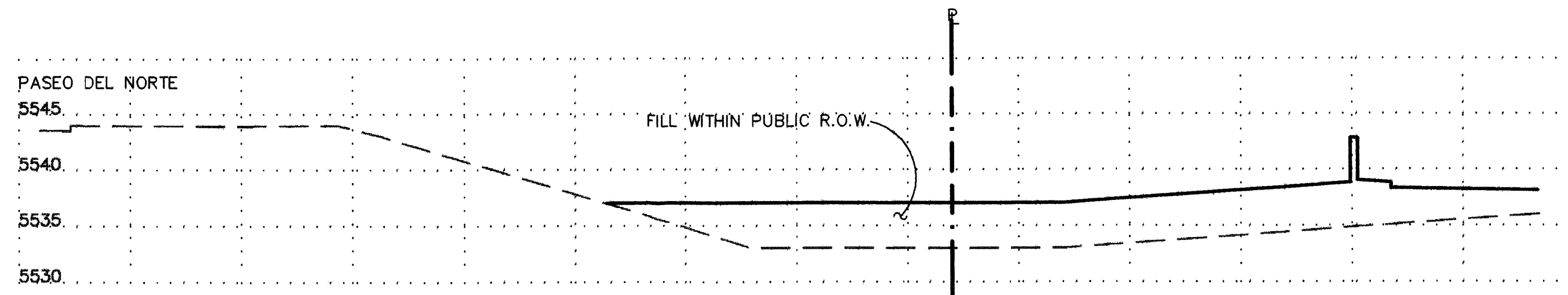
SECTION B-B
SCALE: 1"=10'



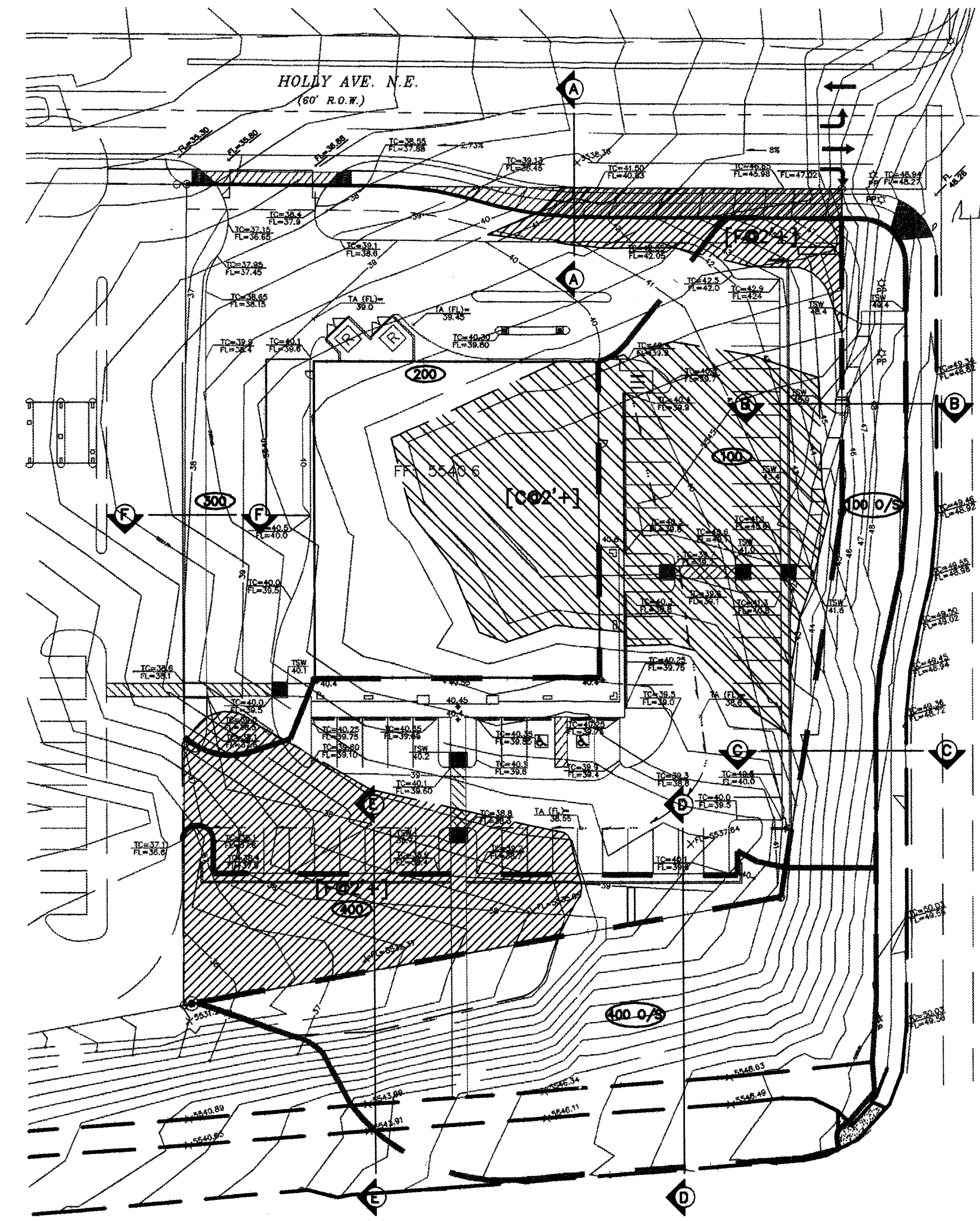
SECTION C-C
SCALE: 1"=10'



SECTION D-D
SCALE: 1"=10'



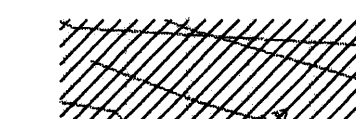
SECTION E-E
SCALE: 1"=10'



CUT/FILL ANALYSIS
SCALE: 1"=40'

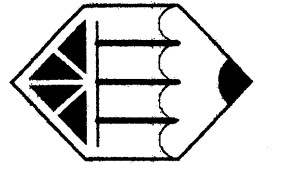


CUT MORE THAN 2 V.F.



FILL MORE THAN 2 V.F.

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PHOENIX, ARIZONA 85012
(602) 221-4286
FAX (602) 793-4086
www.ARCHICON.COM



SCALE:

REVISION

DATE

MARK

ECKERD
ECKE RD
ECKERD DRUG STORE
PASEO DEL NORTE & VENTURA BLVD.
ALBUQUERQUE, NM.

DATE

INITIAL

REVIEW

PREPARED

CHECKED

DESIGNED

DRAWN

SCALE

CONSTRUCTION

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

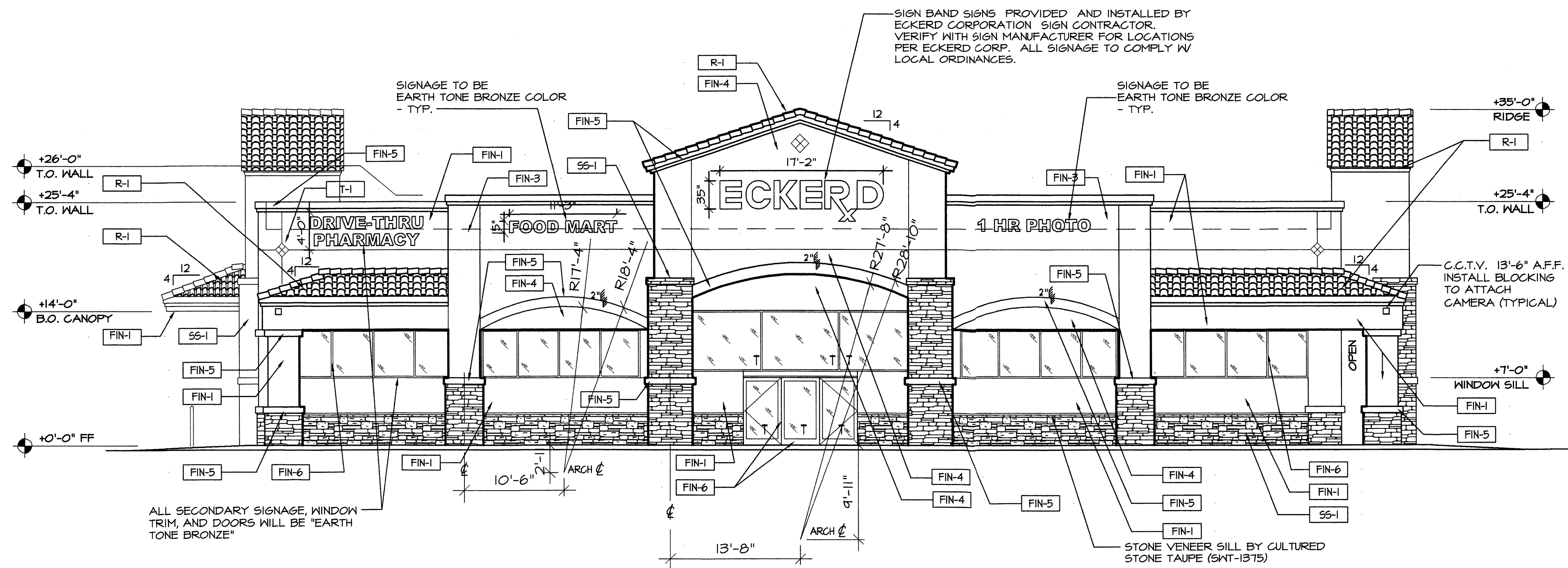
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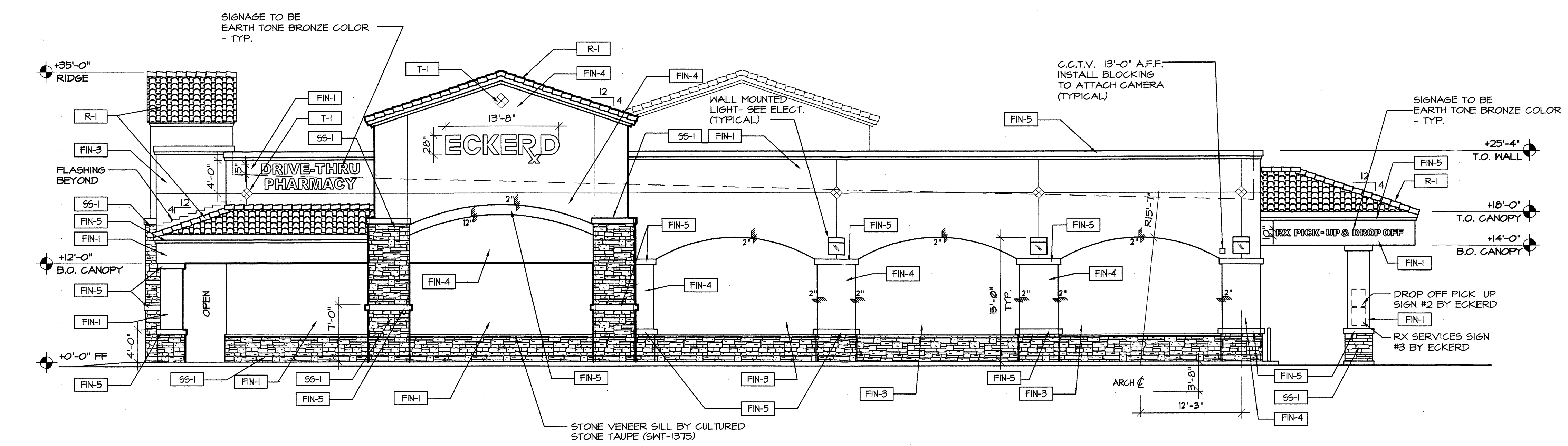
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GRADING
DETAILS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1269.4GRD.DWG/its 04/28/03



1 SOUTH ELEVATION
A3.1 1/8"=1'-0"



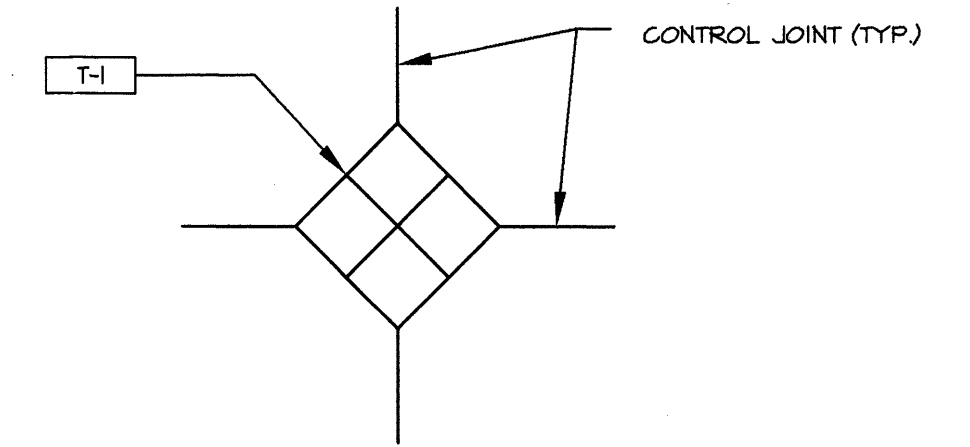
2 EAST ELEVATION
A3.1 1/8"=1'-0"

EXTERIOR FINISH SCHEME

SS-1	STONE VENEER BY CULTURED STONE SHALE, PRO. FIT LEDGE STONE FF#D016
FIN-1	STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-6 WINDHAM CREAM
FIN-2	NOT USED.
FIN-3	STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-55 WINTHROP PEACH
FIN-4	STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-54 JIMEL PEACHTONE
FIN-5	STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-50 GEORGIAN BRICK
FIN-6	WINDOW TRIM AND ENTRY DOORS COLOR- EARTH TONE BRONZE
R-1	CONCRETE TILE ROOF BY MONIER ROOF TILE- CLASSIC, VILLA-DESERT-DRIFTWOOD-11-VANS-960114580.
T-1	WALL TILE- DAL-TILE, ADOBE BROWN (TOS) CASA GRANDE BLEND

NOTE: EXPOSED METAL FLASHING TO BE PAINTED TO MATCH ADJACENT WALL COLOR

- CONSTRUCTION NOTES:**
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MATERIALS TO ARCHITECT FOR APPROVAL PRIOR TO APPLICATIONS OF FINISHES
 - VERIFY ALL BLOCK SIZES PER PLAN
 - PROVIDE 3/8" LAMINATED SAFETY GLASS FOR ALL STOREFRONT GLAZING AND ENTRANCE DOOR GLASS
 - ALL GLASS NOT FACING DUE NORTH SHALL BE TINTED WITH 55-150 FILM.
 - ALL EXTERIOR PAINT SHALL BE SATIN FINISH.
 - PARAPET MTL. COPING BY BERRIDGE MFR. CO. FINISH-5
 - FIRE BLOCKING 10'-0" O.C. TYP. ALL FURRED PEDESTALS & FREE STANDING COLS.



- GENERAL NOTES**
- BUILDING-MOUNTED SIGNS SHALL NOT EXCEED THE ALLOWED SQUARE FOOTAGE AS SPECIFIED IN THE C-1 ZONE.
 - THE ELECTRONIC MESSAGE IN THE MONUMENT SIGN ALONG PASEO DEL NORTE SHALL BE RESTRICTED TO STATIC MESSAGES ONLY. THE SIGN IS PROHIBITED FROM FLASHING AND SCROLLING.
 - THE SIZE OF BUILDING-MOUNTED SIGNAGE LETTERS FACING PASEO DEL NORTE AND VENTURA HAVE BEEN GRANTED A VARIANCE FROM THE LA CUYEA SECTOR DEVELOPMENT PLAN BY THE CITY'S ZONING HEARING EXAMINER (PROJECT #1002156; 032HE-01010/032HE-0101) ON 7/15/03.

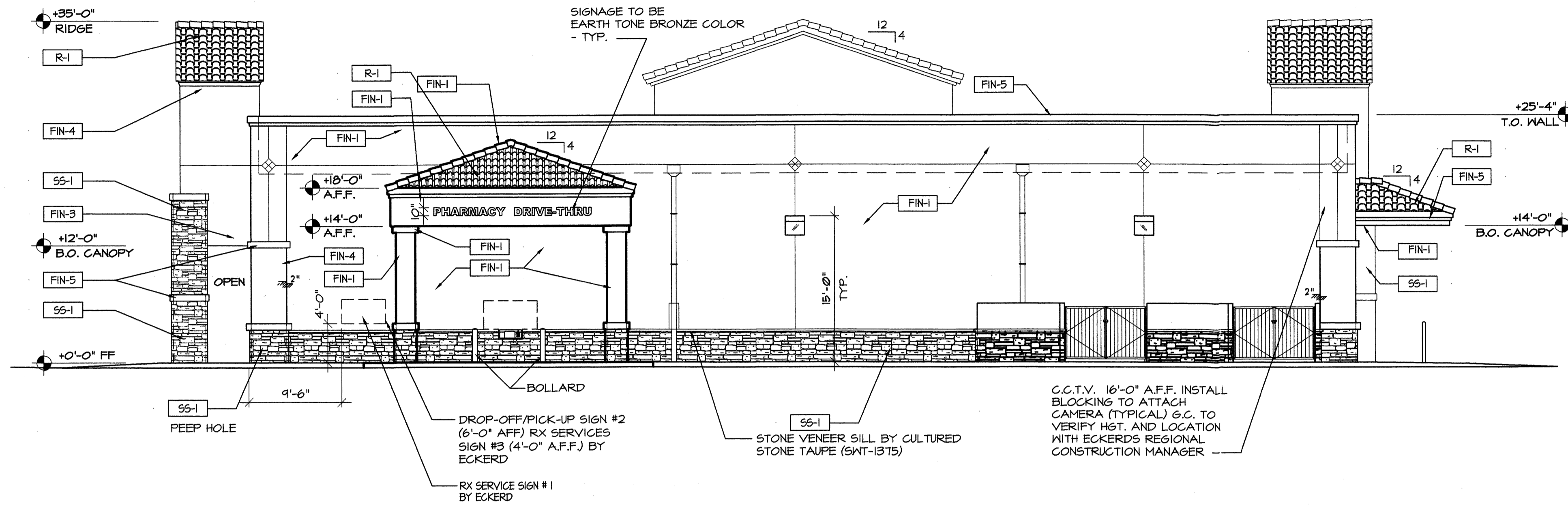
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WWW.ARCHICOM.COM

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NWC PASEO DEL NORTE & VENTURA BLVD.
ALBUQUERQUE, NM.

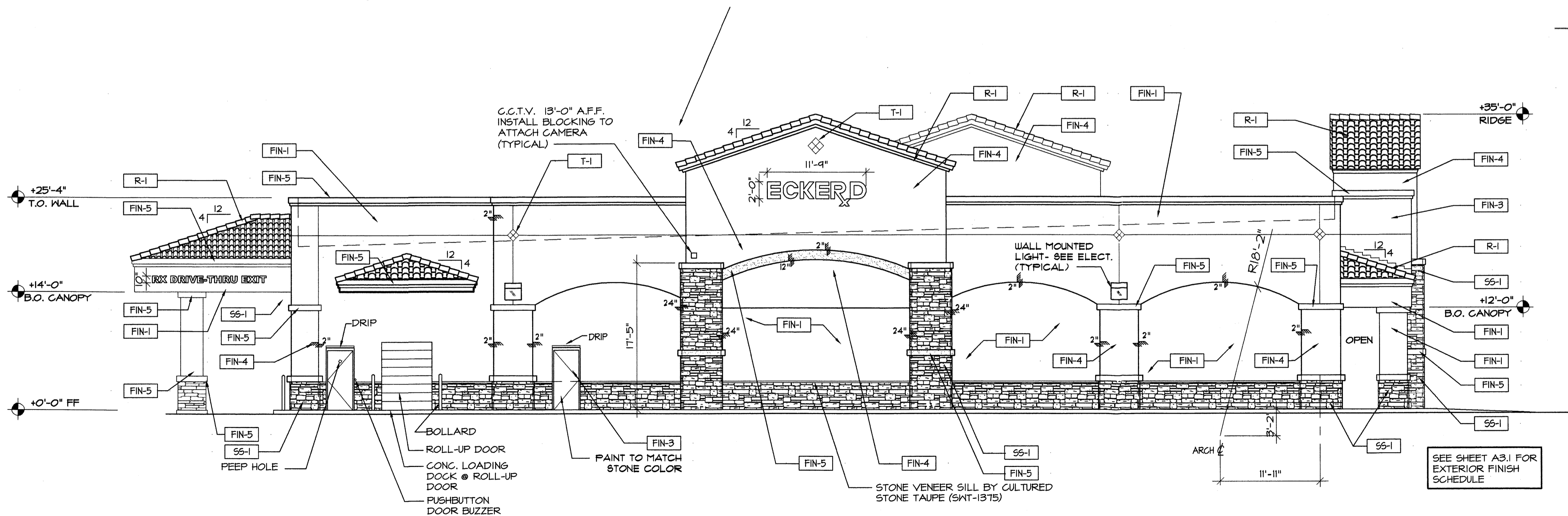
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CHECKED		
APPROVED		

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EXTERIOR ELEVATIONS
A3.1
September 23, 2003

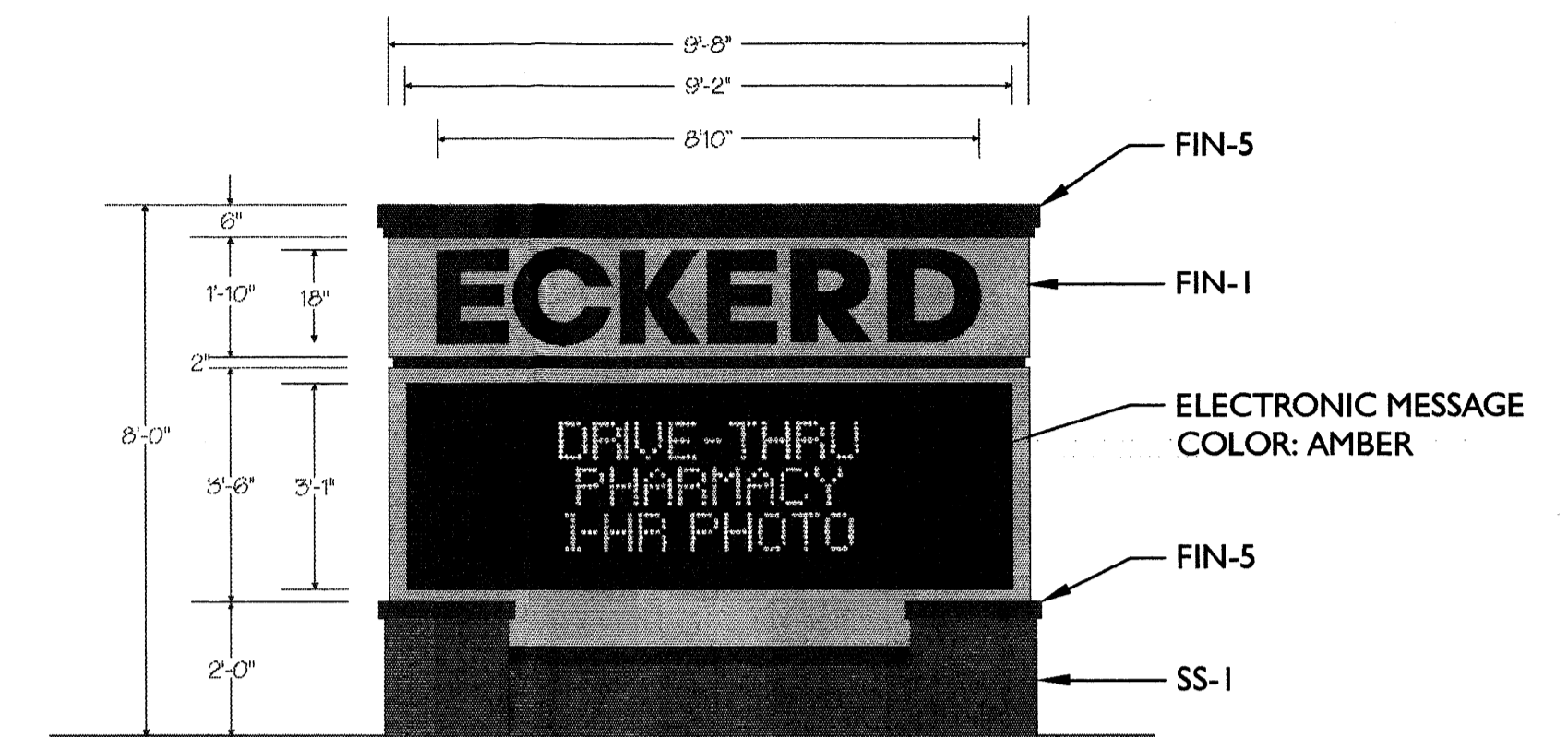


1 NORTH ELEVATION
A3.2 1/8"=1'-0"



2 WEST ELEVATION
A3.2 1/8"=1'-0"

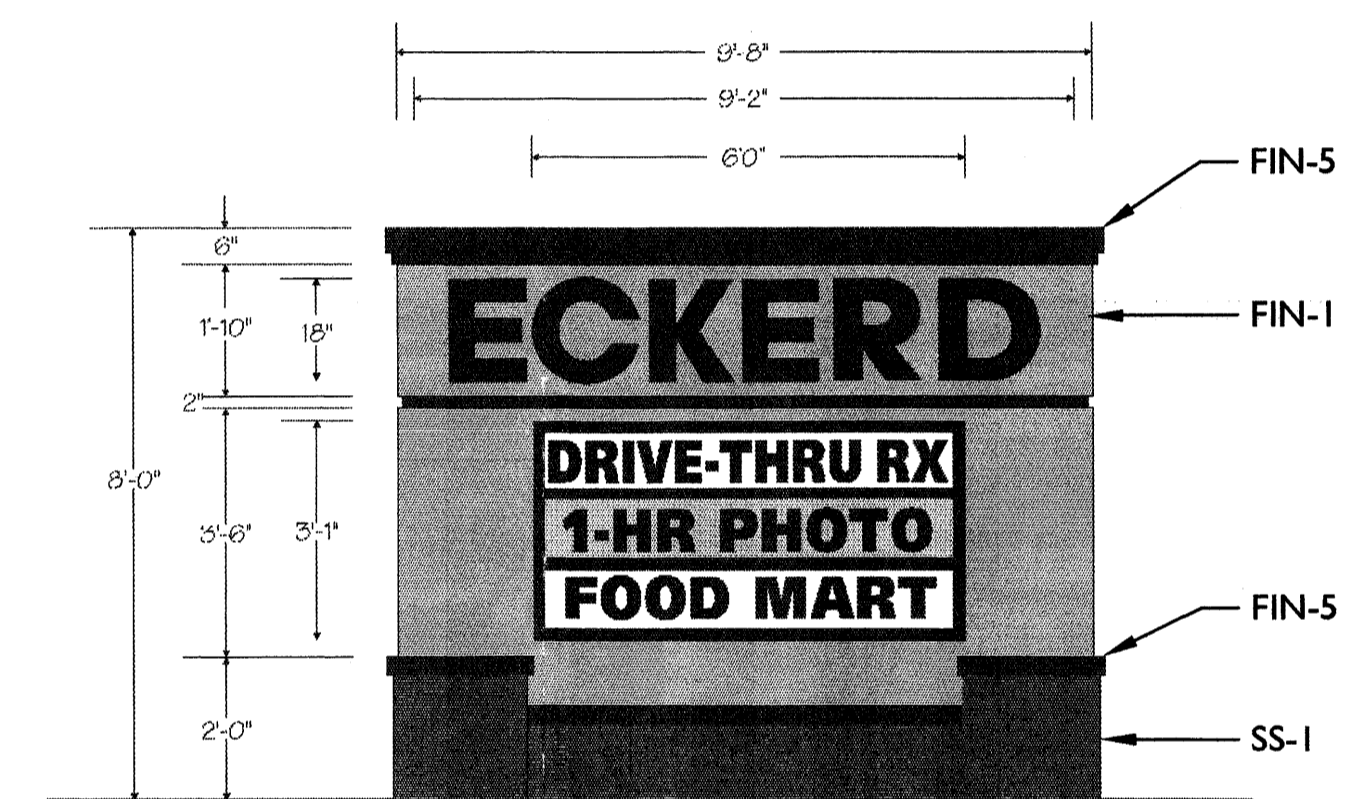
LOCATION: PASEO DEL NORTE



NOTE:
ELECTRONIC MESSAGES TO BE STEADY TEXT IMAGES
(NO FLASHING, SCROLLING, ETC.)

ECKERD: 13.25 SQ. FT.
R/B: 18.48 SQ. FT.
TOTAL: 31.73 SQ. FT.

LOCATION: VENTURA



GENERAL NOTES

- BUILDING-MOUNTED SIGNS SHALL NOT EXCEED THE ALLOWED SQUARE FOOTAGE AS SPECIFIED IN THE C-1 ZONE.
- THE ELECTRONIC MESSAGE IN THE MONUMENT SIGN ALONG PASEO DEL NORTE SHALL BE RESTRICTED TO STATIC MESSAGES ONLY. THE SIGN IS PROHIBITED FROM FLASHING AND SCROLLING.
- THE SIZE OF BUILDING-MOUNTED SIGNAGE LETTERS FACING PASEO DEL NORTE AND VENTURA HAVE BEEN GRANTED A VARIANCE FROM THE LA CUEVA SECTOR DEVELOPMENT PLAN BY THE CITY'S ZONING HEARING EXAMINER (PROJECT #02156 & 0314E-01010/0314E-01011) ON 1/15/03.

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NO.	REVISION	DATE	BY	CHKD.

ECKERD
ECKERD DRUG STORE
NWC PASEO DEL NORTE & VENTURA BLVD.
ALBUQUERQUE, NM.

NO.	DATE	INITIALS	REVISION

AS SHOWN
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Dwg File Name:

EXTERIOR ELEVATIONS